

Development Standards Committee

January 17, 2018 at 5:00 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 20th, 2017.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- IV. Reconvene in Public Session.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.
- VI. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and action of the final plans for the East Shore Place commercial development.
East Shore Place
203 East Shore Drive
Lot 0300, Block 0350, Section 0999 Village of Town Center
 - B. Variance request for the addition of a new building sign in which the logo and letter height exceed the maximum size allowed and the logo location is not within the tenant's allowable message area.
1701 Lake Robbins LLC/Blend Cigar Bar
1701 Lake Robbins Drive
Lot 2628 Block 0599, Section 0999 Village of Town Center
 - C. Consideration and action for the replacement of antennas and radio equipment located on an existing communications tower.
American Tower Corporation (Sprint Nextel)
1799 Research Forest Drive
Lot 5800, Block 0350, Section 0999 Village of Research Forest
 - D. Consideration and action for the replacement of antennas in an existing wireless communications facility.
AT&T Wireless Communication
1505 Lake Robbins Drive
Lot 3000, Block 0547, Section 0999 Village of Town Center
 - E. Variance request for a sign package that includes a building sign that exceeds the maximum logo size allowed and existing door vinyl graphics.
Solvay
2645 Technology Forest Blvd.
Lot 0600 Block 0547, Section 0999 Village of Technology Forest
- VII. **Consideration and Action of the Residential Applications and Covenant Violations.**
 1. Consideration and action regarding existing business in the home.
Maria Mercedes Vargas Guerrero
90 North Rushwing Circle
Lot 21, Block 09, Section 01 Village of Indian Springs

2. Variance request for proposed kitchen and breakfast room expansion that exceeds the maximum living area allowed according to the Development Criteria, but complies with Amended Land Use Designation.
Steve Riggle
42 Bellweather Court
Lot 11, Block 01, Section 46 Village of Panther Creek
3. Variance request for a proposed fence that does not meet the Development Criteria as it is not located at least ten feet from the front corner of the dwelling.
George Delfeld
159 Oarwood Place
Lot 1, Block 1, Section 1 Village of Creekside Park
4. Variance request for a proposed interior room addition that exceeds the maximum allowed living area per the Development Criteria for Section 49, Sterling Ridge.
Alan and Holly Hedengren
2 Pirouette Place
Lot 26 Block 1, Section 49 Village of Sterling Ridge
5. Variance request for an existing decking and paving that does not respect the rear and side easements.
Corey Collins
150 Prairie Dawn Circle
Lot 6 Block 3, Section 6 Village of College Park
6. Variance request for an existing trampoline that does not respect the rear ten feet and side five feet easements.
Alejandro Ramos
7 Hithervale Court
Lot 11, Block 1, Section 66 Village of Sterling Ridge
7. Consideration and action to pursue legal action for outstanding Covenant violations.
Celia Nipher
27 Tioga Place
Lot 7, Block 2, Section 7 Village of Creekside Park West
8. Consideration and action to pursue legal action for outstanding Covenant violations.
Van & Carla Blasingame
47 Woodborough Way
Lot 12, Block 3, Section 34 Village of Creekside Park
9. Consideration and action to pursue legal action for outstanding Covenant violations.
Eric & Cristin Thomasson
46 East Autumn Branch Circle
Lot 5, Block 2, Section 26 Village of Alden Bridge
10. Consideration and action to pursue legal action for outstanding Covenant violations.
Gary O Castro & Paul A Morales
54 West Canyon Wren Circle
Lot 11, Block 2, Section 13 Village of Creekside Park
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Keith M Wolf
107 West Arbor Camp Circle
Lot 58, Block 1, Section 4 Village of Creekside Park

12. Consideration and action to pursue legal action for outstanding Covenant violations.
Gonzalo Human Vargas
15 Folklore Court
Lot 4R, Block 2, Section 2 Village of Creekside Park
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Krutibas Panda & Sonali Mohanty
6 Shellbark Place
Lot 58, Block 1, Section 41 Village of Alden Bridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Christopher N Kavanagh
38 Glade Bank Place
Lot 37, Block 3, Section 6 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Rebecca Lynn Cohn
43 Glade Bank Place
Lot 20, Block 3, Section 6 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
James A Jones & Amy Frshwater
3 North Regan Mead Circle
Lot 80, Block 2, Section 29 Village of Sterling Ridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Rodolfo E Villalobos
74 West Lasting Spring Circle
Lot 20, Block 1, Section 8 Village of Creekside Park
18. Request for approval of a firearm and accessories home business.
Kelly G Kennepp
39 East Sundance Circle
Lot 64 Block 3, Section 59 Village of Alden Bridge
19. Request by an affected neighbor to appeal the decision of the Sterling Ridge Residential Design Review Committee regarding an approved fence at 11 Sheephorn
Luis Ogazon
11 Sheephorn Court
Lot 6 Block 1, Section 91 Village of Sterling Ridge
Affected Neighbor appealing the Committee Action
Peter Han
6 Maitland Court
Lot 12, Block 1, Section 91 Village of Sterling Ridge
20. Variance request for a proposed pool and patio cover with integrated summer kitchen that will exceed the maximum percent coverage of hard surface area allowed for the lot. Additionally, the proposed detached patio cover with integrated summer kitchen will not respect the 20' rear setback.
Mindy H Jones
34 North Goldenvine Circle
Lot 45 Block 1, Section 65 Village of Alden Bridge

21. Variance request for a proposed patio cover with outdoor fireplace, and the addition of an indoor fireplace with chimney that does not respect the 30 foot rear setback. Additionally, a variance request for proposed artificial turf that is not an approved landscaping material.
Edgar Sanchez
7 East Ambassador Bend
Lot 39, Block 1, Section 33 Village of Sterling Ridge
22. Appeal of the Sterling Ridge Residential Development Review Committee's conditions of approval for a proposed out door bathroom that exceeds the maximum living area allowed for Section 33, Sterling Ridge Development Criteria.
Edgar Sanchez
7 East Ambassador Bend
Lot 39, Block 1, Section 33 Village of Sterling Ridge
23. Variance request for an existing fence that is not located per the Liberty Branch Guidelines, existing paving and a walkway that do not respect the side five foot easement and the walkway exceeds the maximum width allowed.
Richard Beck
30 Liberty Branch Blvd
Lot 8, Block 8, Section 32 Village of Creekside Park
24. Variance request for existing pavers that do not respect the ten foot rear easement.
Dianne Dakota
186 Rockwell Park Blvd
Lot 2, Block 10, Section 33 Village of Creekside Park
25. Variance request for an existing play structure that does not respect the rear ten foot and side five foot easement.
Don Philips
60 North York Gate Court
Lot 9 Block 2 Section 19 Village of Alden Bridge
26. Variance request for an existing fence that is not architecturally compatible due to design and mass scale proportion.
Rick Roberts
7342 Lake Paloma Trail
Lot 12, Block 1, Section 11 Village of Creekside Park
27. Variance request for an existing driveway widening and borders that exceeds the maximum width allowed
Alejandro Ramos
7 Hithervale Court
Lot 11, Block 1, Section 66 Village of Sterling Ridge
28. Request to appeal Residential Design Review Committees decision to require replanting four 30 gallon native trees on lot. In addition, a request for a variance for paving that exceeds the maximum percent coverage allowed for the lot.
Thomas P. McKinney
15 Whisper Wind Place
Lot 29 Block 1 Section 2 Village of Alden Bridge

VIII. Public Comments

IX. Member Comment

X. Staff Reports

XI. Adjourn



Property Compliance Manager
For The Woodlands Township

