

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, July 2, 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 June 5, 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 periodic storage of containers for the Drop Zone located at the rear of the tenant space.
CSHV Woodlands LP / Havertys
1560 Lake Woodlands Drive
Lot 7175 Block 0599 Section 0999 Village of Town Center
 - B. Consideration and action for the proposed permanent use of a storage container.
HMC Woodlands LLC / Niko Niko's Greek & American Cafe
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest
 - C. Variance request for the proposed reserved parking signs that do not comply with the newly adopted criteria.
HMC Woodlands LLC / Niko Niko's Greek & American Cafe
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest
 - D. Variance request for the proposed directional signs that contains a logo, do not have a single neutral background color and exceed the maximum height allowed.
HMC Woodlands LLC / Niko Niko's Greek & American Cafe
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest
 - E. Consideration and action for the proposed color change for two buildings.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
 - F. Consideration and action for the proposed generator.
Woodlands Land Development Company LP/American Tower Corporation
8100 Ashlane Way
Lot 0800 Block 0499 Section 0000 Village of Sterling Ridge

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

1. Variance request for a proposed patio cover that does not respect the rear 25 foot setback.
18 West Old Sterling Circle
Lot 89, Block 01, Section 03 Village of Sterling Ridge
2. Variance request for a proposed patio cover that does not respect the rear 35 foot setback.
69 Winter Sunrise Circle
Lot 20, Block 01, Section 38 Village of Creekside Park West
3. Variance request for a proposed patio cover with summer kitchen and paving that does not respect the rear 20 foot setback.
15 Cabin Gate Place
Lot 10, Block 01, Section 20 Village of Creekside Park West
4. Variance request for a proposed swimming pool that will exceed the maximum water surface area allowed.
46 South Bethany Bend Circle
Lot 05 Block 01 Section 36 Village of Alden Bridge
5. Variance request for existing walkway exceeds the maximum width of 4 feet allowed and is not located one foot away from the side property line.
14 Eastwood Place
Lot 47 Block 01 Section 33 Village of Alden Bridge
6. Variance request for existing paving that does not respect the front platted building line and is within 20 feet of the street pavement.
103 Sheerborne Court
Lot 62 Block 01 Section 26 Village of Alden Bridge
7. Variance request for existing driveway borders that exceeds the maximum width allowed of 18".
10 North Bardsbrook Circle
Lot 03 Block 03, Section 39 Village of Sterling Ridge
8. Variance request for an existing driveway border that is greater than 18" in width and exceeds the width of the garage.
81 Sundown Ridge Place
Lot 30, Block 01, Section 16 Village of Creekside Park West
9. Consideration and action for a Short Term Rental.
14 Sprite Woods Place
Lot 28, Block 01, Section 42 Village of Sterling Ridge
10. Consideration and action regarding a proposed home business - Receiving and Shipping goods for charitable purposes.
67 North Spinning Wheel Circle
Lot 17 Block 01, Section 56 Village of Sterling Ridge

11. Consideration and action regarding a renewal of a home business – Firearms.
2 Cane Mill Place
Lot 20 Block 03 Section 13 Village of Alden Bridge
12. Consideration and action regarding a renewal of a home business – Licensed Marriage and Family Therapist
18 South Hawthorne Hollow Circle
Lot 82 Block 01 Section 86 Village of Alden Bridge
13. Consideration and action regarding a renewal of a home business – Research and Development.
146 Maple Path Place
Lot 03 Block 02 Section 37 Village of Alden Bridge
14. Consideration and action regarding a renewal of a home business – Home Crafts.
50 Prairie Oak Drive
Lot 13 Block 01, Section 15 Village of Harper’s Landing at College Park
15. Consideration and action regarding a renewal of a home business – Architecture.
3 Glowing Star Place
Lot 39 Block 03, Section 06 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.
171 Black Swan Place
Lot 10, Block 3, Section 97 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.
25 Trailing Lantana Road
Lot 47, Block 4, Section 89 Village of Sterling Ridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
55 Mohawk Path Trail
Lot 6, Block 1, Section 6 Village of Creekside Park
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
55 West Sage Creek Place
Lot 9, Block 2, Section 51 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.
30 Montfair Park Cir
Lot 7, Block 2, Section 68 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.
154 West Drifting Shadows Circle
Lot 56, Block 1, Section 7 Village of Harper’s Landing at College Park

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
14 Gillium Bluff Place
Lot 34, Block 1, Section 33 Village of Alden Bridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
178 Hearthshire Circle
Lot 44, Block 1, Section 99 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.
3 Pleasant Point Place
Lot 53, Block 1, Section 8 Village of Creekside Park
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
150 Rocky Point Drive
Lot 6, Block 1, Section 5 Village of Creekside Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
140 South Winterport Circle
Lot 13, Block 1, Section 5 Village of Alden Bridge
27. Variance request for an existing detached pergola that does not respect the rear 10 foot easement.
50 Trellis Gate Street
Lot 01 Block 01 Section 35 Village of Alden Bridge
28. Variance request for a proposed generator that is in a location that will have impact on neighboring properties due to insufficient space to screen.
8103 Allston Village Trail
Lot 80, Block 01, Section 00 Village of Creekside Park
29. Consideration and action to appeal the Residential Design Review Committee decision of conditional approval for solar panel installation.
35 Genesee Ridge Drive
Lot 09 Block 01, Section 11 Village of Harper's Landing in College Park
30. Variance request for a proposed residential remodel which may not be architecturally compatible with the neighborhood character and exceeds the maximum amount of living area allowed.
134 East Bracebridge Circle
Lot 23 Block 01, Section 21 Village of Indian Springs
31. Variance request for a proposed solar panel system that may cause negative impact.
87 West Wading Pond Circle
Lot 22 Block 01, Section 08 Village of Creekside Park West
32. Variance request for a proposed fence that will exceed the maximum height allowed.
99 Crimson Ridge Court
Lot 08 Block 01, Section 15 Village of Indian Springs

33. Variance request for a proposed pool that does not respect the rear ten foot easement.
3 Tannery Hill Road
Lot 01 Block 01, Section 11 Village of Creekside Park West
34. Variance request for a proposed tree removal that does not meet the Standards and Criteria for Section 11 Creekside Park West.
3 Tannery Hill Road
Lot 01 Block 01, Section 11 Village of Creekside Park West
35. Variance request for proposed tree removals that do not meet the Standards for removal.
174 Burgandy Vine Court
Lot 10 Block 01 Section 75 Village of Alden Bridge
36. Variance request for a proposed tree removal that does not meet the Standards for removal.
42 June Breeze Place
Lot 46 Block 02 Section 67 Village of Alden Bridge
37. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
27 Owls Cove Place
Lot 25 Block 04 Section 06 Village of Alden Bridge
38. Variance request for a proposed fence that will encroach further than allowed past the platted building lines.
3 Windfern Place
Lot 78 Block 03 Section 03 Village of Alden Bridge
39. Variance request for a chicken coop and a pigeon coop that does not respect the side and rear easements respectively.
167 Black Swan Place
Lot 11 Block 03, Section 97 Village of Sterling Ridge
40. Variance request for a chicken coop that does not respect the rear ten foot easement.
54 Windswept Oaks Place
Lot 81 Block 01, Section 05 Village of Harper's Landing in College Park
41. 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
42. 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
43. Variance request for existing artificial foliage on the fence.
127 Pinto Point Place
Lot 89, Block 01, Section 12 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 blue ink, which appears to read "Kelly C. McKay", is written over a horizontal line.

Covenant Administration Manager For The Woodlands Township