

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 August 21st, 2024, 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

August 21st, 2024, 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 July 17th, 2024.**
- 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 Woodlands Association (TWA) Covenant's Residential Applications and Covenant Violations.**
- XI. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A. Variance request for the final plans for the drive through expansion that includes a new canopy and landscaping, which was approved to encroach into the forest preserve at concept.**

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 tuktuk.**

Technology Forest Partners LP / Charm Thai Kitchen & Bar
4223 Research Forest Drive, Suite 100
Lot 6568 Block 0547 Section 0999 Village of Research Forest
 - C. Consideration and action for the existing patio furniture.**

Technology Forest Partners LP / Charm Thai Kitchen & Bar
4223 Research Forest Drive, Suite 100
Lot 6568 Block 0547 Section 0999 Village of Research Forest

- D. Consideration and action for the existing blue security bollards.
Amegy Bank
10101 Grogan's Mill Road
Lot 0285 Block 0547 Section 0006 Village of Grogan's Mill
- E. Consideration and action for the existing staging and storage area.
Jared The Galleria of Jewelry
1475 Lake Woodlands Drive
Lot 4199 Block 0599 Section 0999 Village of Town Center
- F. Variance request for the proposed building signs that exceed the maximum number of signs allowed and do not comply with the shopping center criteria regarding return color.
Indian Springs at Woodlands LTD / Wells Fargo
6621 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- G. Variance request for the proposed monument sign that does not include the street address numbers.
Indian Springs at Woodlands LTD / Wells Fargo
6621 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- H. Consideration and action for the existing staging and storage area.
CSHV WOODLANDS LP / Havertys
1560 Lake Woodlands Drive
Lot 7175 Block 0599 Section 0999 Village of Town Center
- I. Consideration and action for the proposed building sign.
Shadowbend Partners / ACRISURE
5202 Shadowbend Place
Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing
- J. Consideration and action for the proposed monument sign tenant panels.
Shadowbend Partners / ACRISURE
5202 Shadowbend Place
Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing
- K. Consideration and action for a proposed time extension to complete building maintenance issues.
24 Waterway, LLC
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center
- L. Variance request for the existing door vinyl graphics that do not comply with the shopping center criteria regarding size and location.
Regency Centers LP / Mathnasium
4775 W. Panther Creek Drive, Suite 410
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

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

1. Consideration and action regarding a proposed new home construction at concept submission, with a driveway that will encroach into the five foot side easement and includes tree removals.
23 Ripple Rush Court
Lot 39, Block 01, Section 10 Village of Panther Creek
2. Variance request for a proposed synthetic composite fence material.
6 Autumnwood Court
Lot 03, Block 02, Section 31 Village of Grogan's Mill
3. Variance request for a proposed front yard wrought iron fence and gate that is not setback at least five feet from the property line and was not found to be architecturally compatible with the neighborhood when acted on by the Cochran's Crossing Residential Design Review Committee.
130 S Cochran's Green Circle
Lot 16, Block 01, Section 23 Village of Cochran's Crossing
4. Consideration and action of the approved rehearing of a variance request for an existing color change on a fence that is not an approvable fence stain, that was previously denied by the Development Standards Committee.
82 Simon Lake Lane
Lot 01, Block 01, Section 31 Village of Indian Springs
5. Consideration and action of the approved rehearing of a variance request for a proposed tree removal that did not meet the standards for removal and was previously denied by the Development Standards Committee.
38 Grey Finch Court
Lot 32, Block 06, Section 28 Village of Panther Creek
6. Variance request for a proposed tree removal that does not meet the conditions for removal.
31 E. Shadowpoint Circle
Lot 03, Block 05, Section 08 Village of Cochran's Crossing
7. Consideration and action of the approved rehearing of a variance request for a proposed driveway widening that would exceed the maximum width allowed, that was previously denied by the Development Standards Committee.
78 North Skyflower Court
Lot 20, Block 03, Section 22 Village of Panther Creek
8. Variance request for a proposed fence that will be built with the construction side facing outward toward the adjacent lot.
18 Bough Leaf Place
Lot 37, Block 01, Section 40 Village of Cochran's Crossing
9. Consideration and action regarding compliance with the conditions of approval regarding planting and maintaining vegetation that was required by the Development Standards Committee for a patio cover.
222 Split Rock Road
Lot 15, Block 02, Section 32 Village of Panther Creek

10. Variance request for the existing putting green that encroaches the rear easement by more than the allowed five feet.
222 Split Rock Road
Lot 15, Block 02, Section 32 Village of Panther Creek
11. Variance request for an existing chicken coop that permanently houses more than three chickens, is not adhering to good animal husbandry, and has objectionable odors emanating from the coop.
26 Nightfall Place
Lot 30, Block 01, Section 28 Village of Cochran's Crossing
12. Variance request for an existing tent serving as a pool equipment cover that was not found to be architecturally compatible when acted on by the Cochran's Crossing Residential Design Review Committee.
18 Golden Sunset Circle
Lot 09, Block 02, Section 04 Village of Cochran's Crossing
13. Variance request for the existing fence that was built with the construction side facing outward to the adjacent lots.
107 North Rushwing Circle
Lot 32, Block 08, Section 01 Village of Indian Springs
14. Variance request for a proposed limewash color change that does not comply with the Neighborhood Criteria.
6 Barnstable Place
Lot 02, Block 03, Section 06 Village of Cochran's Crossing
15. Variance request for an existing detached screened-in porch that encroaches the rear ten-foot easement.
24 Thunder Hollow Place
Lot 52, Block 04, Section 08 Village of Cochran's Crossing
16. Variance request for the structural repairs that were made without the required sealed plans.
6 Autumnwood Court
Lot 03, Block 02, Section 31 Village of Grogan's Mill
17. Variance request for the proposed tennis court that includes trees proposed for removal and will exceed the maximum number of lights allowed.
195 N Tranquil Path
Lot 19, Block 03, Section 63 Village of Grogan's Mill
18. Variance request for the proposed front porch remodel that will encroach into the front setback and platted building line.
3 Roserush Court
Lot 07, Block 02, Section 15 Village of Grogan's Mill
19. Variance request for a proposed patio cover and summer kitchen that will exceed the maximum amount of hard surface area allowed.
5 Paintedcup Court
Lot 65, Block 01, Section 18 Village of Grogan's Mill
20. Variance request for the proposed pool remodel that will exceed the maximum hard surface area allowed.
5 Paintedcup Court
Lot 65, Block 01, Section 18 Village of Grogan's Mill

21. Variance request for the proposed pool decking replacement, that exceeds the maximum hard surface area allowed.
15 Maystar Court
Lot 42, Block 01, Section 17 Village of Grogan's Mill
22. Variance request for the existing generator that is not screened from adjacent properties.
26 Lakeside Cove
Lot 24, Block 04, Section 01 Village of Grogan's Mill
23. Variance request for a proposed fence style that does not comply with the Neighborhood Criteria.
38 Biscay Place
Lot 15, Block 01, Section 21 Village of Cochran's Crossing
24. Variance request for a proposed driveway widening that exceeds the maximum hard surface area allowed and maximum width allowed.
41 Copperleaf Drive
Lot 04, Block 01, Section 09 Village of Cochran's Crossing
25. Variance request to appeal the conditions of approval by the Cochran's Crossing Residential Design Review Committee to plant and maintain one (1) 30-gallon native canopy tree anywhere on the lot.
6 Waterford Circle
Lot 39, Block 01, Section 44 Village of Cochran's Crossing
26. Variance request for a proposed driveway widening that exceeds the maximum hard surface area allowed, will encroach into the five-foot side easement, and exceeds the maximum allowed driveway and border width.
94 E. Amberglow Circle
Lot 23, Block 02, Section 26 Village of Cochran's Crossing
27. Variance request for a proposed fence that is not setback three feet from the front façade of the dwelling.
8 Meadowfair Court
Lot 08, Block 02, Section 14 Village of Panther Creek
28. Consideration and action of a Short Term Rental Renewal application.
14 Dovetail Place
Lot 04, Block 02, Section 18 Village of Cochran's Crossing
29. Consideration and action of a Short Term Rental application.
16 N Timber Top Drive
Lot 61, Block 02, Section 13 Village of Grogan's Mill
30. Consideration and action of a Short Term Rental application.
1 Marabou Place
Lot 07, Block 03, Section 25 Village of Grogan's Mill
31. Consideration and action of a Short Term Rental application.
267 E Rainbow Ridge Circle
Lot 25, Block 02, Section 01 Village of Cochran's Crossing
32. Consideration and Action for an existing home business renewal.
78 South Woodstock Circle Drive
Lot 53, Block 01, Section 02 Village of Panther Creek

- XIII. 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.
- 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