

## 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 16<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  
February 16<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 January 5<sup>th</sup>, 2022, and January 19<sup>th</sup>, 2022.**
- 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 to update the committee regarding ongoing legal action regarding failure to comply with the Covenant and Standards for outstanding violations on the property.**  
**VWW Property Corp / The Village at The Woodlands Waterway**  
**2323 Lake Robbins Drive**  
**Lot 0650 Block 0547 Section 0060 Village of Town Center**
- VIII. **Consideration and Action of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
  - T1. **Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the rear 20 foot setback.**  
**Jay Davis**  
**15 Valera Ridge Drive**  
**Lot 25, Block 1, Section 17 Village of Creekside Park**
  - T2. **Variance request for proposed fence location that does not comply with the Liberty Branch Design Guidelines in Creekside Park.**  
**Benjamin Speer**  
**22 Liberty Branch Blvd**  
**Lot 10, Block 08, Section 32 Village of Creekside Park**
- IX. **Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
  - A. **Consideration and action for existing patio seating.**  
**Indian Springs at Woodlands LTD / Frost Bake Shoppe**  
**6777 Woodlands Parkway, Suite 304**

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

- B. Consideration and action for existing patio seating and a portable heating unit.  
Indian Springs at Woodlands LTD / Coco Crepes  
6777 Woodlands Parkway, Suite 214  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- C. Consideration and action for the proposed forest preserve reforestation plan resulting from unapproved mid growth clearing.  
College Park Property Co. / Sonic  
3081 College Park Drive  
Lot 9059 Block 0555 Section 0999 Village of College Park
- D. Consideration and action for the proposed exterior color change and roof replacement.  
Northway Church of the Woodlands  
8200 Northway Drive  
Lot 0300 Block 0490 Section 0047 Village of Alden Bridge
- E. Variance request for a proposed sign package for canopy and monument signs that do not include a trademark registration or the street address number; color change to canopy is also proposed.  
Indian Springs at the Woodlands LTD / HEB Fuel  
6767 Woodlands Parkway  
Lot 0510 Block 0592 Section 0060 Village of Indian Springs
- F. Variance request for the proposed building sign that includes two business names and exceeds the maximum height and logo size allowed.  
KJS Holdings LLC / Goodyear Adams Automotive  
9996 Woodlands Parkway  
Lot 0800 Block 0458 Section 0046 Village of Sterling Ridge
- G. Consideration and action for the proposed roof replacement and existing parking lot staging areas.  
Lone Star College  
4800 Research Forest Drive  
Lot 0210 Block 0051 Section 0000 Village of Research Forest
- H. Consideration and action for the existing parking lot staging area.  
Lone Star College  
5000 Research Forest Drive  
Lot 0803 Block 0051 Section 0000 Village of Research Forest
- I. Variance request for the existing parking lot lighting that exceeds the maximum foot candle level allowed at the property line.  
8665 New Trails Drive LLC  
8665 New Trails Drive  
Lot 0235 Block 0547 Section 0999 Village of Research Forest
- J. Consideration and action to the proposed enclosure of an existing outdoor pavilion to create four hitting bays.  
CC Woodlands LLC / Player Course  
8900 Sterling Ridge Drive

Lot 0701 Block 0499 Section 0046 Village of Sterling Ridge

K. Consideration and action for the existing outdoor heaters.

US Regency Alden Bridge LLC / Crust Pizza

8000 Research Forest Drive, Suite 340

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

Indian Springs at Woodlands Ltd / El Tiempo

6777 Woodlands Parkway, Suite 100

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

**X. Consideration and Action of the Woodlands Community Association (WCA) Residential Items, Applications and Covenant Violations.**

1. Request for a rehearing from the de la Serna Residence at 27 Huntsmans Horn, regarding the previously approved new home construction that was acted on by the Development Standards Committee in October 2021.

Xavier and Alfredo de la Serna

27 Huntsmans Horn Circle

Re: 25 Huntsmans Horn Circle

Lot 12, Block 01, Section 35 Village of Grogan's Mill

2. Consideration and action for a rehearing that was requested by Amy McIntosh at 23 Gilcrest Forest Ct and Manuel Martinez at 20 Gilcrest Forest Ct. regarding a previously approved variance for a pool that exceeded the maximum hard surface area allowed at 12 Terravale Ct.

James Garrett

12 Terravale Court

Lot 47, Block 02, Section 11 Village of Panther Creek

3. Variance request for the proposed concept room addition and second story balcony addition that would exceed the maximum living area allowed.

James and Shahnaz Kretlow

2608 S Wildwind Circle

Lot 02, Block 10, Section 01 Village of Grogan's Mill

4. Variance request for a proposed patio cover and incorporated fireplace and summer kitchen that will encroach the 40' rear building setback line per the neighborhood criteria for the lot.

Stephen & Cynthia Smith

50 Lyric Arbor Circle

Lot 12, Block 01, Section 38 Village of Cochran's Crossing

5. Variance request for a proposed roof color that is not one the approved roofing colors.

Michael Laren Hanson

7 E Rock Wing Place

Lot 04, Block 02, Section 32 Village of Panther Creek

6. Variance request for the proposed new home that will cause the lot to exceed the maximum hard surface area allowed and includes a permeable driveway and walkway material that is not considered to be an approved hard surface material.

Home Expo Showcase LLC  
114 South Timber Top Drive  
Lot 07, Block 01, Section 15 Village of Grogan's Mill

7. Variance request for the proposed pool coping that will exceed the maximum hard surface area allowed.  
Home Expo Showcase LLC  
114 South Timber Top Drive  
Lot 07, Block 01, Section 15 Village of Grogan's Mill
8. Variance request for the proposed concept garage addition that will encroach into the twenty-five-foot front setback.  
Donald and Susan McCormick  
16 Painted Cup Ct.  
Lot 55, Block 01, Section 18 Village of Grogan's Mill
9. Variance request for the proposed fence that will not be setback three feet from the front façade.  
Donald and Susan McCormick  
16 Painted Cup Ct.  
Lot 55, Block 01, Section 18 Village of Grogan's Mill
10. Variance request for an existing shed/trash and recycle cart enclosure that is visible to the street.  
Shea Walker  
49 N Deerfoot Cir.  
Lot 11, Block 02, Section 28 Village of Grogan's Mill
11. Variance request for the existing fence was built with the construction side facing the rear neighbor.  
Shea Walker  
49 N Deerfoot Cir.  
Lot 11, Block 02, Section 28 Village of Grogan's Mill
12. Consideration and action to appeal the conditions of approval for their tree removal permit, which approved the removal of 3 trees and required replanting of three thirty-gallon native trees anywhere in the back yard.  
Sharon Hollingsworth  
34 Split Rock Road  
Lot 02, Block 05, Section 17 Village of Panther Creek
13. Variance request for a proposed fence that does not meet the neighborhood criteria, requiring the fence to have a cap that is painted off white and the pickets be painted to match the siding color.  
Jonathan Douglas Daniel  
110 Bitterwood Circle  
Lot 19, Block 2, Section 20 Village of Panther Creek
14. Variance request for the proposed balcony extension that will be located within the twenty-foot rear setback.  
Cesar Espinosa  
55 Huntsman's Horn Cir.  
Lot 25, Block 01, Section 35 Village of Grogan's Mill
15. Variance request for a proposed generator that would encroach more than three feet into the five-foot easement.  
Gary D and Deborah D Packer trust  
3 Regent Square

- Lot 01, Block 01 , Section 45 Village of Panther Creek
16. Variance request for a proposed patio cover and incorporated summer kitchen that will encroach past the twenty-five-foot rear building setback line.  
Christopher & Kimberly Hill  
19 Steepbank Drive  
Lot 30, Block 01, Section 30 Village of Cochran's Crossing
  17. Variance request for a proposed patio cover and incorporated summer kitchen that will encroach past the rear twenty-five-foot building setback.  
Corby & Lindsay Callaway  
107 E. Shadowpoint Circle  
Lot 29, Block 05, Section 08 Village of Cochran's Crossing
  18. Variance request for the proposed patio cover with summer kitchen that would exceed the maximum hard surface area allowed and encroach into the rear twenty-foot setback.  
Jay Ingram  
23 Rustic View Court  
Lot 16, Block 01, Section 29 Village of Panther Creek
  19. Consideration and action for the proposed home business.  
Jake and Chelsea Crocker  
35 S. Morningwood Ct.  
Lot 83, Block 04, Section 38 Village of Grogan's Mill
  20. Consideration and action for a Short-Term Rental application.  
Amy & Raymond Rogers  
6 Crested Cloud Ct  
Lot 16, Block 1, Section 51 Village of Grogan's Mill
  21. Consideration and action for a Short-Term Rental application.  
Surge Group LLC  
2 Quiet Peace Pl  
Lot 1, Block 2, Section 1 Village of Indian Springs
  22. Consideration and action for a Short-Term Rental application.  
Mendez & Meza  
18 Hickory Oak  
Lot57, Block 1, Section 15 Village of Panther Creek
  23. Consideration and action for a Short-Term Rental renewal application.  
Kho Iqbacl E' Sultana Perveen  
101 Yewleaf  
Lot10, Block 2, Section 7 Village of Panther Creek
  24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jesus Parra Hernandez  
7 Purple Top Court

Lot 77, Block 03, Section 01 Village of Panther Creek

- XI. **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.**
- XII. **Consideration and discussion regarding a promulgated rule for seasonal drawings or window decorations on commercial property windows and doors outside of the winter holiday standard.**
- XIII. **Consideration of items to be placed on the agenda by the Committee or staff for an upcoming Development Standards Committee Meeting.**
- XIV. **Member Comments**
- XV. **Staff Comments and Reports**
- XVI. **Adjourn**

To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstowship-tx.gov](mailto:ADA@thewoodlandstowship-tx.gov)

  
Covenant Administration Manager  
For The Woodlands Township

