

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 May 4, 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 April 6, 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. Variance request for the proposed window graphic film that may be considered as advertising products available in the store, and includes window displays consisting of lightboxes and banners.
Regency Centers LP / TREK Bikes
4747 Research Forest Drive, Suite 145
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - B. Consideration and action for the proposed security gates proposed to be used when the store is closed.
Regency Centers LP / 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 tree replacements in the existing landscaping beds.
Regency Centers LP
4747 Research Forest Drive
Lot 0004 Block 0000 Section 0039 Village of Cochran's Crossing
 - D. Variance request for the proposed window clings to be displayed on a permanent basis which will be 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
 - E. Variance request for a proposed sign package that includes a building sign with a cabinet that exceeds the maximum height allowed, contains a logo that is not trademarked, exceeds the maximum size allowed and includes directional sign panels.
GRI Woodlands Crossing LLC / Smiles by Dr. Chai
10700 Kuykendahl Road, Suite E
Lot 0100 Block 0592 Section 0060 Village of Indian Springs

- F. Variance request for the proposed parking lot LED lighting upgrade that exceeds maximum foot candle level allowed at the property line.

The Crossing Church

6265 Shadowbend Place

Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing

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

1. Consideration and action for a conceptually proposed new home construction, that includes a variance request for the walkway at the front to exceed the maximum width allowed.
Ashton & Allie Adams
46 Palmer Crest
Lot 03, Block 03, Section 55 Village of Cochran's Crossing
2. Variance request for proposed attached patio cover that does not respect the rear 20 foot setback.
Eric Trammel
75 South Bardsbrook Circle
Lot 07, Block 02, Section 39 Village of Sterling Ridge
3. Variance request for proposed pool with pool equipment that may cause negative impact.
Adam Peterson
3 Yellowstar Court
Lot 13, Block 01, Section 29 Village of Creekside Park West
4. Variance request for a proposed roof that is not an approvable color per the Development Criteria for Section 12 Creekside Park.
Daniel Lopez
19 Prairie Falcon Court
Lot 28, Block 01, Section 12 Village of Creekside Park
5. Variance request for a proposed patio cover with fireplace that does not respect the rear 15 foot setback.
Bruce Bramlett
266 Tortoise Creek Place
Lot 72, Block 01 Section 08 Village of Creekside Park
6. Variance request for a proposed pool and integrated planter box that exceeds the maximum allowed hard surface area.
Troy K Walker
67 Silvermont Drive
Lot 05 Block 1, Section 26 Village of Sterling Ridge
7. Variance request for a proposed storage shed that exceeds the maximum allowed height.
Zachary Stornant
38 Davis Cottage Court
Lot 87 Block 02, Section 03 Village of Harper's Landing in College Park
8. Variance request for concept approval for a proposed addition that exceeds the maximum living area allowed by the Development Criteria for Section 56 Village of Alden Bridge.
Derek McCoy
30 Glentrace Circle
Lot 19 Block 01 Section 56 Village of Alden Bridge

9. Variance request for concept approval for a proposed addition that exceeds the maximum living area allowed by the Development Criteria for Section 93 Village of Alden Bridge.
David Rivera
10 North Flickering Sun Circle
Lot 89 Block 01 Section 93 Village of Alden Bridge
10. Variance request for a proposed above ground spa that does not respect the rear ten foot easement.
John Raymos Jr
98 North Mews Wood Court
Lot 18 Block 3, Section 10 Village of Grogan's Forest in College Park
11. Variance request for existing pavers that do not respect the side five foot easements.
Eric J Amundsen
34 West Fairbranch Circle
Lot 65 Block 01 Section 44 Village of Alden Bridge
12. Request for approval for a Home Business – Online Crafts
Tatiana Bueras
50 Prairie Oak Drive
Lot 13 Block 01, Section 15 Village of Harpers Landing in College Park
13. Request for approval for renewal of a Home Business – Management Consulting Services
William B. Watkins
11 Serenity Woods Place
Lot 10 Block 03, Section 13 Village of Alden Bridge
14. Request for approval for renewal of a Home Business – Translation services
Jane Ellis
107 South Plum Crest Circle
Lot 02 Block 02, Section 64 Village of Alden Bridge
15. Request for approval for a Home Business - Marriage and Family Therapist
Leonna Chodos
18 South Hawthorne Hollow Circle
Lot 82 Block 01 Section 86 Village of Alden Bridge
16. Request for approval for renewal of a Home Business – Counseling/Therapy; Adult/Adolescent Psychotherapy
Ronald Gravis
27 Wintergrass Place
Lot 07 Block 01 Section 41 Village of Alden Bridge
17. Request for extension for a project that includes retaining walls, firepit, summer kitchen, fireplace, patio cover and swimming pool.
Miguel Angel Negrete Sordo
242 Greylake Place
Lot 22 Block 01, Section 98 Village of Sterling Ridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Jody M & Lindsay D Bull
150 South Arrow Canyon Circle
Lot 17, Block 1, Section 3 Village of Creekside Park

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Romeo Estuardo Dubon
39 Millport Drive
Lot 49, Block 1, Section 40 Village of Alden Bridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nashi Jaen Estrada Hochstrasser & Claudia Tatiana Espinoza Fernandez
7 Loxanhachee Place
Lot 65, Block 1, Section 4 Village Creekside Park
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jacqueline G Iniguez
83 West Wading Pond Circle
Lot 21, Block 1, Section 8 Village of Creekside Park West
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
James R Johnson
200 Bristol Bend Circle
Lot 26, Block 3, Section 8 Village of Alden Bridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Monique M Koll
254 Tortoise Creek Place
Lot 75, Block 1, Section 8 Village of Creekside Park
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Marco A Sanchez
15 East Wading Pond Circle
Lot 4, Block 1, Section 8 Village of Creekside Park West
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Miguel A N Sordo
242 Greylake Place
Lot 22, Block 1, Section 98 Village of Sterling Ridge
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Keith M Wolf
107 West Arbor Camp Circle
Lot 58, Block 1, Section 4 Village of Creekside Park
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.
Morgan Clark
74 North Misty Dawn Drive
Lot 45, Block 2, Section 5 Village of Harper's Landing at College Park

28. 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
29. Consideration and action to appeal the Residential Design Review Committee's action that disapproved the color change for the house as it was not in keeping with the neighborhood character and may cause a negative impact.
Gaston Norberto Raggio
38 Wyckham Circle
Lot 17 Block 1, Section 63 Village of Sterling Ridge
30. Variance request for a proposed replacement deck that will extend over the ten foot side platted building line.
Robert J. Falast
3 Dukedale Drive
Lot 20 Block 02 Section 36 Village of Alden Bridge
31. Variance request for a proposed solar roof that may not be an approved roofing material, may not be in keeping with the neighborhood character and may cause a negative impact to the neighbors.
Christopher Havey
11 Player Pond Place
Lot 17 Block 2, Section 23 Village of Sterling Ridge
32. Variance request for a fence that exceeds the maximum height allowed.
John Ford IV
50 South Garnet Bend
Lot 24 Block 01, Section 08 Village of Sterling Ridge
33. Variance request for a fence that exceeds the maximum height allowed.
Anand Viswanath
54 South Garnet Bend
Lot 23 Block 01, Section 08 Village of Sterling Ridge
34. Variance request for a proposed pergola, summer kitchen and paving that will exceed the maximum allowed hard surface area of 45%.
Patrick James Hennessey Jr
22 Orchard Pines Place
Lot 08 Block 03 Section 56 Village of Alden Bridge
35. Variance request for a proposed patio cover with summer kitchen and outdoor sink that does not respect the 20 foot rear setback. and the plans are not sealed as required by the Standards.
Alcema Investments LLC
133 Lara Night Court
Lot 04, Block 01, Section 38 Village of Creekside Park West

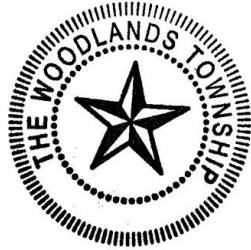
- 36. Variance request for an outside shower that does not respect the side five foot easement.
Alfonso Hernandez
158 Tortoise Creek Way
Lot 10, Block 03, Section 08 Village of Creekside Park
- 37. Variance request for a proposed patio cover that does not respect the 20 foot rear setback, and request for variance for the existing swimming pool decking that encroaches 10 inches into the 10 foot rear easement.
Travis Wright
107 North Thatcher Bend Circle
Lot 28, Block 01, Section 34 Village of Creekside Park
- 38. Variance request for existing mesh on the fence which is not an acceptable fence material.
Craig Macauley
6 Danby Place
Lot 21, Block 01, Section 06 Village of Creekside Park West

- 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.**
- 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



Covenant Administration Manager for The Woodlands Township