

## **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 15<sup>th</sup>, 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  
November 15<sup>th</sup>, 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 October 18th, 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. 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
  - B. Consideration and action for the proposed permanent patio screening enclosure.  
The Woodlands GL Holdings LLC / Kirby Ice House  
1700 Lake Robbins Drive  
Lot 8000 Block 0599 Section 0999 Village of Town Center
  - C. Consideration and action for the proposed temporary patio screening enclosure.  
The Woodlands GL Holdings LLC / Kirby Ice House  
1700 Lake Robbins Drive  
Lot 8000 Block 0599 Section 0999 Village of Town Center
  - D. 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

- E. 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
- F. Consideration and action to review the final plans for the proposed fence for compliance with the Development Standards Committee conditions of approval.  
Richard & Rhonna Endres Family Partnership LTD / The Shoppes on Sawdust  
1440 South Sawdust Road  
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
- G. 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
- H. 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
- I. Variance request for the proposed building signs that exceed the maximum number and height allowed and do not contain internally illuminated white channel letters with rich brown returns in accordance with the criteria.  
Centro NP Holdings 12 SPE LLC / Tesla  
9420 College Park Drive, Suite 1  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- J. Variance request for the proposed monument sign package that does not comply with the shopping center criteria regarding panel and logo color, includes tenant panels with uneven sizes and also includes the full street address on one sign.  
Centro NP Holdings 12 SPE LLC  
9420 College Park Drive  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- K. Variance request for the proposed permanent window and door graphics that advertise a website and services offered within the business.  
Centro NP Holdings 12 SPE LLC / Armed Forces Career Center  
9420 College Park Drive, Suite 160  
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- L. Consideration and action for the proposed picnic area and walkway that includes tree removal.  
West Houston Chinese Church / New Hope Christian Church  
7575 Alden Bridge Drive  
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge

- M. Variance request for a proposed sign package that includes building and garage identification, site directory maps, amenity and customer information, parking and hours of operation signs and also includes a logo that has not been registered.

29SC TIC Cumberland LLC / Evergreen at Sterling Ridge  
10851 West Montfair Boulevard  
Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

- N. Variance request for the existing parking lot and building lighting that exceeds the maximum foot candle levels allowed at the property lines.

Alden Bridge Complex LLC / CVS Pharmacy  
3705 FM 1488 Road  
Lot 1906 Block 0549 Section 0047 Village of Alden Bridge

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

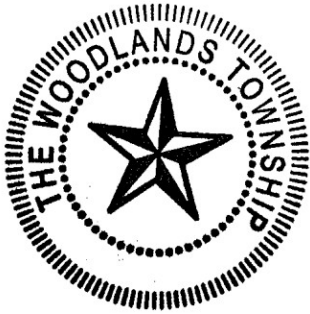
1. Variance request for the proposed concept new home construction that will exceed the maximum amount of living area and hard surface area allowed and includes a third-floor outdoor living area.  
Gary Giles  
124 S Timber Top Drive  
Lot 12, Block 01, Section 15 Village of Grogan's Mill
2. Consideration and action regarding a revised proposed preliminary new home construction with related tree removal.  
Olga and Gary Eshenroder  
4 Lehigh Springs Drive  
Lot 51, Block 02, Section 10 Village of Panther Creek
3. Consideration and action regarding the appeal request by the neighbor at 79 Northgate Drive to appeal the Grogan's Mill Residential Design Review Committee action regarding the Garage Addition at 75 Northgate Drive.  
Nancy Carlin (neighbor appealing)  
79 Northgate Drive  
2016 April Fools Trust  
75 Northgate Drive (Owner of improvement)  
Lot 11, Block 05, Section 49 Village of Grogan's Mill
4. Variance request for existing paving that exceeds the maximum amount of hard surface area allowed; and encroaches into the rear and side easements  
Javier Gerez  
223 S Pathfinders Circle  
Lot 67, Block 06, Section 01 Village of Cochran's Crossing
5. Variance request for a proposed patio cover that exceeds the maximum amount of hard surface area allowed.  
Jerrod T Jones  
27 Irish Moss Place  
Lot 15, Block 02, Section 41 Village of Cochran's Crossing
6. Variance request for the existing fence which is not set back at least three feet from the front façade of the home; and was built with the construction side facing outward from the lot and visible from the street.  
Robert and Lee Ann Jordan  
2721 N Logrun Circle

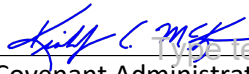
Lot 10, Block 01, Section 02 Village of Grogan's Mill

7. Variance request for the proposed living area addition that will exceed the maximum amount of living area allowed.  
Foluso Sobanjo  
11103 Meadow Rue Street  
Lot 06, Block 03, Section 07 Village of Grogan's Mill
8. Variance request for a proposed patio cover with incorporated fireplace that encroaches the twenty-foot rear setback.  
Robert H Beitzel  
35 Sparklewood Place  
Lot 40, Block 02, Section 32 Village of Cochran's Crossing
9. Variance request for a proposed detached gazebo that encroaches into the twenty-foot rear setback.  
Robert Schmidt  
6 Snowbird Place  
Lot 109, Block 04, Section 04 Village of Cochran's Crossing
10. Variance request for the proposed driveway replacement that will encroach into the five-foot side easement and will exceed the maximum amount of hard surface area allowed.  
David Mark Steinhaff  
58 Eagle Court  
Lot 15, Block 01, Section 22 Village of Grogan's Mill
11. Variance request for a proposed pool that exceeds the maximum amount of hard surface area allowed.  
Daniel J Weidert  
114 Golden Shadow Circle  
Lot 09, Block 05, Section 04 Village of Cochran's Crossing
12. Variance request for an existing pool that exceeds the maximum amount of water surface area allowed and includes a waterfall feature that exceeds the maximum height allowed.  
Michael Alpha  
114 S Castlegreen Circle  
Lot 05, Block 01, Section 52 Village of Cochran's Crossing
13. Variance request for an existing greenhouse that exceeds the maximum allowed square footage of floored area allowed.  
Peter E Kalivoda  
186 Golden Shadow Circle  
Lot 11, Block 03, Section 04 Village of Cochran's Crossing
14. Variance request for an existing fence which is not set back at least three feet from the front façade of the home.  
Byron Alexander Oliver  
142 Twilight Place  
Lot 06, Block 02, Section 26 Village of Cochran's Crossing
15. Consideration and action of a Short-Term Rental Renewal.  
Roderick Herreman  
52 S Brookberry Court

Lot 35, Block 03, Section 12 Village of Panther Creek

- 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. Development Standards Committee Member Comments
- XIV. Consideration of items to be placed on the agenda for next month's meeting.
- XV. Staff Comments and Reports
- XVI. Adjourn



  
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Covenant Administration Manager  
For The Woodlands Township