

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 June 21st, 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

June 21st, 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 May 17th, 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 Woodlands Association (TWA) Residential Applications and Covenant Violations.
 - T1. Variance request for an existing wood deck that does not respect the side five foot and rear ten foot easements. In addition, the wood deck may cause an adverse impact to neighboring properties.
Edelmiro Garza
30 South Hawthorne Hollow Circle
Lot 79 Block 01 Section 86 Village of Alden Bridge
 - T2. Variance request for a proposed pool house with living area with attached patio cover with an incorporated summer kitchen that does not respect the rear 30 foot building setback.
Jared Dunn
7012 Lake Paloma Trail
Lot 13R, Block 01, Section 10 Village of Creekside Park
 - T3. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 7, Village of Creekside Park.
Alejandro Magallanes
51 North Bacopa Drive
Lot 02, Block 06, Section 07 Village of Creekside Park
- XI. Consideration and Action of the Commercial Items, Applications and Covenant Violations.
 - A. Request for a rehearing regarding the action on the outdoor tables by the Development Standards Committee.
Technology Forest Partners LP / Boardough Vino
4223 Research Forest Drive, Suite 100
Lot 6568 Block 0547 Section 0999 Village of Research Forest

- B. Consideration and action for the proposed window tint film on a portion of the tenant space.
Reg8 Sterling Ridge LLC / Natural Pawz
6700 Woodlands Parkway, Suite 410
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- C. Consideration and action for the proposed artificial turf on a portion of the patio.
Technology Forest Partners LP / Local Table
4223 Research Forest Drive, Suite 800
Lot 6568 Block 0547 Section 0999 Village of Research Forest
- D. Variance request for the proposed leasing signs that will not be located in the tenant space and exceeds the maximum size allowed.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- E. Variance request for the existing site improvements to include playground and outdoor amenities and grass that does not comply with the Commercial Planning and Design Standards.
2280 Buckthorne Place LLC / Guidepost Montessori
2280 Buckthorne Place
Lot 0820 Block 0547 Section 0006 Village of Grogan's Mill
- F. Variance request for the existing designated parking space signs that do not comply with the newly adopted criteria.
2978 Colonnade Group LP / Gringo's Tex Mex
30420 FM 2978, Suite 400
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- G. Variance request for the existing a-frame sign and window vinyl cling advertising a cashless payment system.
2978 Colonnade Group LP / Gringo's Tex Mex
30420 FM 2978, Suite 400
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- H. Variance request for the existing designated parking space signs that do not comply with the newly adopted criteria.
2978 Colonnade Group LP / Bear Branch Animal Hospital
30420 FM 2978, Suite 100
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- I. Consideration and action for the existing ATM machine protective barrier.
Amegy Bank
4576 Research Forest Drive
Lot 8500 Block 0051 Section 0999 Village of Research Forest
- J. Consideration and action for the existing ATM machine protective barrier.
Amegy Bank
10223 Kuykendahl Road
Lot 0150 Block 0499 Section 0000 Village of Sterling Ridge

- K. Variance request for the proposed directional signs that include the church name, a logo, exceed the maximum size allowed and contain a message.
The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 0500 Block 0599 Section 0006 Village of Grogan's Mill
- L. Variance request for the proposed generator, fencing and landscaping plan that includes vegetation not on the approved plant list.
Vitrian Lakeside Owner LLC
9501 Lakeside Boulevard
Lot 6306 Block 0547 Section 0999 Village of Research Forest
- M. Consideration and action of the final submission for the proposed athletic building addition.
The John Cooper School
1 John Cooper Drive
Lot 0230 Block 0592 Section 0060 Village of Indian Springs
- N. Consideration and action for the proposed outdoor office pods.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest
- O. Consideration and action for the revised parking area that is proposed to increase the number parking spaces.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest
- P. Consideration and action for the proposed sports courts.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest
- Q. Consideration and action for the proposed outdoor covered kitchen and adjacent pavilion.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest
- R. Variance request for the proposed lighting package, that includes wall packs on the parking garage and pole mounted lighting that exceed the maximum foot candle level allowed at the property line.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest
- S. Consideration and action for the proposed cistern system.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest

- T. Consideration and action for the proposed construction staging plan.
JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
2455 & 2501 Research Forest Drive
Lot 6400 Block 0547 Section 0007 Village of Research Forest
Lot 6305 Block 0547 Section 0007 Village of Research Forest
Lot 6311 Block 0547 Section 0007 Village of Research Forest
- U. Variance request for the proposed tenant panel that does not match the building sign.
Woodlands SAROFIM #1 LTD / Mark W. Todd Architects, Inc.
1440 Lake Front Circle, Suite 120
Lot 0570 Block 0599 Section 0999 Village of Research Forest
- V. Variance request for a proposed building sign that does not comply with the background and border requirements in the criteria.
AF4 Woodlands LLC/ Market Street Framing Studio
9391 Grogan's Mill Road, Suite B3
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- W. Consideration and action for the proposed wayfinding and directory signs.
Creekside 2012 Commercial LLC / Marcoza Trattoria
8540 Creekside Forest Drive, Suite C100
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- X. Variance request for the proposed building sign that contains a logo that is not registered.
Creekside 2012 Commercial LLC / Marcoza Trattoria
8540 Creekside Forest Drive, Suite C100
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- Y. 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
4775 W. Panther Creek Drive
Lots 0283, 0285 Block 0045 Section 0040 Village of Panther Creek

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

1. Variance request for a concept carport 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.
Robert Murphy
38 Palmer Woods Drive
Lot 12, Block 02, Section 45 Village of Cochran's Crossing
2. Variance request for a proposed storage shed that was considered may cause an unreasonable or disproportionate impact on neighboring properties when acted upon by the Residential Design Review Committee; and will not be screened from view to the adjacent property by a solid fence or vegetative screening.
Dmitriy Kosarikov
6 Sand Piper Place
Lot 42, Block 02, Section 03 Village of Cochran's Crossing

3. Variance request for the proposed pavers that will exceed the maximum amount of hard surface area allowed, encroaches into the easements and was submitted without a sealed drainage plan.
Larry O'Byrne
75 Mill Point Place
Lot 10, Block 01, Section 67 Village of Grogan's Mill
4. Variance request for the existing fence that was built with the construction side facing out from the lot, does not include the written consent of the adjacent neighbors and was painted to match the trim of the home.
Cheryl L Potter
35 Camberwell Court
Lot 29 , Block 02, Section 42 Village of Grogan's Mill
5. Variance request for the existing rear yard fence that does not meet the minimum height allowed and the existing right side fence was built with portions of the construction side facing outward and visible from the street and adjacent lots.
Jose Castellanos
2106 W Lacey Oak Circle
Lot 20, Block 09, Section 03 Village of Grogan's Mill
6. Variance request for a fence that encroaches more than five feet past the platted building line and encroaches over the property line.
Nibedita Padhi Prashar
8 Greentwig Place
Lot 21, Block 01, Section 17 Village of Cochran's Crossing
7. Variance request for the existing breezeway pool barrier fence that was not considered to be architecturally integrated into the design of the dwelling, when acted upon by the Residential Design Review Committee.
Pierre Coppola
190 Velvet Leaf Pl
Lot 10, Block 03, Section 65 Village of Grogan's Mill
8. Variance request for a proposed room addition and second story balcony addition that exceeds the maximum living area allowed.
James and Shahnaz Kretlow
2608 S Wildwind Circle
Lot 02, Block 10, Section 01 Village of Grogan's Mill
9. Variance request for the proposed room addition that will exceed the maximum living area allowed.
Steven "Beau" Charbonneau and Lauren Charbonneau
14 Coldsprings Court
Lot 09, Block 03, Section 60 Village of Grogan's Mill
10. Variance request for a conceptually proposed garage addition and porte-cochere that will encroach into the side setback.
Theodore C Jeude
34 Biscay Place
Lot 16, Block 01, Section 21 Village of Cochran's Crossing

11. Variance request for a conceptually proposed patio cover with an incorporated fireplace that will encroach into the rear twenty-foot setback.
Theodore C Jeude
34 Biscay Place
Lot 16, Block 01, Section 21 Village of Cochran's Crossing
12. Variance request to appeal the conditional approval of the Cochran's Crossing Residential Design Review Committee and request a variance regarding the requirement to reduce the hard surface area of the proposed patio.
Stuart Hall
7 Stormwood Place
Lot 15, Block 02, Section 20 Village of Cochran's Crossing
13. Variance request for the proposed driveway widening that would exceed the maximum width and hard surface area allowed.
The Woodlands Custom Homes LLC
114 S Timber Top Drive
Lot 07, Block 01, Section 15 Village of Grogan's Mill
14. Variance request for a proposed fence that is not an approved style and will exceed the maximum height allowed.
Mark A Lawrence
42 Plum Blossom Place
Lot 34, Block 01, Section 29 Village of Cochran's Crossing
15. Consideration and action regarding a request to appeal the Residential Design Review Committee's condition of approval requiring the new fence pickets to be stained.
Margarita Trevino-Hassan
17 N. Deerfoot Circle
Lot 05, Block 02 , Section 28 Village of Grogan's Mill
16. Variance request for a proposed fence that was not considered to be architecturally compatible with the home, when acted upon by the Residential Design Review Committee.
Robert B Campbell
63 Deerfern Place
Lot 31, Block 02, Section 23 Village of Cochran's Crossing
17. Variance request for a proposed rear fence that does not comply with the approved fence style.
Clifford McKenzie
46 Candle Pine Place
Lot 44, Block 01, Section 39 Village of Cochran's Crossing
18. Variance request for a fence that exceeds the maximum allowed height.
Christopher M Hill
19 Steepbank Drive
Lot 30, Block 01, Section 30 Village of Cochran's Crossing
19. Consideration and action for a proposed home business.
Igor Pimkov
19 West Bigelow Oak Court
Lot 20, Block 01, Section 03 Village of Panther Creek

20. Consideration and action for proposed home business renewal.

Craig J Calligan

51 Acorn Cluster Court

Lot 02, Block 02, Section 35 Village of Panther Creek

21. Consideration and action for a Short-Term Rental application

Riley Davis

14 Dovetail Place

Lot 04, Block 02, Section 18 Village of Cochran's Crossing

22. Consideration and action for a Short-Term Rental application

Lisa and Victor Villagran

114 Songful Woods Place

Lot 29, Block 03, Section 65 Village of Grogan's Mill

23. Consideration and action for a Short-Term Rental renewal application

Bart Peterson

7 Raindream Place

Lot 57, Block 1, Section 15 Village of Cochran's Crossing

24. Consideration and action for a Short-Term Rental renewal application

Marcos Romasanta

6 Amber Fire Place

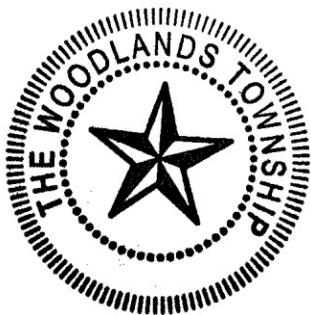
Lot 02, Block 02, Section 19 Village of Cochran's Crossing

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. Development Standards Committee Member Comments

XV. Staff Comments and Reports

XVI. Adjourn



A handwritten signature in blue ink, which appears to read "Kelly C. McGee".

Covenant Administration Manager
For The Woodlands Township