

**Development Standards Committee**

**January 22, 2020 at 5:00 p.m.**

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Public Comments
- III. Consideration and action regarding the minutes of the regular DSC meeting of December 18, 2019.
- IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- V. Reconvene in Public Session.
- 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 HVAC and Chiller Yard at Innospec.  
Dirk Laukien / Innospec Oilfield Services  
2600 Technology Forest Boulevard  
Lot 9147 Block 0547 Section 0999 Village of Research Forest
  - B. Consideration and action for the proposed addition of an equipment yard and a liquid nitrogen yard that includes an existing staging area.  
Dirk D. Laukien / KBI Biopharma  
2635 Technology Forest Boulevard  
Lot 9385 Block 0547 Section 0999 Village of Research Forest
  - C. Consideration and action for the conceptual proposal to update the building façade, remodeling and roof replacement.  
Shoppes on Sawdust  
1440 Sawdust Road  
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
  - D. Consideration and action for the proposed replacement of existing rooftop air conditioning units.  
Shoppes on Sawdust  
1440 Sawdust Road  
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
  - E. Variance request for the proposed conceptual plans for a deck and privacy fence that will encroach into the forest preserve.  
MEPT Boardwalk Town Center LLC

2203 Riva Row  
Lot 9412, Block 0547, Section 0060 Village of Town Center

- F. Consideration and action for the proposed fundraising graphics located around the property.  
Diocese of Galveston/ St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- G. Variance request for light pole banners that contain logos that are not registered and located in the rear parking lot.  
Diocese of Galveston/ St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- H. Variance request for existing directional signs that include a logo and greeting, exceed the maximum size allowed with two signs mounted on fences.  
Diocese of Galveston / St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- I. Consideration and action for a proposed playground area to include wrought iron fencing.  
Dirk D. Laukien / Action Behavior Centers  
2620 Technology Forest Boulevard  
Lot 9145 Block 0547 Section 0999 Village of Research Forest
- J. Consideration and action for the conceptual plans for the storefront renovation to include backer panel, the installation of canopy over a proposed pick up parking area and the removal and relocation of existing landscape. CSHV Woodlands LP / Best Buy  
1550 Lake Woodlands Drive  
Lot 3600 Block 0599 Section 0999 Village of Town Center
- K. Consideration and action for the proposed roof replacement.  
WP Hayden Pines LLC / Whispering Pines Ranch Apartments  
8101 Research Forest Drive  
Lot 0600, Block 0499, Section 0047 Village of Alden Bridge
- L. Consideration and action for the proposed construction of a masonry dumpster enclosure.  
US Regency Alden Bridge LLC / BBVA Compass Bank  
8100 Research Forest Drive  
Lot 0500 Block 0257, Section 0047 Village of Alden Bridge

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

1. Variance request for concept approval regarding a variance for a proposed home/garage addition that exceeds the maximum living area allowed and request for variance for existing wood fence that is not an approvable fence style, additionally a portion of paving does not respect the side five foot easement.  
DE LA REYNA DEVELOPMENTS CORPORATION  
134 East Bracebridge Circle  
Lot 23, Block 01, Section 21 Village of Indian Springs (TWA)
2. Variance request for an existing arbor that does not respect the rear ten foot easement.  
Gregory A. Burkhart  
18 Pilot Rock Place  
Lot 28, Block 02, Section 08 Village of Creekside Park West
3. Variance request for existing paving that does not respect the side five foot easement.  
David Jensen  
30 Millport Drive  
Lot 21 Block 04 Section 40 Village of Alden Bridge
4. Variance request for an existing outdoor shower constructed with corrugated metal which is not an approved material.  
William C. Swan  
7 Kimberling Court  
Lot 26, Block 01, Section 29 Village of Creekside Park West
5. Request for variance for existing trash cart screen that is not consistent with the neighborhood's character  
Comercial Aktal, SA, DE, CV  
7 Blairs Way  
Lot 02, Block 02, Section 23 Village of Creekside Park West
6. Variance request for an existing basketball goal that does not respect the side five foot easement.  
Charles W. Kable  
62 North Curly Willow Circle  
Lot 01, Block 01, Section 15 Village of Creekside Park West
7. Variance request for existing paving that does not respect rear ten foot easement and a wood deck that does not respect the side five foot easement.  
Misty F. Redding  
67 North Winterport Circle  
Lot 20 Block 02 Section 05 Village of Alden Bridge
8. Variance request for existing patio cover with summer kitchen that does not respect the 20 foot rear setback.  
Alejandro Flores  
47 Valera Ridge Drive  
Lot 33, Block 01, Section 17 Village of Creekside Park
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Saint Christopher Holdings LTD  
2610 S Wildwind Circle  
Lot 07, Block 10, Section 01 Village of Grogan's Mill

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

Melanie Bell  
74 Brookflower Rd  
Lot 30, Block 02, Section 38 Village of Grogan's Mill

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

Robert Allyn Roark  
2 Purple Top Court  
Lot 84, Block 03, Section 01 Village of Panther Creek

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

John P Hudson  
3 Smokey Oak Road  
Lot 30, Block 08, Section 07 Village of Panther Creek

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

David Dunaway  
5 N. Havenridge Drive  
Lot 80, Block 02, Section 10 Village of Panther Creek

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

Can Cangir  
10 Summer Port  
Lot 15, Block 03, Section 42 Village of Panther Creek

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

Aubrey B Morgan Jr  
17 Diamond Oak Court  
Lot 25, Block 01, Section 07 Village of Panther Creek

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

Charles Gregory Conners  
22 Dellforest Ct  
Lot 26, Block 02, Section 09 Village of Panther Creek

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Katherine G Strauss  
26 Dellforest Ct  
Lot 28, Block 02, Section 09 Village of Panther Creek
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Felipe Loza  
35 Fallshire Dr  
Lot 55, Block 01, Section 12 Village of Panther Creek
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Aubrey B Morgan Jr  
17 Diamond Oak Court  
Lot 25, Block 01, Section 07 Village of Panther Creek
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Lisa Aaron  
64 South Wavy Oak Circle  
Lot 12, Block 07, Section 07 Village of Panther Creek
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Sunil Shah  
85 South Wavy Oak Circle  
Lot 16, Block 06, Section 07 Village of Panther Creek
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Xavier Chavez  
15 Sandpebble Drive  
Lot 04, Block 01, Section 01 Village of Indian Springs
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Miranda J Nevelsteen  
22 N Wavy Oak Circle  
Lot 04, Block 08, Section 07 Village of Panther Creek
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Kenneth W Jackson  
93 S Wavy Oak Cir  
Lot 20, Block 06, Section 07 Village of Panther Creek

25. Consideration and action to pursue legal action for outstanding Covenant violations.  
AGMA RE 1 LLC  
2 Rabbit Run Place  
Lot 70, Block 1, Section 42 Village of Sterling Ridge
26. Consideration and action to pursue legal action for outstanding Covenant violations.  
Sana Ahmed  
30 Blairs Way  
Lot 7, Block 1, Section 23 Village of Creekside Park West
27. Consideration and action to pursue legal action for outstanding Covenant violations.  
Juan C Arouesty  
67 West Canyon Wren Circle  
Lot 25, Block 1, Section 13 Village of Creekside Park
28. Consideration and action to pursue legal action for outstanding Covenant violations.  
Joseph V Frechou Jr  
78 Lightwood Trace  
Lot 2, Block 3, Section 20 Village of Sterling Ridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.  
Kenechuku K & Ifunanya Okol  
74 Nocturne Woods Place  
Lot 20, Block 1, Section 44 Village of Sterling Ridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.  
Roberto Perez-Bobadilla & Gloria M De Perez  
105 Sundown Ridge Place  
Lot 24, Block 1, Section 16 Village of Creekside Park West
31. Consideration and action to pursue legal action for outstanding Covenant violations.  
William C Bollman  
46 East Whistlers Bend Circle  
Lot 29, Block 1, Section 81 Village of Alden Bridge
32. Consideration and action to pursue legal action for outstanding Covenant violations.  
Neville J Darlaston  
142 Pinto Point Place  
Lot 74, Block 1, Section 12 Village of Creekside Park
33. Consideration and action to pursue legal action for outstanding Covenant violations.  
Luis Granados

6 Pocket Flower Court  
Lot 16, Block 1, Section 16 Village of Alden Bridge

34. Consideration and action to pursue legal action for outstanding Covenant violations.  
Victor & Lynsey Hernandez  
86 North Star Ridge Circle  
Lot 27, Block 2, Section 51 Village of Sterling Ridge
35. Consideration and action to pursue legal action for outstanding Covenant violations.  
Frank M Hetrick & Kathryn R Eberwein  
47 Player Point Drive  
Lot 12, Block 1, Section 32 Village of Sterling Ridge
36. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jamie Merhi  
22 Lamps Glow Place  
Lot 45, Block 2, Section 5 Village of Alden Bridge
37. Consideration and action to pursue legal action for outstanding Covenant violations.  
Cheng Qian  
70 West Arbor Camp Circle  
Lot 33, Block 3, Section 4 Village of Creekside Park
38. Consideration and action to pursue legal action for outstanding Covenant violations.  
Scott M & Leigh A Vadala  
22 Crested Point Place  
Lot 29, Block 2, Section 37 Village of Alden Bridge
39. Consideration and action regarding a short-term rental application.  
Brittini Johnson  
86 Aventura Place  
Lot 07, Block 01, Section 28 Village of Creekside Park
40. Consideration and action regarding a short-term rental application.  
Liah Olson  
18 Dovewing Place  
Lot 21, Block 01, Section 06 Village of Alden Bridge
41. Consideration and action regarding a short-term rental application.  
Marc Schneider  
15 North Rocky Point Circle  
Lot 05, Block 02, Section 30 Village of Creekside Park
42. Consideration and action regarding a short-term rental application.  
Rabia Shaikh  
7 Old River Place

Lot 10, Block 02, Section 43 Village of Alden Bridge

43. Variance request for an existing pergola and screen wall that may have an adverse impact on neighboring properties and neighborhood's existing character due to design, mass, scale, proportion.

Luis H & Vivian Pratts

26 Shellbark Place

Lot 36 Block 01 Section 58 Village of Alden Bridge

44. Variance request for proposed patio cover with summer kitchen that does not respect the rear 20 foot setback.

Felix B Soepyan

55 West Frontera Circle

Lot 03, Block 02, Section 61 Village of Sterling Ridge

45. Variance request for a proposed patio cover with integrated fireplace and summer kitchen that does not respect the side seven foot setback and the rear 25 foot setback. Additionally, the improvements will exceed the maximum allowed hard surface area.

Intergraduana LLC

23 Moss Bluff Court

Lot 40 Block 01 Section 22 Village of Alden Bridge

46. Variance request for a proposed driveway widening that exceeds the maximum allowed width and will exceed the maximum allowed hard surface area.

Intergraduana LLC

23 Moss Bluff Court

Lot 40 Block 01 Section 22 Village of Alden Bridge

47. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the 25 foot rear building setback.

Jantzen Thorns

23 Thundercloud Place

Lot 24, Block 02, Section 29 Village of Creekside Park West

48. Variance request for two window air conditioning units that are located more than six feet above natural grade and are visible from ground level. Additionally, exceeds the maximum number of units is allowed.

Henry G Bebee III

15 East Shale Creek Circle

Lot 04 Block 01, Section 20 Village of Sterling Ridge

49. Consideration and action to appeal the conditions of approval for a tree removal.

Jacob H Kronman

34 South Rambling Ridge

Lot 27, Block 01, Section 08 Village of Harper's Landing at College Park

IX. Public Comments

X. Member Comment



XI. Staff Reports

XII. Adjourn



A handwritten signature in black ink, reading "Stephanie B. Bero".

Property Compliance Manager  
For The Woodlands Township