

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, March 6, 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:

- 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 February 7, 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 Commercial Items, Applications and Covenant Violations.
 - A. Consideration and action regarding the approved rehearing of the illuminated cabinet logo sign.
Centro NP Holdings 12 SPE LLC / Tesla
9420 College Park Drive, Suite 1
Lot 0500 Block 0492 Section 0046 Village of Alden Bridge
 - B. Consideration and action for two different types of charging stations and signage.
Centro NP Holdings 12 SPE LLC / Tesla
9420 College Park Drive, Suite 1
Lot 0500 Block 0492 Section 0046 Village of Alden Bridge
 - C. Variance request for the proposed designated parking signs that do not comply with the criteria.
Centro NP Holdings 12 SPE LLC / Tesla
9420 College Park Drive, Suite 1
Lot 0500 Block 0492 Section 0046 Village of Alden Bridge
 - D. Variance request for the proposed building sign that does comply with the building sign criteria regarding sign material and location.
AF4 Woodlands LLC/ ECU Power Drives Inc.
2407 Timberloch Place, Suite D
Lot 0280 Block 0547 Section 0006 Village of Town Center
 - E. Variance request for the proposed building sign that does not comply with the shopping center criteria for sign material, color and sizing.
Regency Centers LP / Robichau's Jewelry
4775 W. Panther Creek Drive, Suite 245
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- F. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
1470 Lake Woodlands Drive
Lot 1200 Block 0599 Section 0999 Village of Town Center
- G. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
6606 Woodlands Parkway
Lot 0100 Block 0592 Section 0046 Village of Sterling Ridge
- H. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
6501 College Park Drive
Lot 0400 Block 0490 Section 0047 Village of Alden Bridge
- I. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
10190 Woodlands Parkway
Lot 0100 Block 0458 Section 0000 Village of Sterling Ridge
- J. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy LLC / Honey Farms
4600 Panther Creek Pines
Lot 0350 Block 0045 Section 0007 Village of Panther Creek
- K. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
8150 Research Forest Drive
Lot 0450 Block 0257 Section 0047 Village of Alden Bridge
- L. Consideration and action for the proposed accent paint color on the building.
Landmark Industries Energy, LLC / Honey Farms
2444 Research Forest Drive
Lot 8001 Block 0547 Section 0000 Village of Research Forest

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

- 1. Variance request for proposed sunroom that will exceed the maximum allowed living area per the Development Criteria of Section 60 Alden Bridge.
Sangita Tiwari
15 South Scarlet Elm Court
Lot 04 Block 01 Section 60 Village of Alden Bridge
- 2. Variance request for pool decking that does not respect the rear ten foot easement.
George Turosik
76 Twin Ponds Place
Lot 04, Block 02, Section 10 Village of Creekside Park West
- 3. Variance request for an existing paving that does not respect the side five foot easement and the walkway exceeds the maximum width allowed.

Jacob Sralla
47 North Greenvine Circle
Lot 34 Block 03 Section 37 Village of Alden Bridge

4. Variance request for an existing putting green that encroaches more than five feet into the rear easement, and a cross section showing base layers was not submitted with the application, as required by the Standards.
Matthew and Lauren Curtin
7 Quiet Yearling Place
Lot 14, Block 01, Section 01 Village of Creekside Park West
5. Consideration and action for a Short Term Rental.
Justin Walusayi
83 North Silver Crescent Circle
Lot 31, Block 02, Section 01 Village of Alden Bridge
6. Consideration and action for a Short Term Rental.
Crystal-Mae Rudolph & Cameron Mahdavi
39 Shady Pond Place
Lot 41, Block 02, Section 01 Village of Alden Bridge
7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Guillermo Fernandez
10 North Bardsbrook Circle
Lot 3, Block 3, Section 39 Village of Sterling Ridge
8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Moises Garcia Yanez
179 Hearthshire Circle
Lot 54, Block 2, Section 99 Village of Sterling Ridge
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Troy A Gjerde & Nancy MacDonell
2 Granite Path Place
Lot 8, Block 3, Section 4 Village of Creekside Park
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Victor & Mariastella Odili
122 East Sundance Circle
Lot 1, Block 4, Section 59 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.
Michael & Catherine Rape
7 Ashworth Court
Lot 9, Block 1, Section 12 Village of Harper's Landing at College Park
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Patricia Rodriguez
95 Birch Canoe Drive
Lot 20, Block 1, Section 20 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.
Miguel Angel Lopez Velarde & Ludivina Amezcua
27 Hedgedale Way
Lot 1, Block 5, Section 36 Village of Creekside 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.
Villasenor Family Revocable Living Trust (Ernesto E & Maria M Villasenor)
6 Taper Glow Place
Lot 11, Block 1, Section 10 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.
Winners Marketing Group LLC (Juan Carlos Sanchez & Marisela Del Carmen)
23 Valley Cottage Place
Lot 6, Block 1, Section 26 Village of Creekside Park
16. Consideration and action for a Short Term Rental that was previously revoked by the Development Standards Committee for violations of the Standards.
Asaf Ianco
43 West Knightsbridge Drive
Lot 14, Block 02, Section 02 Village of Harpers Landing at College Park
17. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 20 foot setback.
Carlos Puebla
30 Pomerelle Place
Lot 31, Block 03, Section 61 Village of Sterling Ridge
18. Variance request for a proposed pergola that will exceed the maximum allowed hard surface area and will not respect the rear ten foot easement.
Francisco Saavedra
18 East Sterling Pond Circle
Lot 05 Block 03 Section 03 Village of Alden Bridge
19. Variance request for a proposed driveway widening/border that will exceed the maximum width allowed and will not respect the side five foot easement. Additionally, it will not meet the Standards for a driveway border.
Julie Kortenhoeven
11 South Scarlet Elm Court
Lot 03 Block 01 Section 60 Village of Alden Bridge
20. Variance request for existing artificial foliage/vegetation attached to the wrought iron fence.
Kody and Jaime Kepner
119 East Canyon Wren Circle
Lot 75 Block 01, Section 13 Village of Creekside Park

XII. Consideration and action regarding a correction to the Neighborhood Criteria for Section 8, Springhill

Neighborhood in the Village of Alden Bridge.

- 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



A handwritten signature in black ink, appearing to read "Heather B. Bero".

Covenant Administration Manager
For The Woodlands Township