

## 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 1, 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 October 4, 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 the preliminary proposal for a drive through expansion and parking lot reconfiguration that includes encroachment into the forest preserve.  
Chick-Fil-A Inc.  
1660 Lake Woodlands Drive  
Lot 7150 Block 0599 Section 0999 Village of Town Center
  - B. Consideration and action for the proposed roof replacement and temporary restroom placement while there are existing violations on the property.  
LTCD Investments LLC  
3335 College Park Drive  
Lot 0806 Block 0388 Section 0999 Village of College Park
  - C. Consideration and action for the proposed revision to the building sign criteria regarding letter height and color, and the proposed revision to the door vinyl graphics criteria to match the Commercial Planning and Design Standards.  
Terramont Retail Partners LLC  
30340 FM 2978  
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
  - D. Variance request for the proposed exterior renovation including a color change that does not comply with the shopping center criteria, building lighting replacement, parking lot restriping and Americans with Disability Act compliance.  
Bank of America  
6607 Woodlands Parkway  
Lot 0504 Block 0592 Section 0060 Village of Indian Springs
- X. Consideration and Action of the Residential Applications and Covenant Violations.**

1. Variance request for the conceptually proposed new home construction that will exceed the maximum living area allowed and maximum hard surface area allowed and includes a third-floor outdoor living area.  
Gary Giles  
124 S Timber Top Drive  
Lot 12, Block 01, Section 15 Village of Grogan's Mill
2. Variance request for proposed attached patio cover with an integrated fireplace and summer kitchen that would exceed the maximum hard surface area allowed and will encroach into the eight foot side and twenty five foot rear setback.  
Todd Graff  
222 Split Rock Rd  
Lot 15, Block 02, Section 32 Village of Panther Creek
3. Variance request for a proposed walkway that would exceed the maximum allowed width.  
John P Kelly Jr  
42 N Turtle Rock Ct  
Lot 37, Block 02, Section 32 Village of Panther Creek
4. Variance request for proposed room addition that exceeds the maximum living area per the Development Criteria for Section 28 Village of Creekside Park West.  
Ziad Alan Egap  
42 Winter Thicket Place  
Lot 26, Block 01, Section 28 Village of Creekside Park West
5. Variance request for a proposed driveway widening that exceeds the maximum allowed width and encroaches into the side five foot easement.  
Mark Phelps  
83 West Sandalbranch Circle  
Lot 07 Block 02 Section 18 Village of Alden Bridge
6. Variance request for existing pool decking that does not respect the rear ten foot or side five foot easement.  
Nicholas G Allison  
71 North Misty Canyon Place  
Lot 74, Block 02, Section 04 Village of Harpers Landing in College Park
7. Variance request for existing paver extension along driveway that may exceed the width allowed for a border or walkway.  
Gregg Tucker  
11 Tranquil Glade Place  
Lot 02, Block 03, Section 09 Village of Indians Springs (TWA)
8. Variance request for existing fence that exceeds the maximum height allowed.  
Brian Welter  
63 West Fairbranch Circle  
Lot 12 Block 02 Section 44 Village of Alden Bridge
9. Consideration and action for a Short Term Rental.  
Sandra Jimenez & Julio Flores  
187 Hearthshire Circle  
Lot 55, Block 02, Section 99 Village of Sterling Ridge

10. Consideration and action for a Short Term Rental.  
Glen & Janice Richardson  
75 Valley Oaks Circle  
Lot 06, Block 02, Section 51 Village of Alden Bridge
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jon M Albregts  
79 Blissful Ridge Court  
Lot 24, Block 1, Section 33 Village of Creekside Park West
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Mario F Ballinas  
19 Cordella Place  
Lot 31, Block 1, Section 49 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.  
Jeal Paul & Wendy J Buisines  
38 West Knightsbridge Drive  
Lot 36, Block 1, Section 2 Village of Harper's Landing at College Park
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Gonalo R & Maria E Celorio  
78 South Dove Trace Circle  
Lot 3, Block 2, Section 24 Village of Indian Springs (TWA)
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Moin & Ishrat Durrani  
7 Gull Rock Place  
Lot 40, Block 2, Section 5 Village of Creekside Park
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jhonny F G Garcia & Patricia R Rojas  
112 North Acacia Park Circle  
Lot 20, Block 5, Section 28 Village of Alden Bridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Francisco A Guzman & Vanesa M Cover  
39 Player Oaks Place  
Lot 8, Block 2, Section 72 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.  
Stephen L & Sara L Harland  
22 Wimberly Way  
Lot 85, Block 1, Section 3 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.  
HPA II Texas Sub 2020-1 LLC  
90 North Flickering Sun Circle  
Lot 69, Block 1, Section 93 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.  
Julio Fernando Smithers Jimenez & Rosana Barbero Espinosa  
11 Waterfall Way  
Lot 59, Block 1, Section 9 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.  
Guillermo A Martinez  
104 Flatwoods Plum Drive  
Lot 21, Block 1, Section 35 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.  
Jorge Ortiz & Erika Barragan  
94 East Heritage Mill Circle  
Lot 12, Block 3, Section 2 Village of Creekside Park West
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Cary D & Ashley N Rowan  
106 Autumn Branch Drive  
Lot 11, Block 2, Section 26 Village of Alden Bridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Juan Abreau Ruiz  
14 Black Swan Court  
Lot 10, Block 2, Section 97 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.  
Michael Russo  
2 Cinnamon Teal Place  
Lot 1, Block 3, Section 1 Village of Alden Bridge
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Rogelio Silva  
66 North Queenscliff Circle  
Lot 42, Block 1, Section 13 Village of Sterling Ridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Glenda Smith

95 West Knightsbridge Drive  
Lot 4, Block 2, Section 2 Village of Harper's Landing at College Park

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Nickolas & Barbara H Spano  
19 Glade Bank Place  
Lot 24, Block 3, Section 6 Village of Alden Bridge
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Fernando V Villalpando & Maria L Noriega  
7 Venetia Grove Drive  
Lot 1, Block 1, Section 41 Village of Creekside Park West
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Tony Yau  
51 Butterfly Branch Place  
Lot 35, Block 2, Section 52 Village of Alden Bridge
31. Consideration and action regarding an Appeal request by an affected neighbor regarding a conditional approval by the Alden Bridge Residential Design Review Committee for a house color change at 178 Golden Autumn Court.  
Waterfront Pools & Contracting Services LLC – Kathy Wilkes  
178 Golden Autumn Place  
Lot 04 Block 03 Section 84 Village of Alden Bridge  
**Neighbor appealing:**  
Virginia Parker  
174 Golden Autumn Place  
Lot 05, Block 3 Section 84 Village of Alden Bridge
32. Request for a rehearing or appeal of the Development Standards Committee's decision to require the fence to taper when adjoining to adjacent lower fence.  
Larry Eaton Jr.  
62 North Spring Trellis Circle  
Lot 06, Block 01, Section 20 Village of Indian Springs (TWA)
33. Request for a rehearing or appeal of the Development Standards Committee's decision to deny and revise with decreased size and height of a proposed patio cover with fireplace and summer kitchen that will not respect the rear 30 foot setback and 8 foot side setback.  
Joshua Frank  
62 Thistle Wind Court  
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)
34. Variance request for a proposed pergola with summer kitchen that exceeds the hard surface area allowed.  
Lucia Tissone  
3 Amulet Oaks Place  
Lot 37 Block 01, Section 08 Village of Sterling Ridge

35. Variance request for a proposed patio cover with summer kitchen and a room addition that will not respect the rear 20 foot setback. In addition, the room addition will exceed the maximum living area of 3100 square feet. allowed per the Neighborhood Criteria for Section 7 of Alden Bridge.  
Eduardo Tricio  
15 Classic Oaks Place  
Lot 21 Block 01 Section 07 Village of Alden Bridge
36. Variance request for an existing ac unit that has an installed height that exceeds 6 feet above natural grade and unit is visible to street and neighboring property.  
Patricia Rodriguez  
95 Birch Canoe Drive  
Lot 20, Block 01, Section 20 Village of Creekside Park West
37. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.  
Thomas Francis Myatt Jr  
94 South Warbler Bend Circle  
Lot 01, Block 01, Section 02 Village of Sterling Ridge
38. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.  
Elizabeth Duran  
154 Black Swan Place  
Lot 16, Block 01, Section 97 Village of Sterling Ridge
39. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.  
Eric Goldbach  
46 North Beech Springs Circle  
Lot 18, Block 04, Section 10 Village of Creekside Park
40. Variance request for existing fence modifications that is not an approvable fence design.  
Judd Salas  
18 East Wading Pond Circle  
Lot 04, Block 02, Section 08 Village of Creekside Park West
41. Variance request for existing fence modifications that is not an approvable fence design.  
Scott Thomas McDowell  
14 East Wading Pond Circle  
Lot 03, Block 02, Section 08 Village of Creekside Park West

- XI. **Consideration and action regarding the Residential and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.**
- XII. **Consideration of items to be placed on the agenda for next month's meeting.**
- XIII. **Member Comments**
- XIV. **Staff Reports and Comments**
- XV. **Adjourn**



Covenant Administration Manager for The Woodlands Township