

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 5, 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 May 1, 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 building signs that exceed the maximum height allowed and are not individual channel cut letters; one sign is not on a raceway as required by the shopping center criteria.
GRI Woodlands Crossing LLC / Original ChopShop
10720 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - B. Variance request for the proposed secondary ground sign that contains a logo that is not registered and exceeds the maximum number of signs on the site.
Faith Bible Church
5505 Research Forest Drive
Lot 0100 Block 0319 Section 0067 Village of Cochran's Crossing
 - C. Variance request for the proposed building sign modification that does not match the registered name of the business.
14-GRN GREEN TREE LLC / Orthodontist
10110 Woodlands Parkway, Suite 600
Lot 0300 Block 0458 Section 0046 Village of Sterling Ridge
 - D. Variance request for the proposed signs that exceed the maximum number allowed for display.
GRI Woodlands Crossing LLC
10700 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - E. Variance request for the proposed comprehensive site lighting package that exceeds the maximum foot candle levels allowed at the property line.
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

- F. Variance request for the final landscaping and hardscape plans that include plantings not on the approved plant list.
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
- G. Variance request for the proposed leasing signs that exceed the maximum size and number allowed.
Regency Centers LP
4747 Research Forest Drive, Suite 450
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- H. Consideration and action for the proposed ATM machine and surround replacements.
IMI Market Street LLC / Wells Fargo
9595 Six Pines Drive, Suite 300
Lot 7113 Block 0599 Section 0999 Village of Town Center

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

1. Consideration and action for the final new home construction submission that was revised after concept to comply with the Standards regarding easements and setbacks.
75 S Longspur Drive
Lot 06, Block 01, Section 45 Village of Grogan's Mill
2. Variance request for the proposed concept new home submission that will exceed the maximum living area allowed and includes a driveway will exceed the maximum width allowed.
11020 Ellwood Street
Lot 07, Block 06, Section 07 Village of Grogan's Mill
3. Variance request for a proposed sunroom addition that will exceed the maximum allowed living area per the Criteria for Section 74 Sterling Ridge.
55 Panterra Way
Lot 18 Block 03 Section 74, Village of Sterling Ridge
4. Variance request for existing driveway borders that is not on both sides of the driveway and exceeds the maximum width allowed.
194 North Millport Circle
Lot 20 Block 02 Section 40, Village of Alden Bridge
5. Variance request for existing driveway borders that are not of a contrasting material and a walkway that is not located at least 1 foot from the property line and exceeds maximum width allowed.
94 Hearthshire Circle
Lot 23 Block 01 Section 99, Village of Sterling Ridge
6. Variance request for an existing generator that may cause neighbor impact due to location.

126 North Heritage Mill Circle
Lot 03 Block 01 Section 04, Village of Creekside Park West

7. Variance request for existing paving that does not respect the rear ten foot easement and the side five foot easement.
138 South Winterport Circle
Lot 14 Block 01 Section 05, Village of Alden Bridge
8. Variance request for existing paving that does not respect the rear ten foot easement.
11 South Scarlet Elm Court
Lot 03 Block 01 Section 60, Village of Alden Bridge
9. Variance request for existing driveway borders that exceeds the maximum width allowed.
10 Mayborough Court
Lot 39 Block 01 Section 19, Village of Alden Bridge
10. Variance request for an existing trellis that exceeds the maximum height allowed and may be closer than one foot to the property line.
60 Venetia Grove Drive
Lot 03 Block 03 Section 41, Village of Creekside Park West
11. Variance request for an existing play structure that does not respect the rear ten foot easement.
60 Venetia Grove Drive
Lot 03 Block 03 Section 41, Village of Creekside Park West
12. Variance request for an existing detached storage building that does not respect the side five foot easement and exceeds the maximum height allowed.
18 Culverdale Place
Lot 16 Block 01 Section 23, Village of Indian Springs (TWA)
13. Variance request for an existing pergola that does not respect the rear ten foot easement.
50 Trellis Gate Street
Lot 01 Block 01 Section 35, Village of Alden Bridge
14. Consideration and action for a renewal of a Short Term Rental.
14 Pleasant Point Place
Lot 49, Block 1 Section 08, Village of Creekside Park
15. Consideration and action regarding a renewal of a home business – Management Consulting.
11 Serenity Woods Place
Lot 10 Block 03 Section 13, Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
175 West New Harmony Trail
Lot 8, Block 2, Section 21 Village of Creekside Park
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
3 White Wing Court

Lot 42, Block 1, Section 24 Village of Indian Springs (TWA)

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
54 Robin Caper Court
Lot 11, Block 1, Section 42 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.
16 Hyacinth Blossom Court
Lot 8, Block 3, Section 37 Village of Creekside Park West
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 Pleasant Point Place
Lot 60, Block 1, Section 8 Village of Creekside Park
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
11 Largo Woods Place
Lot 8, Block 3, Section 21 Village of Indian Springs (TWA)
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
27 Butterfly Branch place
Lot 41, Block 2, Section 52 Village of Alden Bridge
23. 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
24. Request for rehearing regarding the Development Standards Committee action for the removal of a tree that did not meet the Standards for removal, which was reviewed by the full committee and acted on at the meeting of April 3, 2024.
89 Sundown Ridge Place
Lot 28 Block 1 Section 16, Village of Creekside Park West
25. Variance request for a proposed garage conversion that will not have garage space for 3 vehicles as required by the Development Criteria for Section 15 Creekside Park West.
19 North Curly Willow Circle
Lot 04 Block 02 Section 15, Village of Creekside Park West
26. Variance request for a proposed fence that exceeds the maximum height allowed.
95 Crimson Ridge Court
Lot 09 Block 01 Section 15, Village of Indian Springs (TWA)
27. Variance request for a proposed wood fence that does not meet the Development Criteria for Section 35 Creekside Park West.
103 South Arrow Canyon Circle
Lot 35 Block 04 Section 3, Village of Creekside Park

28. Variance request for proposed tree removals that do not meet the Standards for removal.
97 Sundown Ridge Place
Lot 26 Block 01 Section 16, Village of Creekside Park West
29. Variance request for proposed tree removals that do not meet the Standards for removals.
3 Bluff Creek Place
Lot 16 Block 02 Section 73, Village of Alden Bridge
30. Variance request for proposed Outdoor living area that includes a patio cover with fireplace and summer kitchen will not respect the rear 20 foot setback and the patio cover will not respect the rear ten foot easement.
211 South Brooksedge Circle
Lot 01 Block 03 Section 58, Village of Alden Bridge
31. Variance request for a proposed attached pool house that does not respect the rear 20 foot setback and the rear ten foot easement.
99 Altwood Circle
Lot 02, Block 01 Section 23, Village of Indian Springs (TWA)
32. Variance request for a proposed patio cover that does not respect the rear 30 foot setback and the side 8 foot setback.
107 Crimson Ridge Court
Lot 06 Block 01 Section 15, Village of Indian Springs (TWA)
33. 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
34. Variance request for a proposed fence style that does meet Neighborhood Criteria.
54 Tidwillow Place
Lot 24 Block 02, Section 02 Village of Creekside Park West
35. 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

- XII. **Consideration and action to authorize staff to act in accordance with the revised Fence Standards prior to recordation, in order to allow fence permits to be processed regarding fence heights, locations and stains as defined in the Revised Standards approved May 15, 2024.**
- 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**



Covenant Administration Manager For The Woodlands Township