

## 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 18<sup>th</sup>, 2024, 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 18<sup>th</sup>, 2024, 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 August 21<sup>st</sup>, 2024.
- 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 items in review and consultation with legal counsel, regarding improvements and enforcement compliance matters with the Covenant and Standards.
  - L-1 Variance request for a fence that is proposed to be built with the construction side facing outward toward the adjacent lot.  
18 Bough Leaf Place  
Lot 37, Block 01, Section 40 Village of Cochran's Crossing
- XI. Consideration and Action of The Woodlands Association (TWA) Covenant's Residential Applications and Covenant Violations.
  - T-1. Variance request for Concept approval of a detached guest house with patio cover, fire pit and summer kitchen that exceeds the maximum allowed living area allowed for the lot and does not respect the rear building setback/zone per the Development Criteria for Section 23 in the Village of Sterling Ridge.  
22 Sterling Dale Place  
Lot 10 Block 03, Section 23 Village of Sterling Ridge
- XII. Consideration and Action of the Commercial Items, Applications and Covenant Violations.
  - A. Consideration and action for the proposed sign criteria for the Grogan's Mill Village Center.  
TW VOGMVC LLC  
7 Switchbud Place  
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill  
2230 Buckthorne Place  
Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill
  - B. Consideration and action to determine if the proposed fence color modification complies with the action of the Development Standards Committee.  
Forest Lodging Group LLC / Super 8  
28673 Interstate Highway 45 N  
Lot 0220 Block 0350 Section 1000 Village of Research Forest

- C. Consideration and action for the existing building security lighting.  
Shadowbend Partners  
5202 Shadowbend Place  
Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing
- D. Consideration and discussion regarding building and monument signs that do not match.  
AF4 Woodlands LLC / Grappler's Lab Renzo Gracie The Woodlands  
9391 Grogan's Mill Road  
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- E. Consideration and action for the proposed final plans for the surface parking and concrete walkways.  
JD Warmack Woodlands Limited Partnership  
9550 Lakeside Boulevard  
S971408 – Wdlns Research Forest 08, Lot RES A2-A, ACRES 5.18 Village of Research Forest
- F. Consideration and action for the proposed final plans for the pavilion that includes a canopy, outdoor kitchen, seating area and lighting.  
JD Warmack Woodlands Limited Partnership  
9550 Lakeside Boulevard  
S971408 – Wdlns Research Forest 08, Lot RES A2-A, ACRES 5.18 Village of Research Forest
- G. Consideration and action for the proposed final plans for pickleball courts and the outdoor exercise area.  
JD Warmack Woodlands Limited Partnership  
9550 Lakeside Boulevard  
S971408 – Wdlns Research Forest 08, Lot RES A2-A, ACRES 5.18 Village of Research Forest
- H. Variance request for the proposed final landscaping plans that includes lighting and has plantings that are not on the approved species list.  
JD Warmack Woodlands Limited Partnership  
9550 Lakeside Boulevard  
S971408 – Wdlns Research Forest 08, Lot RES A2-A, ACRES 5.18 Village of Research Forest
- I. Variance request for two proposed building signs that include a cabinet and a logo that exceeds the maximum size allowed and is not registered.  
Creekside 2012 Commercial LLC / Brooklyn Cafe  
8522 Creekside Forest Drive, Suite D-100  
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- J. Consideration and action for the existing staging and storage area.  
Creekside 2012 Commercial LLC / Brooklyn Cafe  
8522 Creekside Forest Drive, Suite D-100  
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- K. Variance request for the existing blade sign that does not match the shopping center criteria for background color, contains a business clarifier and a logo that is not registered.  
Regency Centers LP / Bailey Dental Group  
4747 Research Forest Drive, Suite 410  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

- L. Variance request for the existing building sign that does not match the shopping center criteria regarding letter height and background color, contains a business clarifier and a logo that is not registered.  
Regency Centers LP / Bailey Dental Group  
4747 Research Forest Drive, Suite 410  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

**XIII. Consideration and Action of the Residential Applications and Covenant Violations.**


1. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 1, to increase the maximum amount of living area allowed, accommodating a proposed concept room addition.  
11 Basal Briar Court  
Lot 48, Block 02, Section 01 Village of Panther Creek
2. Variance request for a proposed concept 2<sup>nd</sup> story room addition that exceeds the maximum allowed living area per the neighborhood criteria and Initial Land Use Designation.  
11 Basal Briar Court  
Lot 48, Block 02, Section 01 Village of Panther Creek
3. Variance request for a casualty damaged renovation that includes an addition that will encroach past the twenty-five foot front setback; and the materials proposed for the addition were not considered to be architecturally compatible with the home when acted upon by the Residential Design Review Committee.  
44 Tanager Trail  
Lot 11, Block 02, Section 03 Village of Cochran's Crossing
4. Variance request for the proposed final submission for a new home that will exceed the maximum living area allowed.  
10713 N Autumnwood Way  
Lot 12, Block 01, Section 30 Village of Grogan's Mill
5. Variance request for an existing color change that includes a fence color that is not one of the pre-approved fence stains and the color was disapproved when viewed and acted upon by the Residential Design Review Committee.  
51 Gatewood Springs Ct  
Lot 36, Block 01, Section 31 Village of Indian Springs
6. Variance request for a Short Term Rental application that exceeds the maximum amount of occupants allowed for number of rooms in the home.  
39 Still Corner Place  
Lot 35, Block 05, Section 01 Village of Indian Springs
7. Variance request for the proposed pool that will exceed the maximum amount of hard surface allowed.  
66 Firefall Court  
Lot 17, Block 03, Section 48 Village of Grogan's Mill
8. Variance request for a proposed patio cover with incorporated summer kitchen that encroaches the twenty-five-foot rear setback  
31 S Concord Forest Circle  
Lot 13, Block 03, Section 41 Village of Cochran's Crossing
9. Variance request for proposed concept submission for a garage and room addition.  
40 Watertree Court

Lot 13, Block 03, Section 44 Village of Grogan's Mill

10. Variance request to amend the conditions of approval regarding the replant requirement.  
138 W. Shadowpoint Circle  
Lot 07, Block 03, Section 08 Village of Cochran's Crossing
11. Consideration and action to accept the sealed drainage plan.  
22 Dashwood Forest Street  
Lot 50, Block 03, Section 17 Village of Panther Creek
12. Variance request for the proposed driveway replacement that will exceed the maximum width allowed.  
26 Eagle Ct  
Lot 22, Block 01, Section 22 Village of Grogan's Mill
13. Consideration and action of a Short Term Rental renewal application.  
49 W Tallowberry Drive  
Lot 17, Block 02, Section 07 Village of Panther Creek
14. Variance request for an existing generator that encroaches into the rear ten foot easement.  
6 N. Copperknoll Circle  
Lot 47, Block 01, Section 27 Village of Cochran's Crossing
15. Variance request for the proposed right and rear fence that will extend over the platted building line.  
226 N Dreamweaver Cir  
Lot 01, Block 03, Section 65 Village of Grogan's Mill
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
19 S Brokenfern Drive  
Lot 14 Block 02 Section 40 Village of Grogan's Mill

- XIV. **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.**
- XV. **Consideration and action regarding Neighborhood Watch Yard Signs for our Watch Members/Coordinators.**
- XVI. **Development Standards Committee Member Comments**
- XVII. **Consideration of items to be placed on the agenda for next month's meeting.**
- XVIII. **Staff Comments and Reports**
- XIX. **Adjourn**



  
Covenant Administration Manager  
for The Woodlands Township