

Development Standards Committee

August 21, 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 July 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 to adopt the revised 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 discussion regarding forest preserve plantings and drainage matters.
Archdiocese of Galveston-Houston / St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
 - C. Variance request to remove yaupon to improve visibility entering and exiting the property.
Archdiocese of Galveston-Houston / Saint Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
 - D. Variance request for a proposed sign package that includes two building signs with open face channel letters that exceed the maximum size allowed with one on a raceway and an open sign that exceeds the maximum size allowed and includes a logo.
Woodlands Anchor Acquisition LP/Torchy's Tacos
1555 Lake Woodlands, Suite 435
Lot 0284 Block 0599 Section 0999 Village of Town Center
 - E. Consideration and action for the remodel of the exterior of an existing building.
Woodlands Anchor Acquisition LP/Torchy's Tacos
1555 Lake Woodlands Drive, Suite 435

Lot 0284 Block 0599 Section 0999 Village of Town Center

- F. Variance request for an existing interior monument sign that includes two business names and a logo that is not trademarked.
Tridan II LLC / Drilling Specialties Company
3606 Research Forest Drive #100
Lot 0210 Block 0547 Section 0999 Village of Research Forest
- G. Variance request for a proposed monument sign panel that does not match the registered business name and includes a logo that is not trademarked.
Tridan II LLC / Drilling Specialties Company
3606 Research Forest Drive #100
Lot 0210 Block 0547 Section 0999 Village of Research Forest
- H. Variance request for a proposed building sign that is not compatible with the building criteria and includes a logo that is not trademarked and exceeds the maximum size allowed.
Columbia Texas 2319 Timberloch Industrial LP / Vibrant Church
2319 Timberloch Place, Suite E
Lot 0269 Block 0547 Section 0006 Village of Town Center
- I. Variance request for a building sign that includes a logo that exceeds to maximum size allowed.
Columbia Texas 2407 Timberloch Industrial, LP/Tachus
2407 Timberloch Place, Suite G
Lot 0280 Block 0547 Section 0006 Village of Town Center
- J. Consideration and action for the replacement of the existing metal roofing system.
2000 WP Holdings LLC / Glade Arts Foundation
2000 Woodlands Parkway
Lot 4400 Block 0547 Section 0999 Village of Town Center
- K. Consideration and action for a proposed permanent storage container located at the rear of the building.
GRI Woodlands Crossing LLC / Trader Joe's
10868 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- L. Consideration and action for a proposed monument panel
Alden Heights Place LLC / Village Medical Center
4840 W. Panther Creek Drive
Lot 0310 Block 0045 Section 0040 Village of Panther Creek
- M. Consideration and action for a proposed temporary event.
GRI Woodlands Crossing LLC / Alspaugh's Ace Hardware of The Woodlands
10720 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs

- N. Consideration and action for proposed drive thru clearance height signs.

Wells Fargo Bank
9901 Woodlands Parkway
Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge

- O. Consideration and action for a proposed interior directional sign.

Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

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

- 1. Variance request for the conceptually proposed new home construction that would exceed the maximum living area allowed by the Neighborhood Criteria for the lot.

Home Expo Showcase LLC
11033 Ellwood Street
Lot 07, Block 07, Section 07 Village of Grogan's Mill

- 2. Variance request for a proposed fence that will exceed the maximum allowed height at the rear of the property along the alleyway and the side fence is not set back ten feet from the front façade.

Anthony J Martinez
47 Panterra Way
Lot 20 Block 03, Section 74 Village of Sterling Ridge

- 3. Variance request for a proposed driveway widening that will exceed the maximum allowed width.

Paul Taylor
130 Hearthshire Circle
Lot 32 Block 01, Section 99 Village of Sterling Ridge

- 4. Variance request for a proposed pool and pool equipment that does not respect the side platted building line.

Richard James Wilson
3 Churchdale Place
Lot 34 Block 01 Section 07 Village of Alden Bridge

- 5. Variance request for existing fence that exceeds the maximum allowed height.

Chad J Carrow
23 Almond Dale Court
Lot 26 Block 01 Section 73 Village of Alden Bridge

- 6. Variance request for existing fence that is not of the design required by the Neighborhood Criteria of Section 3 in the Village of Harper's Landing College Park

Seth Bienek
34 Wimberly Way
Lot 82 Block 01, Section 03 Village of Harper's Landing College Park

7. Variance request for an existing driveway extension that exceeds the maximum allowed width of the driveway.
John Randolph Ayre Jr
42 Pleasant Bend Drive
Lot 09 Block 02 Section 23 Village of Alden Bridge
8. Variance request for an existing patio cover that does not respect the rear 20 foot building setback.
George Beltran
43 Shady Pond Place
Lot 42 Block 02 Section 01 Village of Alden Bridge
9. Variance request for an existing spa that does not respect the rear ten foot and side 5 foot easements.
Michelle D Allain
10 Emery Mill Place
Lot 38 Block 02 Section 86 Village of Alden Bridge
10. Variance request for an existing driveway and border that exceeds the maximum width allowed.
Margaretha Susanna Viljoen
110 North Hawkhurst Circle
Lot 04 Block 03, Section 93 Village of Sterling Ridge
11. Request for approval for an existing wood fence.
Billy Gay Caldwell
142 Bloomhill Place
Lot 03 Block 04, Section 89 Village of Sterling Ridge
12. Variance request for an existing shed that does not respect the side five foot easement.
Todd M Howard
122 South Bantam Woods Circle
Lot 63 Block 01, Section 06 Village of Sterling Ridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Rafael Barrenechea & Mariana Salas
42 Shallowford Place
Lot 17, Block 1, Section 11 Village of Creekside Park West
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Christopher & Maria Blackwell
34 Wood Drake Place
Lot 61, Block 1, Section 4 Village of Creekside Park West
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Richard & Ginny Caminari

54 South Bristol Oak
Lot 51, Block 2, Section 11 Village of Alden Bridge

16. Consideration and action to pursue legal action for outstanding Covenant violations.
Carlos Chavez
2 Honor Oaks Court
Lot 9, Block 4, Section 68 Village of Sterling Ridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
William Ted Cox II
19 Bluff Creek Place
Lot 12, Block 2, Section 73 Village of Sterling Ridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Juan C & Maria Fernandez
93 South Rocky Point Circle
Lot 19, Block 2, Section 5 Village of Creekside Park
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Joseph J Labella
30 South Gary Glen Circle
Lot 30, Block 1, Section 23 Village of Sterling Ridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.
MB Financial Bank, NA; Foreclosure Department
15 Dovewing Place
Lot 28, Block 1, Section 6 Village of Alden Bridge
21. Consideration and action to pursue legal action for outstanding Covenant violations.
Edward V & Elizabeth A Roberts III
74 South Sawbridge Circle
Lot 19, Block 1, Section 29 Village of Creekside Park
22. Consideration and action to pursue legal action for outstanding Covenant violations.
James L & Jessica F Steves
63 Valera Ridge Drive
Lot 37, Block 1, Section 17 Village of Creekside Park
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Jorge A Tinajero & Maria L Nio Ortego
102 East Lasting Spring Circle
Lot 13, Block 1, Section 8 Village of Creekside Park

24. Consideration and action to pursue legal action for outstanding Covenant violations.
Olalekan E & Olayinka M Ayewale
30 South Oriel Oak Circle
Lot 29, Block 1, Section 62 Village of Sterling Ridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Kevin A Gallien
34 South Oriel Oaks Circle
Lot 28, Block 1, Section 62 Village of Sterling Ridge
26. Request for an appeal from an affected neighbor at 67 West Cove View Trail for improvements on the adjacent property at 71 West Cove View Trail concerning the pool, patio cover and negative impact to his property.
Gary Meyer - Affected Neighbor
67 West Cove View Trail
Lot 45, Block 1, Section 6 Village of Creekside Park
Miguel Angel Gonzales Martinez – Owner of property for appeal
71 West Cove View Trail
Lot 46, Block 1, Section 6 Village of Creekside Park
27. Request to appeal the replant conditions for the screening of the pool equipment and storage shed.
Michael Kresowski
150 Hearthshire Circle
Lot 37 Block 01, Section 99 Village of Sterling Ridge
28. Variance request for proposed pool decking that does not respect the rear ten-foot easement. Additionally, the pool was not built as approved and now may cause a negative neighbor impact.
Damian and Lynzie Rockett
26 Trailing Lantana Place
Lot 50, Block 4, Section 89 Village of Sterling Ridge
29. Variance request for proposed fence style that does not match the approved fence designs.
Sherrie Anita Kent
62 Pioneer Canyon Place
Lot 23, Block 02, Section 22 Village of Creekside Park West
30. Variance request for proposed artificial turf that is not an approvable landscape material.
Kirby Vogler
23 Blairs Way
Lot 06, Block 02, Lot 23 Village of Creekside Park West
31. Variance request for proposed artificial turf that is not an approvable landscape material and for play structure location that does not respect the rear and left side easement.
Kevin M. Dolan

22 South Bacopa Drive
Lot 42, Block 01, Section 07 Village of Creekside Park

32. Variance request for a proposed patio cover that does not respect the rear 20 foot building setback.
Luis Renato De Araujo Serra
34 South Bethany Bend Circle
Lot 02 Block 01 Section 36 Village of Alden Bridge
33. Variance request for a proposed patio cover that does not respect the rear 25 foot building setback, may encroach into rear 10 foot easement and may have an impact due to mass, scale and proportion.
Jayland Keeney
7 Spring Basket Trail
Lot 32, Block 01, Section 07 Village of Creekside Park
34. Variance request for a proposed patio cover that does not respect the rear 15 foot building setback.
William Ward
24 Snowdrop Lily Drive
Lot 06, Block 02, Section 41 Village of Creekside Park West
35. Variance request for CONCEPT approval for proposed room additions that will exceed the maximum living area allowed per the Neighborhood Criteria and the Initial Land Use Designation of Section 7 of Alden Bridge. In addition, the proposed room addition, patio cover, summer kitchen and fireplace will not respect the 20 foot rear building setback.
Brian Steelman
47 South Piney Plains Circle
Lot 17 Block 01 Section 07 Village of Alden Bridge
36. Variance request for existing sports court that does not respect the ten foot rear and five foot side easement and 25 foot rear setback.
Ozan Family Trust
11 Dovecote
Lot 24 Block 01, Section 19 Village of Sterling Ridge
37. Variance request for an existing driveway widening that exceeds the maximum width allowed and does not comply with the driveway border Standards.
Steven Reinmund
51 West Prairie Dawn Circle
Lot 18 Block 03, Section 06 Village of College Park
38. Variance request for an existing front door color that is not a muted shade.
Heath Leax
119 East Sawyer Ridge Drive
Lot 05, Block 01, Section 34 Village of Creekside Park

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



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

Property Compliance Manager
For The Woodlands Township