

Development Standards Committee

February 19, 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 January 22, 2020
- 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 to add a standalone pole that will contain a small cell network.
AT&T
9502 N. Panther Creek Drive
Lot 9502, Block 0547, Section 0040 Village of Panther Creek
 - B. Consideration and action to add a standalone pole that will contain a small cell network.
AT&T
3002 Research Forest Drive
Lot 3002 Block 0547 Section 0999 Village of Research Forest
 - C. Consideration and action to replace an existing street light pole with a new light pole that will contain a small cell network.
AT&T
3912 Lake Woodlands Drive
Lot 9502, Block 000, Section 0028 Village of Panther Creek
 - D. Consideration and action for the proposed portable express pick-up clothes hanger rack.
Conroe Starbits LTD / Tide Dry Cleaners
3068 College Park Drive
Lot 9003 Block 0555 Section 0999 Village of College Park
 - E. Consideration and action for a sign to identify the Express Bag Drop box.
Regency Centers LP /Tide Dry Cleaners
4747 Research Forest Drive, Suite 175
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - F. Consideration and action for a sign to identify the Express Bag Drop box.
US Regency Alden Bridge LLC / Tide Dry Cleaners
8000 Research Forest Drive, Suite 135

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- G. Consideration and action for the proposed addition of antennas to the existing cell phone tower.
Crown Castle GT CO LLC / Sprint
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest
- H. Consideration and action for the upgrade to the parking lot and wall pack lighting.
Fairfield Montfair LLC / Montfair at The Woodlands
10851 W. Montfair Boulevard
Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge
- I. Consideration and action for two existing planters located at the entrance.
Creekside 2012 Commercial LLC / Avanti Italian Kitchen & Wine Bar
8540 Creekside Forest Drive, Suite C-100
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- J. Variance request for a sign package that includes a monument sign without an address, two building signs with a return color that doesn't comply with the standards, directional and customer information signs.
US Regency Alden Bridge LLC / BBVA
8100 Research Forest Drive
Lot 0500, Block 0257, Section 0047 Village of Alden Bridge
- K. Variance request to relocate the address numbers to a location that is not centered on the panel or in the upper corner closest to the street.
Evergreen Office 2012 LLC
1070 Evergreen Circle
Lot 0460 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for a proposed storage building.
The Woodlands Fire Department Emergency Training Center
16135 Interstate 45 South
Lot 0100 Block 0390 Section 0039 Village of College Park

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

- 1. Variance request for a previously acted upon and approved detached structure (hobby shop) that was approved to be built over the seven-foot side setback and 25-foot rear setback, within the 50-foot drainage easement, will cause the lot to exceed the maximum living area and hard surface area allowed.
DeLayne Etheridge
2706 Timberjack Place
Lot 10, Block 06, Section 06 Village of Grogan's Mill
- 2. Variance request for existing pool equipment that does not respect the side five foot easement and paving that does not respect the rear ten foot easement.
Robert D Baldwin
91 Quillwood Pl

Lot 08, Block 02, Section 93 Village of Sterling Ridge

3. Variance request for an existing walkway that does not respect the side five foot easement.
Adam Wilson
106 East Cove View Trail
Lot 86, Block 01, Section 06 Village of Creekside Park
4. Variance request for existing paving that does not respect the rear easement and appeal of tree removal conditions previously acted upon by the Sterling Ridge Residential Design Review Committee.
ALDO CONDE
90 South Scribewood Circle
Lot 14, Block 01, Section 40 Village of Sterling Ridge
5. Variance request for an existing driveway that exceeds the maximum width allowed.
Jose Martin Garcia
15 Coverdell Park Place
Lot 25 Block 01, Section 26 Village of Sterling Ridge
6. Request for variance for existing swimming pool and paving that do not respect the rear easement.
Scott Luna
2 Hollyflower Place
Lot 19, Block 01, Section 15 Village of Creekside Park West
7. Variance request for existing walkway and paving that does not respect the side and rear easements
Andrew Alexandrou
26 Lufberry Place
Lot 21 Block 01, Section 12 Village of Creekside Park West
8. Consideration and action to appeal the planting conditions of approval for a detached structure.
Kevin Beres
34 South Victoriana Circle
Lot 04, Block 03, Section 07 Village of Creekside Park
9. Request for approval for a home business for tax preparation.
John Taylor
19 Tethered Vine Place
Lot 05 Block 01 Section 14 Village of Alden Bridge
10. Request for approval for a home business for online Clothing sales.
Brady S Moffett
210 Maple Path Place
Lot 01 Block 02, Section 38 Village of Alden Bridge
11. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for proposed garage door and fence stain.
Ruth D. McFadden
154 Cabin Creek Court

Lot 41, Block 1, Section 3 Village of Harper's Landing College Park

12. Request for approval for a home business for gun smithing and restoration.
Douglas Newberry
27 Chippewa Trail
Lot 31, Block 04, Section 03 Village of Creekside Park
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Scott R & Stacy Vairin
71 West Fairbranch Circle
Lot 11, Block 2, Section 44 Village of Alden Bridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Alejandro Tello & Glima B Lira
102 East Greywing Court
Lot 12, Block 4, Section 6 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Anna Maria Stone
55 East Russet Grove Circle; 77384-3834
Lot 22, Block 2, Section 75 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Juan M Lopez-Ruiz & Rosa E Feliz Troche
15 Eastwood Place
Lot 54, Block 1, Section 33 Village of Alden Bridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Edward E & Kara Rister
110 North Delta Mill Circle; 77385-3559
Lot 14, Block 2, Section 1 Village of Harper's Landing at College Park
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Masters 14 Shellbark Land Trust (William W Master III)
14 Shellbark Place
Lot 39, Block 1, Section 58 Village of Alden Bridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Scott & Vanessa Krantzcke
23 Wintergrass Place
Lot 6, Block 1, Section 41 Village of Alden Bridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Ana Carrillo
118 North Willow Point Circle; 77382-1680
Lot 29, Block 1, Section 33 Village of Alden Bridge

21. Consideration and action to pursue legal action for outstanding Covenant violations.
Corey T & Ashleigh A Scott
11 Mohawk Path Place; 77389-5338
Lot 99, Block 1, Section 6 Village of Creekside Park
22. Variance request for a proposed patio cover with fireplace, summer kitchen and seat wall that will not respect the rear 25 foot building setback.
Karl Burrer
22 Clarion Ridge
Lot 15 Block 01 Section 22 Village of Alden Bridge
23. Variance request for concept approval for a proposed conversion of a second floor balcony to living area that exceeds the maximum allowed living area per the Criteria for Section 84 Sterling Ridge and will not have sealed plans.
Fieldhat Revocable Trust
27 Player Vista Place
Lot 20 Block 01, Section 84 Village of Sterling Ridge
24. Variance request for concept approval for a conversion of an existing patio cover into living area with bath, the conversion exceeds the maximum allowed living area and the structure encroaches into the rear 20 foot setback.
Jeanette Dayana Perez Darnell
10 Petal Park Place
Lot 29 Block 01, Section 63 Village of Sterling Ridge
25. Request for variance for the eaves of the proposed patio cover that do not respect the rear easement and for the plate height of the structure that exceeds the maximum allowed in relation to the plate height of the dwelling. Additionally, the roof may not be of compatible material.
Luis Lozano
2 Silver Arrow Court
Lot 12, Block 03, Section 14 Village of Creekside Park
26. Variance request for an existing dog run that is not setback at least three feet from all perimeter fencing adjacent to a residential lot, is not screened by vegetation or a solid fence and exceeds the maximum height and size allowed. Additionally, it is located in an area that may cause disproportionate or adverse impact on neighboring properties or residents.
Colby Swinea
11 Alamito Canyon Pl
Lot 37 Block 03, Section 89 Village of Sterling Ridge
27. Variance request for an existing paving and walls do not respect the five foot side and ten foot rear yard easements of the lot. In addition, all improvements exceed the maximum percent coverage of 45% hard surface area for the lot.
Aswathy Hari Pillai
111 Marlberry Branch Drive
Lot 02 Block 02 Section 84 Village of Alden Bridge

- IX. Member Comment
- X. Staff Reports
- XI. Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Lero". The signature is written in a cursive style.

Property Compliance Manager
For The Woodlands Township