

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 February 15th, 2023, 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
February 15th, 2023, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

- I. **Welcome/Call Meeting to Order.**
- II. **Pledge of Allegiance.**
- III. **Receive, consider and act upon adoption of the meeting agenda.**
- IV. **Public Comment.**
- V. **Consideration and action regarding the minutes of the meeting of January 18th, 2023.**
- VI. **Consideration and Action of items recommended for Summary Action.**
- VII. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VIII. **Reconvene in Public Session.**
- IX. **Consideration and action to update the committee regarding the status of the property and ongoing legal action for compliance with the Covenant and Standards at the property.**
VWW Property Corp / The Village at The Woodlands Waterway
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center
- X. **Consideration and Action of The Woodlands Association (TWA) Residential Items, Applications and Covenant Violations.**
 - T1. Rehearing regarding the Development Standards Committee's decision to deny the appeal of the Residential Design Review Committee's decision and require the shed to be removed from the easement or the property.
Jonathan B Lynn
146 South Hollylaurel Circle
Lot 19 Block 01 Section Sec 16 Village of Alden Bridge
 - T2. Variance request for a second story room addition that does not respect the 13 foot side setbacks.
Samuel Lloyd Burk
107 Crimson Ridge Court
Lot 06, Block 01, Section 15 Village of Indian Springs (TWA)
- XI. **Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Variance request for the proposed chain link safety fence that is partially located in the forest preserve.
Congregation Beth Shalom of The Woodlands
5125 Shadowbend Place
Lot 0290 Block 0163 Section 0047 Village of Cochran's Crossing

- B. Consideration and action for the proposed exterior modifications to include two fenced in areas with added landscaping vegetation.
Black Forest Woodlands Holdings LLC / True Animal Vet
4524 Research Forest Drive
Lot 6010 Block 0051 Section 0999 Village of Research Forest
- C. Consideration and action for the existing exterior modifications to include façade color and material change, an outdoor canopy cover and a patio and a construction staging area.
IMI Market Street LLC / Bosscat Kitchen
9595 Six Pines Drive, Suite 250
Lot 7111 Block 0599 Section 0999 Village of Town Center
- D. Consideration and action to amend the Development Standards Committee's conditions of approval requiring a patio screen wall.
Technology Forest Partners LP / Local Table
4223 Research Forest Drive, Suite 800
Lot 6568 Block 0547 Section 0999 Village of Research Forest
- E. Consideration and action to amend the action of the Development Standards Committee regarding the directional sign package.
The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 0500 Block 0599 Section 0006 Village of Grogan's Mill
- F. Consideration and action for the proposed replacement of a portion of the existing fence which includes the removal of two trees.
Richard & Rhonna Endres Family Partnership LTD & Marnitz Family Partnership LTD / The Shoppes on Sawdust
1440 South Sawdust Road
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
- G. Variance request for the proposed installation of vinyl film in the drive through windows that includes graphics that advertise services provided.
Wells Fargo Bank Texas NA
9901 Woodlands Parkway
Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge
- H. Variance request for the proposed installation of vinyl film in the drive through windows that includes graphics that advertise services provided.
Indian Springs at Woodlands LTD / Wells Fargo
6621 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- I. Variance request for the proposed installation of vinyl film in the drive through windows that includes graphics that advertise services provided.
Wells Fargo Bank Texas NA
7801 Research Forest Drive
Lot 0940 Block 0257 Section 0047 Village of Alden Bridge

- J. Variance request for the proposed installation of vinyl film in the drive through windows that includes graphics that advertise services provided.
Wells Fargo Bank - 92594 / Wells Fargo Bank
4880 West Panther Creek Drive
Lot 0325 Block 0045 Section 0040 Village of Panther Creek
- K. Variance request for the proposed building sign that exceeds the maximum height and logo size allowed.
Regency Centers LP / Kroger
4747 Research Forest Drive, Suite 300
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- L. Consideration and action for the existing ATM kiosk canopy, signs and protective barrier.
Amegy Bank
10101 Grogan's Mill Road
Lot 0285 Block 0547 Section 0006 Village of Grogan's Mill
- M. Variance request for the existing monument sign panel that contains a logo that is not registered.
Alden Heights Place LLC / Body Benefits Medspa
4840 West Panther Creek Drive, Suite 100
Lot 0310 Block 0045 Section 0040 Village of Panther Creek
- N. Variance request for the proposed monument signs that do not match the building sign, do not have a registered logo and include uneven panel sizes.
Wash Depot XXV, INC. / Sparkling Image
4420 South Panther Creek Pines
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- O. Variance request for a proposed building sign that does not match the monument sign and contains a logo that is not registered.
Wash Depot XXV, INC. / Sparkling Image
4420 South Panther Creek Pines
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Regency Centers LP / Torchy's Tacos
4747 Research Forest, Suite 475
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

XII. Consideration and Action of The Woodlands Community Association (WCA) Residential Items, Applications and Covenant Violations.

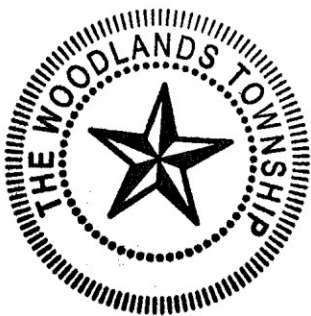
- 1. Variance request for the proposed concept new home construction resubmission that will exceed the maximum hard surface area and living area allowed and includes an attached patio cover that will be located beyond the 25' rear building setback.
DOB Inc
112 S Timber Top Drive
Lot 06, Block 01, Section 15 Village of Grogan's Mill

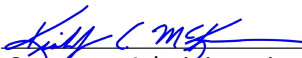
2. Variance request for the proposed concept new home construction resubmission that will exceed the maximum living area and hard surface area allowed and includes a patio cover and summer kitchen that will encroach into the twenty foot rear setback.
On Board Corporation
51 Huntsman's Horn Circle
Lot 24, Block 01, Section 35 Village of Grogan's Mill
3. Variance request for the proposed concept new home construction that will encroach into the seven-foot side setback and exceed the maximum living area and hard surface area allowed.
Cornerstone Construction LLC
17 Huntsman's Horn Circle
Lot 08, Block 01, Section 35 Village of Grogan's Mill
4. Variance request for a proposed addition that includes a garage and second story living area, that will exceed the maximum hard surface area allowed and encroaches into the fifteen foot side setback and includes a garage that is detached from the dwelling.
Katherine and Johan K. Wallgren
40 Watertree Court
Lot 13, Block 03, Section 44 Village of Grogan's Mill
5. Variance request for a concept room addition that was not considered to be architecturally compatible with the character of the neighborhood when acted upon by the Cochran's Crossing Residential Design Review Committee.
Ebrahim Karan
179 Sylvan Forest Drive
Lot 30, Block 03, Section 10 Village of Cochran's Crossing
6. Variance request for a proposed detached patio cover with fireplace that will encroach into the twenty five foot rear setback and was considered may cause an impact to adjacent properties when acted upon by the Residential Design Review Committee.
Bryan M Picket
30 Hillside View Place
Lot 29, Block 02, Section 30 Village of Cochran's Crossing
7. Variance request for a conceptually proposed circular driveway that will exceed the maximum width and hard surface area allowed and is proposed on a lot that is less than 85 feet wide at the front property line.
Joe Havrilla
5 Cedarwing Lane
Lot 17, Block 01, Section 32 Village of Grogan's Mill
8. Variance request for the conceptually proposed garage addition that will encroach into the ten foot side setback.
Joe Havrilla
5 Cedarwing Lane
Lot 17, Block 01, Section 32 Village of Grogan's Mill
9. Variance request to remove a tree that does not meet the criteria for removal, as defined in the Residential Development Standards.
Kevin & Catherine Olson
152 W. Amberglow Circle
Lot 02, Block 02, Section 26 Village of Cochran's Crossing

10. Variance request for the existing detached storage building that is not screened by a solid fence or evergreen vegetation.
Chiddimma Christine Amagwula
2603 Rosewood Pl
Lot 20, Block 03, Section 03 Village of Grogan's Mill
11. Consideration and action to hear a variance request on a property that is currently on notice for violations of the Covenants and Standards.
Nicholas & Sara Dillard
58 Driftoak Circle
Lot 10, Block 02, Section 40 Village of Cochran's Crossing
12. Variance request for a concept patio cover, summer kitchen and fireplace that encroaches into the twenty-five foot rear setback.
Nicholas & Sara Dillard
58 Driftoak Circle
Lot 10, Block 02, Section 40 Village of Cochran's Crossing
13. Consideration and action for a partial replat of Section 44 of Grogan's Mill.
Timothy and Tamara Griep
Section 44 Village of Grogan's Mill
14. Variance request for the proposed rear yard gazebo and related summer kitchen that will encroach into the twenty five foot rear building setback.
Scott Mitchell
23 Fernglen Drive
Lot 05, Block 03, Section 40 Village of Grogan's Mill
15. Variance request for the proposed privacy structure that was not found to be architecturally compatible with the home and neighborhood when acted upon by the Grogan's Mill Residential Design Review Committee.
Scott Mitchell
23 Fernglen Drive
Lot 05, Block 03, Section 40 Village of Grogan's Mill
16. Variance request for the proposed gazebo with related summer kitchen and fireplace that would encroach into the rear forty foot rear setback.
John Lofton
26 Windward Court
Lot 17, Block 01, Section 42 Village of Panther Creek
17. Variance request for the proposed attached patio cover that encroaches the ten foot side setback.
James & Maryland Edwards Fam Trust
18 Fairtide Court
Lot 34, Block 01, Section 01 Village of Panther Creek
18. Variance request for the existing fence that exceeds the maximum height allowed.
John Jacobson
2 Alder Place
Lot 10, Block 02, Section 05 Village of Grogan's Mill

19. Variance request for the existing front door and garage screens that were not considered to be architecturally compatible with the dwelling and not in good repair when reviewed and acted upon by the Grogan's Mill Residential Design Review Committee.
Ken Scheller
3 Roseling Road
Lot 02, Block 03, Section 13 Village of Grogan's Mill
20. Consideration and action regarding a Short-Term Rental.
Krystal Hinerman
9 Pineash Ct
Lot 21, Block 01, Section 02 Village of Panther Creek
21. Consideration and action regarding a Short-Term Rental renewal.
Amy Rogers
6 Crested Cloud Ct
Lot 16, Block 01, Section 15 Village of Grogan's Mill
22. Consideration and action regarding a Short-Term Rental renewal.
Bart Peterson
7 Raindream Place
Lot 57, Block 1, Section 15 Village of Cochran's Crossing
23. Consideration and action regarding a Short-Term Rental renewal.
Daniel & Sandra Steward
76 E Lakeridge Drive
Lot 15, Block 1, Section 03 Village of Cochran's Crossing

- XIII. **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.**
- XIV. **Committee Member Comments**
- XV. **Staff Comments and Reports**
- XVI. **Adjourn**




 Covenant Administration Manager
 For The Woodlands Township