

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 April 19th, 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

April 19th, 2023, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

- I. Welcome.**
- II. Pledge of Allegiance.**
- III. Call Meeting to Order.**
- IV. Receive, consider and act upon adoption of the meeting agenda.**
- V. Public Comment.**
- VI. Consideration and action regarding the minutes of the meeting of March 15th, 2023.**
- VII. Consideration and Action of items recommended for Summary Action.**
- VIII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- IX. Reconvene in Public Session.**
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action for the proposed conceptual plans for a building addition.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
 - B. Variance request for the proposed parking lot redesign that includes the addition of parking spaces that do not meet the minimum width and landscape island requirements and requires the removal of trees.
The Woodlands Bible Church
995 Pinyon Pine Drive
Lot 0251 Block 0765 Section 0007 Village of Panther Creek
 - C. Variance request for the proposed monument sign that contains the full street address and a logo that is not registered.
Christ Church Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing
 - D. Variance request for the proposed concept site modifications that include encroachment into the forest preserve to accommodate the addition of a dedicated outdoor patient exercise space.
Sabra Texas Holdings LP / Nexus Children's Hospital
9182 Six Pines Drive
Lot 1300 Block 0350 Section 0999 Village of Town Center
 - E. 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

- F. Variance request for the proposed building remodel that includes paint colors that do not comply with the shopping center criteria and parking lot modifications that includes numbers painted on the pavement.
Centro NP Holdings 12 SPE LLC / Tesla
9420 College Park Drive, Suite 1
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- G. Consideration and action for the existing shoe racks and benches.
KM Marcel Crossing II LLC / Master Hong's World Champion Taekwondo
8000 McBeth Way, Suite 150
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- H. Variance request for an existing a-frame sign that advertises the business.
KM Marcel Crossing II LLC / Farmers Insurance
8000 McBeth Way, Suite 140
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- I. Variance request for two existing temporary banners that exceed the maximum time allowed for display; one banner exceeds the maximum number of letter colors allowed and one banner does not contain a neutral background color.
GRI Woodlands Crossing LLC / GoHealth Urgent Care
10868 Kuykendahl Road, Suite E
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- J. Variance request for the sign package that includes three business names; the building sign does not include a raceway or approved return color in accordance with the criteria and the monument panel background color does not match the approved sign criteria.
GRI Woodlands Crossing LLC / GoHealth Urgent Care
10868 Kuykendahl Road, Suite E
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- K. Variance request for the proposed building sign that does not comply with the shopping center criteria; sign exceeds the maximum width allowed, does not meet the minimum height requirement for a single line of copy or space between the lines and has black returns.
Talents LLC / Eon Smarter Body Contouring
9955 Woodlands Parkway, Suite G
Lot 0625 Block 0078 Section 0046 Village of Sterling Ridge
- L. Variance request for the existing monument sign panels that do not match the registered business names.
KPP II LLC
10857 Kuykendahl Road
Lot 0554 Block 0592 Section 0060 Village of Indian Springs
- M. Variance request for the proposed building sign that does not comply with the shopping center criteria for sign material, letter color and spacing and contains a logo that is not registered.
Regency Centers LP / Brooklyn Cafe
4775 W. Panther Creek Drive, Suite 255
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- N. Consideration and action for the existing mid-growth clearing of portions of the forest preserve.
Pine Creek Ranch Apartments
3600 College Park Drive
Lot 9407 Block 0388 Section 0067 Village of College Park
- O. Variance request for the existing linen shed and grease trap that are visible to the public.
REG8 Sterling Ridge LLC / Uptown Asian Fusion
6700 Woodlands Parkway, Suite 250
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- P. Consideration and action for the proposed building sign and monument sign panel modifications.
Sterling Ridge Development II LP / Shoreline Surgical Center
6701 Lake Woodlands Drive, Suite 175
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge

XI. Consideration and Action of the Residential Items, Applications and Covenant Violations.

- 1. Request for approval for renewal of a Short Term Rental property.
Liah Ann Olson
18 Dovewing Place
Lot 21, Block 01, Section 21 Village of Alden Bridge
- 2. Consideration and action of an appeal from 2 Leeward Cove Dr appealing the Residential Design Review Committee's action to approve the swimming pool at 38 Wood Cove Dr.
Neighbor Appealing
R.F. (Buster) Muggley, Jr.
2 Leeward Cove Dr
Lot 01, Block 01, Section 24 Village of Panther Creek
Homeowner of pool
Diego Alberto Junca Rivera
38 Wood Cove Dr
Lot 15, Block 01, Section 24 Village of Panther Creek
- 3. Consideration and action of an appeal request from an adjacent property owner of 56 Buttonbush appealing the approval of a wrought iron fence and gate in the front yard.
Myers -neighbor appealing fence permit
56 Buttonbush Court
Lot 22, Block 01, Section 17 Village of Grogan's Mill
Revelino -Owner of Fence Permit
9 Maystar Court
Lot 41, Block 01, Section 17 Village of Grogan's Mill
- 4. Request for a rehearing concerning the conditions of approval that require the owner to plant and maintain vegetation between the patio cover and fence.
Luke Walter Mace
118 Meadowspring Circle
Lot 09, Block 01, Section 33 Village of Cochran's Crossing

5. Variance request for a proposed major remodel that includes two patio covers and stone wall planters that exceed the maximum living area allowed.
Texas Lakeside Properties, LLC
18 North Shoreline Point Drive
Lot 43, Block 01, Section 33 Village of Panther Creek
6. Variance request for an existing fence that was built construction side out facing outward from the lot without the advanced written consent of the adjacent neighbor and is visible from an adjacent property.
Glenn Robert Brown
19 Bayginger Place
Lot 13, Block 03, Section 23 Village of Cochran's Crossing
7. Variance request for the existing wooden fence that was built construction side facing outward from the lot without the advanced written consent of the adjacent neighbor and is visible from an adjacent property.
Mandeep Singh
6 Leisure Lane
Lot 02, Block 01, Section 01 Village of Millbend Village, Grogan's Mill
8. Variance request for the existing privacy structure that is located in the side easement, has a corrugated plastic roof material, and is not integrated into the architectural design of the dwelling.
Mandeep Singh
6 Leisure Lane
Lot 02, Block 01, Section 01 Village of Millbend Village, Grogan's Mill
9. Consideration and action regarding previously approved legal action for violations on the home.
Andrew Salmon
111 W. Copper Sage Circle
Lot 49, Block 01, Section 12 Village of Cochran's Crossing
10. Variance request for the proposed room addition plans that were sealed by a civil engineer.
Alexander Velez
2410 Box Oak Place
Lot 26, Block 06, Section 03 Village of Grogan's Mill
11. Variance request for paving that includes a proposed driveway that will exceed the maximum width allowed and includes tree removals.
Mark W Albers
31 Chancery Place
Lot 09, Block 03, Section 46 Village of Cochran's Crossing
12. Variance Request for a proposed sports court that includes tree removals.
John Jason Mullins
10 Palmer Crest Place
Lot 03, Block 02, Section 55 Village of Cochran's Crossing
13. Variance request for a proposed attic conversion that will exceed the maximum living area allowed, per the neighborhood criteria.
Michael J Borgmeyer
35 W Lakemist Circle
Lot 32, Block 02, Section 20 Village of Cochran's Crossing

14. Consideration and action for a proposed home business.
Michael Robert Hamilton
247 South Crimson Clover Court
Lot 28, Block 01, Section 30 Village of Panther Creek
15. Consideration and action for an existing home business renewal application.
Maria Mercedes Vargas
90 North Rushwing Circle
Lot 21, Block 09, Section 01 Village of Indian Springs
16. Consideration and action for a Short-Term Rental renewal application
Jimmy & Amanda Enriquez
2 East Racing Cloud Court
Lot 20, Block 01, Section 46 Village of Panther Creek
17. Variance request for the existing detached storage shed that exceeds the maximum height allowed for sheds made of plastic.
Thomas Pinney
18 Starviolet Street
Lot 71, Block 01, Section 17 Village of Grogan's Mill
18. Variance request for proposed shed that will exceed the maximum height allowed.
Jason E Rice
1 E Woodtimber Court
Lot 01, Block 02, Section 02 Village of Panther Creek
19. Variance request for an existing generator that encroaches into the ten foot easement by more than three feet.
Craig Fortson
39 Grey Finch Court
Lot 49, Block 06, Section 28 Village of Panther Creek
- XII. 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.**
- XIII. Development Standards Committee Member Comments**
- XIV. Staff Comments and Reports**
- XV. Adjourn**



Covenant Administration Manager
For The Woodlands Township