

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 September 7, 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 July 20, 2022, and August 3, 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 discussion regarding impact of and installation of solar panels.**
Dawn Hanson – **Owner of solar panels.**
7 East Rock Wing Place
Lot 04, Block 02, Section 32 Village of Panther Creek
Charles and Diedre Whitaker – Affected **Neighbor**
9 East Rock Wing Place
Lot 03, Block 02, Section 32 Village of Panther Creek
Jim and Elaine Shannon – Affected **Neighbor**
3 East Rock Wing Place
Lot 05, Block 02, Section 32 Village of Panther Creek
- VIII. **Consideration and action regarding a modification to the approved plans in order to achieve code compliance.**
Richard & Jennifer Borstmayer
82 North Windsail Place
Lot 28, Block 01, Section 33 Village of Panther Creek
- IX. **Variance request for concept approval of a room addition that exceeds the maximum amount of living area allowed per the Development Criteria for Section 36 of Creekside Park West and does not comply with the style and materials required by Development Criteria.**
Meaghan Allgood/Mayne
73 Madrone Terrace Place
Lot 16, Block 01, Section 36 Village of Creekside Park West
- X. **Consideration and action regarding modifications to the hours of operation for new home constructions and major remodels.**
- XI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request for the proposed monument signs renovation, that contain a logo that exceeds the maximum size allowed.

Regency Centers LP / Kroger
4747 Research Forest Drive, Suite 300
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

- B. Variance request for a proposed building sign that does not comply with the criteria for background, border and text colors and exceeds the size allowed for height, width and depth.

AF4 Woodlands LLC / Classy Closets

2319 Timberloch Place, Suite C

Lot 0270 Block 0547 Section 0006 Village of Town Center

- C. Consideration and action for the proposed mailbox installation.

Steele Industries, LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

- D. Variance request for the proposed exterior remodel that includes LED lighting upgrades that exceed the maximum foot candle levels at the property line.

Ventura Car Wash Time

6771 Woodlands Parkway

Lot 0506 Block 0592 Section 0060 Village of Indian Springs

- E. Consideration and action for the proposed exterior remodel including Americans with Disabilities Act paving requirements.

Cigars International

16580 Interstate Highway 45 South

Lot 9406 Block 0390 Section 2000 Village of College Park

- F. Consideration and action for the proposed change to the previously approved paint colors.

Related Affordable Housing / Ridgewood at Panther Creek

4407 S. Panther Creek Drive

Lots 0320 & 0330 Block 0045 Section 0007 Village of Panther Creek

- G. Consideration and action for the proposed change to the previously approved paint colors.

Related Affordable Housing / Pineview at Grogan's Mill

10510 Six Pines Drive

Lot 0202 & 0205 Block 0599 Section 0036 Village of Grogan's Mill

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

1. Variance request for the proposed garage and home additions that were submitted without the required sealed mechanical, electrical, and plumbing plans.

Donald and Susan McCormick

16 Painted Cup Court

Lot 55, Block 01, Section 18 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.

Leonardo Alberto Campo Villaverde

5 Sunbird Court
Lot 40, Block 06, Section 25 Village of Grogan's Mill

3. Variance request for swimming pool that exceeds the maximum water surface area allowed.
Matthew Gruenhagen
98 North Victoriana Circle
Lot 12, Block 03, Section 07 Village of Creekside Park
4. Variance request for an existing pool bath and storage space that was not built as approved and does not respect the side 7.5 foot setback.
INMOBILIARA LSA SA de CV
162 South Thatcher Bend Circle
Lot 01, Block 01, Section 36 Village of Creekside Park
5. Variance request for existing driveway extension that exceeds the maximum width allowed.
Miguel Javier Bremer Wirtig
3 Ivy Castle Ct
Lot 23 Block 03, Section 80 Village of Sterling Ridge
6. Variance request for existing driveway extension that exceeds the maximum width allowed.
Paul E Brown
2 Mulberry Glen Place
Lot 07 Block 01 Section Sec 28 Village of Alden Bridge
7. Variance request for an existing trash cart screen that is not an approvable fence style
George Wilder
119 Natures Song Drive
Lot 01, Block 01, Section 40 Village of Creekside Park West
8. Request for approval for a renewal of a Short Term Rental property.
Spindle Tree Home LLC
142 Spindle Tree Circle
Lot11, Block 1, Section 73 Village of Sterling Ridge
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property
Yan Cao
18 Salado Vista Court
Lot 18, Block 4, Section 89 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.
Carl S DeCarlo & Natalia B Torres
14 Mirror Ridge Drive
Lot 23, Block 1, Section 18 Village of Indian Springs (TWA)
11. 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

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Xue Gao
4 Florentino Vine Place
Lot 12, Block 4, Section 89 Village of Sterling Ridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Benjamin T & Whitney E Jones
10 Lanesend Place
Lot 27, Block 1, Section 23 Village of Indian Springs (TWA)
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
KAM 202 Revocable Trust
38 Prosewood Drive
Lot 28, Block 1, Section 1 Village of Grogan's Forest at 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.
John E Mitchell Jr.
215 Fairwind Trail Court
Lot 22, Block 2, Section 11 Village of Harper's Landing at College Park
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Charles E Payne
71 North Greenvine Circle
Lot 24, Block 3, Section 37 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.
Yuri & Alina Smirnov
23 Beebrush Place
Lot 59, Block 1, Section 13 Village of Creekside 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.
Tatyana Torskaya
19 Taper Glow Place
Lot 18, Block 1, Section 10 Village of Indian Springs (TWA)
19. Variance request for tree removals that do not meet the criteria for removal per the Standards.
Rob Styacich
118 South Regan Mead Circle
Lot 07 Block 03, Section 29 Village of Sterling Ridge
20. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 15 foot setback
Enrique Villarreal
27 Clearview Terrace Place
Lot 07, Block 01, Section 42 Village of Creekside Park West

21. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 20 foot setback.
George Turosik
76 Twin Ponds Place
Lot 04, Block 02, Section 10 Village of Creekside Park
22. Variance request for a proposed patio cover with summer kitchen and fireplace that exceed the maximum height allowed and may have negative neighbor impact
Bryan Dillon
64 Winter Sunrise Circle
Lot 18, Block 02, Section 38 Village of Creekside Park West
23. Variance request for a proposed patio cover with plans that are stamped by a Civil Engineer which does not comply with the Standards.
Jose Luis Camarillo
3 Valcourt Place
Lot 13 Block 2, Section 3 Village of Sterling Ridge

XIII. Consideration and action regarding the Residential Development Standards.

XIV. Status report of the conditions set forth by the Development Standards Committee at their meeting of June 2, 2021, at 23 Thundercloud.

XV. Consideration and action of future dates of the Development Standards Committee meetings and Joint meetings of the Development Standards Committee and Residential Design Review Committees.

XVI. 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.

XVII. Consideration of items for placement on a future workshop or Joint Session Meeting. Prior final actions of the Development Standards Committee are not considered for placement on a future agenda.

XVIII. DSC Member Comments

XIX. Staff Reports and Comments

XX. Adjourn



Covenant Administration Manager
for The Woodlands Township