

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 7, 2023, 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/Call Meeting to Order.**
- II. Pledge of Allegiance.**
- III. Receive, consider, and act upon adoption of the meeting agenda.**
- IV. Public Comment.**
- V. Consideration and action regarding the minutes of the meeting May 3, 2023.**
- VI. Consideration and Action of the items recommended for Summary Action.**
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VIII. Reconvene in Public Session.**
- IX. Consideration and action regarding proposed guidelines for solar power systems.**
- X. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request for the revised plans for the proposed parking lot modifications that include the addition of parking spaces without the landscape island requirements and requires the removal of trees.**

The Woodlands Bible Church
995 Pinyon Pine Drive
Lot 0251 Block 0765 Section 0007 Village of Panther Creek
 - B. Variance request for the proposed building sign that contains two business names and does not comply with the criteria regarding a raceway and letter and return colors.**

GRI Woodlands Crossing LLC / GoHealth Urgent Care
10868 Kuykendahl Road, Suite E
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - C. Variance request for the proposed monument sign panel that contains two business names, and a background color that is not consistent with previously approved shopping center monument signs.**

GRI Woodlands Crossing LLC / GoHealth Urgent Care
10868 Kuykendahl Road, Suite E
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - D. Consideration and action for the proposed six level parking garage.**

JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest

- E. Consideration and action for the proposed installation of decorative artwork panels on the parking garage.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- F. Consideration and action for the proposed legal safety notice signs to be installed at the parking garage entrances.
8800 Technology Forest Place LLC
4000 Research Forest Drive / 8800 Technology Forest Place
Lot 0240 Block 0547 Section 0000 Village of Research Forest
- G. Consideration and action for the existing site improvements to include playground, outdoor amenities and paving.
2280 Buckthorne Place LLC / Guidepost Montessori
2280 Buckthorne Place
Lot 0820 Block 0547 Section 0006 Village of Grogan's Mill
- H. Consideration and action for the proposed revision to the building sign criteria in accordance with the action of the Development Standards Committee on March 15, 2023.
AF4 Woodlands LLC
2407 Timberloch Place
Lot 0280 Block 0547 Section 0006 Village of Town Center
- I. Variance request for the proposed project identification sign that contains a website.
Community Baptist Church of The Woodlands
8909 Cochran's Crossing Drive
Lot 0300 Block 0257 Section 0067 Village of Cochran's Crossing

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

- 1. Variance request for an existing detached patio cover with an incorporated fireplace that will encroach past the twenty five foot rear setback and may cause an impact to adjacent properties, which is not in keeping with the Residential Standards.
Bryan M Picket
30 Hillside View Place
Lot 29, Block 02, Section 30 Village of Cochran's Crossing
- 2. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 49, Village of Sterling Ridge.
Alfredo Tinajero
74 West French Oaks Circle
Lot 18 Block 01, Section 49 Village of Sterling Ridge
- 3. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 22, Village of Creekside Park West.
Pedro Rodriguez
18 South Wheatleigh Drive
Lot 46, Block 02, Section 22 Village of Creekside Park West
- 4. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 7, Village of Sterling Ridge.
Alejandro Magallanes

51 North Bacopa Drive
Lot 02, Block 06, Section 07 Village of Creekside Park

5. Variance request for an existing trellis with overhang that does not respect the side five foot easement.
James Hollingsworth
35 Villa Canyon Place
Lot 26, Block 02, Section 18 Village of Indian Springs (TWA)
6. Variance request for existing paving that does not respect the rear ten foot easement.
David Lobos
262 Tortoise Creek Place
Lot 73, Block 01, Section 08 Village of Creekside Park
7. Variance request for an existing trash cart screen that may not be compatible with the character and architectural style of the neighborhood.
Paola Riviello
78 Wood Drake Place
Lot 50, Block 01, Section 04 Village of Creekside Park West
8. Variance request and appeal of Residential Design Review Committee's conditions of approval for an existing patio cover that does not have plans sealed by a licensed architect, building designer or engineer.
David Israel Vega Gallardo
11 Eastwood Place
Lot 53 Block 01 Section 33 Village of Alden Bridge
9. Request for approval for a Short Term Rental property.
Darren & Jennifer Domilise
110 North Walden Elms Circle
Lot 39, Block 01, Section 42 Village of Alden Bridge
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Mark & Valerie Ahlers
2 Wild Orchid Court
Lot 27, Block 1, Section 7 Village of Harper's Landing at College Park
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Rashmi & Tasha Gupta
79 Degas Park Drive
Lot 99, Block 1, Section 21 Village of Sterling Ridge
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Darren S Jenkins & Sau Ming
95 West Sandalbranch Circle
Lot 4, Block 2, Section 18 Village of Alden Bridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Tao Liu & Xiyang Zhang
23 South Linton Ridge Circle
Lot 33, Block 3, Section 34 Village of Alden Bridge

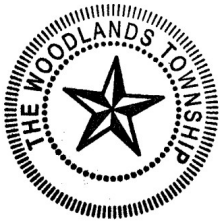
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Magdalene Cazares Cousey Revocable Trust
22 North Star Ridge Circle
Lot 43, Block 2, Section 51 Village of Sterling Ridge
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nagi Mekhaill
3 Butterfly Branch Place
Lot 46, Block 2, Section 52 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.
Zachary A & Hannah M Schilleci
10 Blue Violet Court
Lot 21, Block 2, Section 22 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.
Armando & Maria E Cruz-Carvajal
135 South Spinning Wheel Circle
Lot 1, Block 2, Section 56 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.
Patricia W De Elizabarraras
66 Sandwell Place
Lot 22, Block 1, Section 9 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.
DVC Rental LLC (Gustavo Deveze Rodriquez)
3 Cadence Court
Lot 89, Block 1, Section 18 Village of Creekside Park
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Omar G Fernandez & Aida A Izguerra
27 North Wheatleigh Drive
Lot 5, Block 3, Section 22 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.
Guillaume LLC
19 Daffodil Meadow Place
Lot 5, Block 1, Section 25 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.
Alessandra Kraan

19 Beech Bark Place

Lot 9, Block 2, Section 59 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.
Hector & Doris B Monsalve
155 North Vesper Bend Circle
Lot 14, Block 2, Section 30 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.
Jesus Rene Lazo Renteria
14 Quillwood Place
Lot 40, Block 2, Section 93 Village of Sterling Ridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Julio Roberto Rivera Rosales & Silvia Maria Vega Zeissig
23 Folklore Court
Lot 6R, Block 2, Section 2 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.
Keith M Wolf
107 West Arbor Camp Circle
Lot 58, Block 1, Section 4 Village of Creekside Park
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Pablo Zarate Ramos
7 Mariposa Woods Drive
Lot 9, Block 2, Section 39 Village of Creekside Park West
28. Variance request for a proposed fence that will extend beyond the 10 foot platted building line more than allowed per standard, and the rear fence on the alley will extend more than three feet forward of the garage per the Neighborhood Criteria for Section 35 of Alden Bridge. In addition, the proposed fence will require removal of several trees, which is not allowed for installation of a fence.
Justin G Levett
79 Sunlit Grove Street
Lot 14 Block 04 Section 35 Village of Alden Bridge
29. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 25, Village of Sterling Ridge
EB Corporate Solutions, LLC
139 North Concord Valley Circle
Lot 55 Block 01, Section 25 Village of Sterling Ridge
30. Variance request for existing home color that may not be in character of the neighborhood and may have adverse impact.
Christian Cuesta
6 Cane Mill Place
Lot 21 Block 03 Section 13 Village of Alden Bridge

31. Variance request for an existing driveway extension that may not be in keeping with neighborhood character.
Eduardo Arana and Rocio Magallanes
22 Veilwood Circle
Lot 6 Block 1, Section 65 Village of Sterling Ridge
32. Variance request for removal of two trees that do not meet the Standards for removal.
Ricardo Reyes
10 Garden Lodge Place
Lot 36 Block 03, Section 51 Village of Sterling Ridge
33. Variance request for removal of a tree that does not meet the Standards for removal.
Mike Gross
7 North Bantam Woods Circle
Lot 02 Block 03, Section 06 Village of Sterling Ridge
34. Variance request for an existing fence that is not an approvable design, built with the construction side out and is not the design required by the Development Criteria Section 6 of Sterling Ridge.
Jean Paul Mansur Beltran
2 Heather Bank Place
Lot 26 Block 01, Section 06 Village of Sterling Ridge
- 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. Member Comments**
- XIV. Staff Reports and Comments**
- XV. Adjourn**




Covenant Administration Manager
for The Woodlands Township