

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 March 1, 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.**
- II. **Pledge of Allegiance.**
- III. **Call Meeting to Order.**
- IV. **Receive, consider, and act upon adoption of the meeting agenda.**
- V. **Public Comment.**
- VI. **Consideration and action regarding the minutes of the meeting February 1, 2023**
- VII. **Consideration and Action of the items recommended for Summary Action.**
- VIII. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- IX. **Reconvene in Public Session.**
- X. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action for the proposed restroom building with associated utilities.
Covenant Methodist Church
8555 Creekside Green Drive
Lot 0496 Block 0509 Section 0386 Village of Creekside Park
 - B. Variance request for the proposed preliminary plans for the phase two of the master plan, which includes a building, a parking lot extension and additional parking lot lighting and a pathway through the forest preserve.
Community Baptist Church of The Woodlands
8909 Cochran's Crossing Drive
Lot 0300 Block 0257 Section 0067 Village of Cochran's Crossing
 - C. Consideration and action for the proposed fence.
Richard & Rhonna Endres Family Partnership LTD / The Shoppes on Sawdust
1440 South Sawdust Road
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
- XI. **Consideration and Action of the Residential Applications and Covenant Violations.**
 1. Request for a rehearing by the owner of 9 East Rock Wing, regarding a variance for a fence at 7 E Rock Wing Pl that was approved to exceed the height allowed and would have some sections construction side out.
Al Whitaker -REQUESTOR
9 East Rock Wing Place

Lot 03, Block 02, Section 32 Village of Panther Creek
Michael & Dawn Hanson- FENCE OWNER
7 East Rock Wing Place
Lot 04, Block 02, Section 32 Village of Panther Creek

2. Consideration and action of the proposed new home construction with related tree removal.
Gregory Heath
201 Grogan's Point Rd
Lot 3, Block 1, Section 63 Village of Grogan's Mill
3. Variance request for a new home construction with related pool and fencing, that may have an overhang that encroaches the side yard setback by more than the maximum amount allowed.
Larry and Patti Karambis
38 Aria Isle
Lot 22, Block 1, Section 16, Village of Grogan's Mill Lake Woodlands East Shore
4. Variance request for an existing driveway that exceeds the maximum width allowed.
Dustin Hasselgren
70 Wimberly Way
Lot 73 Block 01, Section 03 Village of Harper's Landing in College Park
5. Variance request for an existing pergola with summer kitchen that encroaches two feet into the rear ten foot easement.
Rafael Perez Cuellar
67 Caprice Bend Place
Lot 17, Block 01, Section 12 Village of Creekside Park West
6. Request for approval for renewal of a home business – Daycare.
Babar Rafiq
55 Raindance Court
Lot 01 Block 03, Section 11 Village of Harper's Landing at College Park
7. Short-Term Rental application renewal.
Kho Iqbal
101 Yewleaf Drive
Lot 10, Block 02, Section 07 Village of Panther Creek
8. Short-Term Rental application renewal.
Xiaomeng Jiang
94 E Trace Creek
Lot 03, Block 2, Section 03 Village of Indian Springs
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael & Michelle Anastos
2 Inland Prairie Drive
Lot 14, Block 2, Section 9 Village of Creekside Park West
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ouenda Baissa

7 East Gaslight Place
Lot 11, Block 1, Section 26 Village of Alden Bridge

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

Jordan W & Adrienne L Blessing
27 Pondera Point Drive
Lot 18, Block 1, Section 13 Village of Creekside Park West

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

Aitor Ibarreche Egana
11 South Linton Ridge Circle
Lot 36, Block 3, Section 34 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.

Adrian Villarreal Elizondo
31 Davis Cottage Court
Lot 93, Block 2, Section 3 Village of Harper's Landing at College 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.

Reid G & Cynthia C Elliott
11 Lanesend Place
Lot 39, Block 1, Section 23 Village of Indian Springs (TWA)

15. 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

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

Tulio G Gonzalez
6 Satinleaf Place
Lot 6, Block 1, Section 7 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.

Robert L & Nancy M Heckel
111 West Cresta Bend Place
Lot 39, Block 1, Section 18 Village of Creekside 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.

Devin Howard & Luciana Alexandre
15 Shumard Oak Drive
Lot 3, Block 1, Section 37 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.
Mark & Ryan Kowalick
Southeast Texas Trees Inc
162 Ramwind Court
Lot 23, Block 2, Section 5 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.
Peter & Sharyne Lazaroo
53 West Shale Creek Court
Lot 33, Block 1, Section 20 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
David A Lobos
262 Tortoise Creek Place
Lot 73, Block 1, Section 8 Village of Creekside Park
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Todd Luft
26 Solebrook Path; 77375-3103
Lot 21, Block 1, Section 14 Village of Creekside Park
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Rebecca Mims
163 Hearthshire Court
Lot 52, Block 2, Section 99 Village of Sterling Ridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Suifang Zeng & Lin Dong Ji & Qianjun Pan
18 Bonnaire Drive
Lot 1, Block 3, Section 28 Village of Alden Bridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Natalia Romero
42 Thicket Grove Place
Lot 34, Block 1, Section 16 Village of Harper's Landing at College Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Robert & Lindsey Stycach
118 South Regan Mead Circle
Lot 7, Block 3, Section 29 Village of Sterling Ridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jarris E & Sarah K Wilkins
47 West Sage Creek Place

Lot 7, Block 2, Section 51 Village of Sterling Ridge

28. Variance request for proposed solar shingles that was not considered to be in keeping with the Neighborhood Character and may cause a negative impact to the neighbors by the Sterling Ridge Residential Design Review Committee.

Stanley Rusek

59 North Wyckham Circle

Lot 05 Block 02, Section 63 Village of Sterling Ridge

29. Variance request for a proposed detached patio cover with summer kitchen & fireplace that will not respect the 40 foot rear setback.

Brian J Corell

27 North Fair Manor Circle

Lot 07, Block 01, Section 78 Village of Sterling Ridge

30. Variance request for a proposed sport court that does not respect the 20 foot rear setback and is not located at least 15 feet from the side property line. Additionally, proposed patio cover with summer kitchen and louvered wall that does not respect the 20 foot rear setback.

Thad Gloriod

51 Lufberry Place

Lot 12, Block 01, Section 19 Village of Creekside Park West

31. Variance request for existing green house that does not respect the rear 10 foot easement and exceeds the maximum allowed square footage.

Ming Sun

6 Ivy Castle Court

Lot 21 Block 03, Section 80 Village of Sterling Ridge

32. Variance request for existing pool decking that exceeds the maximum allowed hard surface area.

Jose Francisco Chow Del Campo

18 West Canyon Wren Circle

Lot 02, Block 02, Section 13 Village of Creekside Park

33. Variance request for an existing storage building that does not respect the rear ten foot easement, exceeds the maximum allowed height and square footage.

Hylara Alves Azevedo

30 Tranquil Glade Place

Lot 27, Block 02, Section 09 Village of Indian Springs (TWA)

34. Variance request for existing fence that was built with the construction side facing outward from the lot and the Yu Chun Huang

114 East Trace Creek Drive

Lot 37, Block 01, Section 01 Village of Indian Springs

XII. Consideration and action concerning Freedom Forever and contractor compliance deposit fees.

XIII. Consideration and action regarding the amendment of the Neighborhood Criteria of Sterling Ridge Section 74 & 75.

XIV. Consideration and action regarding dates for the Joint meeting of the Residential Design Review Committees and the Development Standards Committee and the Development Standards Committee workshops.

- XV. 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.
- XVI. Member Comments
- XVII. Staff Reports and Comments
- XVIII. Adjourn



A handwritten signature in black ink, appearing to read "Reshika B. Bero".

Covenant Administration Manager
for The Woodlands Township