

## 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, November 6, 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 October 2, 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 tenant panel additions to the existing monument sign, that contain a logo that is not trademarked.  
MMT Realty Woodlands LLC / Ridgewood at The Woodlands  
10450 Gosling Road  
Lot 0100 Block 0163 Section 0040 Village of Panther Creek
  - B. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding length and letter color, includes a logo that is not trademarked and a business clarifier that is not part of the registered name of the business.  
Regency Centers LP / AmeriClinic Kids  
4775 W. Panther Creek Drive, Suite 300  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - C. 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 / AmeriClinic Kids  
4775 W. Panther Creek Drive, Suite 300  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - D. Consideration and action for the proposed addition of an egress door.  
24 Waterway LLC / Kokoro  
24 Waterway Avenue, Suite 110  
Lot 2640 Block 0599 Section 0999 Village of Town Center
  - E. Consideration and action for the proposed ATM machine and surround replacements including signage.  
Indian Springs at Woodlands LTD / Wells Fargo  
6621 Woodlands Parkway  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
  - F. Consideration and action for the proposed building sign.  
PC1 Partners LP / Woodlands Wellness & Cosmetic Center  
4850 W Panther Creek Drive, Suite #105  
Lot 0320 Block 0045 Section 0040 Village of Panther Creek

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

1. Variance request for the proposed new home concept that will encroach into the rear setback, will exceed the maximum living area allowed, the maximum hard surface area allowed and includes front porch landscape steps that will be located beyond the front platted building line.  
45 Huntsman's Horn Circle  
Lot 22 and 23, Block 01, Section 35 Village of Grogan's Mill
2. Consideration and action of a Short Term Rental renewal application.  
38 Larks Aire Place  
Lot 54, Block 01, Section 37 Village of Cochran's Crossing
3. Consideration and action of a Short Term Rental renewal application.  
12020 S Blackjack Oak Circle  
Lot 19, Block 05, Section 03 Village of Grogan's Mill
4. Consideration and action of a Short Term Rental application.  
110 Marabou Place  
Lot 23, Block 02, Section 25 Village of Grogan's Mill
5. Variance request for a proposed swimming pool that exceeds the maximum allowed hard surface area.  
115 South Beech Springs Circle  
Lot 10, Block 03, Section 10 Village of Creekside Park
6. Request to amend permit conditions requiring the owner to plant vegetation at least 7' tall at time of planting to screen the pergola to the adjacent neighbor.  
2 Bantam Woods Circle  
Lot 93, Block 01, Section 06 Village of Sterling Ridge
7. Variance request for proposed tree removals that do not meet the Standards for removal.  
7 Chipped Sparrow Place  
Lot 39, Block 02, Section 13 Village of Creekside Park
8. Variance request for existing driveway borders that exceed the maximum width allowed.  
63 North Queenscliff Circle  
Lot 32, Block 2, Section 13, Village of Sterling Ridge
9. Variance request for existing driveway that exceeds the maximum width allowed.  
95 North Almondell Circle  
Lot 16 Block 03, Section 92 Village of Sterling Ridge
10. Variance request for existing patio cover that was not built as approved and does not respect the rear 20 foot setback.  
43 South Bethany Bend Circle  
Lot 05 Block 02 Section 36 Village of Alden Bridge
11. Consideration and action for a Home Business –Firearms & Gunsmith Services  
94 East Lasting Spring Circle  
Lot 15, Block 01, Section 08 Village of Creekside Park

12. Consideration and action for a Short-Term Rental.  
6 West Prairie Dawn Circle  
Lot 02, Block 02, Section 06 Village of Harpers Landing at College Park
13. Consideration and action for renewal of a Short-Term Rental.  
111 West Stockbridge Landing Circle  
Lot 08, Block 02, Section 17 Village of Alden Bridge
14. Consideration and action for renewal of a Short-Term Rental.  
10 Taupewood Place  
Lot 38, Block 03, Section 74 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.  
51 North Walden Elms Circle  
Lot 07, Block 03, Section 42 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.  
18 Tallgrass Way Court  
Lot 08, Block 01, Section 14 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.  
74 Wimberly Way  
Lot 72, Block 01, Section 03 Village of Harper's Landing at College 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.  
43 West Knightsbridge Drive  
Lot 14, Block 02, Section 02 Village of Harper's Landing at College 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.  
86 South Vesper Bend Circle  
Lot 04, Block 03, Section 30 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.  
154 South Walden Elms Circle  
Lot 28, Block 01, Section 42 Village of Alden Bridge
21. Consideration and action of a Short Term Rental renewal application.  
94 E Trace Creek Drive  
Lot 03, Block 02, Section 03 Village of Indian Springs
22. Variance request for the proposed circular driveway that exceeds the maximum allowed width and the front property line does not meet the minimum width required for circular driveways per the Standards.  
19 South Sage Sparrow Circle  
Lot 09, Block 03, Section 11 Village of Creekside Park

23. Variance request for existing pergola and deck that do not respect the rear ten-foot easement.  
46 Witherbee Place  
Lot 04, Block 01, Section 05 Village of Creekside Park West
24. Variance request for an existing batting cage that does not respect the 10-foot rear easement or the 15-foot side setback and is not a minimum of 15 feet from any property line for sport court. In addition, artificial vegetation is used for screening.  
106 North Linton Ridge Court  
Lot 10 Block 01 Section 34 Village of Alden Bridge
- XII. Consideration and action regarding Residential Development Standard revisions.**
- 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