

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 21, 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
September 21, 2022, 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.**
- III. Consideration and action regarding the minutes of the meeting of August 17th, 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 of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
 - T1. 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
- VIII. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action for the proposed installation of televisions and planters on the existing patio areas.**

21 Waterway Holdings LLC / The Goose's Acre Pub & Irish Bistro
21 Waterway Avenue, Suite 140
Lot 2629 Block 0599 Section 0999 Village of Town Center
 - B. Variance request for the proposed modifications to the existing school monument sign that includes more than one background color, a website, the full street address, and a logo that is not trademarked.**

Diocese of Galveston / St. Anthony of Padua Catholic School
7801/7901 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
 - C. Consideration and action to amend the previously approved plans regarding the exterior remodel and height of the parapet.**

A & C Woodlands Project LLC
2626 Research Forest Drive
Lot 8110 Block 0547 Section 0000 Village of Research Forest

- D. Consideration and action for the recently installed fire door in order to comply with the County Fire Marshall requirements.
A & C Woodlands Project LLC / Dosey Doe
2626 Research Forest Drive, Suite B
Lot 8110 Block 0547 Section 0000 Village of Research Forest
- E. Consideration and action to amend the Memorandum of Agreement extending the amount of time the portable buildings are allowed to remain at the church campus.
The Crossing Church
6265 Shadowbend Place
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- F. Variance request for the proposed monument signs that contain a Logo that is not registered and exceeds the maximum size allowed, has multiple background colors and includes the street address numbers on the sign that is not located on the street address.
The Crossing Church
6265 Shadowbend Place
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- G. Consideration and action for the existing parcel drop boxes.
Simmons Bank
16610 Interstate 45 S
Lot 9047 Block 0390 Section 2000 Village of College Park
- H. Consideration and action to amend the conditions of approval regarding the requirement to relocate a tree.
Technology Forest Partners LP / Pinch A Penny Pool & Spa
4223 Research Forest Drive, Suite 350
Lot 6568 Block 0547 Section 0999 Village of Research Forest
- I. Consideration and action for the existing monument sign panels.
Steele Industries, LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
- J. Variance request for a proposed sign package that includes a lightbox pricing sign at the car wash drive through entrance and the permanent use of two banners that advertise services provided within the business.
Ventura Car Wash
6771 Woodlands Parkway
Lot 0506 Block 0592 Section 0060 Village of Indian Springs
- K. Consideration and action for the proposed color change.
CSHV Woodlands LP / Cinemark
1600 Lake Robbins Drive
Lot 2600 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action to amend the Memorandum of Agreement extending the amount of time the portable buildings with integrated awnings are allowed to remain at the church campus.
The Woodlands Methodist Church / The Woodlands Methodist School
2200 Lake Woodlands Drive/9201 Grogan's Mill Road
Lot 8650 Block 0547 Section 0999 Village of Research Forest
Lot 0650 Block 0599 Section 0999 Village of Research Forest

- M. Consideration and action for the proposed building sign.
The Plazas at Alden Bridge LTD / Intra V Vitamin Infusions
7901 Research Forest Drive, Suite 200
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
- N. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
AF4 Woodlands LLC / Grappler's Lab
9391 Grogan's Mill Road, Suite B12
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- O. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
AF4 Woodlands LLC
2407 Timberloch Place, Suite G
Lot 0280 Block 0547 Section 0006 Village of Research Forest
- P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Walmart
3040 College Park Drive
Lot 9007 Block 0555 Section 0000 Village of College Park
- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Grogan's Mill Retail Center GP LLC
2250 Buckthorne Place
Lot 0850 Block 0547 Section 0006 Village of Grogan's Mill

IX. Consideration and Action of the Woodlands Community Association Residential Items, Applications and Covenant Violations.

- 1. Variance request to accept the mechanical, electrical, and plumbing plans sealed by an electrical and computer engineer.
Donald and Susan McCormick
16 Painted Cup Court
Lot 55, Block 01, Section 18 Village of Grogan's Mill
- 2. Consideration and action to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 37, to increase the maximum amount of living area allowed, accommodating proposed room additions and remodel.
Victor Rodriguez
2 Purple Martin Place
Lot 21, Block 01, Section 37 Village of Cochran's Crossing
- 3. Variance request for a conceptually proposed remodel and garage addition that will cause the living area to exceed the maximum amount allowed and require amending the Initial Land Use Designation.
Victor Rodriguez
2 Purple Martin Place
Lot 21, Block 01, Section 37 Village of Cochran's Crossing

4. Variance request for a proposed detached patio cover and integrated improvements that will encroach past the forty-foot rear building setback line.
Brandi & Dani Watterson
83 Hollymead Drive
Lot 10, Block 01, Section 09 Village of Cochran's Crossing
5. Variance request for a proposed pool bath that will encroach the forty-foot rear building setback line.
Brandi & Dani Watterson
83 Hollymead Drive
Lot 10, Block 01, Section 09 Village of Cochran's Crossing
6. Consideration and action for a home business.
Hui Wang
277 E Golden Arrow Circle
Lot 17, Block 01, Section 18 Village of Cochran's Crossing
7. Request by The Cohens' at 18 Petalcup Place to appeal an approved good neighbor fence design at 19 Bayginger Place.
Glenn Brown (applicant of the fence)
19 Bayginger Place
Lot 13, Block 03, Section 23 Village of Cochran's Crossing
Barry and Lisa Cohen (Neighbor requesting the appeal)
18 Petalcup Place
Lot 22, Block 03, Section 23 Village of Cochran's Crossing
8. Variance request for the existing exterior permanent programable lighting that was considered to create an unreasonable or disproportionate impact to adjacent properties when viewed and acted upon by the Grogan's Mill Residential Design Review Committee.
Janeen Osina
125 Grogan's Point
Lot 07, Block 01, Section 49 Village of Grogan's Mill
9. Variance request for an existing fence that was built with sections of the construction side members facing outward from the property.
Daniel Powell
242 Sandpebble Drive
Lot 06, Block 07, Section 01 Village of Indian Springs
10. Variance request for the existing portions of the fence that exceed the maximum height allowed and are built with the construction side members facing outward from the property.
Ronald J Russell
11512 Timberwild Street
Lot 29, Block 02, Section 04 Village of Grogan's Mill
11. Variance request for a recently replaced driveway that exceeds the maximum width allowed, encroaches the side easement and includes a new border that exceeds the maximum width allowed.
Ronald J Russell
11512 Timberwild Street
Lot 29, Block 02, Section 04 Village of Grogan's Mill

12. Variance request to appeal the staff conditions regarding trees that were not approved for removal.
Ken & Marina Musante
6 Windmeadow Place
Lot 34, Block 01, Section 20 Village of Cochran's Crossing
13. Variance request for an existing tree removal.
Frederick Register
26 Thorn Berry Pl
Lot 17, Block 01, Section 04 Village of Indian Springs
14. Variance request for a proposed detached patio cover with fireplace and summer kitchen that would encroach the rear twenty-five-foot setback.
Yong Choi
22 Highland Circle
Lot 05, Block 03, Section 28 Village of Panther Creek
15. Variance request for a proposed rear patio cover with fireplace and summer kitchen that would encroach into the rear twenty-five-foot setback.
Annette Kuntz
15 Atrium Woods Ct
Lot 75, Block 01, Section 35 Village of Panther Creek
16. Consideration and action to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 30, to increase the maximum amount of living area allowed, accommodating proposed room additions.
James Haskell
80 Rocking Pine Place
Lot 37, Block 01, Section 30 Village of Cochran's Crossing
17. Variance request for a proposed game room and storage spaces that will cause the living area to exceed the maximum amount allowed and require an amendment to the Initial Land Use Designation.
James Haskell
80 Rocking Pine Place
Lot 37, Block 01, Section 30 Village of Cochran's Crossing
18. Variance request for a proposed fence that would exceed the maximum height allowed and be constructed with the unfinished side visible through the wrought iron fence.
Edna Klagmann Chanin
106 W Racing Cloud Court
Lot 33, Block 01, Section 46 Village of Panther Creek
19. Consideration and action regarding benches in cul-de-sac island in the street right-of-way.
Joseph McClellan
6 Purple Martin Place
Lot 20, Block 01, Section 37 Village of Cochran's Crossing
20. Consideration and action regarding a Short-Term Rental renewal.
Antonio Orozco
5 Sandlily
Lot 03, Block 1, Section 13 Village of Grogan's Mill
21. Consideration and action regarding a Short-Term Rental renewal.
Elaine Jennifer Watson
1502 East Red Cedar Circle
Lot 39, Block 1, Section 10 Village of Grogan's Mill

22. Consideration and action regarding a Short-Term Rental.
Robert Monroe
42 Lyric Arbor Court
Lot 14, Block 01, Section 38 Village of Cochran's Crossing
 23. Consideration and action regarding a Short-Term Rental.
Phillip Gottstein
5 Warbler Place
Lot 50, Block 01, Section 07 Village of Cochran's Crossing
 24. Consideration and action for a proposed home business.
Marco Cazares
91 W Lakemist Circle
Lot 03, Block 02, Section 20 Village of Cochran's Crossing
 25. Consideration and action to amend the Neighborhood Criteria for Grogan's Mill Section 42 to allow for varying fence styles in accordance with the Residential Development Standards.
Grogan's Mill Section 42
 26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Charles Simms Jr
10904 Loggers Luck Pl
Lot 23, Block 02, Section 02 Village of Grogan's Mill
- X. **Consideration and action regarding the Residential Development Standards.**
 - 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 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.**
 - XIII. **Member Comments**
 - XIV. **Staff Comments and Reports**
 - XV. **Adjourn**





 Covenant Administration Manager For The Woodlands Township