

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 November 3, 2021, 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 October 6, 2021.**
- 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 existing building sign that includes a logo that is not trademarked and may exceed the maximum size allowed.
The Fenway Venture LLC / Halo Labs
8105 Kuykendahl Road, Suite 200
Lot 4100 Block 0257 Section 0047 Village of Alden Bridge
 - B. Consideration and action for the proposed replacement of the property entrances brickwork with stamped concrete.
GAVI Timberloch LLC
2001 Timberloch Place
Lot 0280 Block 0547 Section 0999 Village of Town Center
 - C. Consideration and action for the proposed standby power supply platform and generator system.
American Tower Corporation
2630 Sawdust Road
Lot 0525 Block 0547 Section 0006 Village of Grogan's Mill
 - D. Variance request for the proposed preliminary site and infrastructure improvements that include plantings not on the approved plant species list and foot candle levels that exceed the maximum requirements at the property line.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
 - E. Consideration and action for the proposed preliminary plans to add a parking garage.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
 - F. Consideration and action for the proposed preliminary plans to renovate existing Building 100.
8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest

- G. Consideration and action for the proposed preliminary central utility plant improvements.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- H. Variance request for the proposed conceptual plans for the monument signs that include the street name.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- I. Consideration and action for the existing mid-growth clearing of a portion of the forest preserve.
GSSR Real Estate LLC/ Rooster Ridge Car Care
4070 College Park Drive
Lot 9005 Block 0051 Section 0067 Village of College Park
- J. Consideration and action for the proposed Curbside program parking lot signs.
HEB Grocery Company LP
26500 Kuykendahl Road
Lot 0525 Block 0509 Section 0386 Village of Creekside Park
- K. Consideration and action for proposed repair and relocation of the lightning protection system.
21 Waterway Holdings LLC
21 Waterway Avenue
Lot 2629 Block 0599 Section 0999 Village of Town Center

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

- 1. Variance request for an existing color change that was not considered aesthetically appropriate for the neighborhood when viewed and acted upon by the Residential Design Review Committee.
Patrick and Shea Young
9 Wandflower Place
Lot 124, Block 04, Section 04 Village of Cochran's Crossing
- 2. Consideration and action regarding a conceptually proposed new home construction with related tree removal.
Partners In Building LP
2 North Circlewood Glen
Lot 01, Block 02, Section 09 Village of Panther Creek
- 3. Consideration and action regarding a conceptually proposed new home construction with related tree removal.
Partners In Building LP
103 West White Willow Circle
Lot 05, Block 02, Section 03 Village of Panther Creek
- 4. Consideration and action regarding a conceptually proposed new home construction with related tree removal.
Partners In Building LP
107 West White Willow Circle
Lot 04, Block 02, Section 03 Village of Panther Creek

5. Variance request for a conceptually proposed new home construction that will exceed the maximum hard surface area allowed.
Partners in Building
1506 E Red Cedar Circle
Lot 41, Block 01, Section 10 Village of Grogan's Mill
6. Variance request for conceptually proposed new home construction that will encroach into the rear twenty-foot building setback line.
Partners in Building
2 E Trillium Circle
Lot 73, Block 03, Section 19 Village of Cochran's Crossing
7. Consideration and action regarding a conceptually proposed new home construction with related tree removal.
Partners in Building
23 Gambrel Oak Place
Lot 24, Block 01, Section 14 Village of Grogan's Mill
8. Consideration and action regarding a conceptually proposed new home construction with related tree removal.
Partners in Building
133 S Timber Top Drive
Lot 30, Block 02, Section 15 Village of Grogan's Mill
9. Variance request for a proposed patio cover and incorporated summer kitchen that will encroach past the twenty-foot rear setback line.
Thomas Rainer
42 Tender Violet Place
Lot 21, Block 02, Section 37 Village of Cochran's Crossing
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jorge Haro
27 S Hornbeam Place
Lot 11, Block 01, Section 05 Village of Grogan's Mill
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Aaron A Guembes
3 Camberwell Court
Lot 21, Block 02, Section 42 Village of Grogan's Mill
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Leonardo Alberto Campo Villaverde
5 Sunbird Court
Lot 40, Block 06, Section 25 Village of Grogan's Mill
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Ali H Elmi and Morgan Parandian
7 Muskmallow Court
Lot, Block, Section Village of Grogan's Mill

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Donovan Jordan
31 S Drifting Leaf Court
Lot 21, Block 01, Section 38 Village of Grogan's Mill
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jason A Lawrence
38 S High Oaks Circle
Lot 56, Block 06, Section 38 Village of Grogan's Mill
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
H Harold Denton Family Partnership LTD
2411 Box Oak Place
Lot 19, Block 06, Section 03 Village of Grogan's Mill
17. Variance request for a proposed fence that exceeds the maximum height allowed.
Timothy Broussard
10 Silver Maple
Lot 11 Block 01, Section 03 Village of Sterling Ridge
18. Variance request for an existing patio cover that does not respect the rear 25' setback and has no sealed plans.
Darrell W Mathis
90 East Slatestone Circle
Legal Description Lot 14 Block 02 Section 50 Village of Alden Bridge
19. Variance request for existing pool decking that does not respect the rear ten foot easement.
Jose Garza
7 Nagshead Place
Lot 41, Block 01, Section 21 Village of Creekside Park
20. Variance request for an existing attic conversion that does not have sealed construction drawings as required per The Woodlands Residential Development Standards.
Samir T Honnekeri
34 Howell Creek Place
Lot 62 Block 03 Section 36 Village of Alden Bridge
21. Request for approval of a Home Business – Restoration and sale of Collectable Firearms
Bharath Ramesh
139 North Piney Plains Circle
Legal Description Lot 09 Block 01 Section 08 Village of Alden Bridge
22. Request for approval of a Short Term Rental property.
GABA 67 LLC
19 Pebble Pocket Court

Lot 08, Block 31, Section 8 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.

Christopher & Lauren McKee

55 Star Iris Place

Lot 10, Block 2, Section 14 Village of Creekside Park West

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

Chris Thomas & Emma Jane Bates

146 South Arrow Canyon Circle

Lot 18, Block 1, Section 3 Village of Creekside Park

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

Daniel F Orozco & Sandra I Torres

15 Whispering Thicket Place

Lot 40, Block 1, Section 9 Village of Creekside Park West

26. Request for approval of a Home Business – Metal Work and Blacksmithing

Paul Gail

78 North Silver Crescent Circle

Legal Description Lot 31 Block 03 Section 01 Village of Alden Bridge

27. Variance request for tree removal that does not meet Standards for removal.

Chase Andrus

18 Melville Glen Place

Legal Description Lot 15 Block 01 Section 86 Village of Alden Bridge

28. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.

Andrew Demetropolis

19 North Arrow Canyon Circle

Lot 51, Block 04, Section 03 Village of Creekside Park

- 29.

Variance request for proposed patio cover with fireplace that does not respect the 20 foot rear setback.

Lucas Elliott

95 South Arrow Canyon Circle

Lot 36, Block 04, Section 03 Village of Creekside Park

30. Variance request for a proposed patio cover that does not respect the 25 foot rear setback.

Wesley Noah

95 South Shimmering Aspen Circle

Lot 22, Block 01, Section 19 Village of Creekside Park

31. Request for variances for proposed swimming pool decking that encroaches two feet into the rear ten foot easement and for a proposed putting green that does not meet the conditions for tree removal.

Matthew Erkmann

51 Blairs Way

Lot 13, Block 02, Section 23 Village of Creekside Park West

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

Scott Fernandez

19 West Lasting Spring Circle
Lot 17, Block 02, Section 08 Village of Creekside Park

- 33. Variance request for an existing trellis that is not in keeping with the character of the neighborhood.
Willis Cassidy
74 West Spindle Tree Circle
Lot 41 Block 01, Section 73 Village of Sterling Ridge
- 34. Variance request for an existing trash cart enclosure that is not located one foot back from the front façade of the house.
Juan Lecumberri Lasa
46 East Cresta Bend Place
Lot 64, Block 01, Section 18 Village of Creekside Park
- 35. Variance request for existing garage conversion to living area that is not in keeping with the Standards as the garage does not have sufficient area to park two vehicles.
Vefer Corp
2 South Marshside Place
Lot 08, Block 01, Section 21 Village of Creekside Park

IX. 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

X. 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, such as inclement weather and the Coronavirus (COVID-19) Pandemic.

XI. Member Comments



XII. Staff Reports and Comments

A handwritten signature in black ink that reads "Reshika B. Liso".

XIII. Adjourn

Covenant Administration Manager
For The Woodlands Township