

NOTICE OF PUBLIC MEETING

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on December 6, 2022, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

- I. **Welcome/Call Meeting to Order.**
- II. **Public Comments**
- III. **Consideration and action regarding the minutes of the meeting November 2, 2022.**
- IV. **Consideration and Action of the items recommended for Summary Action.**
- V. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VI. **Reconvene in Public Session.**
- VII. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request for the proposed remodel that may include work to be performed outside of the approved construction hours.
CEC Entertainment Inc / Chuck E. Cheese
16790 Interstate 45 South
Lot 9026 Block 0390 Section 2000 Village of College Park
 - B. Variance request for the proposed monument sign renovation package that includes repainting and revising tenant panel configurations and has two signs with uneven tenant panel sizes.
GRI Woodlands Crossing LLC
10700, 10716, 10720, 10860, 10864, 10868 Kuykendahl Road / 6417 Woodlands Parkway
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- VIII. **Consideration and Action of the Residential Applications and Covenant Violations.**
 1. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property; and receive a status report for follow-up items requested by the committee.
Nick Jiga
4 N Circlewood Glen
Lot 02, Block 02, Section 09 Village of Panther Creek
 2. Variance request for door that may not be in keeping with neighborhood character.
Julio Fernandez
74 Misty Canyon Place
Lot 71 Block 02, Section 04 Harper's Landing in Village of College Park
 3. Variance request for existing pavers, firepit and bench that will not respect the rear ten foot easement.
John Usher
42 Little Falls Place
Lot 26, Block 01, Section 05 Village of Creekside Park West

4. Variance request for existing pool deck pavers that will not respect the side five foot easement.
Christopher J DeLange
26 Melville Glen Place
Legal Description Lot 13 Block 01 Section 86 Village of Alden Bridge
5. Variance request for an existing basketball goal that will not respect the side five foot easement.
Rahul Singh
6 Shanewood Court
Lot 22 Block 01, Section 65 Village of Sterling Ridge
6. Variance request for existing paving that does not respect the side five foot easements.
Luis Hess
65 South Waterbridge Drive
Lot 07, Block 02, Section 29 Village of Creekside Park West
7. Variance request for existing pool decking that does not respect the side five foot easements.
Venkata Kunderu
50 North Swanwick Place
Lot 03, Block 01, Section 22 Village of Creekside Park West
8. Request for approval for a Short Term Rental property.
APTX02, LLC
38 Winhall Place
Lot 63, Block 02, Section 91 Village of Sterling Ridge
9. Request for approval for a Short Term Rental property.
Oded Mondiano
19 Alden Glen Court
Lot 5, Block 01, Section 20 Village of Alden Bridge
10. Request for approval of a Home Business – Online Sale of Cosmetics and beauty accessories.
Christopher M Jones
11 Quince Tree Place
Lot 96 Block 02, Section 04 Harper’s Landing in Village of College Park
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Manuel Del Valle Caviedes & Yissel Martinez Fragoso
75 North Star Ridge Circle
Lot 13, Block 3, Section 51 Village of Sterling Ridge
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
FKH SFR L LP
24 Barn Lantern Place
Lot 63, Block 2, Section 5 Village of Alden Bridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Henry Charles Herrington Jr
26119 Brickhill Drive

Lot 5, Block 3, Section 14 Village of Creekside Park

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Xiaoyu Hu

12 Florentino Vine Place

Lot 10, Block 4, Section 89 Village of Sterling Ridge

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Hudson SFR Property Holdings II LLC

71 North Star Ridge Circle

Lot 12, Block 3, Section 51 Village of Sterling Ridge

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Matthew & Shannan Jones

10 East Sage Creek Place

Lot 18, Block 1, Section 51 Village of Sterling Ridge

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Nicole Loraine Kratzner

227 Fairwind Trail Drive

Lot 25, Block 2, Section 11 Village of Harper's Landing at College Park

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Gregory A & Elizabeth S Mondello

115 North Winter Sunrise Circle

Lot 9, Block 1, Section 38 Village of Creekside Park West

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Summer A Moore

98 North Creekmist Place

Lot 14, Block 2, Section 4 Village of Harper's Landing at College Park

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Progress Residential Borrower 2 LLC

22 Wildflower Trace Place

Lot 6, Block 2, Section 39 Village of Alden Bridge

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Progress Residential HVH Borrower LLC

58 Windbluff Court

Lot 40, Block 1, Section 5 Village of Alden Bridge

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

- Standards for outstanding violations on the property.
Nickolas & Barbara H Spano
19 Glade Bank Place
Lot 24, Block 3, Section 6 Village of Alden Bridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Christopher & Sarah Gruba
30 East Matisse Meadow Court
Lot 2, Block 1, Section 37 Village of Sterling Ridge
24. Consideration and action to appeal the Residential Design Review Committee decision to disapprove existing shutter color.
Gerard and Carolyn Salerno
51 North Lochwood Way
Lot 03, Block 02, Section 18 Village of Creekside Park West
25. Request for approval of a Home Business – Sign, stationary, t-shirts and label Manufacturing
Delso Ramon Erazo
79 East Stedhill Loop
Legal Description Lot 23 Block 02 Section 99 Village of Alden Bridge
26. Request for approval of a Home Business – Child Daycare
Douglas A Thompson
22 New Dawn Place
Lot 21 Block 01, Section 13 Harper’s Landing in Village of College Park
27. Consideration and action to appeal the Residential Design Review Committee’s decision to Disapprove and require a Memorandum of Agreement for an existing shed.
Jonathan B Lynn
146 South Hollylaurel Circle
Lot 19 Block 01 Section Sec 16 Village of Alden Bridge
28. Consideration and action to appeal the Residential Design Review Committee’s decision to Disapprove a color change that is not in keeping with the neighborhood character.
RAM House Development LLC
7 Craven Park Court
Lot 30 Block 02, Section 93 Village of Sterling Ridge
29. Consideration and action to appeal the Residential Design Review Committee’s decision to Disapprove a color change that is not in keeping with the neighborhood character.
Alejandro F Ramos
7 Hitherville Court
Lot 11 Block 01, Section 66 Village of Sterling Ridge
30. Variance request for a driveway extension that exceeds the maximum width allowed.
Paul E Brown
2 Mulberry Glen Place
Lot 07 Block 01 Section Sec 28 Village of Alden Bridge

- 31. Variance request for a tree removal that does not fall within the guidelines for tree removal
 Karina Mondragon De Contreras
 10 Owls Cove Place
 Lot 17 Block 04 Section 6 Village of Alden Bridge

- 32. Variance request for an existing patio cover with summer kitchen that does not respect the side five foot easement and five foot side setback.
 Carmorel Texas Properties LLC
 87 East Evangeline Oaks Circle
 Lot 12 Block 02 Section 74 Village of Alden Bridge

IX. Consideration and action regarding the amendment of the Neighborhood Criteria of Alden Bridge Section 35 and 55 Cottage Green.

X. Consideration and Action regarding temporary signs in support of Timbercreek Elementary PTO to be placed in various residential lots throughout the district.

**Timber Creek Elementary
 8455 Creekside Green Drive
 12.832 Acres Creekside Park out of Andrew Lawson A509 Survey Timber Creek
 Lot 500 Block 509 Section 386 Village of Creekside Park**

XI. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

XII. Consideration of items for placement on a future workshop or Joint Session Meeting. Prior final actions of the Development Standards Committee are not considered for placement on a future agenda.

XIII. DSC Member Comments

XIV. Staff Reports and Comments

XV. Adjourn



Covenant Administration Manager
 for The Woodlands Township