

Development Standards Committee

June 19, 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 May 15, 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 revisions to The Woodlands Residential Development Standards.
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.
- VII. 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. Consideration and action regarding the parking lot lighting that was approved for a rehearing at the Development Standards Committee meeting of June 5, 2019.
Rigaku Americas Corporation
9009 New Trails Drive
Lot 6500 Block 0547, Section 0999 Village of Research Forest
 - C. Variance request for the modification to the existing drainage system that requires the removal of four trees.
Sts. Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
 - D. Variance request for the addition of paving at the main entrance plaza which requires the removal of one tree and landscaping.
Sts. Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421 Block 0045 Section 0007 Village of Panther Creek

- E. Variance request for a building sign package with interior raceway mounting that includes one illuminated sign that exceeds the maximum height 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
- F. Variance request for a wrought iron fence and gate system that encroaches into the forest preserve.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
- G. Consideration and action for proposed parking, landscape additions and curb modifications.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
- H. Consideration and action to repair and modify the original materials on the building façade.
Research Hotel Partners LP / Hyatt Place Houston/The Woodlands
1909 Research Forest Drive
Lot 0200 Block 0350 Section 0999 Village of Town Center
- I. Consideration and action for a proposed dumpster enclosure.
Montgomery County United Way
1600 Lake Front Circle
Lot 0370 Block 0599 Section 0999 Village of Research Forest
- J. Consideration and action to replace the enclosure around the HVAC units.
Montgomery County United Way
1600 Lake Front Circle
Lot 0370 Block 0599 Section 0999 Village of Research Forest
- K. Consideration and action to replace the enclosure around the transformer.
Montgomery County United Way
1600 Lake Front Circle
Lot 0370 Block 0599 Section 0999 Village of Research Forest
- L. Consideration and action for the proposed removal of nine trees.
Two Waterway Lofts Ltd
3 Waterway Court
Lot 0001, Block 0599, Section 0006 Village of Town Center
- M. Consideration and action for the installation of interior window blinds.
21 Waterway Holdings LLC / Churrascos
21 Waterway Avenue, Suite 130
Lot 2629 Block 0599 Section 0999 Village of Town Center

- N. Consideration and action for the replacement of fourteen rooftop HVAC units.
 CSHV Woodlands LP/ Best Buy
 1550 Lake Woodlands Drive
 Lot 3600 Block 0599 Section 0999 Village of Town Center

- O. Consideration and action to modify the landscape plan.
 JBD Partners LP / Chase Bank
 9590 Six Pines Drive
 Lot9013 Block 0599 Section 0999 Village of Town Center

- P. Consideration and action for the proposed modifications to the pool equipment area to include the addition of a concrete slab, a fence, expanded metal mesh and a storage container.
 Montfair at The Woodlands
 10851 W. Montfair Boulevard
 Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

- Q. Consideration and action for the proposed plans for an exterior color change.
 Columbia Texas 2319 Timberloch Industrial LP
 2319 Timberloch Place
 Lot 0269 Block 0547 Section 0006 Village of Town Center

- R. Consideration and action for the proposed plans for an exterior color change.
 Columbia Texas 2407 Timberloch Industrial LP
 2407 Timberloch Place
 Lot 0280 Block 0547 Section 0006 Village of Town Center

- S. Consideration and action for a temporary event including one temporary directional sign.
 Tridan II LLC/ Action Behavior Centers
 3606 Research Forest Drive, Suite 500
 Lot 0210 Block 0547 Section 0999 Village of Research Forest

- T. Consideration and action for the final plans for a monument sign which includes a logo that is proposed in color.
 Alden Heights Place LLC
 4840 W. Panther Creek Drive
 Lot 0310 Block 0045 Section 0040 Village of Panther Creek

- U. Variance request for proposed parking lot LED lighting that exceeds the maximum foot candle reading allowed in the Standards.
 Indian Springs at Woodlands LTD / Indian Springs Shopping Center
 6777 Woodlands Parkway /10807 Kuykendahl Road / 10777 Kuykendahl Road
 Lots 0500, 0511, 0512 Block 0592 Section 0060 Village of Indian Springs

- V. Variance request for the existing entry door that is not consistent with the shopping center criteria.
 Indian Springs at Woodlands LTD / Radiance Advanced Skin & Body Care

6777 Woodlands Parkway, Suite 300
Lot 0500, Block 0592, Section 0060 Village of Indian Springs

- W. Variance request for the addition of a wrought iron gate in the parking garage, a fence and pathway that requires the removal of one tree.

Chevron Phillips Chemical Co LP
10001 Six Pines Drive
Lot 9035 Block 0599 Section 0999 Village of Town Center

VIII. **Consideration and Action of the Residential Applications and Covenant Violations**

1. Consideration and action for the new home construction.
Gabriela Lau
2 E. Wavy Oak Cir
Lot 09, Block 08, Section 07 Village of Panther Creek
2. Variance request for the proposed driveway widening that will exceed the maximum width allowed and was approved for a Rehearing at the meeting of June 2, 2019.
Bryan Adams
66 Cascade Springs Place
Lot 32, Block 04, Section 02 Village of Cochran's Crossing
3. Request for variance for proposed artificial turf that is not an allowable landscaping material and will not respect the 10 foot rear easement.
Joseph M Lolio
107 North Crisp Morning Circle
Lot 38 Block 01 Section 93 Village of Alden Bridge
4. Request for variance for a proposed fence stain that is not an approvable color.
David Touhey
97 North Sage Sparrow Circle
Lot 29, Block 03, Section 11 Village of Creekside Park
5. Request for variance for an existing driveway widening that exceeds the maximum with allowed.
Iglesias Cosme
42 Whispering Thicket Place
Lot 26, Block 01, Section 09 Village of Creekside Park West
6. Request for variance for a proposed storage shed that exceeds maximum height allowed and does not respect the rear easement. Additionally, a variance request for existing artificial turf that is not an allowable landscape material and an existing walkway that is not at least 1 foot from the side property line and exceeds the width allowed.
Liya and Leslie Pereira
243 North Wimberly Way

Lot 06 Block 02, Section 03 Village of College Park

7. Request for variance for existing fence location that is not located at least five feet from the platted side building line.
Kevin Kilkeary
3 Mariscal Place
Lot 14, Block 01, Section 10 Village of Creekside Park
8. Request for variance for an existing play structure that does not respect the rear ten foot easement and side five foot easement.
William F. Horton
39 North Arrow Canyon Circle
Lot 46, Block 04, Section 03 Village of Creekside Park
9. Request for variance for an existing play structure that does not respect the rear ten foot easement.
Joshua Arterbury
6 Granite Path Place
Lot 07, Block 3, Section 4 Village of Creekside Park
10. Request for variance for an existing play structure that does not respect the rear ten foot easement.
Benjamin Paul
14 Liberty Branch Blvd
Lot 12, Block 08, Section 32 Village of Creekside Park
11. Request for variance for an existing play structure that does not respect the rear ten foot easement.
Juan Velazquez
11 Birch Canoe Drive
Lot 16, Block 03, Section 21 Village of Creekside Park West
12. Request for variance for an existing play structure that does not respect the rear ten foot easement.
Kourtney and Derek Dyson
190 Tortoise Creek Way
Lot 02, Block 03 Section 08 Village of Creekside Park
13. Request for variance for existing paving and firepit that does not respect the rear ten foot easement.
Neal W. Lacy
19 Pine Island Place
Lot 24 Block 03 Section 36 Village of Alden Bridge
14. Request for variance for an existing shed that does not respect the side five foot easement and exceeds maximum allowed height.
Jordan Varney
19 Capshaw Court
Lot 23 Block 02, Section 01 Village of College Park

15. Request for approval of a home business renewal – handyman services.
Gregory R McGrath
35 Lyreleaf Place
Lot 09 Block 01 Section 39 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Eric & Courtney Banks
10 Quince Tree Place
Lot 85, Block 2, Section 4 Village of Harper’s Landing at College Park
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Rodrigo O Deoca & Karla L Gomez
72 South Waterbridge Drive
Lot 7, Block 1, Section 29 Village of Creekside Park West
18. Consideration and action to pursue legal action for outstanding Covenant violations.
GAIA Investment Group LLC
99 South Bristol Oak Circle
Lot 37, Block 1, Section 11 Village of Alden Bridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Christopher M & Cara D Helmrich
107 South Vershire Circle
Lot 45, Block 1, Section 91 Village of Sterling Ridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Evelyn Z Link
11 Hermit Thrush Place
Lot 37, Block 1, Section 79 Village of Alden Bridge
21. Consideration and action to pursue legal action for outstanding Covenant violations.
Joel E & Erin Nelson
14 Wild Colt Place
Lot 26, Block 3, Section 9 Village of Alden Bridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Scott M & Leigh A Vadala
22 Crested Point Place; 77382-3703
Lot 29, Block 2, Section 37 Village of Alden Bridge
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Michael R & Shannon M Wiggins
50 Wimberly Way

Lot 78, Block 1, Section 3 Village of Harper's Landing at College Park

24. Consideration and action to pursue legal action for outstanding Covenant violations.
Richard H Wright III
58 Sandwell Place
Lot 24, Block 1, Section 9 Village of Creekside Park
25. Variance request for proposed tree removals that do not meet the guidelines for tree removal and proposed artificial turf that is not an allowable landscaping material.
James E Corley
27 Classic Oaks Place
Lot 24 Block 01 Section 07 Village of Alden Bridge
26. Rehearing regarding the Development Standards Committee's action for a proposed swimming pool and decking that do not respect the rear ten foot easement, which was reviewed by the full committee and acted on at the meeting of February 20, 2019.
George Booth
11 Hedgedale Way
Lot 5, Block 5, Section 36 Creekside Park
27. Request for variance for an existing swimming pool that does not respect the rear ten foot easement.
Victor Garcia
26 Red Moon Place
Lot 32, Block 01, Section 07 Village of Creekside Park West
28. Request for variance for a proposed swimming pool that will exceed the amount of allowable water surface area. Additionally, a concept variance request for a proposed patio cover with fireplace that will not respect the 20 foot rear setback.
John B Henasey
14 South Hawthorne Hollow Circle
Lot 83 Block 01 Section 86 Village of Alden Bridge
29. Request for variance for a proposed patio cover with integrated fireplace and summer kitchen that will not respect the rear 30 foot setback.
Ryan J Sims
43 Glenleigh Place
Lot 22 Block 01, Section 15 Village of Indian Springs TWA
30. Request for variance for a proposed patio cover with integrated fireplace that will not respect the rear 25 foot setback.
Keith Wooddell
3 Wrangler Pass Drive
Lot 01, Block 01, Section 15 Village of Creekside Park

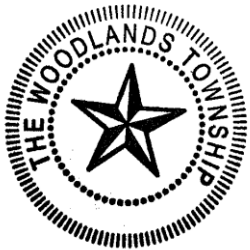
31. Request for variance for existing artificial turf that is not an approvable landscape material

Rolando Rocho

39 Whitbarrow Place

Lot 10, Block 01, Section 28 Village of Creekside Park West

- IX. Consideration and action regarding approvable fence stains.
- X. Public Comments
- XI. Member Comment
- XII. Staff Reports
- XIII. Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Gero".

Property Compliance Manager
For The Woodlands Township