

Development Standards Committee

November 16, 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 October 19, 2016
- III. Consideration and Action of the Applications and Covenant Violations in Section VIII, 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 regarding the Short Term Rental Standards.
- VII. Consideration and Discussion regarding the status of the development of St. Anthony of Padua
- VIII. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action for preliminary and or final approval of parking lot expansion.
Hindu Temple of The Woodlands
7601 South Forestgate Drive
Lot 300, Block 592, Section 0000 Village of Indian Springs (TWA)
 2. Consideration and action to allow temporary barricades to be located at the entrances to the property and garage.
Anadarko
1200 Timberloch Place
Lot 5600, Block 0599, Section 0999 Village of Town Center
 3. Consideration and action for the installation of a building sign at the new boat house.
The Woodlands Township (Northshore Park)
2505 Lake Woodlands Drive
Lot 0200, Block 0547, Section 0000 Village of Panther Creek
 4. Variance request for a sign package that includes a logo that does not match the registered trademark logo and includes a color scheme that is not compatible with the shopping center criteria.
Take 5 Oil Change
4450 Woodlands Parkway
Lot 0520, Block 0045, Section 0007 Village of Panther Creek
 5. Variance request to repaint the building with colors that are not compatible with the shopping center criteria.
Take 5 Oil Change
4450 Woodlands Parkway
Lot 0520, Block 0045, Section 0007 Village of Panther Creek
 6. Variance request to allow a "Coming Soon" banner for a new business that is proposed to exceed the maximum amount of time allowed to display the banners.

Panda Express
3375 College Park Drive
Lot 0813, Block 0388, Section 0999 Village of College Park

7. Consideration and action regarding the existing solar panels and piping.
Paul A. Hanslik
6 South Buck Ridge
Lot 10, Block 03, Section 29 Village of Panther Creek
8. Variance request for the proposed pool that exceed the maximum hard surface area allowed.
Kyle Mathis
21 Crinkleroot Court
Lot 6, Block 1, Section 19 Village of Grogan's Mill
9. Variance request for a proposed pergola that encroaches into the ten (10) foot rear utility easement.
Duncan P. Sandiland
10 Carriage Pines Court
Lot 31, Block 01, Section 35 Village of Panther Creek
10. Variance request for a proposed swimming pool and spa decking that exceeds the maximum hard surface allowed.
Stephen R. Heinen
230 Split Rock Road
Lot 17, Block 02, Section 32 Village of Panther Creek
11. Variance request for two proposed monument signs and two building mounted signs.
Take 5 Oil Change LLC
7940 Research Forest Drive
Lot 650, Block 257, Section 47 Village of Alden Bridge
12. Variance request to repaint the building with colors that are not compatible with the shopping center criteria.
Take 5 Oil Change LLC
7940 Research Forest Drive
Lot 650, Block 257, Section 47 Village of Alden Bridge
13. Consideration and action for proposed building mounted sign
The Zoo Health Club
30420 FM 2978 Suite 200
Lot 110, Block 458, Section 46 Village of Sterling Ridge
14. Variance request for a proposed building mounted sign.
9 Round 30 Minute Kickbox Fitness
30420 FM 2978 Suite 170
Lot 110, Block 458, Section 46 Village of Sterling Ridge
15. Consideration and action for approval of parking signs for Kroger's Clicklist program
Kroger Grocery Store
8000 Research Forest Drive Suite 300
Lot 400, Block 257, Section 47 Village of Alden Bridge
16. Consideration and action for proposed building mounted sign.
Stoner's Pizza Joint
8000 McBeth Way Suite 170
Lot 850, Block 499, Section 46 Village of Sterling Ridge

17. Request for rehearing for building and monument signs.
Allergy & ENT Associates
10847 Kuykendahl Road Suite 100
Lot 551, Block 592, Section 60 Village of Indian Springs TWA
18. Variance request for proposed pool decking that does not respect the five foot side yard easement.
John Harris
14 Sundown Ridge Place
Lot 4 Block 1, Section 16 Village of Creekside Park West
19. Variance request for a proposed patio cover that does not respect the rear 15 foot setback.
Francisco Serrano
6 Pinestead Court
Lot 30 Block 2, Section 22 Village of Creekside Park West
20. Variance request for a proposed patio cover with integrated summer kitchen that does not respect the rear 15 foot setback.
Scott Custer
34 East Artist Grove Place
Lot 68, Block 01, Section 21 Village of Sterling Ridge
21. Variance request for a proposed driveway that will exceed the maximum width allowed.
Steven P. & Nina Daloia
62 Wrens Song Place
Lot 61, Block 03, Section 10 Village of Alden Bridge
22. Variance request for a proposed Attic Conversion that exceeds the maximum living area allowed per the Development Criteria for Section 10 of Creekside Park West
Goya Lin
38 Caprice Bend Place
Lot 10 Block 01, Section 12 Village of Creekside Park West
23. Variance request for a proposed fence that will not meet the Neighborhood Criteria for Section 22 of Alden Bridge by exceeding the maximum allowed height for a rear fence.
Andrew Patrick
15 Moss Bluff Court
Lot 38 Block 01 Section 22 Village of Alden Bridge
24. Variance request for existing paving that does not respect the rear ten foot easement.
Shannon Lee Crowden
82 North Valley Oaks Circle
Lot 21, Block 1, Section 51 Village of Alden Bridge
25. Variance request for existing wooden deck that does not respect the side five foot easement.
Hugo Lafuente
86 South Abram Circle
Lot 16 Block 02, Section 24 Village of Sterling Ridge
26. Variance request for an existing fence that does not respect the ten foot platted side building line and portions of the fence project over the property line.
Ann Bullion Mears
139 Bryce Branch Circle

Lot 01 Block 02, Section 34 Village of Sterling Ridge

27. Variance request for an existing play structure that does not respect the rear ten foot easement.
Thomas L Whitten Jr
39 North Winterport Circle
Lot 27, Block 2, Section 5 Village of Alden Bridge
28. Variance request for existing paving that does not respect the side five foot easement and is not located at least one foot from the property line.
Christopher Degen
163 South Queenscliff Circle
Lot 2, Block 2, Section 13 Village of Sterling Ridge
29. Request to appeal conditions of approval for a tree removal.
Jimmy C Williams
23 Rockledge Drive
Lot 6 Block 02 Section 63 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Marc & Tania Celia
263 Genesee Ridge Court
Lot 32, Block 2, Section 11 Village of Harpers Landing at College Park
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Joshua & Rachael Schuette
14 Prairie Oak Drive
Lot 4, Block 1, Section 15 Village of Harpers Landing at College Park
32. Consideration and action to pursue legal action for outstanding Covenant violations.
James & Sheri Weynard
35 West Bracebridge Circle
Lot 4, Block 4, Section 21 Village of Indian Springs (TWA)
33. Consideration and action to pursue legal action for outstanding Covenant violations.
Miguel Angel Bermudez Zurita & Erendira G Mendoza
22 Cohasset Place
Lot 12, Block 2, Section 8 Village of Creekside Park West
34. Consideration and action to pursue legal action for outstanding Covenant violations.
Joshua Southerland
142 North Misty Dawn Drive
Lot 28 Block 2, Section 5 Village of Harpers Landing at College Park
35. Variance request for removal of trees that do not meet requirements for removal per the Standards.
Ganesan & Niruba Anurudran
27 Strawberry Canyon Place
Lot 7, Block 1, Section 16 Village of Sterling Ridge
36. Request for rehearing for conditions for a variance request for a proposed wood fence that will exceed the maximum height allowed, extend beyond the side platted building line more than standards allow and will not meet the Development Criteria for Section 79 of Alden Bridge
Janis A Seuthe Revocable Living Trust
51 Heartridge Court

Lot 16 Block 02 Section 79 Village of Alden Bridge

37. Request for rehearing for a proposed outdoor living area with a summer kitchen that does not respect the 25 foot rear setback.
Erik and Donna Davidson
23 Serenity Woods Place
Lot 13, Block 3, Section 13 Village of Alden Bridge
38. Request to appeal conditions of approval for a proposed atrium enclosure that is not in keeping with the neighborhood's existing character.
Billy C Jolly
107 East Foxbriar Forest Circle
Lot 9, Block 2, Section 79 Village of Alden Bridge
39. Variance request for removal of trees that do not meet requirements for removal per the Standards.
Blake Roberts
51 S Dulcet Hollow Circle
Lot 11, Block 2, Section 7 Village of Sterling Ridge
40. Request to appeal approval for a color change for a dwelling at 38 Ivy Garden by affected neighbors.
Joseph W Templet
38 Ivy Garden Street
Lot 10 Block 03 Section 35 Village of Alden Bridge
41. Variance request for a proposed trellis in the easement that exceeds the maximum height allowed.
Jacob E & Olesya Gorsky
118 Pinto Point Circle
Lot 68, Block 1, Section 12 Village of Creekside Park
42. Variance request for a proposed fence that exceeds the maximum height allowed.
Carlos Gonzalez Macias
162 East Concord Valley Circle
Lot 8, Block 2, Section 25 Village of Sterling Ridge
43. Variance request for a proposed fence that exceeds the maximum height allowed.
William J & Mary Kate Groel
166 East Concord Valley Circle
Lot 7, Block 2, Section 25 Village of Sterling Ridge
44. Variance request for a proposed house color and painting of brick that is not in keeping with character of neighborhood.
Luis & Claudia Galan
2 Antique Rose Court
Lot 4, Block 2, Section 67 Village of Sterling Ridge
45. Variance request for a proposed patio cover that requires sealed plans and may have an adverse impact on neighboring properties
Zane & Teresa Bolen
91 East Slatestone Circle
Lot 35, Block 1, Section 50 Village of Alden Bridge
46. Variance request for a proposed patio cover does not respect the 25 foot rear setback.
Chhay H & Sou C Tay

19 West Old Sterling Circle
Lot 26, Block 2, Section 3 Village of Sterling Ridge

47. Variance request for a proposed Sport Court does not respect the ten foot side setback.
Steven & Shelly Brewer
54 Blairs Way
Lot 1, Block 1, Section 23 Village of Creekside Park West
48. Variance request for Concept Approval of a proposed Patio Cover with fireplace and summer kitchen that does not respect the rear 20 foot building line.
Jason A & Rebecca Oefinger
38 West Mirror Ridge Circle
Lot 17, Block 1, Section 18 Village of Indian Springs (TWA)
49. Variance request for an existing patio cover with summer kitchen constructed without required sealed plans.
Omar E Guzman Garcia
95 Pioneer Canyon Place
Lot 25, Block 1, Section 22 Village of Creekside Park West
50. Variance request for a proposed attached Pool Bath that does not respect the seven foot side setback, a Patio Cover with integrated fireplace and summer kitchen that does not respect the rear 25 foot and 7 foot side setback.
Stephen J. & Kristen M Byrnes
58 Chamomile Court
Lot 79, Block 1, Section 6 Village of Sterling Ridge
51. Variance request for a proposed patio cover does not respect the 20 foot rear setback.
Michael Stephen Habib
42 East Sterling Pond Circle
Lot 11, Block 3, Section 3 Village of Alden Bridge
52. Variance request for existing decorative wrought iron fencing that may not be compatible with neighborhood character or comply with Standards.
Jay Nowlin Jr.
14 Snowbell Place
Lot 18, Block 2, Section 13 Village of Indian Springs (TWA)
53. Variance request for an existing conversion of non-living area to living area without required plans.
Philip & Kim Thomas
46 West Mirror Ridge Circle
Lot 15, Block 1, Section 18 Village of Indian Springs (TWA)
54. Variance request for a proposed patio cover does not respect the 20 foot rear setback.
Caroline and Alexander Mesters
18 Argosy Bend Place
Lot 23 Block 1, Section 24 Village of Creekside Park West

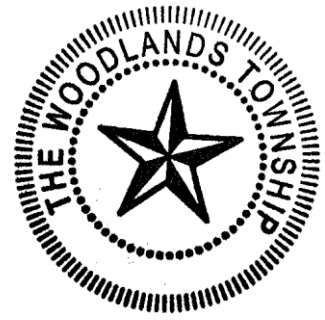
IX. Consideration and action in regard to contractor compliance and deposit fees.

X. Public Comments

XI. Member Comments

XII. Staff Reports

XIII. Adjourn



A handwritten signature in black ink, which appears to read "Nestika B. Bero". The signature is written in a cursive style and is positioned above a horizontal line.

Property Compliance Manager
For The Woodlands Township

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Agendas can be viewed on the Township's website at <http://tx-thewoodlandstowship2.civicplus.com/Archive.aspx?AMID=74>