

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 January 4, 2023, 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 to appoint a Chairman and Vice Chairman of the Development Standards Committee for the 2023 term.**
- IV. **Consideration and action regarding the minutes of the meeting December 6, 2022.**
- V. **Consideration and Action of the items recommended for Summary Action.**
- VI. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VII. **Reconvene in Public Session.**
- VIII. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Request for a rehearing to amend the action of the Development Standards Committee regarding the background and text colors on the monument sign.
Steele Industries LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
 - B. Request for a rehearing to amend the action of the Development Standards Committee regarding the required modifications to existing signage.
First Baptist Church of The Woodlands
11801 Grogan's Mill Road
Lot 0500 Block 0599 Section 0006 Village of Grogan's Mill
 - C. Variance request for the proposed monument signs that exceed the maximum size and number of colors allowed, include a message board and do not include the address numbers.
HMC Woodlands LLC / Niko Niko's Greek & American Cafe
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest
 - D. Variance request for the proposed building sign that exceeds the maximum height and lines of copy allowed and includes open face channel letters.
HMC Woodlands LLC / Niko Niko's Greek & American Cafe
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest
 - E. Variance request for the proposed building sign modification that does not include a registered trademark for the logo.
Haidar Estates LLC / Body By Radiance

9940 Woodlands Parkway, Suite 900
Lot 0310 Block 0078 Section 0046 Village of Sterling Ridge

IX. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for a proposed balcony replacement with related spiral staircase that will be located beyond the 25' rear building setback.
Lisa Gertsch
48 Buttonbush Court
Lot 20, Block 01, Section 17 Village of Grogan's Mill
2. Variance request for a proposed color change application that was found to be incompatible with the home and others in the area when reviewed by the Grogan's Mill Residential Design Review Committee.
Lisa Gertsch
48 Buttonbush Court
Lot 20, Block 01, Section 17 Village of Grogan's Mill
3. Variance request for a proposed pool bath that will be located beyond the 7' side building setback.
Lisa Gertsch
48 Buttonbush Court
Lot 20, Block 01, Section 17 Village of Grogan's Mill
4. Variance request for proposed room addition which exceeds maximum living area allowed per the Development Criteria for Section 17, Village of Creekside Park.
Marco Alvarez
2 Valera Ridge Drive
Lot 21, Block 01, Section 17 Village of Creekside Park
5. Variance request for a proposed roof color that is not an approved color per the Neighborhood Criteria for Section 55, Village of Alden Bridge.
Benedict KP ER
51 Courtland Green Street
Lot 6 Block 02 Section 55 Village of Alden Bridge
6. Variance request for a proposed fence that is not an approvable design or height per the Development Criteria for Section 74, Village of Sterling Ridge.
Tomas Scataglini
82 Panterra Way
Lot 36 Block 01, Section 74 Village of Sterling Ridge
7. Variance request for a proposed fence that is not an approvable design or height per the Development Criteria for Section 75, Village of Sterling Ridge.
Ben Taylor Honea III
101 East Montfair Blvd
Lot 32 Block 01, Section 75 Village of Sterling Ridge
8. Variance request for an existing fence that is not an approvable design or height per the Development Criteria for Section 74, Village of Sterling Ridge.
Mark Copello
86 Panterra Way

Lot 35 Block 01, Section 74 Village of Sterling Ridge

9. Variance request for an existing putting green that does not respect the rear easement more than the 5 foot allowance and no cross section has been submitted as required by the Standards.

Lawrence Smith

3 Papado Trails Circle

Lot 01, Block 01, Section 43 Village of Creekside Park West

10. Variance request for existing pool decking that does not respect the side five foot easements.

Eric Bowen

62 North Lochwood Way

Lot 03, Block 01, Section 18 Village of Creekside Park West

11. Request for approval for renewal of a Short Term Rental property.

Chris & Kylie Allison

10 Jenny Wren Court

Lot 63, Block 2, Section 52 Village of Alden Bridge

12. Request for approval of a Home Business – Firearm sales, custom orders, transfers, and accessories.

Brandon Bartoskewitz

70 North Crescendo Path

Lot 08 Block 01, Section 05 Village of Harper's Landing in College Park

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

David & Lourdes Almonte

38 Powers Bend Way

Lot 13, Block 2, Section 75 Village of Sterling Ridge

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

Juan & Jennifer Cabrera

14 Pinery Ridge Place

Lot 4, Block 2, Section 14 Village of Alden Bridge

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

Phillip S & Rebecca E Chandler

7 Sunny Oaks Place

Lot 27, Block 2, Section 9 Village of Harper's Landing at College Park

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

Hsuan Chen & Yingting Liao

19 Hyacinth Blossom Court

Lot 1, Block 3, Section 37 Village of Creekside Park West

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

Joseph B & Katie R Daniel

139 South Queenscliff Circle

Lot 8, Block 2, Section 13 Village of Sterling Ridge

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hellail Living Trust
75 South Fremont Ridge Loop
Lot 2, Block 2, Section 23 Village of Creekside Park
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Bulent Izgec
3 Sunny Oaks Place
Lot 28, Block 2, Section 9 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.
Mario Ordiales
31 Sawbridge Circle
Lot 6, Block 2, Section 29 Village of Creekside Park
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Charles & Marci E Resch Jr.
11 Opaline Place
Lot 8, Block 2, Section 58 Village of Alden Bridge
22. Variance request for a proposes driveway extension that will extend beyond the width of the garage, exceed the maximum width allowed of 18 feet for a two-car garage and will encroach upon the five foot side yard easement of the lot.
Mei Soo
90 Marlberry Branch Drive
Lot 10 Block 01 Section 84 Village of Alden Bridge
23. 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
24. Variance request for a tree that does meet the criteria for removal per the Standards.
Joseph Lucher
50 Nocturne Woods Place
Lot 24 Block 01, Section 44 Village of Sterling Ridge
25. Variance request for a proposed fence that exceeds the maximum height allowed.
Bruce and Pamela Uszynski
7 Mellow Wood Place
Lot 24, Block 01, Section 12 Village of Indian Springs (TWA)
26. Variance request for an existing fence design that will not comply with the Development Criteria for Section 58 of Alden Bridge. In addition, there was no written consent submitted by neighbor(s) for the face orientation.
John W Ghezzi
14 Opaline Place

Lot 3 Block 02 Section 58 Village of Alden Bridge

- X. Consideration and action for 2023 proposed dates for the Development Standards Committee meetings.
- XI. Consideration and action regarding the amendment of the Neighborhood Criteria of Alden Bridge Section 35 and 55 Cottage Green.
- XII. 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.
- XIII. 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.
- XIV. DSC Member Comments
- XV. Staff Reports and Comments
- XVI. Adjourn



A handwritten signature in black ink, appearing to read "Stephanie B. Blase".

Covenant Administration Manager
for The Woodlands Township