

## 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 August 2, 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 July 5, 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 of the Commercial Applications and Covenant Violations.**
  - A. Variance request for a proposed building sign that is not mounted to the building fascia, does not contain individually mounted white channel letters and has a logo that is not white and is not trademarked.  
Ventura Holdings LLC / Ventura Car Wash  
6771 Woodlands Parkway  
Lot 0506 Block 0592 Section 0060 Village of Indian Springs
  - B. Variance request for the proposed monument sign that does not contain individual channel letters in accordance with the shopping center criteria and includes a logo that is not registered and exceeds the maximum size allowed.  
Ventura Holdings LLC / Ventura Car Wash  
6771 Woodlands Parkway  
Lot 0506 Block 0592 Section 0060 Village of Indian Springs
  - C. Variance request for two proposed illuminated channel letter signs located on the service bay canopy that include raceways and advertise services offered at the business.  
Ventura Holdings LLC / Ventura Car Wash  
6771 Woodlands Parkway  
Lot 0506 Block 0592 Section 0060 Village of Indian Springs
  - D. Variance request for the existing drive through price menu sign that contains a logo that is not registered and does not match the registered business name.  
Ventura Holdings LLC / Ventura Car Wash  
6771 Woodlands Parkway  
Lot 0506 Block 0592 Section 0060 Village of Indian Springs

- E. Variance request for two existing pricing signs at the car wash entrance that contain a logo that is not registered and the logo does not match the registered business name.  
Ventura Holdings LLC / Ventura Car Wash  
6771 Woodlands Parkway  
Lot 0506 Block 0592 Section 0060 Village of Indian Springs
- F. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Terramont Retail Partners LLC / Pinch A Penny  
30340 FM 2978 Road, Suite 720  
Lot 0220 Block 0078 Section Village of Sterling Ridge

**X. Consideration and Action of the Residential Applications and Covenant Violations.**

- 1. Variance request for a proposed rear fence facing the alley that will extend more than 3 feet from the garage and that is not the required design per the Neighborhood Criteria for Section 35 of Alden Bridge.  
John E Held  
23 West Cottage Green Street  
Lot 13 Block 03 Section 35 Village of Alden Bridge
- 2. Variance request for an existing patio cover with summer kitchen that does not respect the rear 20 foot setback and required drawings were not provided.  
Maria Consuelo  
31 North Wheatleigh Drive  
Lot 04, Block 03, Section 22 Village of Creekside Park West
- 3. Variance request for an existing walkway that exceeds the maximum width allowed and is less than one foot from the side property line.  
Daniel Morgan Anderson  
82 East Fairbranch Circle  
Lot 28 Block 01 Section 44 Village of Alden Bridge
- 4. Variance request for a proposed fence that will exceed the maximum height allowed.  
Ronald Saikowski  
14 East Knightsbridge Drive  
Lot 42 Block 01, Section 02 Village of Harper's Landing at College Park
- 5. Variance request for an existing pergola that does not respect the rear ten foot easement and flagstone pavers that do not respect the side five foot easement.  
Brad Conversano  
111 West Stockbridge Landing Circle  
Lot 08 Block 02 Section 17 Village of Alden Bridge
- 6. Consideration and action for a home business – Sporting goods & Firearms  
Tyler J MT JOY  
96 West Sandalbranch Circle  
Lot 05 Block 01 Section 18 Village of Alden Bridge
- 7. Consideration and action for a renewal of a Short Term Rental.  
Sadia & Irfan Khan  
10 Taupewood Place  
Lot 38, Block 03, Section 74 Village of Sterling Ridge

8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Raphael Abel  
79 Genesee Ridge Drive  
Lot 20, Block 1, Section 11 Village of Harper's Landing at College Park
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Juan Antonio Abreu  
84 West Wading Pond Circle  
Lot 21, Block 2, Section 8 Village of Creekside Park West
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Hylara Azevedo  
30 Tranquil Glade Place  
Lot 27, Block 02, Section 09 Village of Indian Springs
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jaimes Beltran LLC  
7222 Lake Paloma Trail  
Lot 6, Block 1, Section 11 Village of Creekside Park
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Donald R & Donna C Carroll  
174 North Vershire Circle  
Lot 8, Block 2, Section 91 Village of Sterling Ridge
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Bryan C & Katy Evans  
3 Alden Glen Court  
Lot 1, Block 1, Section 20 Village of Alden Glen
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Michael S Downs  
79 South Crisp Morning Circle  
Lot 20, Block 1, Section 93 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.  
Huiming Gu & Xiaohua Fang  
39 North Spinning Wheel Circle  
Lot 10, Block 1, Section 56 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.  
Mary Joyce Lawson

42 South Vesper Bend Circle  
Lot 91, Block 2, Section 29 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.  
Chunli Li  
74 South Vesper Bend Circle  
Lot 1, Block 3, Section 30 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.  
Rafael Mercado & Ingrid Blancafort  
63 South Crisp Morning Circle  
Lot 16, Block 1, Section 93 Village of Alden Bridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Pinakin Patel  
118 North Downy Willow Circle  
Lot 11, Block 2, Section 60 Village of Alden Bridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Susan M Summers  
10 East Gaslight Place  
Lot 8, Block 1, Section 26 Village of Alden Bridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Matthew R Weir & Kechi Ezem  
74 Scarlet Mead Court  
Lot 48, Block 1, Section 75 Village of Alden Bridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Matthew Lee Whitlock  
26 Trellis Gate Street  
Lot 2, Block 1, Section 55 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.  
Jaime Beth Williamson  
38 Vershire Circle  
Lot 26, Block 2, Section 91 Village of Sterling Ridge
24. Consideration and action for an existing Short Term Rental previously reviewed by the Development Standards Committee due to violations of the Standards and breach of the Memorandum of Agreement for the Short Term Rental.  
Ianco Asaf  
43 West Knightsbridge Drive  
Lot 14, Block 2, Section 2 Village of Harper's Landing at College Park

25. Consideration and action for a renewal of a Short Term Rental.  
Ianco Asaf  
43 West Knightsbridge Drive  
Lot 14, Block 2, Section 2 Village of Harper's Landing at College Park
26. 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 - the proposed fence will require removal of several trees, which is not allowed for installation of a fence. Additionally, the proposed pool will require additional removal of trees.  
Justin G Levett  
79 Sunlit Grove Street  
Lot 14 Block 04 Section 35 Village of Alden Bridge
27. Variance request for an existing sports court that does not respect the rear 25 foot setback, is not located at least 15' from the side property line and is not screened by vegetation or a solid fence causing negative impact. Additionally, the lights located in the pine tree creates a glare and a level of illumination that causes a negative neighbor impact.  
Douglas and Candyce Orr  
110 Player Oaks Place  
Lot 6 Block 1, Section 72 Village of Sterling Ridge
28. Request for rehearing regarding the Development Standards Committee planting requirements for the patio cover which was reviewed by the full committee and acted on at the meeting of January 5, 2022.  
Kishore Shahani  
19 Woodmoor Place  
Lot 50 Block 2, Section 91 Village of Sterling Ridge
29. Variance request for an existing driveway that exceeds the maximum width allowed for a 3 car garage and the driveway border is not located on both side and exceeds the maximum width allowed.  
Matthew Teng  
2 Vincent Court  
Lot 5 Block 3, Section 21 Village of Sterling Ridge
30. Variance request for a proposed detached building (storage shed) that will exceed the maximum height allowed.  
Hami Sam Farahani  
11 Hithervale Court  
Lot 12 Block 01, Section 66 Village of Sterling Ridge
31. Variance request for a proposed patio cover with summer kitchen that will not respect the rear 25 foot setback.  
Kenneth R Stein  
158 North Taylor Point Drive  
Lot 7 Block 02 Section 13 Village of Alden Bridge

- XI. **Receive, Consider and Discuss on the Development Standards Fence Subcommittee status report.**
- XII. **Consideration and action regarding the Residential and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.**
- XIII. **Consideration of items to be placed on the agenda for next month's meeting.**

- XIV. Member Comments
- XV. Staff Reports and Comments
- XVI. Adjourn



A handwritten signature in black ink, reading "Kristian B. Laro".

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Covenant Administration Manager  
for The Woodlands Township