

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 December 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 November 1, 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 permanent use of removable bollards at western entrances to parking lot.
CSHV Woodlands LP / Cinemark Texas Properties, LTD
1600 Lake Robbins Drive
Lot 2600 Block 0599 Section 0999 Village of Town Center
- X. Consideration and Action of the Residential Applications and Covenant Violations.**
 1. Variance request of the approved rehearing of a conceptually proposed room addition that encroaches 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 004, Block 04, Section 12 Village of Cochran's Crossing
 2. Variance request for a proposed detached building (storage shed) that exceeds the maximum height allowed.
William J Steelman Sr
7 Classic Oaks Circle
Lot 19 Block 01 Section 07 Village of Alden Bridge
 3. Variance request for a proposed attached patio cover with summer kitchen that will extend further into the

setback than the garage.
Gregory H Avedikian
59 East Green Gables Circle
Lot 15 Block 01 Section 09 Village of Alden Bridge

4. Variance request for proposed paving that does not respect the rear ten foot easement.
Roy Johnson
78 Rhapsody Bend Place
Lot 1 Block 1, Section 27 Village of Sterling Ridge
5. Appeal of staff approval and variance request for a proposed fence that will exceed the maximum height allowed.
Joe & Cathe Locetta
164 South Brooksedge Circle
Lot 20 Block 01 Section 58 Village of Alden Bridge
6. Variance request for existing paving that does not respect the rear ten foot easement.
Roy Johnson
78 Rhapsody Bend Place
Lot 1 Block 1, Section 27 Village of Sterling Ridge
7. Variance request for existing summer kitchen & paving that does not respect the rear ten foot easement.
51 Ironton Place
Valjupa LLC
Lot 12, Block 02, Section 15 Village of Creekside Park West
8. Variance request for existing trellis that exceeds the maximum height allowed and is attached to the fence.
Bharath Ramesh
139 North Piney Plains Circle
Lot 09 Block 01 Section 08 Village of Alden Bridge
9. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.
William Wood
14 Little Falls Place
Lot 33, Block 01, Section 05 Village of Creekside Park West
10. Consideration and action for a Short Term Rental.
Fahed Kabbabji
274 Sentry Maple Place
Lot 23, Block 03, Section 66 Village of Alden Bridge
11. Consideration and action for a renewal of a Short Term Rental.
Beatriz Manchado
34 Steep Trail Place
Lot 104, Block 01, Section 05 Village of College Park
12. Consideration and action for a renewal of a Short Term Rental.
Benjamin Kimla
38 Wood Drake Place
Lot 60, Block 01, Section 04 Village of Creekside Park West

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
28 Violet Sunset Lane LLC (Jesus Hernandez)
28 Violet Sunset Lane
jesusgdlmx@icloud.com
Lot 3, Block 2, Section 38 Village of Creekside Park West
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Sergio Alfaro Argentin & Araminta Sedas Perez
19 Fairlight Court
Lot 57, Block 1, Section 13 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.
BOU Properties LLC (Esteban Bou Perez)
132 Thunder Valley Drive
Lot 28, Block 1, Section 35 Village of Creekside Park West
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Bree Holdings LLC (Jason & Brook Castle)
14 Spiceberry Place
Lot 15, Block 1, Section 13 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.
Manuel F Camero
131 Rockwell Park Drive
Lot 8, Block 1, Section 34 Village of Creekside Park
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Clint A & Kimberly A Capstin
23 Jaden Oaks Place
Lot 19, Block 1, Section 24 Village of Creekside Park West
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Neil & Imelda Cristal
7 Skipwith Place
Lot 10, Block 1, Section 15 Village of Sterling Ridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Joseph B & Katie R Daniel
139 South Queenscliff Circle
Lot 8, Block 2, Section 13 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Alejandro Aguirre Ezquerro & Gabriela Mantecon Serrano

90 North Sage Sparrow Circle
Lot 19, Block 4, Section 11 Village of Creekside Park

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
FF View Investment LLC (Federico Ruiz)
2 Fringetree Bark Court
Lot 3, Block 1, Section 32 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.
Jimmy Jr & Kaye L Finster
27 Baylark Place
Lot 22, Block 1, Section 9 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.
Zachary D Green & John D Green
11 Silver Arrow Court
Lot 15, Block 3, Section 14 Village of Creekside Park
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nick Labouchardiere & Mariane Lopes Do Carmo Lins
81 Botanical Vista Drive
Lot 3, Block 2, Section 32 Village of Creekside Park West
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Steven & Sarah Lhotak
102 South Arrow Canyon Circle
Lot 29, Block 1, Section 3 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.
Cheng Ma & Xiaobo Wang
3 Red Wagon Drive
Lot 11, Block 2, Section 7 Village of Creekside 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.
NEUMAG Texas LLC – Juan Manuel Neumann Aliseda
77 Madrone Terrace Place
Lot 15, Block 1, Section 36 Village of Creekside Park West
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Newman 2008 Descendants Trust (Spruce L & Flora R Newman)
35 East Gaslight Place
Lot 18, Block 1, Section 26 Village of Alden Bridge
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.
Regate Inc. (Yasuo Motone/ Open House Texas Realty & Investments LLC)
11 East Autumn Branch Circle
Lot 39, Block 1, Section 26 Village of Alden Bridge

31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Adam C Sanchez
86 North Acacia Park Circle
Lot 13, Block 5, Section 28 Village of Alden Bridge
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gary D Woo & Huong Kim Thi Nguyen
114 North Heritage Mill Circle
Lot 6, Block 1, Section 4 Village of Creekside Park West
33. Rehearing 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)
34. Variance request for 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)
35. 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
36. 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
37. Variance request for existing permanent seasonal lighting that may cause negative neighbor impact.
Amnish K Khosla
115 Player Oaks Place
Lot 05 Block 01, Section 72 Village of Sterling Ridge
38. Request for approval of a Home Business – Daycare that had been previously approved at a former address.
Usman Aziz Khan
19 Poplar Pine Court
Lot 51 Block 03, Section 11 Village of Harper's Landing at College Park
39. Variance request for proposed garage doors that that may not be architecturally compatible with the home and neighborhood.

James Hollingsworth
35 Villa Canyon Place
Lot 26, Block 02, Section 18 Village of Indian Springs (TWA)

40. Variance request for an existing generator that does not respect the side five foot easement.

Jon Yamada
14 Mohawk Path Place
Lot 93, Block 01, Section 06 Village of Creekside Park

41. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.

Carlos Adolfo Diaz Calvi
3 Craven Park Court
Lot 29, Block 02, Section 93 Village of Sterling Ridge

- XI. **Consideration and action regarding 2024 meeting dates for the Development Standards Committee (DSC), DSC Workshops, and potential Joint Meetings with the Residential Design Review Committees.**
- 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, appearing to read "Apostol B. Bero".

Covenant Administration Manager for The Woodlands Township