

Development Standards Committee

January 20th, 2016 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Consideration and action regarding the minutes of the meeting of December 16, 2015.
- III. Consideration and Action of the Applications and Covenant Violations in Section VI, recommended for Summary Action.
- IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- V. Reconvene in Public Session
- VI. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action regarding the final plan for a proposed new building sign.
Huntsman Corporation
10003 Woodloch Forest Drive
Lot 9001, Block 0599, Section 0999 Village of Town Center
 2. Variance request to eliminate three parking spaces that are located within the City of Shenandoah's city limits, which would reduce the parking ratio to 3.4 spaces/1,000 square feet.
AT&T Pinecroft
28033 Interstate I-45
Lot 0581, Block 0599, Section 0999 Village of Town Center
 3. Consideration and action regarding the revision to the cornice profile detail.
AT&T Pinecroft
28033 Interstate I-45
Lot 0581, Block 0599, Section 0999 Village of Town Center
 4. Consideration and action for a proposed building sign that is not centered over the storefront entrance.
Windy City Grill & Pizza
1500 Research Forest Drive
Lot 9380, Block 0350, Section 1000 Village of Research Forest
 5. Variance request for proposed building and monument signs that may not comply with the criteria for this area.
Prosperity Bank
3205 College Park Drive
Lot 0807, Block 0388, Section 0999 Village of College Park
 6. Consideration and action for the approval of a new roof.
Brighton Academy
10400 Gosling Road
Lot 0561, Block 0045, Section 0040 Village of Panther Creek

DSC Posted Agenda 01-20-16

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

7. Consideration and action for approval of a proposed building sign and addition of 15 awnings; and a variance request for window dressing.
Chick Fil A
8020 Research Forest Drive
Lot 550, Block 257, Section 47 Village of Alden Bridge
8. Variance request for a proposed pool slide and related water feature that exceeds the maximum height allowed and may result in a negative impact to the neighborhood.
Edgar Sanchez
7 E Ambassador Bend
Lot 39 Block 01, Section 33 Village of Sterling Ridge
9. Variance request for a proposed patio cover with integrated summer kitchen that would encroach into the rear setback and may result in a negative impact to the neighborhood.
Edgar Sanchez
7 E Ambassador Bend
Lot 39 Block 01, Section 33 Village of Sterling Ridge
10. Variance request for a proposed recreation surface/sport court that would encroach into the twenty five foot rear building setback and may result in a negative impact on adjacent properties.
Javier Guzman
39 South Bacopa Drive
Lot 13, Block 05, Section 07 Village of Creekside Park
11. Variance request for a home business that does not comply with the Standards for operating a business out of the home.
Alejandro Morales
7 Tallgrass way
Lot 09 , Block 02 , Section 14 Village of Creekside Park
12. Consideration and action regarding the request by Danielle and Andrew MacMillan of 170 N Taylor Point Drive to appeal the decision to approve a play structure on the lot of the adjacent property owner at 2 Moss Bluff Court.
Charles Alex Fortinberry
2 Moss Bluff Court
Lot 34 Block 01, Section 22 Village of Alden Bridge
13. Consideration and action regarding the home owner's appeal of the conditions of approval requiring the owner replant four 30 gallon native trees on lot.
Tracy Dorsett
78 South Crisp Morning Circle
Lot 12 Block 03 Section 93 Village of Alden Bridge
14. Variance request for existing paving that does not respect the five foot side easement.
Mauricio Morales
58 Oriel Oaks Court
Lot 22 Block 1, Section 62 Village of Sterling Ridge
15. Variance request for the proposed retaining wall that is five feet tall and located in the easement, which exceeds the maximum height allowed for retaining walls in an easement and was submitted without the required engineering drawings.
Robert and Michelle Fountain
10 Hampton Lodge

Lot 18 Block 1, Section 14 Village of Indian Springs – TWA

16. Variance request for a patio cover with integrated summer kitchen and fire place that would encroach into the fifteen foot rear set back.
Jeremy Tinker
3 Celeste Court
Lot 01, Block 02, Section 03 Village of Creekside Park West
17. Variance request for a proposed fence does not meet the Neighborhood Criteria for Section 19 of Alden Bridge requiring a six foot capped picket (Type H) on the rear property line of the lots backing to Alden Bridge Drive and Kendall Green Drive.
Mark F. Karier
18 Mayborough Court
Lot 37, Block 01, Section 19 Village Alden Bridge
18. Variance request for a fence stain, that is not considered one of the approvable colors as identified by the Plan Review Committees.
Haxell Lavalle Mora
3 Pine Lodge Place
Lot 40 Block 01, Section 18 Village of Sterling Ridge
19. Variance request for a fence stain, that is not considered one of the approvable colors as identified by the Plan Review Committees.
William H. Applegate IV
11 Almond Dale Court
Lot 23 Block 01 Section 73 Village of Alden Bridge
20. Variance request for a fence stain, that is not considered one of the approvable colors as identified by the Plan Review Committees.
Ian Arthur Collie
15 Almond Dale Court
Lot 24 Block 01 Section 73 Village of Alden Bridge
21. Variance request for an existing trampoline located in the side and rear yard easements of the property.
Garry Lynn Carr Jr.
42 Pagehurst Court
Lot 27 Block 1, Section 22 Village of Indian Springs – TWA
22. Variance request for an existing trampoline located in the rear yard easement of the property.
Robert Brown
74 S Fair Manor Circle
Lot 09 Block 02, Section 78 Village of Sterling Ridge
23. Variance request for a play structure located in the easement and installed with a striped tarp.
Joaquim Portela
78 Rhapsody Bend Drive
Lot 01 Block 01, Section 27 Village of Sterling Ridge
24. Variance request for pavers and a wood deck that encroach into the easement.
Joaquim Portela
78 Rhapsody Bend Drive
Lot 01 Block 01, Section 27 Village of Sterling Ridge

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25. Variance request for a proposed detached storage shed that would exceed the maximum height allowed.
Lucy Lerma
1604 N Red Cedar Circle
Lot 01, Block 03, Section 10 Village of Grogan's Mill
26. Variance request for more than one type of play structure on the lot and one of the playhouses encroaches into the rear yard easement and both playhouses exceed the maximum height allowed.
Heidi Adams
10 Coronet Ridge Court
Lot 32, Block 02 , Section 15 Village of Creekside Park West
27. Variance request for an existing pool, spa and decking that encroaches into the ten foot rear yard easement.
Steven W Passmore
34 North Bluff Creek Circle
Lot 17 Block 02, Section 73 Village of Alden Bridge
28. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Romeo Homes Texas LLC
11 Bowie Bend Court; 77385-3480
Lot 20, Block 1, Section 1 Village of College Park
29. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Peter J Fox
70 North Lace Arbor Drive; 77382-1200
Lot 9 Block 3 Section 10 Village of Alden Bridge
30. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Tanja K Knott
10 Vista Mill Place; 77382-1223
Lot 21, Block 1, Section 11 Village of Alden Bridge
31. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Donald Warren
3 Rolling Ridge Court; 77385-3695
Lot 26, Block 1, Section 11 Village of College Park
32. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Pachri Phongharnich
30 South Vesper Bend Circle; 77382-5519
Lot 88, Block 2, Section 29 Village of Sterling Ridge
33. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Gary W Wong
83 South Regan Mead Circle; 77382-2790
Lot 38, Block 2, Section 29 Village of Sterling Ridge
34. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Henry G Bebee
15 East Shale Creek Circle; 77382-5506
Lot 4, Block 1, Section 20 - Village of Sterling Ridge
35. Consideration and Action to proceed with legal action for outstanding Covenant violations.

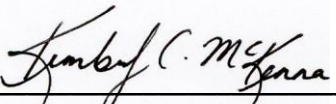
David A Wallace
19 Leaf Spring Place; 77382-1207
Lot 35, Block 3, Section 10 Village of Alden Bridge

36. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Rajat Bhatnagar
58 South Bristol Oak Circle; 77382-1216
Lot 50, Block 2, Section 11 Village of Alden Bridge

37. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Todd A Giles
99 South Regan Mead Circle; 77382-2790
Lot 34, Block 2, Section 29 Village of Sterling Ridge

38. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Villa Corina Corp
15 North Rocky Point Circle; 77389-5344
Lot 30, Block 2, Section 5 Village of Creekside Park

- VII. Consideration and action in regard to establishing the minimum and maximum amount of living area specified in the neighborhood criteria.
- VIII. Consideration and action in regard to Regal Pools and requirement for increased compliance deposits due to starting work without approved applications, changes made without approval and missing inspections.
- IX. Public Comments
- X. Member Comments
- XI. Staff Reports
- XII. Adjourn



Property Compliance Manager
For The Woodlands Township

