

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 5, 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 November 6, 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. Variance request for two proposed building signs, which exceeds the maximum number of signs allowed.
Realtex Ventures Inc / Mindcolor
8401 Kuykendahl Road
Lot 0950 Block 0257 Section 0047 Village of Alden Bridge
 - B. Consideration and action for the proposed mailbox sign.
Realtex Ventures Inc / Mindcolor
8401 Kuykendahl Road
Lot 0950 Block 0257 Section 0047 Village of Alden Bridge
 - C. Variance request for the proposed parking lot expansion that includes Americans with Disabilities Act compliance and the addition of a dumpster enclosure including plantings not on the approved plant list.
Realtex Ventures Inc
8401 Kuykendahl Road
Lot 0950 Block 0257 Section 0047 Village of Alden Bridge
 - D. Consideration and action for the proposed building mounted sign.
Sovran Acquisition LP / Extra Space Storage
7951 Alden Bend Drive
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge
 - E. Variance request for the proposed building mounted office sign, that includes a cabinet sign.
Sovran Acquisition LP / Extra Space Storage
7951 Alden Bend Drive
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge
 - F. Variance request for the proposed monument sign panels that do not comply with the shopping center criteria regarding materials and design.
Sovran Acquisition LP / Extra Space Storage
7951 Alden Bend Drive
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge
 - G. Consideration and action for the proposed building sign.

Sovran Acquisitions LP / Extra Space Storage
4455 Panther Creek Pines
Lot 0335 Block 0045 Section 0007 Village of Panther Creek

- H. Variance request for the proposed building mounted office sign, that includes a cabinet sign.
Sovran Acquisitions LP / Extra Space Storage
4455 Panther Creek Pines
Lot 0335 Block 0045 Section 0007 Village of Panther Creek
- I. Variance request for the proposed monument signs that do not comply with the criteria for background color and includes address numbers on one sign not identified in the street address.
Sovran Acquisitions LP / Extra Space Storage
4455 Panther Creek Pines
Lot 0335 Block 0045 Section 0007 Village of Panther Creek
- J. Variance request for the proposed directional signs that exceed the maximum height allowed and contain the name and logo.
Faith Bible Church
5505 Research Forest Drive
Lot 0100 Block 0319 Section 0067 Village of Cochran's Crossing
- K. Variance request for the proposed leasing signs that exceed the maximum size and number allowed.
TW VOGMVC LLC
7 Switchbud Place
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill
2230 Buckthorne Place
Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill
- L. Variance request for the proposed temporary banners that exceed the maximum size, number of colors and display time allowed, are mounted on the construction fencing and may contain logos that are not registered.
TW VOGMVC LLC
2250 Buckthorne Place
Lot 0850 Block 0547 Section 0006 Village of Grogan's Mill
- M. Variance request for two proposed building signs which exceeds the maximum number allowed.
Methodist Hospital / Houston Methodist
26424 Strake Drive
Lot 0050 Block 0022 Section 0000 Village of Creekside Park
- N. Consideration and action for the proposed monument sign.
Methodist Hospital / Houston Methodist
26424 Strake Drive
Lot 0050 Block 0022 Section 0000 Village of Creekside Park
- O. Variance request for the proposed exterior lighting package that exceeds the maximum foot candles allowed at the property line.
Woodlands Congregation of Jehovah's Witnesses
12681 Sawmill RD
Lot 0200 Block 0599 Section 0046 Village of Grogan's Mill
- P. Consideration and action for the proposed artificial turf addition.
Dirk Laukien / Action Behavior Centers

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

1. Variance request for the proposed concept new home that would be located beyond the 25-foot rear setback and would exceed the living area limit for the lot.
6 N Timber Top Dr
Lot 56, Block 02, Section 13 Village of Grogan's Mill
2. Consideration and action regarding a final submission for a new home construction and related tree removal.
23 Ripple Rush Court
Lot 39, Block 01, Section 10 Village of Panther Creek
3. Consideration and action of a Short Term Rental application.
179 Sylvan Forest Drive
Lot 30, Block 03, Section 10 Village of Cochran's Crossing
4. Consideration and action of a Short Term Rental application.
96 N Deerfoot Circle
Lot 27, Block 01, Section 28 Village of Grogan's Mill
5. Variance request for a proposed fence design that does not meet the Development Criteria for Section 2, Creekside Park.
10 Folklore Court
Lot 08, Block 02, Section 02 Village of Creekside Park
6. Variance request for a proposed pergola that does not respect the rear 14-foot CenterPoint utility easement.
43 Triple Gap Drive
Lot 33, Block 01, Section 33 Village of Creekside Park West
7. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
63 Blue Norther Drive
Lot 10, Block 01, Section 35 Village of Creekside Park West
8. Variance request for proposed living area addition that exceeds maximum allowed per the Development Criteria for Section 18 - Village of Indian Springs (TWA) and exceeds the Initial Land Use Designation maximum allowed.
3 Mission Bend Place
Lot 45 Block 01, Section 18 Village of Indian Springs (TWA)
9. Variance request for proposed living area addition that exceeds maximum allowed per the Development Criteria for Section 29 Village of Sterling Ridge.
107 Regan Mead Court
Lot 32 Block 02, Section 29 Village of Sterling Ridge
10. Variance request for a proposed generator that encroaches the rear ten-foot easement by more than three feet.
39 Harvest Wind Place
Lot 10 Block 01 Section 62 Village of Alden Bridge
11. Variance request for a proposed swimming pool with integrated spa and firepit that does not respect the rear

ten-foot covenant easement.
26926 Swanborough Road
Lot 50, Block 01, Section 00 Village of Creekside Park (The Enclave)

12. Variance request for proposed driveway borders that exceed the maximum width allowed.
143 North Bethany Bend Circle
Lot 40 Block 03 Section 36 Village of Alden Bridge
13. Variance request for a proposed attached room addition that exceeds the maximum allowed living area by the Development Criteria for Section 24, Creekside Park West.
78 Deer Plain Drive
Lot 12, Block 01, Section 24 Village of Creekside Park
14. Variance request for existing patio cover that does not respect the rear 20-foot setback.
43 South Bethany Bend Circle
Lot 05 Block 02 Section 36 Village of Alden Bridge
15. Variance request for existing decking and firepit that does not respect the rear ten-foot easement.
126 North Sage Sparrow Circle
Lot 27, Block 04, Section 11 Village of Creekside Park
16. Consideration and action for renewal of a Short-Term Rental.
187 Hearthshire Circle
Lot 55, Block 02, Section 99 Village of Sterling Ridge
17. Variance request for tree removals that did not comply with the Standards for removal.
47 West Shale Creek Circle
Lot 15 Block 01, Section 20 Village of Sterling Ridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
11 Yarrowdale Court
Lot 5, Block 1, Section 29 Village of Sterling Ridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
35 Legacy Branch Drive
Lot 18, Block 1, Section 26 Village of Creekside Park West
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
90 Prairie Dawn Circle
Lot 18, Block 2, Section 6 Village of Harper's Landing at College Park
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
22 Tranquil Glade Place
Lot 29, Block 2, Section 9 Village of Indian Springs (TWA)
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

165 Linton Downs Place
Lot 18, Block 2, Section 34 Village of Alden Bridge

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
78 West Mirror Ridge Circle
Lot 7, Block 1, Section 18 Village of Indian Springs TWA
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
143 Maple Path Place
Lot 6, Block 3, Section 37 Village of Alden Bridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2 Quillwood Place
Lot 43, Block 2, Section 93 Village of Sterling Ridge
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
78 Hidden Meadow Drive
Lot 1, Block 2, Section 41 Village of Alden Bridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
32 Trailing Lantana Place
Lot 49, Block 4, Section 89 Village of Sterling Ridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
90 North Flickering Sun Circle
Lot 69, Block 1, Section 93 Village of Alden Bridge
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
103 South Vesper Bend Circle
Lot 22, Block 2, Section 30 Village of Sterling Ridge
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
123 South Spinning Wheel Circle
Lot 4, Block 2, Section 56 Village of Sterling Ridge
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
103 Springtime Creek Drive
Lot 42, Block 4, Section 89 Village of Sterling Ridge
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
242 South Walden Elms Circle
Lot 6, Block 1, Section 42 Village of Alden Bridge

33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
42 Black Swan Court
Lot 3, Block 2, Section 97 Village of Sterling Ridge
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
238 Hearthshire Circle
Lot 59, Block 1, Section 99 Village of Sterling Ridge
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
6 Carmeline Drive
Lot 3, Block 1, Section 25 Village of Sterling Ridge
36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
10 Quince Tree Place
Lot 85, Block 2, Section 4 Village of Harper's Landing at College Park
37. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
3 North Arrow Canyon Circle
Lot 55, Block 4, Section 3 Village of Creekside Park
38. Consideration and action regarding a rehearing request by an affected neighbor for a retaining wall and fence with brick columns at 62 Thistle Wind Court that was previously approved by the Development Standards Committee on October 2, 2024
62 Thistle Wind Court
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)
Affected Neighbor requesting Rehearing
58 Thistle Winds Court
Lot 05, Block 02, Section 15 Village of Indian Springs (TWA)
39. Consideration and action for a Home Business –Self-Care Workshops
18 Devon Dale Drive
Lot 31, Block 01, Section 20 Village of Creekside Park West
40. Variance request for proposed generator that that encroaches the side five-foot easement by more than three feet.
83 North Thatcher Bend Circle
Lot 22, Block 01, Section 34 Village of Creekside Park
41. Variance request for a proposed pool, patio cover, summer kitchen, turf and fireplace exceed maximum hard surface area allowed. Additionally, the patio cover, summer kitchen, and fireplace does not respect the 25-foot rear setback.
114 East Beckonvale Circle
Lot 02 Block 01, Section 06 Village of Sterling Ridge
42. Variance request for a proposed patio cover that encroaches the rear 20-foot setback and paving does not respect the side five foot and rear ten-foot easements.
43 Elander Blossom Drive
Lot 49, Block 01, Section 32 Village of Creekside Park West

- 43. Variance request for a proposed solar panel system that may cause negative impact to adjacent properties.
126 Pinto Point Place
Lot 70 Block 01, Section 12 Village of Creekside Park
- 44. Variance request for an existing sports court that does not respect the rear ten-foot easement or the twenty foot setback and is not located at least 15' from any property line.
14 Rockspray Place
Lot 13, Block 01, Section 21 Village of Creekside Park West
- 45. Variance request for existing pergola and deck that do not respect the rear ten-foot easement.
46 Witherbee Place
Lot 04, Block 01, Section 05 Village of Creekside Park West
- 46. Variance request for an existing fence color change that is not an approved fence stain.
65 South Waterbridge Drive
Lot 07, Block 02, Section 29 Village of Creekside Park West
- 47. Variance request for artificial vegetation that is attached to a fence.
87 Hamlin Lake Drive
Lot 04, Block 01, Section 09 Village of Creekside Park West

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



A handwritten signature in black ink, which appears to read "Stephanie B. Lero". The signature is written in a cursive, flowing style.

Covenant Administration Manager for The Woodlands Township