

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 October 18th, 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:

Development Standards Committee

October 18th, 2023, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

- 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 September 20th, 2023.**
- 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 proposed awnings at the front façade of the building.
GRI Woodlands Crossing LLC
10720 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - B. Consideration and action for the existing parking lot lighting that causes an impact to adjacent properties.
Shadowbend Partners
5202 Shadowbend Place
Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing
 - C. Consideration and action for the existing outdoor furniture for the patio and surrounding area.
Technology Forest Partners LP / Local Table
4223 Research Forest Drive
Lot 6568 Block 0547 Section 0999 Village of Research Forest
 - D. Consideration and action for the existing storage located at the rear of the tenant space, including linen sheds, grease trap, CO2 Tank and Trash receptacle.
Technology Forest Partners LP / Local Table
4223 Research Forest Drive
Lot 6568 Block 0547 Section 0999 Village of Research Forest

- E. Variance request for proposed building lighting that exceeds the maximum foot candle levels allowed at the property lines.
Cigars International Texas LLC / Cigars International
16580 Interstate Highway 45 South
Lot 9406 Block 0390 Section 2000 Village of College Park
- F. Consideration and action for the temporary use of the existing traffic barricade sets.
CSHV Woodlands LP / Cinemark Texas Properties, LTD
1600 Lake Robbins Drive
Lot 2600 Block 0599 Section 0999 Village of Town Center
- G. Variance request for the proposed permanent window cling promoting safety procedures inside the tenant space.
Indian Springs at Woodlands LTD / Scenthound
10807 Kuykendahl Road, Suite 404
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- H. Variance request for the proposed building sign that does not match the proposed tenant panel on the monument sign, contains a logo that is not registered and exceeds the maximum size allowed.
AF4 Woodlands LLC – Grappler’s Lab Renzo Grace The Woodlands
9391 Grogan’s Mill Road
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- I. Variance request for the proposed tenant panel on the monument sign that does not match the building sign and contains a logo that is not registered.
AF4 Woodlands LLC – Grappler’s Lab Renzo Grace The Woodlands
9391 Grogan’s Mill Road
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- J. Consideration and action for the proposed revision to the building sign criteria for building B regarding color of the face, sides and border.
AF4 Woodlands LLC
9391 Grogan’s Mill Road
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- K. Variance request for the existing monument sign replacement that contains the full street address and a logo that is not trademarked.
2445 High Timbers Drive LLC / Byrd Automotive, Inc.
2445 High Timbers Drive
Lot 0910 Block 0547 Section 0006 Village of Town Center
- L. Consideration and action for the proposed temporary dumpster placement.
Indian Springs at Woodlands LTD / AT&T Cellular World
6777 Woodlands Parkway, Suite 302
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

XI. Consideration and Action of The Woodlands Community Association (WCA) Residential Applications and Covenant Violations.

1. Request for a rehearing regarding the previously acted upon, concept room addition that would encroach the twenty-foot rear setback and ten-foot rear easement; and exceeds the maximum amount of living area allowed per the Neighborhood Criteria and the Initial Land Use Designation
Lee Andrew Blandford
122 W. Copper Sage Circle
Lot 04, Block 04, Section 12 Village of Cochran's Crossing
2. Consideration and action regarding the appeal request by the neighbor at 38 Bellweather Court to appeal the Residential Design Review Committee's action conditionally approving the Garage Addition at 42 Bellweather Court.
Peggy Ingram (neighbor requesting the appeal.)
38 Bellweather Court
Lot 12, Block 01, Section 46 Village of Panther Creek
Stephen Riggle (owner of garage addition.)
42 Bellweather Court
Lot 11, Block 01, Section 46 Village of Panther Creek
3. Variance request for a major remodel that includes room additions and living area expansions that will exceed the maximum amount of living area allowed.
Julie Charbonneau
140 Red Sable Drive
Lot 15, Block 02, Section 60 Village of Grogan's Mill
4. Variance request for a major remodel that includes a garage conversion that exceeds the maximum living area and includes a driveway expansion that exceed the maximum width allowed.
Julie Charbonneau
140 Red Sable Drive
Lot 15, Block 02, Section 60 Village of Grogan's Mill
5. Variance request for a major remodel that includes a garage addition with driveway additions and expansions that exceed the maximum width allowed.
Julie Charbonneau
140 Red Sable Drive
Lot 15, Block 02, Section 60 Village of Grogan's Mill
6. Consideration and action to amend the Initial Land Use Designation to increase the maximum amount of living area allowed in order to accommodate a proposed attic conversion.
Allen and Lynette Shearer
19 Wild Ginger Court
Lot 10, Block 01, Section 27 Village of Grogan's Mill
7. Variance request for the conceptually proposed attic conversion that would exceed the maximum amount of living area allowed and requires an amendment to the Initial Land Use Designation.
Allen and Lynette Shearer
19 Wild Ginger Court
Lot 10, Block 01, Section 27 Village of Grogan's Mill

8. Consideration and action for the proposed new home construction.
Allan Lea Barr and Melissa Bond
21 S Doe Run Drive
Lot 05, Block 01, Section 16 Village of Grogan's Mill
9. Variance request for a patio cover with integrated fireplace and storage, that encroaches into the forty foot rear and ten foot side setbacks, and exceeds the maximum hard surface area allowed.
Neal Sahni
50 Waterford Bend
Lot 04, Block 01, Section 44 Village of Cochran's Crossing
10. Variance request for a patio cover with integrated summer kitchen and TV Wall that would encroach into the forty foot rear and ten foot side setbacks.
Logan H Couch
63 Midsummer Place
Lot 19, Block 04, Section 33 Village of Cochran's Crossing
11. Variance request for a swimming pool and spa that would encroach into the ten foot rear easement.
Logan H Couch
63 Midsummer Place
Lot 19, Block 04, Section 33 Village of Cochran's Crossing
12. Variance request for a proposed color change that was not found to be architecturally compatible with the home and neighborhood when acted upon by the by the Grogan's Mill Residential Design Review Committee.
Gregory Bryson Janecek
1 N Autumnwood Way
Lot 47, Block 02, Section 31 Village of Grogan's Mill
13. Variance request to remove two tree(s) that did not meet the conditions for removal when acted upon by the Cochran's Crossing Residential Design Review Committee.
David Mayo
19 Chancery Place
Lot 12, Block 03, Section 46 Village of Cochran's Crossing
14. Variance request for a proposed tree removal that does not meet the criteria for removal.
Helen Wren
23 Smokerise Place
Lot 11, Block 06, Section 06 Village of Cochran's Crossing
15. Variance request to appeal the conditions of approval for a tree removal that requires the owner plant and maintain one (1) 30-gallon native canopy tree anywhere on the lot.
Robert M Shirley
7 Windledge Place
Lot 43, Block 02, Section 18 Village of Cochran's Crossing
16. Variance request for an existing chain link fence style that is not an approval design.
Ida M Avalos
1416 E Red Cedar Circle
Lot 37, Block 01 Section 10 Village of Grogan's Mill

17. Variance request for existing signs/banners that exceed the maximum number allowed.
Michael R Spearman
15 Ivy Pond Place
Lot 07, Block 02, Section 45 Village of Cochran's Crossing
18. Variance request for a proposed room addition that would exceed the maximum amount of living area allowed.
Victor Rafael Rodriguez
2 Purple Martin Place
Lot 21, Block 01, Section 37 Village of Cochran's Crossing
19. Variance request for a proposed workshop that would encroach into the twenty foot rear setback.
Steven M Powell
118 Quiet Oak Circle
Lot 82, Block 02, Section 05 Village of Cochran's Crossing
20. Variance request for a proposed walkway widening that would exceed the maximum width allowed.
Jorge L Suarez
96 W Indian Sage Cir
Lot 40, Block 03, Section 12 Village of Cochran's Crossing
21. Variance Request for a proposed fence type that is not the approvable design as defined in the Neighborhood Criteria.
Foster Family Revocable Trust
58 Aberdeen Crossing Place
Lot 16, Block 01, Section 48 Village of Cochran's Crossing
22. Variance request for an existing shed that exceeds the maximum height allowed by six inches and encroaches into the side five foot easement.
Guillermo O Peralta
59 Rockridge Drive
Lot 03, Block 05, Section 01 Village of Indian Springs
23. Variance request for existing artificial vegetation applied to the wrought iron fence.
Lisa Casadaban
91 W Racing Cloud Court
Lot 27, Block 01, Section 46 Village of Panther Creek
24. Variance request for the existing rear yard detached pergola that encroaches over the platted building line.
Marlon Leon
218 N. Dreamweaver Circle
Lot 03, Block 03, Section 65 Village of Grogan's Mill
25. Consideration and action for a Short-Term Rental application.
Amaltres LLC
17 Kittiwake Court
Lot 01, Block 01, Section 23 Village of Grogan's Mill

26. Consideration and action for a Short-Term Rental application.

Tuan Pham

36 N Rain Forest Court

Lot 29, Block 05, Section 38 Village of Grogan's Mill

27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

J&M Investment Solutions

1001 E Red Cedar Circle

Lot 01, Block 02, Section 10 Village of Grogan's Mill

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.

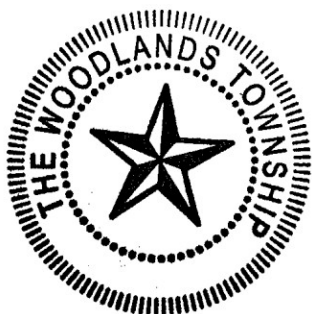
XIII. Consideration and action of dates for follow up site visits by the Development Standards Committee.

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