

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, May 1, 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 April 3, 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 two proposed building signs that do not match the monument sign, are not individual channel letters, contain a website and exceed the maximum number of signs allowed.
Woodlands Congregation of Jehovah's Witnesses
12681 Sawmill Road
Lot 0200 Block 0599 Section 0046 Village of Grogan's Mill
 - B. Consideration and action for the proposed wall mounted ATM replacement with exterior surround that includes signage.
Wells Fargo Bank 92594 / Wells Fargo Bank
4880 West Panther Creek Drive
Lot 0325 Block 0045 Section 0040 Village of Panther Creek
 - C. Variance request for the proposed building sign that does not match the registered name of the business, includes a cabinet, exceeds the maximum height allowed and is not the approved return color.
Centro NP Holdings 12 SPE LLC / Gold Chop Stick
9420 College Park Drive, Suite 800
Lot 0500 Block 0490 Section 0046 Village of College Park
 - D. Variance request for the concept proposal for a drive through expansion and parking lot reconfiguration that includes encroachment into the forest preserve.
Chick-Fil-A Inc.
1660 Lake Woodlands Drive
Lot 7150 Block 0599 Section 0999 Village of Town Center
- XI. Consideration and Action of The Residential Applications and Covenant Violations.
 1. Variance request for a proposed patio cover that will not respect the rear 20 foot setback.

22 Flickering Sun Court
Lot 86 Block 01 Section 93 Village of Alden Bridge

2. Variance request for a proposed patio cover that will not respect the rear 25 foot setback.
2 Bantam Woods Circle
Lot 93, Block 01, Section 06 Village of Sterling Ridge
3. Variance request for a proposed tree removal that does not meet the Standards.
3 Wintergrass Place
Lot 01 Block 01 Section 41 Village of Alden Bridge
4. Variance request for a proposed pool house (detached) that does not respect the rear 40 foot setback.
23 North Heritage Hill Circle
Lot 11 Block 01, Section 14 Village of Indian Springs (TWA)
5. Consideration and action to appeal the Residential Design Review Committee decision of conditional approval for a trash/recycle cart enclosure.
3 Burgandy Oaks Court
Lot 20 Block 02, Section 15 Village of Creekside Park West
6. Variance request for an existing detached building that exceeds the maximum height and the square footage allowed
7 Skipwith Place
Lot 10 Block 01, Section 15 Village of Sterling Ridge
7. Consideration and action for a Short Term Rental.
10 East Wolf Cabin Circle
Lot 08, Block 05, Section 14 Village of Creekside Park
8. Consideration and action for a Short Term Rental.
9 Mulberry Glen Place
Lot 10, Block 01, Section 28 Village of Alden Bridge
9. Consideration and action for a renewal of a Short Term Rental.
6 Bowie Bend Court
Lot 40, Block 01, Section 01 Village of Harpers Landing at College Park
10. Consideration and action for a renewal of a Short Term Rental.
155 Black Swan Place
Lot 14, Block 03, Section 97 Village of Sterling Ridge
11. Consideration and action regarding approval of a home business – Aeration Services.
35 North Greenvine Circle
Lot 11 Block 01 Section 37 Village of Alden Bridge
12. Consideration and action regarding a renewal of a home business – Import company office.
30 West Sawyer Ridge Drive
Lot 02, Block 03, Section 35 Village of Creekside Park
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

2 Inland Prairie Drive
Lot 14, Block 2, Section 9 Village of Creekside Park West

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
18 Eastwood Place
Lot 46, Block 1, Section 33 Village of Alden Bridge
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2 Heather Bank Place
Lot 26, Block 1, Section 6 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.
119 North Winter Sunrise Circle
Lot 8, Block 1, Section 38 Village of Creekside Park West
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
21 Legacy Ridge Drive
Lot 27, Block 1, Section 26 Village of Creekside Park West
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
75 Bryce Branch Circle
Lot 13, Block 2, Section 34 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.
47 Quillwood Place
Lot 4, Block 1, Section 93 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.
139 Gildwood Place
Lot 8, Block 1, Section 13 Village of Creekside Park West
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
15 East Wading Pond Circle
Lot 4, Block 1, Section 8 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.
18 South Wheatleigh Drive
Lot 46, Block 2, Section 22 Village of Creekside Park West
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
19 Wild Orchid Court
Lot 22, Block 1, Section 7 Village of Harper's Landing at College Park

24. 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
25. 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
26. Variance request for a proposed tree removal that does not meet the Standards.
2 Blue Bungalow Drive
Lot 01 Block 02, Section 07 Village of Creekside Park
27. Variance request for proposed tree removals that do not meet the Standards.
50 East Pipers Green Street
Lot 06 Block 04 Section 100 Village of Alden Bridge
28. Variance request for proposed tree removals that do not meet the Standards.
10 Taper Glow Place
Lot 10 Block 01, Section 10 Village of Indian Springs (TWA)
29. Consideration and action to appeal the Residential Design Review Committee decision of conditional approval for a color change.
42 Pondera Point Drive
Lot 07 Block 02, Section 13 Village of Creekside Park West
30. Variance request for proposed garage addition with driveway extension that does not respect the 15 foot side setback and the driveway extensions may not be architecturally compatible and be a negative impact to neighborhood.
90 Batesbrooke Court
Lot 01 Block 01, Section 14 Village of Indian Springs (TWA)
31. Variance request for a proposed trash & recycle cart enclosure that may have negative neighbor impact as it is unable to be screened in proposed location.
51 Tioga Place
Lot 13 Block 02, Section 07 Village of Creekside Park West
32. Variance request for an existing basketball goal located in the rear ten foot easement, an existing sports court that does not respect the 20 foot rear set back and is not located at least 15 feet from the side property line.
51 Tioga Place
Lot 13 Block 02, Section 07 Village of Creekside Park West
33. Variance request for existing bamboo screens attached to fence.
103 South Arrow Canyon Circle
Lot 35, Block 04, Section 03 Village of Creekside Park
34. Variance request for existing trellises with artificial vegetation.
43 Wrangler Pass Drive
Lot 11 Block 02, Section 15 Village of Creekside Park

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. Consideration of items to be placed on the agenda for next month's meeting.
- XV. Staff Comments and Reports
- XVI. Adjourn



A handwritten signature in black ink, appearing to read "Heather B. Bero", is written over a light blue rectangular background.

Covenant Administration Manager
For The Woodlands Township