

Development Standards Committee

May 15, 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 April 17, 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 action to allow the installation of temporary signs on residential lots, in support of Canopy Cancer Survivor Center through Memorial Hermann The Woodlands.
- VII. Consideration and Discussion of Neighborhood Criteria and requirements of Criteria.
- VIII. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and action regarding the chiller yard and HVAC installation that was approved for a rehearing at the Development Standards Committee meeting of February 20, 2019.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
 - B. Variance request for the removal of and trimming of live trees and vegetation in the forest preserve that would increase visibility of the bell tower, is not consistent with the maintenance requirements for the forest preserve. Consideration and action for the request for additional plantings surrounding the property.
St. Simon Jude Catholic Church
26777 Glen Loch Drive
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
 - C. Consideration and action on the installation of the dumpster enclosures.
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 parking addition that encroaches into the forest preserve and removes a landscaped island.
WDPK LLC/ Signorelli
1401 Woodlands Parkway

Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- E. Variance request for a wrought iron fence that encroaches into the forest preserve and requires tree and shrub removal.

WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- F. Variance request for a building sign package with raceway mounting that includes one sign that exceeds the maximum height allowed, a logo that is not registered with color as a feature of the mark and exceeds the maximum size allowed, and a second illuminated sign for the address numbers.

WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- G. Variance request for two monument signs that do not have one neutral background color and include a logo that is not registered as shown and exceeds the maximum size allowed; one sign is not perpendicular to the roadway, exceeds the maximum size allowed, and does not include the address number.

WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- H. Consideration and action for a proposed temporary event which may include temporary directional parking signs.

Faith Bible Church
5505 Research Forest Drive
Lot 0100 Block 0319 Section 0067 Village of Cochran's Crossing

- I. Variance request for the final submission for an exterior remodel and addition that encroaches over the building setback line, does not meet the minimum parking requirements, exceeds the amount of impervious coverage allowed in the Development Criteria and includes manicured vegetation proposed within the forest preserve.

Cortes Real Properties LLC/ Hourglass Surgery Center
12721 Sawmill Road
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill

- J. Consideration and action for proposed expansion to the existing columbarium wall, landscape garden and pathway.

Woodlands United Methodist Church
2200 Lake Woodlands Drive
Lot 8600 Block 0547 Section 0999 Village of Research Forest

- K. Consideration and action for the addition of two canopies in the drive thru area.

Chick-Fil-A Inc.
3425 College Park Drive
Lot 0808 Block 0388 Section 0999 Village of College Park

- L. Consideration and action for the proposed plans for an exterior color change.
Fairfield Montfair LLC / Montfair Apartments
10851 W. Montfair Boulevard
Lots 0400 Block 0458 Section 0046 Village of Sterling Ridge

- M. Variance request for a sign package that includes two monument signs with a tenant name that does not match the building sign and does includes the street address numbers on the sign that is not located on the street that is identified in the street address.
Davis Holdings
8021 Research Forest Drive
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

- N. Variance request for the proposed installation of a garden that will require the removal of two small trees.
YMCA of the Greater Houston Area
8100 Ashlane Way
Lot 0800 Block 0499 Section 0000 Village of Sterling Ridge

- O. Variance request for a proposed sign package that includes two building signs that exceed the maximum size allowed, directional signs that include the business name and designated parking signs.
Indian Springs at The Woodlands LTD / HEB
10777 Kuykendahl Road
Lot 0550 Block 0592 Section 0060 Village of Indian Springs

- P. Consideration and action for the proposed building addition.
Indian Springs at The Woodlands LTD / HEB
10777 Kuykendahl Road
Lot 0550 Block 0592 Section 0060 Village of Indian Springs

- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
The Square M Property LLC
8101 Kuykendahl Road
Lot 4000, Block 257, Section 47 Village of Alden Bridge

- R. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Radiance Advanced Skin & Body Care
6777 Woodlands Parkway, Suite 300
Lot 500, Block 592, Section 60 Village of Indian Springs

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

1. Consideration and action for the new home construction.
Gregory L Albert
17 Coralvine Court
Lot 60, Block 02, Section 20 Village of Grogan's Mill
2. Request for variance for proposed driveway borders that exceed the maximum width allowed.
Josh Stevens
19 Almond Dale Court
Lot 25 Block 01 Section 73 Village of Alden Bridge
3. Request for variance for a proposed fence replacement that does not meet the Development Criteria for Section 16 Creekside Park West.
Roberto Perez Bobadilla
105 Sundown Ridge Place
Lot 24, Block 01, Section 16 Village of Creekside Park West
4. Request for variance for a proposed patio cover with integrated summer kitchen and fireplace that will not respect the 25 foot rear setback.
Mark Mewshaw
22 Greycrest Place
Lot 29 Block 01 Section 50 Village of Alden Bridge
5. Request for variance for an existing driveway widening that exceeds the maximum with allowed.
Robert Woods
51 North Frosted Pond Drive
Lot 13, Block 01, Section 13 Village of Indian Springs (TWA)
6. Request for variance for existing paving that does not respect the side five foot easement.
Peter K. Valles
3 Broadweather Place
Lot 92 Block 01, Section 50 Village of Alden Bridge
7. Request for variance for an existing trash and recycle cart screen that is not an acceptable design.
Brian Perrine
10 Pine Island Place
Lot 32 Block 03 Section 36 Village of Alden Bridge
8. Request for variance for an existing play structure that does not respect the rear ten foot easement.
James Scott and Rainie Crawley
110 East Lasting Spring Circle
Lot 11, Block 01, Section 08 Village of Creekside Park

9. Request for variance for existing paving that does not respect the rear ten foot easement.
Roger Darrohn
43 Triple Gap Drive
Lot 33, Block 01, Lot 33 Creekside Park
10. Consideration and action to pursue legal action for outstanding Covenant violations.
83 West Jagged Ridge Inc
83 West Jagged Ridge Circle
Lot 5, Block 8, Section 14 Village of Creekside Park
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Pierre Marcel Beaumel
94 North Linton Ridge Circle
Lot 13, Block 1, Section 34 Village of Alden Bridge
12. Consideration and action to pursue legal action for outstanding Covenant violations.
George E & Kathryn M Danner
3 Ivory Moon Place
Lot 1, Block 2, Section 13 Village of Indian Springs (TWA)
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Ignacio R Falcon & Carolina Cirovic
39 Paloma Bend Place
Lot 6, Block 1, Section 25 Village of Creekside Park
14. Consideration and action to pursue legal action for outstanding Covenant violations.
William Allen & Beth Ann Fridley
2 Winrock Place
Lot 37, Block 1, Section 9 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Terry James Letsinger
151 Green Gables Circle
Lot 7, Block 2, Section 9 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Zhai Mu
181 South Hollylaurel Circle
Lot 1, Block 2, Section 16 Village of Alden Bridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Tonya G Paschalis
30 Stockbridge Landing Drive
Lot 35, Block 1, Section 17 Village of Alden Bridge

18. Consideration and action to pursue legal action for outstanding Covenant violations.
Suniverse LLC TR
3 Etude Court
Lot 1, Block 1, Section 44 Village of Sterling Ridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Andrew E & Daniellia A Malkin
43 Rhapsody Bend Drive
Lot 41, Block 1, Section 27 Village of Sterling Ridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Tobin T Hickman & Blanca M Chow
26 Pawprint Place
Lot 30, Block 1, Section 43 Village of Sterling Ridge
21. Request for variance for proposed roof that may not be an approved material.
Gary Gibson
83 Lakeside Green
Lot 06 Block 01 Section 33 Village of Sterling Ridge
22. Request for variance for a proposed swimming pool that exceeds maximum water surface allowed and request for variance for patio cover with fireplace that encroaches the rear building setback.
Lisa Hart
31 West Sawyer Ridge Drive
Lot 18, Block 01, Section 35 Village of Creekside Park
23. 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
24. Request for variance for a proposed swimming pool that will extend beyond the 25' platted building line for the lot. Additionally, a variance request for a proposed patio cover with summer kitchen that will not respect the 20 foot rear setback.
Joshua P. Oed
66 South Piney Plains Circle
Lot 17 Block 02 Section 7 Village of Alden Bridge
25. Consideration and action to appeal the Residential Design Review Committee decision of disapproval of tree removals and the conditions for replanting for trees removed without approval.
Luis Mendez
59 North Veranda Ridge Drive

Lot 43 Block 01 Section 69 Village of Alden Bridge

26. Request for variance for an existing patio cover that will not respect the rear 20 foot setback.

Neal W. Lacy

19 Pine Island Place

Lot 24 Block 03 Section 36 Village of Alden Bridge

27. Request for variance for an existing fence that will exceed the maximum height allowed.

James K Cronin

31 Pine Island Place

Lot 27 Block 03 Section 36 Village of Alden Bridge

28. Request for variance for existing roof color that does not comply with the Neighborhood Criteria for Section 8 Indian Springs (TWA).

Josephine C. Lieder Seybold

378 South Rush Haven Circle

Lot 13, Block 02, Section 08 Village of Indian Springs (TWA)

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



A handwritten signature in black ink that reads "Stephanie B. Leno".

Property Compliance Manager
For The Woodlands Township