

## 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 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  
March 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 February 16<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 matters 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**

**Timothy Manherz  
78 North Berryline Circle  
The Woodlands, Texas 77381  
Lot 40, Block 02, Section 35 Village of Panther Creek**

- VIII. Consideration and Action of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
  - T1. Rehearing for a proposed exterior color change on a new home construction that was previously disapproved by the Development Standards Committee on February 2, 2022.  
Jonathon Johnson  
38 West Bracebridge Circle  
Lot 12 Block 03, Section 12 Village of Indian Springs TWA**
  - T2. Variance request for a proposed patio cover that encroaches the 10 foot and 25-foot platted building lines and 10-foot easement, is not in keeping with the character of the neighborhood and is not architecturally compatible.  
Allen Kinchen  
3 Quince Tree Place**

Lot 98, Block 02, Section 04 Village of Harpers Landing in College Park

**IX. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**

- A. Variance request for the proposed signs, including two canopy and two monument signs, that do not include a trademark registration for the entire name and includes a colored fuel station canopy band.  
Indian Springs at the Woodlands LTD / HEB Fuel  
6767 Woodlands Parkway  
Lot 0510 Block 0592 Section 0060 Village of Indian Springs
- B. Variance request for the existing shopping cart corral signs that advertise services offered within the business and contain a website.  
HEB Grocery Company LP  
3601 FM 1488  
Lot 2000 Block 0549 Section 0047 Village of Alden Bridge
- C. Variance request for the existing shopping cart corral signs that advertise services offered within the business and contain a website.  
HEB Grocery Company LP  
26500 Kuykendahl Road  
Lot 0525 Block 0509 Section 0386 Village of Creekside Park
- D. Consideration and action for the proposed restriping of three parking spaces and signs to designate for "Pick-Up" parking services.  
REG8 Sterling Ridge / Perry's Steakhouse and Grille  
6700 Woodlands Parkway, Suite 300  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- E. Variance request for the proposed monument sign panels that do not match the building sign.  
Centro NP Holdings 12 SPE LLC / Partners Dentures & Implants  
9420 College Park Drive, Suite 230  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- F. Consideration and action for existing reserved parking signs.  
AF4 Woodlands LLC / Texas Pools  
2408 Timberloch Place, Suite B5  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- G. Consideration and action for five existing and four proposed reserved parking signs.  
AF4 Woodlands LLC / Locus Bio-Energy Solutions  
2408 Timberloch Place, Suites B1 & B7  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- H. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Scorpion Properties Ltd. / Crown Pediatrics  
9450 Grogan's Mill Road, Suite 200  
Lot 0340 Block 0599 Section 0999 Village of Town Center

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

1. Variance request for the proposed room and garage addition that will cause the lot to exceed the maximum living area and hard surface area allowed.  
Morgan Bourque  
59 Huntsmans Horn  
Lot 27, Block 01, Section 35 Village of Grogan's Mill
2. Variance request for the conceptually proposed front porch addition that will encroach into the 40-foot front setback.  
Greg Webb  
16 S Doe Run Drive  
Lot 04, Block 02, Section 16 Village of Grogan's Mill
3. Variance request for the conceptually proposed addition above the garage with an attached carport that will encroach into the ten-foot side setback.  
Greg Webb  
16 S Doe Run Drive  
Lot 04, Block 02, Section 16 Village of Grogan's Mill
4. Variance request for the proposed pool that would encroach over the platted building line and would exceed the maximum water surface allowed.  
Jacob Lampman  
2 Leisure Lane  
Lot 01, Block 01, Section 01 Village of Grogan's Mill Millbend Village
5. Variance request for the proposed fence that would encroach over the platted building line and would not be located at least three feet back from the front façade of the dwelling.  
Jacob Lampman  
2 Leisure Lane  
Lot 01, Block 01, Section 01 Village of Grogan's Mill Millbend Village
6. Variance request to appeal the action regarding their tree removal request, which did not approve the removal of 3 out of the 8 trees requested.  
James Rogers  
15 Eagle Rock Place  
Lot 31, Block 01, Section 04 Village of Indian Springs
7. Variance request for an existing color change that was not considered architecturally compatible when reviewed and acted upon by the Grogan's Mill Residential Design Review Committee.  
Marlaur Holdings LLC  
14 Summer Sprig Rd  
Lot 15, Block 05, Section 28 Village of Grogan's Mill
8. Variance request for the proposed paved front courtyard that will exceed the maximum hard surface area allowed.  
Joseph Hagle  
2 Thimbleberry Court  
Lot 30, Block 02, Section 20 Village of Grogan's Mill

9. Variance request for the rear portion of the existing fence that has the construction side facing outward from the lot.  
Kenneth Gilley  
3 Thornhedge Court  
Lot 50, Block 03, Section 14 Village of Panther Creek
10. Variance request for a wood fence that was replaced with the construction side facing outward from the lot without written consent from adjacent property owners and has a side visible from an adjacent street.  
George Murray  
11415 Timberwild Street  
Lot 02, Block 01, Section 04 Village of Grogan's Mill
11. Variance request for an existing fence that was built with the construction side facing out at the rear and does not meet the style requirements per the Neighborhood Criteria for the lot.  
Michelle & Timothy Janszen  
3 Silver Canyon Place  
Lot 60, Block 01, Section 06 Village of Cochran's Crossing
12. Variance request for a proposed patio cover that will encroach past the rear twenty-foot building setback line.  
Jasmin & David Adams  
98 West Wedgemere Circle  
Lot 30, Block 01, Section 11 Village of Cochran's Crossing
13. Variance request for the proposed fence that would be located beyond the platted building line.  
Bradley Schard  
9 Box Turtle Lane  
Lot 32, Block 01, Section 32 Village of Grogan's Mill
14. Variance request for the proposed storage shed that exceeds the maximum height allowed for sheds made of materials that do not match the dwelling.  
Scott Marzano  
2014 E Lacey Oak Circle  
Lot 40, Block 09, Section 03 Village of Grogan's Mill
15. Consideration and action for an existing home business renewal: survival swim lessons.  
Jamie Kramer  
15 Mellow Leaf Court  
Lot 22, Block 02, Section 18 Village of Panther Creek
16. Consideration and action for proposed home business renewal: survival swim lessons.  
Melanie Horan  
55 Rush Haven Drive  
Lot 02, Block 23, Section 01 Village of Indian Springs
17. Consideration and action regarding the Short-Term Rental application.  
Justin Greenawalt  
39 West Tallowberry Drive  
Lot 22, Block 2, Section 7 Village of Panther Creek
18. Consideration and Action regarding a Short-Term Rental Application.

Robert Danson  
42 Still Corner Place  
Lot 43, Block 5, Section 1 Village of Indian Springs

19. Consideration and action of the Short-Term Rental renewal application  
Connie Reddington  
187 N Dreamweaver Circle  
Lot9, Block 2, Section 65 Village of Grogans Mill
20. Variance request for an existing walkway and patio that encroach the five-foot easement, and the walkway exceeds the maximum width allowed.  
Paul & Diana Juenger  
2 E Palmer Bend  
Lot 18, Block 02, Section 54 Village of Cochran's Crossing
21. Variance request for an existing rear fence that does not comply with the height requirements per the Neighborhood Criteria for the lot.  
Jeffrey Danto  
42 Biscay Place  
Lot 14, Block 01, Section 21 Village of Cochran's Crossing
22. The existing fence exceeds the maximum height allowed and has multiple rot boards that are not screened from adjacent property.  
Rick and Margaret Wood  
58 Hillock Woods  
Lot 15, Block 01, Section 66 Village of Grogan's Mill
23. Variance request for existing pavers that exceed the maximum hard surface area allowed.  
Robert Harrison  
6 Forge Hill Place  
Lot 09, Block 26, Section 01 Village of Indian Springs
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Stephen A Rooks  
5 Dewthread Court  
Lot 29, Block 02, Section 13 Village of Grogan's Mill
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Mary A. Treese  
7 Amber Fire Place  
Lot 09, Block 02, Section 19 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.  
Anthony J Durst  
10 Summer Morning Court  
Lot 34, Block 01, Section 05 Village of Panther Creek

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

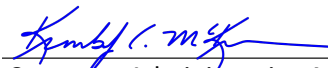
Matthew L Roszyk

82 North Woodstock Circle Drive

Lot 55, Block 01, Section 02 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 of items to be placed on the agenda by the Committee or staff for an upcoming Development Standards Committee Meeting.**
- XIII. **Member Comments**
- XIV. **Staff Comments and Reports**
- XV. **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

