

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 13th, 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
December 13th, 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 November 15th, 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 conceptual plans to redevelop a parking lot into a proposed central park.
JD Warmack Woodlands Limited Partnership
9600 Lakeside Boulevard
S971408 – WdInds Research Forest 08, Lot RES A2-A, ACRES 5.18 Village of Research Forest
 - B. Consideration and action for the conceptual plans for a proposed pavilion with a canopy, outdoor kitchen, and seating area.
JD Warmack Woodlands Limited Partnership
9600 Lakeside Boulevard
S971408 – WdInds Research Forest 08, Lot RES A2-A, ACRES 5.18 Village of Research Forest
 - C. Consideration and action for the proposed fence replacement.
GRI Woodlands Crossing LLC
10860 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - D. Variance request for the proposed building sign that exceeds the maximum height allowed and includes a logo that is not registered.
US Regency Alden Bridge LLC / StrideCare
8000 Research Forest Drive, Suite 250
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- E. Variance request for the proposed blade sign that exceeds the maximum text height allowed in the shopping center criteria and includes a logo that is not registered.
US Regency Alden Bridge LLC / StrideCare
8000 Research Forest Drive, Suite 250
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- F. Consideration and action for the existing CO2 tank at the rear of the tenant space.
LTCD Investments LLC / Zeus Mediterranean Kitchen
3335 College Park Drive, Suite 100B
Lot 0806 Block 0388 Section 0999 Village of College Park
- G. Consideration and action for the two existing linen sheds and a grease trap at the rear of the tenant space.
LTCD Investments LLC / Noodle Kitchen
3335 College Park Drive, Suite 800
Lot 0806 Block 0388 Section 0999 Village of College Park

XI. Consideration and Action of The Residential Applications and Covenant Violations.

- 1. Consideration and action regarding the revocation of the Short-Term Rental permit.
Riley Davis
14 Dovetail Place
Lot 04, Block 02, Section 18 Village of Cochran's Crossing
- 2. Consideration and action to pursue amending the Initial Land Use Designation in order to increase the maximum amount of living area allowed for a proposed room addition.
Lee Andrew Blandford
122 W. Copper Sage Circle
Lot 04, Block 04, Section 12 Village of Cochran's Crossing
- 3. Variance request of the approved rehearing of a conceptually proposed room addition that encroaches the twenty-foot rear setback; and exceeds the maximum amount of living area allowed.
Lee Andrew Blandford
122 W. Copper Sage Circle
Lot 04, Block 04, Section 12 Village of Cochran's Crossing
- 4. Variance request for the proposed room addition that will exceed the maximum hard surface area and living area allowed.
Sparky Gullo
45 N Autumnwood Way
Lot 31, Block 02, Section 31 Village of Grogan's Mill
- 5. Variance request for a proposed screened room enclosure that will exceed the maximum living area allowed, will encroach into the thirty-foot rear building setback and ten-foot rear easement.
Sparky Gullo
45 N Autumnwood Way
Lot 31, Block 02, Section 31 Village of Grogan's Mill
- 6. Variance request for a proposed walkway and fireplace that will exceed the maximum amount of hard surface area allowed. Sparky Gullo
45 N Autumnwood Way

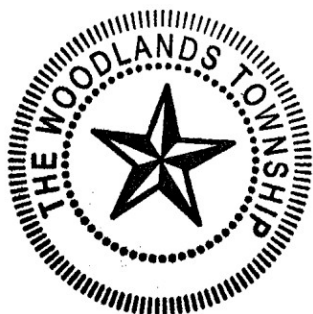
Lot 31, Block 02, Section 31 Village of Grogan's Mill

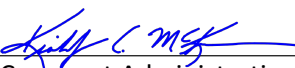
7. Variance request for a proposed pool that will encroach into the drainage easement and will exceed the maximum amount of hard surface area allowed.
JMH Ashlane Rentals LLC
79 Huntsmans Horn Circle
Lot 36, Block 01, Section 35 Village of Grogan's Mill
8. Variance request for a proposed patio cover/pavilion that will encroach into the twenty-foot rear setback and will exceed the maximum amount of hard surface area allowed.
JMH Ashlane Rentals LLC
79 Huntsmans Horn Circle
Lot 36, Block 01, Section 35 Village of Grogan's Mill
9. Variance request for a proposed wood deck that will encroach into the drainage easement.
JMH Ashlane Rentals LLC
79 Huntsmans Horn Circle
Lot 36, Block 01, Section 35 Village of Grogan's Mill
10. Variance request for a proposed patio cover that includes plans sealed by a civil engineer, and not a structural engineer.
Jason Knussmann
130 W Coldbrook Circle
Lot 07, Block 01, Section 25 Village of Cochran's Crossing
11. Variance request for a proposed room addition that includes plans sealed by a civil engineer, and not a structural engineer.
Jason Knussmann
130 W Coldbrook Circle
Lot 07, Block 01, Section 25 Village of Cochran's Crossing
12. Variance request for a proposed patio cover with incorporated summer kitchen that does not include a complete set of required plans.
Jonathan David Mobley
7 Cape Jasmine Place
Lot 01, Block 02, Section 43 Village of Cochran's Crossing
13. Variance request for a proposed pool bath that encroaches the six-foot side-setback and does not include the required plans.
Jonathan David Mobley
7 Cape Jasmine Place
Lot 01, Block 02, Section 43 Village of Cochran's Crossing
14. Variance request for an existing pool equipment cover with incorporated Edison lights, that encroaches the ten-foot rear utility easement and includes unacceptable materials per the Residential Standards.
Matthew Conley
31 Amber Sky Place
Lot 18, Block 02, Section 13 Village of Cochran's Crossing
15. Variance request for a proposed addition that will exceed the maximum amount of living area allowed.
Foluso Sobanjo

11103 Meadow Rue Street
Lot 6, Block 3, Section 7 Village of Grogan's Mill

16. Variance request for a conceptually proposed patio cover with incorporated summer kitchen that encroaches the twenty-five-foot rear setback.
Michael Ryan
6 Gentlewind Place
Lot 19, Block 02, Section 20 Village of Cochran's Crossing
17. Variance request for a proposed trellis that was not found to be limited in scope nor architecturally compatible when reviewed by the Cochran's Crossing Residential Design Review Committee.
Scott Hale
7 Sparklewood Place
Lot 34, Block 02, Section 32 Village of Cochran's Crossing
18. Consideration and action for the proposed business in the home.
Gary Giles
124 S Timber Top Drive
Lot 12, Block 01, Section 15 Village of Grogan's Mill
19. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Joshua C Knowles
107 N Summer Cloud Drive
Lot 04, Block 05, Section 28 Village of Cochran's Crossing
20. Variance request for an existing brick color change that was not found to be architecturally compatible when reviewed and acted upon by the Cochran's Crossing Residential Design Review Committee.
Joshua C Knowles
107 N Summer Cloud Drive
Lot 04, Block 05, Section 28 Village of Cochran's Crossing
21. Variance request for a proposed fence type that does not comply with the Neighborhood Criteria.
Terry D Haynes
27 Skyland Place
Lot 22, Block 06, Section 06 Village of Cochran's Crossing
22. Variance request for a proposed gazebo with incorporated paving that encroaches the ten-foot rear easement.
Veronica Chavez
14 Stony Run Place
Lot 28, Block 06, Section 06 Village of Cochran's Crossing
23. Variance request for an existing fence that exceeds the maximum height allowed.
James E Baine
15 Regent Square
Lot 04, Block 01, Section 45 Village of Panther Creek
24. Consideration and action regarding a Short-Term Rental.
Alberto Calderas
29 N Lakeridge Circle
Lot 15, Block 04, Section 01 Village of Cochran's Crossing

- 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




Covenant Administration Manager
For The Woodlands Township