

## **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 3, 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:

- 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 6, 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. Variance request for the proposed construction start times that do not comply with the hours allowed in the standards.  
BA Leasing BSC LLC / 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
  - B. Variance request for the proposed monument sign that exceeds the maximum size allowed, includes the street name in the address and does not comply with the previous action of the Development Standards Committee.  
Shoppes on Sawdust LLC  
1440 Sawdust Road  
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
  - C. Variance request for the proposed walkways where portions encroach into the Forest Preserve.  
Diocese of Galveston / Saints Simon & Jude Catholic Church  
26777 Glen Loch Drive  
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
  - D. Consideration and action for the proposed exterior renovation including a color change, parking lot restriping and safety bollard installation to comply with Americans with Disability Act.  
Bank of America  
6607 Woodlands Parkway  
Lot 0504 Block 0592 Section 0060 Village of Indian Springs

- E. Variance request for the proposed and existing site lighting that exceeds the maximum foot candle levels allowed at the property line and may include vegetation and tree trimming and one tree removal.  
Bank of America  
6607 Woodlands Parkway  
Lot 0504 Block 0592 Section 0060 Village of Indian Springs
- F. Consideration and action for the proposed community awareness parking lot signs.  
Centro NP Holdings 12 SPE LLC  
9420 College Park Drive  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- G. Variance request for the proposed building sign that exceeds the maximum height allowed, does not include individual channel cut letters and does not comply with return size in accordance with the shopping center criteria.  
14-GRN Green Tree LLC ET AL / Trinity Nail Lounge  
10110 Woodlands Parkway, Suite 200  
Lot 0300 Block 0458 Section 0046 Village of Sterling Ridge

**XI. Consideration and Action of The Residential Applications and Covenant Violations.**

- 1. Request for a rehearing by the owner at 14 Dovetail regarding a Short Term Rental that was previously revoked by the Development Standards Committee for violations of the Standards.  
14 Dovetail Place  
Lot 04, Block 02, Section 18 Village of Cochran's Crossing
- 2. Request for a rehearing by the owner at 15 Ivy Pond Place for signage that was previously denied by the Development Standards Committee with a consent to delay enforcement based upon the execution of a Memorandum of Agreement, and additional conditional requirements  
15 Ivy Pond Place  
Lots 07 & 08, Block 02, Section 45 Village of Cochran's Crossing
- 3. Consideration and action of a Short Term Rental application  
50 N Duskwood Place  
Lot 07, Block 03, Section 26 Village of Cochran's Crossing
- 4. Variance request for a proposed play structure with elevated floor area that exceeds the maximum allowed square footage.  
6 Hope Valley Place  
Lot 14, Block 01, Section 21 Village of Indian Springs (TWA)
- 5. Variance request for the raised decking on the proposed play structure that exceeds the maximum height allowed.  
15 Mirror Ridge Drive  
Lot 13, Block 03, Section 18 Village of Indian Springs (TWA)
- 6. Variance request for a proposed fence that will exceed the maximum height allowed.  
43 Lenox Hill Court  
Lot 45, Block 01, Section 20 Village of Indian Springs (TWA)
- 7. Variance request for a proposed wrought iron fence which does not comply with the Development Criteria for Section 13 Village of Creekside Park.

10 Witherbee Place

Lot 13, Block 01, Section 13 Village of Creekside Park

8. Variance request for a proposed wrought iron fence that will extend further than five feet past the side platted building line.  
53 Marquise Oaks Place  
Lot 11 Block 01, Section 45 Village of Sterling Ridge
9. Variance request for an existing fence that has the construction facing side out.  
11 North Heritage Hill Circle  
Lot 08, Block 01, Section 14 Village of Indian Springs (TWA)
10. Variance request for existing artificial vegetation that is attached to the wrought iron fence  
38 Brakendale Place  
Lot 24, Block 01, Section 18 Village of Creekside Park
11. Variance request for an existing patio cover with summer kitchen that does not respect the rear ten foot easement.  
3 English Heather  
Lot 64, Block 01, Section 03 Village of Sterling Ridge
12. Consideration and action regarding a renewal of a home business - Consulting.  
10 East Cottage Green Street  
Lot 03 Block 04 Section 35 Village of Alden Bridge
13. Consideration and action for a Short Term Rental.  
7 New Dawn Place  
Lot 14, Block 02, Section 09 Village of Harpers Landing at College Park
14. Variance request for a proposed retaining wall that encroaches the easement.  
3 Thundercloud Place  
Lot 29, Block 02, Section 29 Village of Creekside Park West
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
10 Fairlee Court  
Lot 9, Block 2, Section 88 Village of Sterling Ridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
11 West Archwyck Circle  
Lot 50, Block 1, Section 42 Village of Sterling Ridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
7 Gull Rock Place  
Lot 40, Block 2, Section 5 Village of Creekside Park
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
150 East Spindle Tree Circle

Lot 9, Block 1, Section 73 Village of Sterling Ridge

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
38 Robin Caper Court  
Lot 7, Block 1, Section 42 Village of Sterling Ridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
31 Vershire Circle  
Lot 8, Block 3, Section 91 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
3 Burgandy Oaks Court  
Lot 20, Block 2, Section 15 Village of Creekside Park West
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
70 North Misty Canyon Place  
Lot 70, Block 2, Section 4 Village of Harper's Landing at College Park
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
3 Bushell Mill Place  
Lot 31, Block 1, Section 34 Village of Sterling Ridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
95 Hamlin Lake Drive  
Lot 2, Block 1, Section 9 Village of Creekside Park West
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
60 Venetia Grove Drive  
Lot 3, Block 3, Section 41 Village of Creekside Park West
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
210 Hearthshire Circle  
Lot 52, Block 1, Section 99 Village of Sterling Ridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
195 West Sterling Pond Circle  
Lot 66, Block 2, Section 3 Village of Alden Bridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
26 East Loftwood Circle  
Lot 16, Block 3, Section 77 Village of Sterling Ridge
29. Consideration and action regarding the Development Standards Committee's required plantings for a sports court.

110 Player Oaks Place  
Lot 06 Block 01 Section 72 Village of Sterling Ridge

30. Consideration and action regarding a renewal of a home business – daycare.  
55 Raindance Court  
Lot 01 Block 03, Section 11 Village of Harper’s Landing at College Park
31. Variance request for a proposed fence that will not comply with the fence standards and Neighborhood Criteria for location and height in Section 35 Village of Alden Bridge.  
50 Trellis Gate Street  
Lot 01 Block 01 Section 35 Village of Alden Bridge
32. Variance request for a proposed patio cover with fireplace that does not respect the rear 30 foot setback and rear ten foot easement.  
22 Harmony Links Place  
Lot 34, Block 01, Section 18 Village of Sterling Ridge
33. Variance request for a proposed and existing room addition with integrated Patio Cover and Fireplace that exceeds the maximum living area per the Initial Land Use Designation and Development Criteria.  
7 North Seasons Trace  
Lot 02 Block 01, Section 19 Village of Sterling Ridge
34. Variance request for an existing driveway border that is not on both sides of the driveway and exceeds the maximum width allowed.  
86 West Lansdowne Circle  
Lot 29, Block 01, Lot 29 Village of Indian Springs (TWA)
35. Variance request for a proposed chicken coop that may impact existing neighborhood character and may have an adverse impact to neighboring properties.  
23 Rippled Pond Circle  
Lot 38 Block 02 Section 11 Village of Alden Bridge
36. Variance request for a proposed artificial turf in the rear yard which includes two trees for removal, and the proposed removal of three trees in the front yard that do not meet the Standards for tree removal.  
89 Sundown Ridge Place  
Lot 28, Block 01, Section 16 Village of Creekside Park West
37. Variance request for a proposed sport court location that does not respect the 30 foot rear setback and the 10 foot side setback and is not located at least 15 feet from the side property line.  
7422 Lake Paloma Trail  
Lot 14, Block 01, Section 11 Village of Creekside Park
38. Variance request for a proposed detached storage building with paving that does not respect the side five foot easement.  
81 East Beckonvale Circle  
Lot 19 Block 02, Section 06 Village of Sterling Ridge
39. Variance request for an existing room addition that was built without the required sealed plans.  
Lot 19 Block 01 Section 61 Village of Alden Bridge.  
30 Camber Pine Place  
Lot 19 Block 01 Section 61 Village of Alden Bridge

40. Variance request for existing paving that exceeds the maximum hard surface area allowed, and for the existing driveway width and border that does not meet the Standards.  
3 Lanesend Place  
Lot 41, Block 01, Section 23 Village of Indian Springs (TWA)
41. Variance request for an existing generator that exceeds the maximum height allowed and the unit is not screened from view.  
11 North Curly Willow Circle  
Lot 02, Block 02, Section 15 Village of Creekside Park West
42. Variance request for an existing storage building that exceeds the maximum height allowed and does not respect the rear ten foot easement.  
76 Twin Ponds Place  
Lot 04, Block 02, Section 10 Village of Creekside Park West

**XII. Consideration and action amending the Neighborhood Criteria for Section 35 & 55, in the Village of Alden Bridge.**

**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 black ink, appearing to read "Asst. Manager B. B. 10".

Covenant Administration Manager  
For The Woodlands Township