

Development Standards Committee

April 17, 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 regular DSC meeting of March 20, 2019 and the Special DSC meeting on March 22, 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 VIII and IX recommended for Summary Action.
- VI. Consideration and Discussion concerning residential signage standards.
- VII. Consideration and discussion of possible violations at 114 North Pinto Point Circle requested by an affected neighbor.
Scott Koczman
114 North Pinto Point Circle
Lot 67, Block 1 Section 12 Village of Creekside Park
Affected Neighbor
Jake Gorsky
118 North Pinto Point Circle
Lot 68, Block 1 Section 12 Village of Creekside Park
- VIII. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request for a play area and picnic seating area that encroaches over the building line and forest preserve.
Tridan II LLC/ Action Behavior Centers
3606 Research Forest Drive
Lot 0210 Block 0547 Section 0999 Village of Research Forest
 - B. Variance request for a sign package for a tenant within a pad site that includes two building sign boxes that exceed the maximum lines of copy, has a business clarifier that is not part of the registered trademark and has a monument sign panel that does not match.
Spirit of Texas Bank SSB / Berkshire Hathaway
30350 FM 2978 Road
Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge
 - C. Variance request for the proposed placement of two dumpster enclosures that do not comply with the previous action of the Development Standards Committee for proposed design and materials to be used.

Regency Centers LP/Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

- D. Variance request for a proposed dumpster enclosure that encroaches into the forest preserve.
Alden Heights Place LLC
4840 W Panther Creek Drive
Lot 0310 Block 0045 Section 0040 Village of Panther Creek
- E. Consideration and action for the conceptual plans for a new monument sign.
Alden Heights Place LLC
4840 W Panther Creek Drive
Lot 0310 Block 0045 Section 0040 Village of Panther Creek
- F. Consideration and action for a proposed building and monument sign.
Sterling Ridge Dev I LP / Stoneridge Surgical Center
6701 Lake Woodlands Drive
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge
- G. Consideration and action for a proposed building and monument sign.
Sterling Ridge Dev I LP / Stoneridge Surgical Center
6701 Lake Woodlands Drive
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge
- H. Consideration and action to paint the exterior of the buildings, garages and clubhouse.
WRPV XIII Plantation Woodlands LLC/ Plantation at The Woodlands
3720 College Park Drive
Lot 9500 Block 0388 Section 0067 Village of College Park
- I. Consideration and action for existing front and rear façade modifications.
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
- J. Consideration and action for a proposed color change.
Spirit of Texas Bank SSB
30350 FM 2978 Road
Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge
- K. Consideration and action for a sign package that includes a decorative hanging design component.
Grogan's Mill Retail Center/ Pineforest Dental Care
7 Switchbud Place Suite, #200
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill
- L. Variance request for a sign package that includes a building sign that does not match the monument sign.
Sterling Ridge Development I LP / Sikes Psychiatry & Wellness

6707 Sterling Ridge Drive
Lot 0500 Block 0499 Section 0046 Village of Sterling Ridge

- M. Variance request for the addition of parking lot lighting that exceeds the foot candle requirement at the property line.

Rigaku Americas Corporation
9009 New Trails Drive
Lot 6500 Block 0547, Section 0999 Village of Research Forest

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

Palace Nails Bar
10700 Kuykendahl Road, Suite M
Lot 100, Block 592, Section 60 Village of Indian Springs

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

1. Variance request for a proposed room addition that would encroach into the five-foot side easement.

James A Waugh
54 Spotted Deer Drive
Lot 24, Block 23, Section 01 Village of Indian Springs

2. Variance request for a proposed room addition that would exceed the maximum living area allowed, according to the Neighborhood Criteria.

Eric M Patterson
10717 N Autumnwood Way
Lot 10, Block 01, Section 30 Village of Grogan's Mill

3. Variance request for a proposed patio cover that does not respect the 15 foot rear setback.

Sidney Walker
59 Vershire Circle
Lot 15, Block 03, Section 91 Village of Sterling Ridge

4. Variance request for a proposed patio cover with integrated fireplace that does not respect the 25 foot rear setback.

Jefferey Mathews
86 West Thymewood Place
Lot 35, Block 01, Section 04 Village of Sterling Ridge

5. Variance request for concept approval for a proposed room addition over a garage that exceeds the maximum living area allowed.

Cory Liepold
27 East Green Pastures Circle
Lot 37 Block 01, Section 43 Village of Sterling Ridge

6. Variance request for a proposed fence that will exceed the maximum height allowed in the rear

alley way and be other different design than what is required by the Development Criteria for Section 9 Sterling Ridge.

Daniel Daulton
6 Bonny Branch Street
Lot 02 Block 03, Section 0009 Village of Sterling Ridge

7. Variance request for a proposed driveway widening that will not respect the side five foot easement.
Kevin Scott
50 North Knights Crossing Drive
Lot 18 Block 01, Section 81 Village of Sterling Ridge
8. Variance request for a proposed fence stain that is not an approvable color.
James Flynn
47 West Matisse Meadow Court
Lot 19 Block 01, Section 37 Village of Sterling Ridge
9. Variance request for a proposed driveway extension that will exceed the maximum width allowed.
Tiberiu Oancea
71 Degas Park Drive
Lot 97 Block 01, Section 21 Village of Sterling Ridge
10. Variance request for a proposed pool that will exceed the maximum allowed water surface area.
Jose Carlos Alvarez
26 Wildflower Trace Place
Lot 07 Block 02 Section 39 Village of Alden Bridge
11. Variance request for proposed artificial turf that is not an allowable landscape material and will not respect the five foot side and ten foot rear yard easements.
Leah Schulze
130 South Hollylaurel Circle
Lot 23 Block 01 Section 16 Village of Alden Bridge
12. Variance request for existing pavers that do not respect the rear ten foot easement.
Phyllis A Fish
106 North Brooksedge Circle
Lot 14 Block 02, Section 58 Village of Alden Bridge
13. Variance request for an existing play structure that does not respect the side five foot easement.
Gregory Seelhofer and Nisha Sidhwani
31 Valley Cottage Place
Lot 08, Block 01, Section 26 Village of Creekside Park
14. Variance request for an existing practice cage that does not respect the 15 foot rear setback and does not respect the five foot side and ten foot rear easements.

Gang Ma
115 North Acacia Park Circle
Lot 12 Block 04, Section 28 Village of Alden Bridge

15. Variance request for an existing front yard patio that is less than 20 feet back from the street pavement edge as required when a patio extends beyond the front platted building line.
Lee Ann Hamilton
14 South Belfair Place
Lot 27 Block 01, Section 53 Village of Alden Bridge
16. Variance request for an existing driveway extension that exceeds the maximum width allowed.
Thomas F Kernan
11 Almond Branch Place
Lot 17 Block 02 Section 57 Village of Alden Bridge
17. Variance request for an existing patio cover that does not respect the rear 15 foot rear setback.
Luis Quiros Padilla
10 Arrowfeather Place
Lot 18, Block 03, Section 14 Village of Creekside Park
18. Variance request for an existing play structure that is not a muted earth tone or use natural materials.
Patricia Rodriguez
95 Birch Canoe Drive
Lot 20, Block 01, Section 20 Village of Creekside Park West
19. Request for approval for a renewal of a Home Business for Oncology Massage services.
Stuart Gibbs
11 Timberlea Place
Lot 24 Block 02, Section 63 Village of Alden Bridge
20. Request for approval for a renewal of a Home Business for translation services.
Martin George Ellis
107 South Plum Crest Circle
Lot 02 Block 02, Section 64 Village of Alden Bridge
21. Request for approval for a renewal of a Home Business for an Architect.
Christopher Hinton
3 Glowing Star Place
Lot 0039 Block 03, Section 0006 Village of Sterling Ridge
22. Request for approval for a renewal of a Home Business for Short Term Rental
Maury Pendleton
131 Pinto Point Place
Lot 88, Block 01, Section 12 Village of Creekside Park
23. Request for approval for a renewal of a Home Business for piano lessons.
Peter Belbin

22 East Shale Creek Court
Lot 4 Block 2, Section 20 Village of Sterling Ridge

24. Consideration and action to pursue legal action for outstanding Covenant violations.
Jaismha Sadhanala
167 Rocky Point Drive
Lot 4, Block 2, Section 5 Village of Creekside Park
25. Consideration and action to pursue legal action for outstanding Covenant violations.
La Torre De Babel LLC
142 W Valera Ridge Pl
Lot 18, Block 1, Section 31 Village of Creekside Park
26. Consideration and action to pursue legal action for outstanding Covenant violations.
William R & Nisrine E Febres
7 Whispering Thicket Place
Lot 42, Block 1, Section 9 Village of Creekside Park West
27. Consideration and action to pursue legal action for outstanding Covenant violations.
Nasim & Deland G & Delana G Ahmad
7 Skipwith Place
Lot 10, Block 1, Section 15 Village of Sterling Ridge
28. Consideration and action regarding violations for removal of trees that do not meet the Standards for tree removal.
Paul Chang
10 Columnberry Court
Lot 30 Block 2 Section 84 Village of Alden Bridge
29. Variance request for existing paving that exceeds hard surface area allowed by the Development Criteria.
Allan and Nicole Coulton
18 Mohawk Path Place
Lot 92, Block 01, Section 06 Village of Creekside Park
30. Variance request for an existing fence stain that is not an approvable color.
Alberto E. Tovar Chahin
78 Wyatt Oaks Drive
Lot 61, Block 02, Section 2 Village of Creekside Park West
31. Variance request for proposed fence extension that extend beyond the platted building line and not have a 45° angle for visibility.
Nicholas Franks
35 Springtime Creek Drive
Lot 30 Block 03, Section 89 Village of Sterling Ridge

32. Variance request for an existing room addition that does not respect the rear 30 foot setback.
Manjeet Singh
55 East Black Knight Drive
Lot 05, Block 03, Section 77 Village of Sterling Ridge


33. Variance request for concept approval for a proposed Patio Cover with integrated tv wall and summer kitchen that does not respect the 20 foot rear setback.
Marco Antonio Aranguren
190 Hearthshire Circle
Lot 47 Block 01, Section 99 Village of Sterling Ridge

34. Variance request for concept approval for a proposed Patio Cover with integrated summer kitchen that does not respect the 40 foot rear setback.
Ramiro Ernesto Galicia
20 Waterbridge Drive
Lot 32, Block 01, Section 29 Village of Creekside Park West

35. Variance request for a proposed pool that exceeds the maximum hard surface and water surface area allowed.
David & Catherine Cobb
27 Silvermont Drive
Lot 15 Block 01, Section 26 Village of Sterling Ridge

- X. Public Comments
- XI. Member Comment
- XII. Staff Reports
- XIII. Adjourn





Property Compliance Manager
For The Woodlands Township