

Development Standards Committee

March 6, 2019 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 January 9 and January 23, 2019.**
- 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. Variance request for preliminary plans for a monument sign that encroaches into the forest preserve, contains unequal sized panels, has a base and an overall height that exceeds the maximum allowed and includes two registered logos that exceed the maximum size allowed.
Texas Petroleum Group LLC / Shell #275
1395 Many Pines Drive
Lot 0260 Block 0599 Section 0036 Village of Grogan's Mill
 - B. Variance request for the existing spoon shaped door handle.
US Regency Alden Bridge LLC / Baskin Robbins
8000 Research Forest Drive, Suite 315
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - C. Consideration and action for the replacement of six roof mounted HVAC units.
6467 Woodlands Parkway LLC / Walgreens
6467 Woodlands Parkway
Lot 0100 Block 0572 Section 0060 Village of Indian Springs
 - D. Variance request for a temporary banner that exceeds the maximum time allowed and includes more than one sign to be displayed at the entrance.
Trinity Episcopal Church
3901 S. Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
 - E. Consideration and action for the final plans for the addition to the existing fellowship hall including a sidewalk and the removal of trees and vegetation.
Woodlands United Methodist Church
2200 Lake Woodlands Drive
Lot 8600 Block 0547 Section 0999 Village of Research Forest
 - F. Variance request for a proposed building sign with a name that is not registered.

Davis Holdings LP / The Woodlands Nail & Spa
8021 Research Forest Drive, Suite B
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

- G. Variance request for a proposed building sign that includes the American flag, which cannot be trademarked and exceeds the maximum size allowed.

Centro NP Holdings 12 SPE LLC / Armed Forces Career Center
9420 College Park Drive, Suite 105
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

- H. Consideration and action to replace the existing canopy and car wash building signs.

Landmark Industries / Exxon
10190 Woodlands Parkway
Lot 0100 Block 0458 Section 0000 Village of Sterling Ridge

- I. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Regency Centers LP
4775 W. Panther Creek Drive
Lot 285, Block 45, Section 40 Village of Panther Creek

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

1. Variance request for a proposed patio cover with summer kitchen that does not respect the 20-foot rear setback and for proposed paving that does not respect the 10-foot rear easement.

Jeremy Holberg
26 Garden Path Place
Lot 09, Block 01, Section 09 Village of Creekside Park West

2. Consideration and action to appeal the Residential Design Review Committee decision to disapprove a proposed color change including painting the brick which may not be in keeping with character of neighborhood.

Lino Romo
11 East Majestic Woods Place
Lot 11 Block 01, Section 17 Village of Sterling Ridge

3. Variance request for a proposed patio cover with pool bath and summer kitchen that do not respect the 30-foot rear setback.

Christopher Winter
35 Blairs Way
Lot 09, Block 02, Section 23 Village of Creekside Park West

4. Consideration and action to pursue legal action for outstanding Covenant violations.

Marcela Velasco-Sevilla
166 Queenscliff Court
Lot 04, Block 01, Section 13 Village of Sterling Ridge

5. Variance request for a portable air conditioning unit installed higher than six feet from natural grade and is visible from ground level to the street and adjacent property.

Emad Elrafie & Nagwa Osman
1 Destiny Cove

DSC Posted Agenda 03-06-19

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

Lot 14, Block 01, Section 43 Village of Panther Creek

6. Variance request for an existing fence modification that exceeds the maximum height allowed and was not considered aesthetically compatible with the home and surrounding properties when acted upon by the Grogan's Mill Residential Design Review Committee.
Stephen Hernandez
16 Painted Sunset
Lot 13, Block 01, Section 65 Village of Grogan's Mill
7. Variance request for tree removal.
Cyrus D Behseresht
37 Split Rock Court
Lot 38, Block 03, Section 17 Village of Panther Creek
8. Consideration and action for a home business renewal.
Maria Mercedes Vargas
90 N Rushwing Circle
Lot 21, Block 09, Section 01 Village of Indian Springs
9. Consideration and action to request an extension of time to complete improvements at the home.
Robert Dubrul Jr
46 Bellweather Court
Lot 10, Block 01, Section 46 Village of Panther Creek
10. Consideration and action for the proposed new home construction and related improvements that require review and action by the Development Standards Committee.
Guillermo Ritchey
2701 South Wildwind Circle
Lot 05, Block 09, Section 01 Village of Grogan's Mill
11. Variance request for the existing fence that exceeds the maximum height allowed, was constructed more than five feet beyond the platted building line and is not located at least three feet back from the front façade of the dwelling.
Mike and Katie Kowalski
7 Moonvine Court
Lot 25, Block 01, Section 27 Village of Grogan's Mill
12. Variance request for the proposed pool decking that would cause the lot to exceed the maximum hard surface area allowed as established by the Neighborhood Criteria for the lot.
Douglas E Duggan
5 Doe Run Drive
Lot 08, Block 04, Section 37 Village of Grogan's Mill
13. Consideration and action for a home business.
Brandon Higbie
7 Still Glen Court
Lot 37, Block 02, Section 01 Village of Panther Creek
14. Consideration and action for a home business renewal.
Jamie Kramer
15 Mellow Leaf Court
Lot 22, Block 02, Section 18 Village of Panther Creek

15. Consideration and action for street right-of-way improvement on the cul-de-sac island.
TJ Flynn
6 Carriage Pines Court
Lot 30, Block 01, Section 35 Village of Panther Creek
16. Variance request for conceptual plans for a proposed garage expansion that will be located beyond the twenty-foot Rear Building Setback Line.
John R Hamer II
7 Purple Martin Place
Lot 23, Block 01, Section 37, Village of Cochran's Crossing
17. Variance request for a trash can screen that is not located three feet back from the front façade.
Ernest & Laura Claghorn
14 Leverwood Court
Lot 58, Block 03, Section 02 Village of Panther Creek
18. Variance request for storage shed that encroaches into the five-foot side yard easement.
Christina N Hawkins
5 S Cypress Pine Drive
Lot 26, Block 06, Section 05 Village of Panther Creek
19. Variance request for an existing storage shed that encroaches into the left side five-foot easement.
JR & Lydia Rodriguez
23 Terravale Court
Lot 32, Block 02, Section 11 Village of Panther Creek
20. Variance request for a proposed fence that exceeds the maximum height allowed.
Vladimir Paderin
43 Rockridge Drive
Lot 01, Block 04, Section 01 Village of Indian Springs
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
XCL Management Services, Inc
3 Yellowwwood Court
Lot 25, Block 02, Section 15 Village of Grogan's Mill
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
SWAY 2014-1 Borrower LLC
123 Maple Branch Street
Lot 04, Block 02, Section 25 Village of Grogan's Mill
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jo R Frederiksen
14 Heather Wisp Court
Lot 43, Block 03, Section 37, Village of Cochran's Crossing


24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Glenn E Clark
17 Raven Ridge Lane
Lot 08, Block 04, Section 25 Village of Grogan's Mill
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Caroline Yang
28 Green Bough Court
Lot 40, Block 01, Section 42 Village of Grogan's Mill
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gathering of Warriors C/O Michael Constantine
29 S Greenbud Court
Lot 128, Block 04, Section 38 Village of Grogan's Mill
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Sean Ryan McCormick
11814 S Red Cedar Circle
Lot 06, Block 03, Section 03 Village of Grogan's Mill
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Brian Bonar
32 Pinewood Forest Court
Lot 23, Block 02, Section 16 Village of Panther Creek

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn


Property Compliance Manager
For The Woodlands Township

