

## **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 16<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**

**October 16<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 September 18<sup>th</sup> and 20<sup>th</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 the Commercial Items, Applications and Covenant Violations.**
  - A. Consideration and action for the proposed exterior renovation including landscaping.  
Supreme Bright Texas VII LLC / Courtyard Marriott  
1020 Lake Front Circle  
Lot 3750 Block 0599 Section 0999 Village of Research Forest
  - B. Consideration and action regarding the conditions of approval for the monument sign.  
Sterling Ridge Development I LP / Leah Zils, DDS  
6769 Lake Woodlands Drive  
Lot 0500 Block 0499 Section 0046 Village of Sterling Ridge
  - C. Consideration and action for the proposed renovation to the building façade and patio.  
IMI MSW LLC / Local Public Eatery  
9595 Six Pines Drive, Suite 100  
Lot 7113 Block 0599 Section 0999 Village of Town Center
  - D. Consideration and action for the proposed color change and sconce light fixture remodel.  
33Rd Woodlands LLC / Jared Jewelers  
1475 Lake Woodlands Drive  
Lot 4199 Block 0599 Section 0999 Village of Town Center

- E. Variance request for the existing directional signs that contain a logo and are not permanently mounted.  
Regency Centers LP / The Republic Grille  
4775 W. Panther Creek Drive, Suite 490  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- F. Variance request for the existing curbside parking signs that do not comply with the criteria.  
Regency Centers LP / The Republic Grille  
4775 W. Panther Creek Drive, Suite 490  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- G. Consideration and action for the existing string lights around landscaping trees.  
Regency Centers LP / The Republic Grille  
4775 W. Panther Creek Drive, Suite 490  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- H. Consideration and action for the existing wooden patio deck area.  
Ventura Holdings LLC / Ventura Car Wash  
6771 Woodlands Parkway  
Lot 0506 Block 0592 Section 0060 Village of Indian Springs
- I. Consideration and action for the existing patio furniture, railing and décor.  
Plaza Pines Investments LLC / Lama Mediterranean  
1644 Research Forest Drive, Suite 100  
Lot 9409 Block 0350 Section 1000 Village of Research Forest
- J. Consideration and action for the proposed conceptual plans for the west entrance guardhouse.  
The John Cooper School  
1 John Cooper Drive  
Lot 0230 Block 0592 Section 0060 Village of Indian Springs
- K. Consideration and action for the proposed conceptual plans for the south entrance guardhouse.  
The John Cooper School  
1 John Cooper Drive  
Lot 0230 Block 0592 Section 0060 Village of Indian Springs
- L. Consideration and action for the proposed sports court layout and landscaping revisions.  
BA Leasing BSC LLC / Chevron Phillips Chemical Company LP  
9500 Lakeside Boulevard  
Lot 6400 Block 0547 Section 0007 Village of Research Forest  
Lot 8650 Block 0547 Section 0999 Village of Research Forest
- M. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding sign material, spacing, and letter color and contains a logo that is not registered.  
Regency Centers LP / ONESWEAT WELLNESS  
4775 W. Panther Creek Drive, Suite 315  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- N. Variance request for the proposed blade sign that does not comply with the shopping center criteria regarding letter color and mounting location.  
Regency Centers LP / ONESWEAT WELLNESS  
4775 W. Panther Creek Drive, Suite 315  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
- O. Variance request for the existing door vinyl graphics that do not comply with the shopping center criteria regarding size, color and application surface.  
Regency Centers LP / Village Cuts  
4775 W. Panther Creek Drive, Suite 155A  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

**XI. Consideration and Action of The Woodlands Community Association (WCA) Covenant's Residential Applications and Covenant Violations.**

1. Consideration and action regarding the revised plans.  
68 N Timber Top Drive  
Lot 22, Block 04, Section 13 Village of Grogan's Mill
2. Consideration and action to pursue amending the Initial Land Use Designation for Grogan's Mill Section 5, to increase the maximum amount of living area allowed, accommodating the proposed addition.  
2 Maple Branch Street  
Lot 10, Block 04, Section 05 Village of Grogan's Mill
3. Variance request for the proposed room addition with front porch that will cause the lot to exceed the maximum living area allowed.  
2 Maple Branch Street  
Lot 10, Block 04, Section 05 Village of Grogan's Mill
4. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 10, to increase the maximum amount of living area allowed, accommodating an existing interior remodel living area addition.  
27 North Havenridge Drive  
Lot 70, Block 02, Section 10 Village of Panther Creek
5. Variance request for an existing front & interior remodel that has incomplete plans and exceeds the maximum living area allowed.  
27 North Havenridge Drive  
Lot 70, Block 02, Section 10 Village of Panther Creek
6. Variance request for an existing garage rebuild with incorporated porte-cochere that exceeds the maximum allowed hard surface area per the Neighborhood Criteria  
119 N Summer Cloud Drive  
Lot 01, Block 05, Section 28 Village of Cochran's Crossing
7. Variance request for proposed living area addition with a requested tree removal that encroaches into the twenty-foot rear setback.  
42 Cloudleap Place  
Lot 95, Block 02, Section 05 Village of Cochran's Crossing

8. Variance request for a proposed shed that would exceed the maximum height allowed and encroach the rear and side easements.  
139 West Woodstock Circle Drive  
Lot 12, Block 03, Section 02 Village of Panther Creek
9. Variance request for a proposed attached covered pavilion with summer kitchen that would encroach the rear 40ft setback.  
6 South Windsail Place  
Lot 09, Block 01, Section 33 Village of Panther Creek
10. Variance request for a proposed patio cover with related summer kitchen that will encroach into the fifteen foot side setback.  
10 N Longspur  
Lot 03, Block 06, Section 45 Village of Grogan's Mill
11. Variance request for the proposed attached patio cover that would encroach the rear 25foot setback.  
222 South Berryline Circle  
Lot 08, Block 02, Section 36 Village of Panther Creek
12. Variance request for an existing arbor that is located within the side five-foot utility easement.  
18 S Dragonwood Place  
Lot 18, Block 01, Section 26 Village of Cochran's Crossing
13. Variance Request to appeal staff conditions of approval to replant and maintain one (1) 30-gallon native canopy tree anywhere on the lot for the purposes of reforestation, as defined in the Residential Standards.  
6 Firewillow Place  
Lot 51, Block 04, Section 12 Village of Cochran's Crossing
14. Consideration and action of a Short Term Rental renewal application.  
52 S Brookberry Court  
Lot 35, Block 03, Section 12 Village of Panther Creek
15. Consideration and action of a Short Term Rental application.  
140 W Trillium Circle  
Lot 01, Block 03, Section 19 Village of Cochran's Crossing
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
26 Nightfall Place  
Lot 30, Block 01, Section 28 Village of Cochran's Crossing
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
42 Dew Fall Court  
Lot 57, Block 06, Section 38 Village of Grogan's Mill
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
59 Dew Fall Court  
Lot 65, Block 06, Section 38 Village of Grogan's Mill

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

21 N Wavy Oak Circle

Lot 17, Block 09, Section 07 Village of Panther Creek

- XII. **Consideration and action to adopt the changes to the Residential Development Standards.**
- 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. **Consideration of items to be placed on the agenda for next month's meeting.**
- XVI. **Staff Comments and Reports**
- XVII. **Adjourn**



A handwritten signature in blue ink, which appears to read "Kelly C. McKay", is written over a horizontal line.

Covenant Administration Manager  
for The Woodlands Township