

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 October 5, 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 September 7, 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 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 of the Commercial Applications and Covenant Violations.**
 - A. Variance request for a proposed sign package that includes final plans for a directional sign and a banner announcing the new business that exceeds the maximum size and display time allowed and is to be attached to a fence; and a variance request for existing reserved parking signs that do not meet the newly adopted standard.
Regent Care Center / VITAS Healthcare
10450 Gosling Road
Lot 0100 Block 0163 Section 0040 Village of Panther Creek
 - B. Consideration and action for the proposed installation of a temporary mobile CT scan trailer and parking signs.
Northex LLC / Memorial Hermann 24 Hour Emergency Care
9950 Woodlands Parkway, Suite 1
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
 - C. Consideration and action for proposed pool area upgrades and landscaping.
BL R Owner LLC / The Woodlands Resort
2301 N Millbend Drive
Lot 0442 Block 0547 Section 0006 Village of Grogan's Mill

- D. Consideration and action for the proposed modifications to the approved plans to include gutters, drainage and paving changes.
Cigars International
16580 Interstate Highway 45 South
Lot 9406 Block 0390 Section 2000 Village of College Park
- E. Consideration and action for the proposed landscape plan.
Cigars International
16580 Interstate Highway 45 South
Lot 9406 Block 0390 Section 2000 Village of College Park
- F. Variance request for the proposed parking lot expansion that will encroach into the forest preserve, will require tree removals and exceeds to maximum hard surface coverage allowed.
HSRE Pinemed MOB LP
1111 Medical Plaza Drive
Lot 4300 Block 0599 Section 0999 Village of Research Forest
- G. Consideration and action for the proposed final plans 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
- H. Variance request for the proposed sign package that includes a building sign that has a raceway and return colors that do not comply with the Standards; and a blade sign that does comply with shopping center sign criteria for height, thickness, letter color and background color.
Regency Centers LP / Leslie's Pool Service
4747 Research Forest Drive, Suite 400
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- I. Variance request for the proposed sign package that includes two building signs and also two blade signs that are not oriented in accordance with the shopping center criteria.
US Regency Alden Bridge LLC / Nails of America
8000 Research Forest Drive, Suite 310
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- J. Variance request for the proposed parking lot lighting that exceeds the maximum foot candle levels allowed at the property line.
Woodlands Sarofim #1 LTD
9186 Six Pines Drive
Lot 1310 Block 0350 Section 0999 Village of Research Forest
- K. Variance request for a proposed building sign that does not comply with the shopping center criteria regarding size, spacing and color.
Regency Centers LP / Panther Creek Pet Clinic
4775 W. Panther Creek Drive, Suite 345
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- L. Variance request for the proposed building sign that contains a Logo that is not registered and a business clarifier that is not part of the registered name.
AF4 Woodlands LLC / Rosen's Inc. Quality Agricultural Products
2408 Timberloch Place, B-11
Lot 0320 Block 0547 Section 0006 Village of Town Center
- M. Consideration and action for the proposed temporary security fencing.
Niko Niko's
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest

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

- 1. Variance request to appeal staff conditions regarding proposed porte-cochere that will encroach past the right side setback.
Donald Kyle
103 East Shadowpoint Circle
Lot 28, Block 05, Section 08 Village of Cochran's Crossing
- 2. Variance request for the proposed above ground spa and pergola that do not respect the 10 foot rear easement.
David Ekes
14 Overland Heath Drive
Lot 06, Block 03, Section 18 Village of Creekside Park West
- 3. Variance request for a proposed fence that is not an approvable height or style per the Development Criteria for Section 74 Sterling Ridge.
Christopher Luke Bremer
54 Panterra Way
Lot 43 Block 01, Section 74 Village of Sterling Ridge
- 4. Variance request for a proposed fence that is not an approvable height or style per the Development Criteria for Section 74 Sterling Ridge.
Shaun Doerrfeld
54 West Montfair Blvd
Lot 07 Block 03, Section 74 Village of Sterling Ridge
- 5. Variance request for existing stairs with wood decking for an above ground pool with no sealed plans.
Natalia Iliina
2 Little Falls Place
Lot 36, Block 01, Section 05 Village of Creekside Park West
- 6. Variance request for existing driveway borders that exceeds the maximum width allowed.
Robert B McDevitt
99 South Vesper Bend Circle
Lot 23 Block 02, Section 30- Village of Sterling Ridge
- 7. Request for approval for a renewal of a Short Term Rental property.
Benjamin Kimla
38 Wood Drake Place
Lot 60, Block 01, Section 04 Village of Creekside Park West

8. Request for approval for a renewal of a Short Term Rental property.
Asaf Ianco
43 West Knightsbridge Drive
Lot 14, Block 02, Section 02 Village of Harpers Landing
9. Request for approval for a renewal of a Short Term Rental property.
Jesus Orlando Padilla Benitez
75 East Stedhill Loop
Lot 24, Block 02, Section 99 Village of Alden Bridge
10. Request for approval for a renewal of a Short Term Rental property.
AYJR LLC / Rodrigo Alvarez
155 Black Swan Place
Lot 14, Block 03, Section 97 Village of Sterling Ridge
11. Request for approval of a renewal of a Home Business – Licensed Firearm dealer
Rodney C. Thomas
2 Cane Mill Place
Lot 20 Block 03 Section 13 Village of Alden Bridge
12. Variance request for an existing fence that exceeds the maximum height allowed.
Daniel D Cronin
23 Majolica Place
Lot 20 Block 02, Section 49 Village of Sterling Ridge
13. Variance request for existing paving (driveway borders, side lot walkway, and brick pavers in rear yard) that exceed the maximum percent coverage of hard surface area allowed on the lot.
Louis P DeGrazia
122 East Sundance Circle
Lot 01 Block 04 Section 59 Village of Alden Bridge
14. Variance request for proposed above ground Spa that would encroach the rear ten-foot easement
William Bohan
103 East Trace Creek Drive
Lot 14, Block 03, Section 03 Village of Indian Springs
15. Variance request for existing pergola that would encroach the rear ten-foot easement
William Bohan
103 East Trace Creek Drive
Lot 14, Block 03, Section 03 Village of Indian Springs
16. Variance request for an existing pool and deck and a proposed pool deck extension that encroaches the five-foot side and ten-foot rear easements
Tina Murphy
50 West Trace Creek Drive
Lot 14, Block 02, Section 03 Village of Indian Springs
17. 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

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

Jose Daniel Krauss Besnier

82 Winter Sunrise Circle

Lot 14, Block 2, Section 38 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.

Mario Dagoberto & Amanda Lee Cruz

44 Venetia Grove Drive

Lot 7, Block 3, Section 41 Village of Creekside Park West

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

Christopher Davis

10 Larchfield Court

Lot 6, Block 3, Section 3 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.

Zachary G & Kristen A Field

11 Whitbarrow Place

Lot 3, Block 1, Section 28 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.

Courtney Michelle Holland

219 South Walden Elms Circle

Lot 5, Block 2, Section 42 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.

Ahmed M Ismail

67 North Star Ridge Circle

Lot 11, Block 3, Section 51 Village of Sterling Ridge

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

George Iusco

70 South Longsford Circle

Lot 13, Block 1, Section 12 Village of Sterling Ridge

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

Dennis Charles & Monica Mezzatesta

47 Quillwood Place

Lot 4, Block 1, Section 93 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.
MOMAC Revocable Trust
6 Hope Valley Place
Lot 14, Block 3, Section 21 Village of Indian Springs (TWA)
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ruth Ramos
78 North Star Ridge Circle
Lot 29, Block 2, Section 51 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.
Marco A Salazar
15 Serenade Pines Place
Lot 11, Block 1, Section 27 Village of Sterling Ridge
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ramez Shokeir
3 Gateshead Place
Lot 43, Block 1, Section 15 Village of Sterling Ridge
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hector Amando Suarez & Monica De Los Rios
11 Mulberry Glen Place
Lot 11, Block 1, Section 28 Village of Alden Bridge
31. Consideration and Action regarding an appeal of an outstanding violation of the Covenants and Standards for animals being kept and maintained on the property.
Bonnie Sims
74 S Plum Crest Circle
Lot 21, Block 1, Section 64 Village of Alden Bridge
32. Variance request for a proposed generator that may have a negative neighbor impact.
Daniel Kashin
159 Hullwood Court
Lot 10R, Block 01, Section 02 Village of Creekside Park
33. Variance request for a proposed sport court that will not be located 15 feet from the rear property line and will require tree removal and will have a light that exceeds the maximum height allowed.
Gretchen Sheirr
63 Heritage Hill Circle
Lot 27, Block 01, Section 14 Village of Indian Springs (TWA)
34. Variance request for removal of trees that do not meet the Standards for removal.
Piper's Green Town Home Association
0 Pipers Green
Lot 00 Block 00 Section 100 Village of Alden Bridge
35. Variance request for an existing fence stain that is not an approvable color.

Mostofa Saadi
26 Winter Thicket Place
Lot 30, Block 01, Section 28 Village of Creekside Park West

36. Variance request for an existing fence that changed the face orientation of the construction side of the fence to the adjoining neighbor without written consent.

Stephen D. Schmitt
87 South Downy Willow Circle
Lot 22 Block 01 Section 60 Village of Alden Bridge

37. 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

X. Consideration and action regarding the amendment of the Neighborhood Criteria of Alden Bridge Section 35 and 55 Cottage Green concerning address numbers.

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. DSC Member Comments

XIV. Staff Reports and Comments

XV. Adjourn



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

Covenant Administration Manager
for The Woodlands Township