

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 July 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 June 1, 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 two partially installed pickleball courts.
Lootens Place LLC / VillaSport Athletic Club & Spa
4141 Technology Forest Boulevard
Lot 6560 Block 0547 Section 0999 Village of Research Forest
 - B. Consideration and action for the proposed forest preserve reforestation plan.
Latrelles College Park LP / Wendy's
6670 Woodlands Parkway
Lot 0300 Block 0592 Section 0046 Village of Sterling Ridge
 - C. Consideration and action for the proposed addition of a new exit door and concrete path that will require the removal of some vegetation.
ETCL Woodlands LLC/ Emerus Holdings, Inc.
8686 New Trails Drive, Suite 100
Lot 9021 Block 0051 Section 0999 Village of Research Forest
 - D. Variance request for the proposed building sign that exceeds the maximum width allowed.
Regency Centers LP / Restore Hyper Wellness
4747 Research Forest Drive, Suite 415
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - E. Variance request for the proposed reforestation plan that is not presented in a triangular pattern in accordance with the Standards and does include an irrigation plan.
PC College Park LLC
3085 College Park Drive
Lot 9058 Block 0555 Section 0000 Village of College Park
 - F. Consideration and action for the proposed relocation of the entry door and replacement of rooftop HVAC unit.
IMI MSW LLC / Crumbl Cookies

9595 Six Pines Drive, Suite 1075
Lot 7112 Block 0599 Section 0999 Village of Town Center

- G. Consideration and action for conceptually proposed soccer fields and outdoor storage/restroom building.
Covenant United Methodist Church
8555 Creekside Green Drive
Lot 0496 Block 0509 Section 0386 Village of Creekside Park
- H. Consideration and action for the proposed final construction plans for two monument signs that do not include property or tenant name information.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest

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

- 1. Variance request for a conceptually proposed new home construction that will exceed the maximum living area and hard surface allowed.
Jon and Helen Schofield
32 Buttonbush Court
Lot 16, Block 01, Section 17 Village of Grogan's Mill
- 2. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Eloy Chouza
11510 Timberwild Street
Lot 28, Block 02, Section 04 Village of Grogan's Mill
- 3. Variance request for a proposed pool that exceeds the maximum allowed water surface area of the pool.
Christopher S Warren
67 West Canyon Wren Circle
Lot 25 Block 01, Section 13 Village of Creekside Park
- 4. Consideration and action for approval of a proposed driveway replacement.
Sameer Vijay Mohan
110 North Hunters Crossing Circle
Lot 14 Block 02, Section 15 Village of Indian Springs (TWA)
- 5. Variance request for a proposed wrought iron fence that is not an approvable design per the Development Criteria for Section 86 of Alden Bridge.
Suzi Marcuccio
39 Camborn Place
Lot 44 Block 02 Section 86 Village of Alden Bridge
- 6. Variance request for a proposed driveway extension that exceeds the maximum width allowed.
Michael N Landrum
78 South Taylor Point Drive
Lot 34 Block 01 Section 13 Village of Alden Bridge
- 7. Variance request for existing paving that does not respect the side five foot easement.

Javier Zetter Casillas
199 West Black Knight Drive
Lot 38, Block 01, Section 84 Village of Sterling Ridge

8. Variance request for existing lattice with integrated artificial vegetation that screens a generator.
Carel L Dutoit
51 Queenscliff Circle
Lot 35 Block 2, Section 13 Village of Sterling Ridge
9. Request for approval of a home business – Firearms Instructor.
Gerald Hutt
23 Florian Court
Lot 68, Block 01, Section 01 Village of Harper’s Landing in College Park
10. Request for approval for a renewal of a home business – Hair Salon.
Aida Picone
10 Camber Pine Place
Lot 14 Block 01 Section 61 Village of Alden Bridge
11. Request for approval for a renewal of a Short-Term Rental property.
Rodolfo Jacobo Moncada.
3 North Spinning Wheel Circle
Lot 01, Block 01, Section 56 Village of Sterling Ridge
12. Request for approval of a Short-Term Rental property.
Steven & Jennifer Kemmerer
71 Drifting Shadows Circle
Lot 41, Block 02, Section 07 Village of Harper’s Landing College Park
13. Variance request for existing front yard paving that does not respect the side easement, pool deck pavers that do not respect the side and rear easements and the fence exceeds the maximum height allowed.
Larry D Lyons
71 North Crescendo Path Place
Lot 06 Block 01, Section 05 Village of Grogan’s Forest in College Park
14. Variance request for existing permanent seasonal lighting that may create an impact to neighborhood.
Charles Francois Lotz
34 Rymwick Court
Lot 29 Block 01, Section 01 Village of College Park
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Juan Antonio Abreu
84 West Wading Pond Circle
Lot 21, Block 2, Section 8 Village of Creekside Park West
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Antonio E Cancino Chavez
2 Mariscal Place

Lot 24, Block 3, Section 10 Village of Creekside Park

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

Christine L Coffey

11 Thicket Grove Place

Lot 45, Block 1, Section 16 Village of Harper's Landing at College Park

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

Julio C Fernandez

74 North Misty Canyon Place

Lot 71, Block 2, Section 4 Village of Harper's Landing at College 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.

Philip J & Wendy Irizarry

206 South Walden Elms Circle

Lot 15, Block 1, Section 42 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.

Travis Ryan & Stephanie Lennon

23 Venetia Grove Drive

Lot 5, Block 1, Section 41 Village of Creekside Park West

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

Bruno F & Maria G Machado

34 Musgrove Place

Lot 58, Block 1, Section 78 Village of Alden Bridge

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

Zhai Mu & Minghua Li

181 South Hollylaurel Circle

Lot 1, Block 2, Section 16 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.

Austin H & Emily B Simmons

19 Tivoli Garden Court

Lot 42, Block 2, Section 16 Village of Alden Bridge

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

Noel C Sirdashney

49 North Greenvine Circle

Lot 33, Block 3, Section 37 Village of Alden Bridge

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Levi & Monica Sitters
39 East Greywing Circle
Lot 53, Block 3, Section 6 Village of Alden Bridge
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Thomas M & Marina N Tucker
6 Kayak Ridge Drive
Lot 26, Block 1, Section 1 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.
Vallifornia Inc
3 Etude Court
Lot 1, Block 1, Section 44 Village of Sterling Ridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Mustafa Q Yamani & Sabrina Karachiwalla
18 South Altwood Circle
Lot 10, Block 2, Section 23 Village of Indian Springs TWA
29. Request for rehearing regarding the Development Standards Committee action to deny a tree removal, which was reviewed by the full committee and acted on at the meeting of June 1, 2022
Banshi M. Rathi
47 North Arrow Canyon Circle
Lot 44, Block 04, Section 03 Village of Creekside Park
30. Consideration and action to appeal the Residential Design Review Committee decision to Table the tree removal request that does not meet the Standards for removal.
Michael J Warson Living Trust
123 Stockbridge Landing Circle
Lot 05 Block 02 Section 17 Village of Alden Bridge
31. Variance request to allow a commercial vehicle to be parked on the property periodically for one year.
Luis Fernando Majano
30 East Wading Pond Circle
Lot 05 Block 02, Section 08 Village of Creekside Park West
32. Variance request for a proposed walkway that exceeds the maximum width allowed and may not be consistent with the neighborhood character and may not be architecturally compatible.
Sameer Vijay Mohan
110 North Hunters Crossing Circle
Lot 14 Block 02, Section 15 Village of Indian Springs (TWA)
33. Variance request for proposed paving that does not respect the rear 10 foot and side five foot easements.
Hope Dubois
26 Little Falls Place

Lot 30 Block 01, Section 05 Village of Creekside Park

- 34. Variance request for a proposed fence that exceeds the maximum allowed height.
Larry G Eaton Jr.
62 North Spring Trellis Circle
Lot 06 Block 01, Section 20 Village of Indian Springs
- 35. Variance request for proposed paving that exceeds the maximum hard surface area allowed, for a house color change that may not be compatible with the neighborhood character and for a tree removal that does not meet the conditions for tree removal as required by the residential standards
Diane K Seng
415 South Rush Haven Circle
Lot 01 Block 01, Section 08 Village of Indian Springs (TWA)
- 36. Variance request for strand lighting that may have a negative impact on neighboring properties.
Ender J Barillas
23 South Almondell Way
Lot 31 Block 01, Section 98 Village of Sterling Ridge
- 37. Variance request for proposed fence that is lower in height than required and will have the construction side facing out.
Robert J Kortlang
246 West Misty Dawn Drive
Lot 02 Block 02, Section 05 Village of Harper's Landing in College Park
- 38. Variance request for existing paving, pergolas (2) and a putting green that does not respect the easement. Additionally, the paving exceeds the maximum hard surface allowed.
Angela Romano
75 North Rambling Ridge Place
Lot 56 Block 02, Section 04 Village of College Park

- IX. Consideration and action of the revised Standard related to Detached Structures and their height restrictions.**
- X. Consideration and action of future DSC workshop dates and topics.**
- 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.**
- XII. Consideration of items submitted by the Committee or staff, to request the Chairman place on a future workshop or Joint Session Meeting or upcoming Development Standards Committee meeting. Prior final actions of the Development Standards Committee are not considered for placement on a future agenda.**
- XIII. Member Comments**
- XIV. Staff Reports and Comments**
- XV. Adjourn**



A handwritten signature in black ink, appearing to read "Stephanie B. Bero".

Covenant Administration Manager for The Woodlands Township