

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 18th, 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:

**Development Standards Committee
January 18th, 2023, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381**

- I. Welcome/Call Meeting to Order.**
- II. Public Comments.**
- III. Receive, consider and act upon adoption of the meeting agenda.**
- IV. Consideration and action regarding the minutes of the meeting of December 15th, 2022.**
- V. Consideration and Action of 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 regarding the amendment of the Neighborhood Criteria of Alden Bridge Section 35 and 55 Cottage Green.**
- IX. Consideration and Action of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
 - T1. Request for rehearing regarding the Development Standards Committee's decision to deny the appeal of the Residential Design Review Committee's decision and require the shed to be removed from the easement or the property.
Jonathan B Lynn
146 South Hollylaurel Circle
Lot 19 Block 01 Section Sec 16 Village of Alden Bridge
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action for the existing exterior modifications to include façade material and color change, outdoor canopy cover and construction staging area.
IMI Market Street LLC / Bosscat Kitchen
9595 Six Pines Drive, Suite 250
Lot 7111 Block 0599 Section 0999 Village of Town Center
 - B. Variance request for the proposed exterior modifications to include two fenced in areas with added landscaping vegetation that does not comply with the approved planting list.

Black Forest Woodlands Holdings LLC / True Animal Vet
4524 Research Forest Drive
Lot 6010 Block 0051 Section 0999 Village of Research Forest

- C. Variance requested for the existing reserved parking signs that do not meet the new standard for reserved parking signage.
AF4 Woodlands LLC / Vibrant Church
2319 Timberloch Place, Suites D/E
Lot 0270 Block 0547 Section 0006 Village of Town Center
- D. Variance request for the existing building sign that does not comply with the building sign criteria and contains a logo that is not registered.
AF4 Woodlands LLC / Grappler's Lab
9391 Grogan's Mill Road, Suite B-12
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- E. Variance request for the existing parking lot lighting that exceeds the maximum foot candle level allowed at the property line.
Bashir Petroleum Inc. / Shell Food Mart
2101 Buckthorne Place
Lot 0880 Block 0547 Section 0006 Village of Grogan's Mill
- F. Variance request for the existing temporary sign cover banner that exceeds the maximum size allowed and timeframe for display.
Christ Church Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing
- G. Consideration and action for the existing mobile order pick up designated parking signs.
Latrelle's College Park LP / Wendy's
6670 Woodlands Parkway
Lot 0300 Block 0592 Section 0046 Village of Sterling Ridge
- H. Variance request for the existing building and monument sign panels that do not match.
8800 Melrose LLC / Lyf Nails & Spa
3759 FM 1488, Suite 800
Lot 1907 Block 0549 Section 0047 Village of Alden Bridge

XI. Consideration and Action of The Woodlands Community Association (WCA) Residential Items, Applications and Covenant Violations.

- 1. Variance request for a conceptually proposed new home construction that will exceed the maximum living area allowed, maximum hard surface area allowed and includes walkways that exceed the maximum width allowed.
On Board Corporation
51 Huntsmans Horn Circle
Lot 24, Block 01, Section 35 Village of Grogan's Mill
- 2. Variance request for a conceptually proposed new home construction that will exceed the maximum living area allowed, maximum hard surface area allowed and includes walkways that exceed the maximum width allowed.
DOB Inc.

112 S Timber Top Drive
Lot 06, Block 01, Section 15 Village of Grogan's Mill

3. Variance request for a proposed driveway addition with proposed tree removals, that was not considered to be architecturally compatible with the home when viewed and acted upon by the Residential Design Review Committee, exceeds the maximum width allowed of twelve feet and is a design similar to a circular drive on a lot size that is less than 85 feet wide at the front lot line.
Casey & Sarah Page
3 Petalcup Place
Lot 39, Block 03, Section 23 Village of Cochran's Crossing
4. Variance request for a conceptually proposed front entry patio cover that will encroach past the twenty five foot platted building line and front setback line.
Michael & Delisa Russell
5 Otter Pond Place
Lot 46, Block 03, Section 01 Village of Cochran's Crossing
5. Variance request for a proposed swimming pool that will exceed the maximum amount of hard surface area allowed and will encroach into the right side five foot easement.
Sheila King
8 Hornsilver Place
Lot 43, Block 01, Section 07 Village of Cochran's Crossing
6. Variance request for a proposed driveway widening that would encroach into the easement and would cause the driveway to exceed the maximum width allowed.
Emily Chiles Startz
163 Benjis Place
Lot 15, Block 01, Section 01 Village of Grogan's Mill Grogan's Crest
7. Variance request for a proposed concrete patio that will encroach into the rear and side easements.
Emily Chiles Startz
163 Benjis Place
Lot 15, Block 01, Section 01 Village of Grogan's Mill Grogan's Crest
8. Variance request for a proposed generator that will encroach into the rear easement.
Emily Chiles Startz
163 Benjis Place
Lot 15, Block 01, Section 01 Village of Grogan's Mill Grogan's Crest
9. Variance request for a proposed attached patio cover that will encroach past the twenty foot rear building setback line.
Shawn Olive
26 S. Indian Sage Circle
Lot 28, Block 03, Section 12 Village of Cochran's Crossing
10. Variance request for an existing pergola and summer kitchen that encroaches into the rear ten foot easement, and was not considered to be aesthetically appealing when acted upon by the Cochran's Crossing Residential Design Review Committee.
Mark Nielsen

9 Gannet Hollow Place
Lot 66, Block 03, Section 01 Village of Cochran's Crossing

11. Variance request for an existing wood deck that encroaches into the ten foot rear easement
Mark Nielsen
9 Gannet Hollow Place
Lot 66, Block 03, Section 01 Village of Cochran's Crossing
12. Variance request for proposed generator that encroaches more than three feet into the five foot side easement.
Philip Dalrymple
238 South Berryline Circle
Lot 04, Block 02, Section 36 Village of Panther Creek
13. Variance request for a proposed driveway widening that encroaches into the easement.
Joseph Pliszka
2915 Summersweet Pl
Lot 09, Block 07, Section 06 Village of Grogan's Mill
14. Variance request for the existing driveway that exceeds the maximum width allowed.
Mike Ostadimitris
62 Maple Branch Street
Lot 32, Block 06, Section 25 Village of Grogan's Mill
15. Variance request for existing color change that does not comply with the Neighborhood Criteria.
Matthew Walter Scott
55 Bitterwood Circle
Lot 14, Block 01, Section 20 Village of Panther Creek
16. Variance request for existing color change that does not comply with the Neighborhood Criteria.
Clint Yates
52 Bitterwood Circle
Lot 12, Block 02, Section 20 Village of Panther Creek
17. Variance request for an existing screen on the front door and garage door that were disapproved when acted upon by the Grogan's Mill Residential Design Review Committee as they were not seen as architecturally compatible with the dwelling and in good repair.
Ken Scheller
3 Roseling Road
Lot 02, Block 03, Section 13 Village of Grogan's Mill
18. Consideration and action for a Short-Term Rental application
Summerwalk Realty LLC
47 Summerwalk Place
Lot 15, Block 04, Section 33 Village of Cochran's Crossing
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Yana A Yakubsfeld
115 N Dreamweaver Circle

Lot 21, Block 02, Section 65 Village of Grogan's Mill

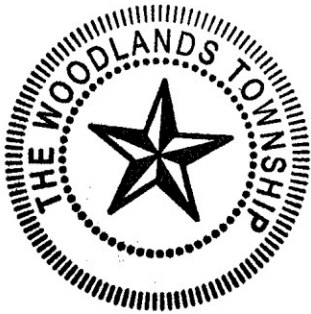
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Anthony Kober

3 Sandpebble Drive

Lot 01, Block 01, Section 01 Village of Indian Springs

- 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. Committee Member Comments**
- XV. Staff Comments and Reports**
- XVI. Adjourn**



A handwritten signature in blue ink, which appears to read "Kelly C. McKay".

Covenant Administration Manager
For The Woodlands Township