

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 April 6, 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 March 2, 2022.**
- 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. Consideration and action for the proposed enclosure of the drive-thru area and façade modifications.
A & C Woodlands Project LLC
2626 Research Forest Drive
Lot 8110 Block 0547 Section 0000 Village of Research Forest
 - B. Consideration and action for the proposed addition of three doors, removal of existing bench and the replacement of existing bike rack.
Regency Centers / TREK Bikes
4747 Research Forest Drive, Suite 145
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - C. Consideration and action for the proposed outdoor remodeling and landscape changes.
Technology Forest Partners LP / Local Table
4223 Research Forest Drive, Suite 800
Lot 6568 Block 0547 Section 0999 Village of Research Forest
 - D. Consideration and action for the proposed generator and switch gear installation.
Target
1100 Lake Woodlands Drive
Lot 0590 Block 0599 Section 0999 Village of Town Center
 - E. Variance request for the proposed forest preserve reforestation plan that includes plantings that do not meet the minimum size requirements as required by the Commercial Planning and Design Standards.
Woodforest National Bank
10555 Kuykendahl Road
Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge

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

1. Variance request for a concept proposed room addition that will exceed the maximum living area allowed per the Development Criteria for Section 83 of Sterling Ridge.
Jason and Logan Palmenberg
59 South Player Crest Circle
Lot 07 Block 02, Section 83 Village of Sterling Ridge
2. Variance request for proposed paving that exceeds the maximum hard surface area allowed in Section 24 of Indian Springs (TWA).
Jonathan Edwards
70 South Dove Trace Circle
Lot 05, Block 02, Section 24 Village of Indian Springs (TWA)
3. Variance request for a proposed patio cover with fireplace and summer kitchen that encroaches the rear twenty-foot setback.
Robert Malinoski
11 South Swanwick Place
Lot 15, Block 02, Section 03 Village of Creekside Park West
4. Variance request for existing pavers installed between driveways that does not appear to be consistent with the neighborhood's existing character, which is not in keeping with the Standards.
Charles L. Frazier
22 Butterfly Branch Place
Lot 51 Block 02 Section 52 Village of Alden Bridge
5. Variance request for existing pavers installed between driveways that does not appear to be consistent with the neighborhood's existing character, which is not in keeping with the Standards.
Kathleen McGinnis Lamb
26 Butterfly Branch Place
Lot 52 Block 02 Section 52 Village of Alden Bridge
6. Request for approval for a renewal of a Short-Term Rental property.
Liah Olson
18 Dovewing Place
Lot 21, Block 1, Section 06 Village of Alden Bridge
7. Request for approval for a Short-Term Rental property.
Carmela McGovern
78 Cobble Gate Place
Lot 24, Block 01, Section 02 Village of Grogan's Forest College Park
8. Request for approval for renewal of a Home Business - Daycare
Babar Rafiq
55 Raindance Court
Lot 01 Block 03, Section 11 Village of Harper's Landing at College Park
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Deborah A Bakewell
34 Kerouac Court
Lot 19, Block 1, Section 55 Village of Sterling Ridge

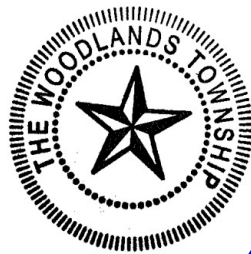
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Bisla Family Trust
110 Genesse Ridge Drive
Lot 75, Block 3, Section 11 Village of Harper's Landing at College Park
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hilary Faith Dowdy
35 Clingstone Place
Lot 73, Block 1, Section 50 Village of Alden Bridge
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Travis R Harper
123 South Brooksedge Circle
Lot 20, Block 3, Section 58 Village of Alden Bridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Sumer M Inman
127 East Sundance Circle
Lot 21, Block 3, Section 59 Village of Alden Bridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Eric Rafael Lopez
22 Thundercloud Place
Lot 23, Block 2, Section 29 Village of Creekside Park West
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael D & Michele D McClinton
30 Timberstar Street
Lot 20, Block 2, Section 42 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Fernando Navarrete
169 South Hollylaurel Circle
Lot 6, Block 2, Section 16 Village of Alden Bridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Robert & Maria Y Pinard
3 Kimberling Court
Lot 25, Block 1, Section 29 Village of Creekside Park West
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Woods Art LLC
3 Tannery Hill Road

Lot 1, Block 1, Section 11 Village of Creekside Park West

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jantzen and Tashanna Thorns
23 Thundercloud Place
Lot 24, Block 02, Section 27 Village of Creekside Park West
20. Consideration and action regarding the approved rehearing for a proposed exterior color change on a new home construction that was originally 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
21. Consideration and action regarding the approved rehearing for existing walkways that exceed the maximum width of four feet allowed, are not located a minimum of one foot from the property lines and exceed the maximum hard surface area allowed on the lot, that was previously disapproved by the Development Standards Committee on January 5, 2022.
Ahmad R Sahebjami
146 Golden Autumn Place
Lot 12 Block 03 Section 84 Village of Alden Bridge
22. Consideration and action to appeal the Residential Design Review Committee's conditions of approval regarding the planting/screening the generator.
Billy Gay Caldwell
142 Bloomhill Place
Lot 03, Block 04, Section 89 Village of Sterling Ridge
23. Consideration and action to appeal the Residential Design Review Committee action that disapproved the string lights.
Jaime Luis Velasco Masson
82 West Knightsbridge Drive
Lot 25 Block 01, Section 02 Village of Harpers Landing in College Park
24. Request for a rehearing regarding the March 16, 2022, decision of the Development Standards Committee to deny a proposed patio cover as presented and require a replat for a proposed patio cover that would encroach over the platted building lines.
Allen Kinchen
3 Quince Tree Place
Lot 98, Block 02, Section 04 Village of Harpers Landing in College Park
25. Variance request for a fence that exceeds the maximum height allowed
Khaled Adham
61 East Sandalbranch Circle
Lot 13 Block 02 Section 18 Village of Alden Bridge
26. Variance request for a proposed pergola and summer kitchen that do not respect the rear fourteen foot and ten-foot easements, and the plans are not sealed as required by the Standards.
Pablo A Delgado
3 Pascale Creek Place
Lot 105, Block 01, Section 21 Village of Sterling Ridge

- 27. Request for variance for a proposed sport court that does not respect the twenty-foot rear setback.
Robert Weems
63 Shallowford Place
Lot 08, Block 01, Section 11 Village of Creekside Park West
- 28. Variance request for a patio cover, pool and outdoor bathroom that exceed the maximum hard surface area allowed for the property.
Blaise A. Hupy
15 East Russet Grove Circle
Lot 32 Block 02 Section 75 Village of Alden Bridge
- 29. Variance request for a proposed fence that will encroach the side 10-foot platted building line and removal of the 90-degree angle at back corner that allows rear neighbor driveway visibility.
James D Enterline
107 Millsap Circle
Lot 01 Block 02, Section 67 Village of Sterling Ridge
- 30. Variance request for existing pool decking that was not built per the approved plans, does not respect the easement and the pool equipment was not installed in the location that was per the approved plans and may have negative neighbor impact.
Michael Wall
14 Sawbridge Circle
Lot 04, Block 01, Section 29 Village of Creekside Park

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



Kimberly C. Misk

Covenant Administration Manager for The Woodlands Township