

## 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 February 2, 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:

- I. **Welcome/Call Meeting to Order.**
- II. **Public Comments**
- III. **Consideration and action regarding the minutes of the meeting January 5, 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 Woodlands Community Association (WCA) Residential Items, Applications and Covenant Violations.**
  - W1 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 Pl  
Richard & Jennifer Borstmayer  
82 North Windsail Place  
Lot 28, Block 01, Section 33 Village of Panther Creek
  - W2 Request for rehearing from Amy McIntosh at 23 Gilcrest Forest Ct and Manuel Martinez at 20 Gilcrest Forest Court, regarding a previously approved variance for a pool that exceeded the maximum hard surface area allowed at 12 Terravale Court.  
James Garrett  
12 Terravale Court  
Lot 47, Block 02, Section 11 Village of Panther Creek
  - W3 Variance request for new home construction that has a driveway that will exceed the maximum width allowed, that will exceed the maximum living area allowed per the Neighborhood Criteria and includes a patio cover with an incorporated fireplace that will encroach into the rear 40-foot setback.  
6versus LLC  
98 Hollymead Drive  
Lot 21, Block 04, Section 09 Village of Cochran's Crossing
  - W4 Consideration and action of the 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
  - W5 Consideration and action regarding a 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

- W6 Consideration and action regarding a 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
- W7 Consideration and action regarding a 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
- W8 Consideration and action regarding a 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
- W9 Consideration and action regarding a proposed new home construction with related tree removal.  
Partners in Building  
2 E Trillium Circle  
Lot 73, Block 03, Section 19 Village of Cochran's Crossing
- W10 Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Mohammed and Janet Hafeez  
58 Wind Whisper Court  
Lot 38, Block 02, Section 60 Village of Grogan's Mill

**VIII. Consideration and Action of the Commercial Applications and Covenant Violations.**

- A. Variance request for the proposed Curious George themed window clings to be displayed outside of the defined holiday display period.  
Regency Centers LP / The Woodlands Children's Museum  
4775 W. Panther Creek Drive, Suite 280  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
- B. Variance request for a proposed sign package that includes a cabinet style building sign and a poster that advertises the services of the sub-leased department.  
Wal-Mart Real Estate Business Trust / VetIQ  
10001 Woodlands Parkway  
Lot 0100 Block 0078 Section 0000 Village of Sterling Ridge
- C. Consideration and action for the proposed final plans to add parking spaces, a dumpster enclosure and a sidewalk.  
Steele Industries, LLC  
61 Carlton Woods Drive  
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
- D. Variance request for the proposed directional sign that includes a logo and business name, exceeds the maximum size allowed for the sign face area and does not contain a single neutral background color.  
J. P. Morgan Chase Bank NA  
4755 W. Panther Creek Drive  
Lot 0281 Block 0045 Section 0040 Village of Panther Creek

- E. Variance request for the proposed installation of a digital advertising sign.  
Centro NP Holdings 12 SPE LLC / Windvale Shopping Center  
9420 College Park Drive  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
  
- F. Consideration and action regarding two existing building signs that were not installed in accordance with the approved plans, regarding the calculated measurement of the building façade.  
Indian Springs at Woodlands LTD / AFC Urgent Care  
6777 Woodlands Parkway, Suite 300  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
  
- G. Consideration and action for the proposed cell tower fiber optic feed installation.  
The Woodlands Community Presbyterian Church / Verizon  
4881 W. Panther Creek Drive  
Lot 0305 Block 0045 Section 0040 Village of Panther Creek
  
- H. Consideration and action for the proposed garage storage building to include the removal of four trees.  
Impact Church of The Woodlands  
5401 Shadowbend Place  
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing
  
- I. Consideration and action for nine proposed dumpster enclosures throughout the property.  
333 Holly Preservation LP / 333 Holly  
333 Holly Creek Drive  
Lot 0210 Block 0045 Section 0040 Village of Panther Creek
  
- J. Consideration and action for the proposed structural and façade repairs of one area of the building to include scaffolding and a construction staging area.  
Conservatory Senior Housing at Alden LP ETAL / Conservatory at Alden Bridge  
6203 Alden Bridge Drive  
Lot 0875 Block 0257 Section 0047 Village of Alden Bridge
  
- K. Consideration and action for the proposed installation of a generator and two concrete pads.  
2103 Research Forest Holding LLC / Entergy  
2107 Research Forest Drive  
Lot 9039 Block 0547 Section 0999 Village of Research Forest
  
- L. Variance request for a proposed sign package with a banner, directional signs and building sign with a logo that is not trademarked and exceeds the maximum size allowed.  
Creekside 2012 Commercial LLC / Corcoran Ferester Realty  
8522 Creekside Forest Drive, Suite D101  
Lot 0515 Block 051 Section 0386 Village of Creekside Park
  
- IX. Consideration and Action of the Residential Applications and Covenant Violations.**
  - 1. Variance request for a proposed fence that exceeds the maximum height allowed and is not an approvable style, per Development Criteria.  
Gloria Liliana Luna Fandino  
98 Panterra Way  
Lot 32 Block 01, Section 74 Village of Sterling Ridge

2. Variance request for a proposed swimming pool that encroaches the 10 foot rear easement.  
Michael Hefer  
94 North Thatcher Bend Circle  
Lot 18, Block 04, Section 34 Village of Creekside Park
3. Variance request to accept the patio cover with summer kitchen plans; the engineer of record certification does not meet the Standards.  
Chad Unrau  
18 Tioga Place  
Lot 16, Block 01, Section 07 Village of Creekside Park West
4. Variance request for an existing generator in the left side yard that is visible to street and adjacent tract.  
Kevin Wyble  
10 Nagshead Place  
Lot 38, Block 01, Section 21 Village of Creekside Park
5. Variance request for an existing trellis that exceeds the height allowed for a trellis in the easement.  
David Hollingsworth  
90 Wood Manor Place  
Lot 35 Block 01, Section 12 Village of Grogan's Forest in College Park
6. Variance request for an existing firepit and putting green that does not respect the rear ten foot easement. Additionally, no cross section of base layers for the artificial turf was submitted.  
Ryan Clark  
11 Frosted Lilac Court  
Lot 31, Block 01, Section 32 Village of Creekside Park West
7. Request for approval for a renewal of a Short Term Rental property.  
Ricardo Miranda Pena  
166 Tortoise Creek Way  
Lot8, Block 3, Section 8 Village of Creekside Park
8. Request for approval for a Home Business – Creative Art Services.  
Daymond W Rice  
2 Dovecote  
Lot 22 Block 01, Section 19 Village of Sterling Ridge
9. Appeal request by an Affected Neighbor for a tree removal that the Development Standards Committee previously acted upon November 30, 2021.  
Khaled Adham  
61 East Sandalbranch Circle  
Lot 13 Block 02 Section 18 Village of Alden Bridge  
**Appeal by Affected Neighbor at:**  
Stephanie Bogenrieder  
57 East Sandalbranch Circle  
Lot 14 Block 02 Section 18 Village of Alden Bridge
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Ronald & Kristen McGraw  
170 North Millport Circle  
Lot 14, Block 2, Section 40 Village of Alden Bridge

11. Consideration and action regarding a proposed concept new home construction  
Premier Redevelopment  
138 Valera Ridge Place  
Lot 19 Block 1, Section 31 Village of Creekside Park
12. Consideration and action regarding a proposed exterior color change on a new home construction that was previously approved by the Development Standards Committee on July 20, 2021.  
Jonathon Johnson  
38 West Bracebridge Circle  
Lot 12 Block 03, Section 12 Village of Indian Springs TWA
13. Variance request for proposed room addition that exceeds the maximum living area allowed by the Development Criteria for Section 41 Creekside Park West.  
Antonio Suarez  
6 Pinefield Creek Court  
Lot 08, Block 01, Section 41 Village of Creekside Park West
14. Variance request for a proposed driveway extension that will exceed the maximum width allowed.  
Amardeep Anand  
102 West Mirror Ridge Circle  
Lot 01, Block 01, Section 18 Village of Indian Springs (TWA)
15. Variance request for a proposed swimming pool which exceeds the maximum water surface area allowed and for a patio cover with summer kitchen and fireplace that does not respect the rear 20 foot setback.  
Bryan Dillon  
64 Winter Sunrise Circle  
Lot 18, Block 02, Section 38 Village of Creekside Park West
16. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 20 foot setback.  
Thomas Turner  
3 North Plum Crest Circle  
Lot 23 Block 02 Section 64 Village of Alden Bridge
- 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 Meetings.**
- XII. Member Comments**
- XIII. Staff Reports and Comments**
- XIV. Adjourn**



Covenant Administration Manager for The Woodlands Township