

## 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 19<sup>th</sup>, 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:

**Development Standards Committee  
January 19<sup>th</sup>, 2022, 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 \*See Guidelines (listed below).**
- III. Consideration and action regarding the minutes of the meeting of December 16, 2021.**
- IV. Consideration and Action of 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 Residential Applications and Covenant Violations Items within the boundary of The Woodlands Association(TWA) Covenants.**
  - T1** Rehearing regarding the Development Standards Committee action for the pool decking, which was reviewed by the full committee and acted on at the meeting of November 3, 2021.  
Susan S. & Scott Fernandez  
19 West Lasting Spring Circle  
Lot 17, Block 02, Section 08 Village of Creekside Park
  - T2** Variance request for Concept Proposed detached patio cover, fireplace and summer kitchen that will not respect the 20 foot rear setback, and size, mass, scale, proportion may have an adverse impact on adjacent properties and in the neighborhood.  
John Packard  
7 Petaldrop Place  
Legal Description 31-01-64 Village of Alden Bridge
  - T3** Consideration and action regarding a status report of the conditions set forth by the Development Standards Committee at their meeting of June 2, 2021, and request for extension by owner.  
Jantzen and Tashanna Thorns  
23 Thundercloud Place  
Lot 24, Block 02, Section 27 Village of Creekside Park West

## VIII. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. Consideration and action for the proposed building façade, front entrance modifications and an addition for office space.  
Bashir Petroleum Inc. / Shell Food Mart  
2101 Buckthorne Place  
Lot 0880 Block 0547 Section 0006 Village of Grogan's Mill
- B. Variance request for the proposed final site and infrastructure improvements that include plantings not on the approved plant species list.  
8800 Technology Forest Place LLC  
4000 Research Forest Drive / 8800 Technology Forest Place  
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- C. Consideration and action for the proposed final 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
- D. Consideration and action for the proposed final 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
- E. Consideration and action for the proposed final 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
- F. Consideration and action for the proposed outdoor patio umbrellas.  
REG8 Sterling Ridge / Cava  
6700 Woodlands Parkway, Suite 170  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- G. Consideration and action for proposed patio seating.  
2978 Colonnade Group LP / JuicePop & More  
30420 FM 2978, Suite 430  
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- H. Consideration and action for a proposed building sign.  
2978 Colonnade Group LP / JuicePop & More  
30420 FM 2978, Suite 430  
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- I. Variance request for an existing building sign that exceeds the maximum height and length allowed with a return size that does not comply with the shopping center criteria and does not contain a trademarked logo.  
Northex LLC / Costa Flame Grilled Chicken  
9950 Woodlands Parkway, Suite 450  
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge

- J. Consideration and action for the proposed pharmacy drive thru directional signage to be installed on the canopy.  
HEB Grocery Company LP  
26500 Kuykendahl Road  
Lot 0525 Block 0509 Section 0386 Village of Creekside Park
  - K. Consideration and action for the proposed forest preserve reforestation plan.  
US Regency Retail 1 LLC / PNC Bank  
8100 Research Forest Drive  
Lot 0500 Block 0257 Section 0047 Village of Alden Bridge
  - L. Consideration and action for the proposed storefront modifications that includes reconfiguring the entrance and renovating the storefront façade.  
Pinewood Retail Associates LLC / Burlington  
1420 Lake Woodlands Drive  
Lot 1000 Block 0599 Section 0999 Village of Town Center
  - M. Consideration and action for the proposed sign to be installed on the canopy of the building over the recreation center entrance.  
The Woodlands United Methodist Church  
9201 Grogan's Mill Road  
Lot 0650 Block 0599 Section 0999 Village of Research Forest
  - N. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
AF4 Woodlands LLC / Believe.Commit.Achieve  
9391 Grogan's Mill Road, Suite B5  
Lot 0210 Block 0599 Section 0999 Village of Research Forest
  - O. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
AF4 Woodlands LLC / Market Street Framing Studio  
9391 Grogan's Mill Road, Suite B3  
Lot 0210 Block 0599 Section 0999 Village of Research Forest
  - P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
AF4 Woodlands LLC / Rejuve Wellness  
2408 Timberloch Place, Suite D7  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- IX. Consideration and Action of the Residential Applications and Covenant Violations Items within the boundary of The Woodlands Community Association (WCA) Covenants.**
- 1. Consideration and action for the proposed new home construction.  
Partners In Building LP  
1506 E. Red Cedar Cir.  
Lot 41, Block 01, Section 10, Village of Grogan's Mill
  - 2. Variance request for a proposed new home construction that will exceed the maximum living area and hard surface area allowed.

Phil and Kathey Longorio  
126 S. Timber Top Drive  
Lot 13 , Block 01, Section 15 Village of Grogan's Mill

3. Variance request for the proposed new pool and decking that will exceed the maximum hard surface area allowed.  
Phil and Kathey Longorio  
126 S. Timber Top Drive  
Lot 13 , Block 01, Section 15 Village of Grogan's Mill
4. Variance request for a proposed room addition that would encroach into the seven foot side setback.  
Jorge Raul Morales  
18 Wakerobin Ct.  
Lot 74, Block 02, Section 20, Village of Grogan's Mill
5. Variance request for the proposed attached patio cover that would encroach into the eight foot side setback line and exceed the maximum hard surface area allowed.  
John Van Horn  
242 Split Rock Road  
Lot 20, Block 02, Section 32 Village of Panther Creek
6. Variance request for the proposed pool that would exceed the maximum hard surface area allowed.  
John Van Horn  
242 Split Rock Road  
Lot 20, Block 02, Section 32 Village of Panther Creek
7. Variance request for a firepit that would exceed the maximum hard surface area allowed.  
John Van Horn  
242 Split Rock Road  
Lot 20, Block 02, Section 32 Village of Panther Creek
8. Variance request for an existing playhouse that encroaches into the ten foot rear and five foot side yard easements, may contain more than 120 square feet of non-elevated floored area, and was found to cause and impact to neighboring properties when acted upon by the Residential Design Review Committee.  
Reef Merhi  
139 Wind Ridge Circle  
Lot 05, Block 02, Section 30 Village of Cochran's Crossing
9. Variance request for conceptually proposed patio cover with fireplace that would encroach into the twenty five foot rear setback.  
Kevin Crosby  
18 Herald Oak Court  
Lot 83, Block 01, Section 35 Village of Panther Creek
10. Variance request for the existing pool equipment that was not constructed in accordance with the previously approved permit and impacts the neighboring property at 86 N Windsail Place  
Richard & Jennifer Borstmayer  
82 North Windsail Place  
Lot 28, Block 01, Section 33 Village of Panther Creek

11. Variance request for the existing fence that was built with the construction side facing outward from the lot and visible to an adjacent street.  
Ethan Boor  
2 Cokeberry St.  
Lot 01, Block 02, Section 22, Village of Grogan's Mill
12. Variance request for the proposed pool and related pool deck that cause the lot to exceed the maximum hard surface area allowed.  
Bradley Schard  
9 Box Turtle Lane  
Lot 32, Block 01, Section 32, Village of Grogan's Mill
13. Consideration and action regarding a house demolition that includes the removal of two trees.  
Chris Gunnell  
5 Golden Shadow Circle  
Lot 14, Block 04, Section 04 Village of Cochran's Crossing
14. Variance request for proposed room addition that would encroach into the twenty five foot rear setback.  
Andres Eduardo Chapellin  
234 Split Rock Road  
Lot 18, Block 02, Section 32 Village of Panther Creek
15. Variance request for the conceptually proposed patio cover that encroaches the forty foot rear setback.  
John Condon  
83 North Windsail Place  
Lot 19, Block 01, Section 33 Village of Panther Creek
16. Variance request for the proposed garage conversion that would exceed the maximum living area allowed and would encroach into the forty foot rear dwelling setback.  
Nathan Vogt  
19 Treasure Cove Drive  
Lot 37, Block 01, Section 24 Village of Panther Creek
17. Variance request for the proposed Home Office Studio that includes plans which are not sealed by a structural engineer and has a window AC unit that would be installed higher than six feet above natural grade  
Curtis Linehan  
12 Wind Trace Court  
Lot 27, Block 02, Section 18 Village of Panther Creek
18. Variance request for the proposed patio cover with related summer kitchen that will encroach into the ten foot side setback.  
Lynette Shearer  
19 Wild Ginger Ct.  
Lot 10, Block 01, Section 27, Village of Grogan's Mill
19. Consideration and action regarding a Short-Term Rental application  
Daniel and Sandra Steward  
76 Lakeridge Drive  
Lot 15, Block 01, Section 03, Village of Cochran's Crossing

20. Consideration and action regarding a Short-Term Rental renewal application  
Stephen and Mira Dessy  
10812 W. Timberwagon Circle  
Lot 24, Block 08, Section 06, Village of Grogan's Mill
21. Variance request to appeal the Township staff conditions of approval to plant vegetation immediately adjacent to the room addition to soften and screen the view from the neighboring property  
Phil Michelson  
18 Hidden View Pl  
Lot 63, Block 01, Section 17 Village of Cochran's Crossing
22. Variance request for an existing seven foot tall rear fence that exceeds the maximum height allowed.  
Paul & Diana Juenger  
2 E Palmer Bend  
Lot 18, Block 02, Section 54 Village of Cochran's Crossing
23. Variance request for an existing seven foot tall fence that exceeds maximum height allowed.  
Allan & Mary Boase  
95 Palmer Bend Court  
Lot 06, Block 01, Section 54 Village of Cochran's Crossing
24. Variance request for an existing fence stained light gray, which is not an approved fence color.  
Marlene Madincea  
6 Long Lake Place  
Lot 30, Block 01, Section 24 Village of Cochran's Crossing
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
A Roger Craig  
3 Cherry Bossom Place  
Lot 01, Block 01, Section 29 Village of Cochran's Crossing
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Lori Spilde  
16 Thrush Grove Place  
Lot 38, Block 06, Section 01 Village of Cochran's Crossing
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Colin Collier  
74 E. Mistybreeze Circle  
Lot 19, Block 06, Section 01 Village of Cochran's Crossing
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Gregory Bernard Godfrin  
30 Duskwood Place

Lot 02, Block 03, Section 26 Village of Cochran's Crossing

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

Peggy Leann Angelone  
141 E Mistybreeze Circle

Lot 24, Block 05, Section 01 Village of Cochran's Crossing

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

Mark Nielsen  
9 Gannet Hollow Place

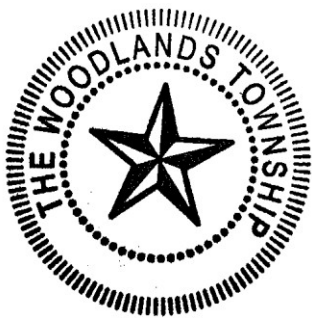
Lot 66, Block 03, Section 01 Village of Cochran's Crossing

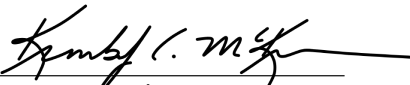
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Mohammad I Farooq  
26 W Mistybreeze Circle

Lot 07, Block 06, Section 01 Village of Cochran's Crossing

- 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. **Consideration of items to be placed on the agenda by the Committee or staff for an upcoming Development Standards Committee Meeting.**
- XII. **Member Comments**
- XIII. **Staff Comments and Reports**
- XIV. **Adjourn**



  
Covenant Administration Manager  
For The Woodlands Township