

Development Standards Committee

June 20, 2018 at 4:30 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 May 16, 2018.
- 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 on the concept plans for an extension to an existing building.
Trademark Six Pines
9595 Six Pines Drive
Lot 0260 Block 0547 Section 0999 Village of Town Center
 - B. Variance request for the relocation of an existing building sign that would not be located over the entrance door and the addition of existing door vinyl graphics.
True Food Kitchen
9595 Six Pines Drive
Lot 7111 Block 0599 Section 0999 Village of Town Center
 - C. Consideration and action for final approval of the demolition plan.
WDPK LLC / Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
 - D. Variance request for the final plans for the Signorelli office renovation that includes a driveway that encroaches into the forest preserve, location including patio.
WDPK LLC / Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
 - E. Variance request to allow for a banner to alert the public that The Woodlands Children Museum is open during the shopping center construction.
The Woodlands Children Museum/Panther Creek Shopping Center
4775 West Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - F. Variance request for the addition of a fenced-in dog run that encroaches over the building setback line and extends closer to the adjacent street.
Dogtopia
8101 Kuykendahl
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge

- G. Variance request for two building signs that contain a logo that is not registered, exceeds the maximum height allowed and does not match the monument sign.
Dogtopia
8101 Kuykendahl
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
- H. Variance request for temporary banners that are displayed for more than the maximum time allowed and exceeds the number of colors and subject matter allowed.
The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 0500, Block 0599, Section 0006 Village of Grogan's Mill
- I. Variance request for light pole banners in the parking lot that may include a logo that is not registered.
The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 0500, Block 0599, Section 0006 Village of Grogan's Mill
- J. Variance request for a monument sign that does not match the building sign and exceeds the number of panels allowed.
Dogtopia
8101 Kuykendahl
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
- K. Variance request for a temporary sign that is displayed on the interior of the property advertising Brighton Academy.
The Ridge Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
- L. Variance request for a temporary sign that is located on the interior of the property and only displayed on Sundays.
The Ridge Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
- M. Variance request for a new proposed building sign with a logo that exceeds the maximum size allowed.
CHI St. Luke's Health
17198 College Park Drive
Lot 7701 Block 0555 Section 0999 Village of College Park
- N. Variance request for the proposed "EMERGENCY" building sign designed on a raceway.
CHI St. Luke's Health
17198 College Park Drive
\\Lot 7701 Block 0555 Section 0999 Village of College Park
- O. Variance request for a proposed building sign with a logo that exceeds the maximum size allowed.
CHI St. Luke's Health
17198 College Park Drive
Lot 7701 Block 0555 Section 0999 Village of College Park
- P. Consideration and action for the proposed door vinyl graphics
Sharkey's Cuts for Kids
8021 Research Forest Drive

Lot 0920 Block 0257 Section 0047 Village of Research Forest

- Q. Variance request for the addition of a patio arrangement that includes seating, planters, speakers and lighting.
1701 Lake Robbins LLC/Blend Bar
1701 Lake Robbins Drive
Lot 2628, Block 0599, Section 0999 Village of Town Center
- R. Variance request for the addition to the chiller yard enclosure which includes the removal of parking spaces and vegetation.
Dirk D. Laukien/Independence Oilfield Chemicals,LLC
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
- S. Variance request for the installation of a new HVAC system on the roof including a new metal panel screen wall that does not exceed the height of the equipment it is screening.
Dirk D. Laukien/Independence Oilfield Chemicals,LLC
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
- T. Variance request for a building sign that is not located over the entrance and a monument panel.
Mary'z Cuisine
1500 Research Forest Drive
Lot 9380 Block 0350 Section 1000 Village of Research Forest
- U. Variance request to repaint the roof not in accordance with the committee's conditions of approval.
Animal Hospital of the Woodlands
12212 W Branch Crossing
Lot 0500 Block 0078 Section 0046 Village of Sterling Ridge
- V. Consideration and action for the proposed monument sign for the Market Street renovation at the corner of Lake Woodlands and Six Pines.
IMI MSW, LLC (Market Street)
9595 Six Pines Drive
Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center
Lot 0260, Block 0547, Section 0999 Village of Town Center
- W. Variance request for a blade sign that includes colored text and logo.
Tide Dry Cleaners
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- X. Consideration and action for the replacement of exterior light fixtures on the property and in the three parking garages.
Avana Sterling Ridge
6900 Lake Woodlands Drive
Lot 0105 Block 0499 Section 0046 Village of Sterling Ridge
- Y. Consideration and action for a proposed blade sign.
Tide Dry Cleaners
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- Z. Consideration and action for a proposed panel on a directional sign.

Amazing Lash Studio
10700 Kuykendahl Road
Lot 0410 Block 0458 Section 0046 Village of Sterling Ridge

VII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for a retaining wall that does not respect the side easement.
Edwin M. Gutierrez
70 North Curly Willow Circle
Lot 3, Block 1, Section 15 Village of Creekside Park West
2. Variance request for a retaining wall and paving that does not respect the side and rear easement. Additionally, the improvements exceed the maximum hard surface area allowed.
William Bestreich
238 Hearthshire Circle
Lot 59 Block 1, Section 99 Village of Sterling Ridge
3. Variance request for an existing play structure that does not respect the rear ten feet.
Fidel Cantu Cazares
70 Birch Canoe Drive
Lot 1, Block 2, Section 20 Village of Creekside Park West
4. Request for approval for a shed that is not screened by a solid fence.
Jose Barquin
138 Hansom Trail Street
Lot 11 Block 1, Section 9 Village of Sterling Ridge
5. Variance request for an existing fence that is built with the construction side facing out.
Michael Kurzy
42 West Artist Grove Place
Lot 66 Block 1, Section 21 Village of Sterling Ridge
6. Variance request for a proposed wood fence that encroaches past the side building line on a corner lot.
Judith Williams
26 East Bonny Branch Street
Lot 7 Block 3, Section 9 Village of Sterling Ridge
7. Variance request for a proposed pergola with summer kitchen and outdoor bathroom that will exceed the maximum allowed hard surface area.
Jesus Fernando Tijerina
26 North Plum Crest Circle
Lot 36 Block 1, Section 64 Village of Alden Bridge
8. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.
Alejandro Ramos
7 Hithervale Court
Lot 11, Block 1, Section 66 Village of Sterling Ridge
9. Request for renewal approval of a management consulting home business.
William B. Watkins
11 Serenity Woods Place
Lot 10 Block 3, Section 13 Village of Alden Bridge

10. Consideration and action to amend the approved plan for a Patio Cover that does not respect the rear setback.
Santiago Pelaez
98 West Ambassador Bend
Lot 20 Block 1, Section 33 Village of Sterling Ridge
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Carey & Melissa Mace
11 Columnberry Court
Lot 25, Block 2, Section 84 Village of Alden Bridge
12. Consideration and action to pursue legal action for outstanding Covenant violations.
William & Emily Hester Jr.
74 Camber Pine Place
Lot 30, Block 1, Section 61 Village of Alden Bridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Brittany C Bartoskewitz
19 Farlight Court
Lot 57, Block 1, Section 13 Village of Sterling Ridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Francisco Pedraza Jr. & Samantha Ewing
33 West Greenhill Terrace Place
Lot 14, Block 1, Section 87 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Elizabeth Monroe
126 North Concord Valley Circle
Lot 1, Block 2, Section 25 Village of Sterling Ridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Jennell Marie Pasch
47 North Queenscliff Circle
Lot 36, Block 2, Section 13 Village of Sterling Ridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Randall Scott Wolfrom
69 North Hollylaurel Circle
Lot 23, Block 2, Section 16 Village of Alden Bridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Gary & Christel Frantz
3 Pine Island Place
Lot 20, Block 3, Section 36 Village of Alden Bridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Ozz H Chukumerije
45 South Piney Plains Circle
Lot 16, Block 1, Section 7 Village of Alden Bridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.

Richard H Wright III
58 Sandwell Place; 77389-2038
Lot 24, Block 1, Section 9 Village of Creekside Park

21. Consideration and action to pursue legal action for outstanding Covenant violations.
Robert W & Carrie A Fedro
22 Cinnamon Teal Place
Lot 6, Block 3, Section 1 Village of Alden Bridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Luis F Majano & Veronica M Monedero
30 East Wading Pond Circle
Lot 5, Block 2, Section 8 Village of Creekside Park West
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Leanne Ballatori
18 Eastwood Place
Lot 46, Block 1, Section 33 Village of Alden Bridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
James R Johnson
200 Bristol Bend Circle; 77382-1117
Lot 26, Block 3, Section 8 Village of Alden Bridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.
GMA Group LLC (Ariel Mata)
26 Black Swan Court
Lot 7, Block 2, Section 97 Village of Sterling Ridge
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Ahmed M Ismail
67 North Star Ridge Circle
Lot 11, Block 3, Section 51 Village of Sterling Ridge
27. Consideration and action to pursue legal action for outstanding Covenant violations.
CJ Properties
15 Jewelsford Court
Lot 16, Block 1, Section 13 Village of Sterling Ridge
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Paul Russell & Elizabeth Grimm
19 East Shale Creek Circle; 77382-5506
Lot 5, Block 1, Section 20 Village of Sterling Ridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Andrew Fisher
210 North Wimberly Way
Lot 27, Block 1, Section 3 Village of Harper's Landing at College Park
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Reynaldo M & Eva O Gonzales Jr.
195 South Delta Mill Circle
Lot 88, Block 1, Section 1 Village of Harper's Landing at College Park

31. Report on construction progress at 51 Paloma Bend Place in association with current outstanding Covenant violations.
Jonathan R Hayes & Debbie L Beaty
51 Paloma Bend Place
Lot 9, Block 1, Section 25 Village of Creekside Park
32. Variance request for conceptual proposal of an attic conversion that exceeds the maximum living area allowed.
Michael Gray
106 North Mews Wood Court
Lot 16 Block 3, Section 10 Village of Grogan's Forest at College Park
33. Variance request for an existing garage conversion that exceeds the maximum living area allowed and encloses portion of garage so it does not meet the standard for available storage and parking.
Alma Gomez Real Property Trust
34 Ledgestone Place
Lot 40 Block 2, Section 14 Village of Sterling Ridge
34. Variance request for a patio cover that does not respect the 20 foot rear building setback.
Timothy Dalton
194 South Thatcher Bend Circle
Lot 8 Block 1, Section 36 Village of Creekside Park
35. Variance request for a proposed fence that encroaches the side building line and the fence design is not an approved type.
Rosanna Saputo Trust
211 South Brooksedge Circle
Lot 1 Block 3 Section 58 Village of Alden Bridge
36. Variance request for a proposed wood fence that exceeds the maximum height allowed.
Daniel Westphal
6 Wimberly Way
Lot 89 Block 1, Section 3 Village of Harper's Landing at College Park
37. Variance request for a proposed paving and pergola that does not respect the rear ten foot eaement.
Daniel Westphal
6 Wimberly Way
Lot 89 Block 1, Section 3 Village of Harper's Landing at College Park
38. Variance request for an existing fence that encroaches the side building line and the rear fence design is not an approved height or style per the Development Criteria for Section 9 of Sterling Ridge.
Paul Carrigy
75 Barley Hall Street
Lot 8 Block 3, Section 9 Village of Sterling Ridge
39. Variance request for an existing fence that include a rear fence design that is not an approved height or style per the Development Criteria for Section 9 of Sterling Ridge.
Melissa Mittelhauser
71 Barley Hall Street
Lot 9 Block 3, Section 9 Village of Sterling Ridge

- 40. Variance request for an existing detached structure that does not respect the rear and side easements, the rear 15 foot and the side 7 foot building setbacks. Additionally the structure exceeds the maximum living area and height allowed.
Alfredo Tinajero
74 West French Oaks Circle
Lot 18 Block 1, Section 49 Village of Sterling Ridge

- 41. Variance request for existing paving that exceeds the maximum allowed hard surface area and does not respect the side and rear easements.
Christopher Jannes
7 Glowing Star Place
Lot 40 Block 3, Section 6 Village of Sterling Ridge

- 42. Variance request for existing paving that exceeds the maximum allowed hard surface area and does not respect the side and rear easements.
Santiago Pelaez
98 West Ambassador Bend
Lot 20 Block 1, Section 33 Village of Sterling Ridge

VIII. Public Comments

IX. Member Comment

X. Staff Reports

XI. Adjourn



Property Compliance Manager
For The Woodlands Township

