

Development Standards Committee

November 19, 2014 at 5:30 PM

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

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on October 15, 2014.
- III. Consideration and Action of the Applications and Violations in Section V recommended for Summary Action.
- IV. Consideration and action regarding The Woodlands Church Christmas Service signs to be allowed for multiple residential properties that may require a variance if the property has an existing sign.
- V. Review and Disposition of applications and violations.
 1. Consideration and action for the replacement of existing building and monument signs with the new business name
Woodlands 20/20 Vision
1440 Lake Woodlands Drive
Lot 8300, Block 0599, Section 0999 Village of Town Center
 2. Consideration and action for the installation of temporary signs
Villa Sport Athletic Club & Spa
4141 Technology Forest Place
Lot 6560, Block 0547, Section 0999 Village of Research Forest
 3. Consideration and action regarding exterior and interior renovations.
Villa Sport Athletic Club & Spa
4141 Technology Forest Place
Lot 6560, Block 0547, Section 0999 Village of Research Forest
 4. Consideration and action for final approval of the landscaping, clearing, tree site and demolition plans that will include preparation for the proposed addition as well as modifications to the driveway entrance.
The John Cooper School
1 John Cooper Drive
Lot 0230, Block 0592, Section 0060 Village of Indian Springs
 5. Consideration and action for the concept approval Math and Science Building Addition.
The John Cooper School
1 John Cooper Drive
Lot 0230, Block 0592, Section 0060 Village of Indian Springs
 6. Consideration and action for the concept approval of exterior improvements, including a new Valet Drop-off area and canopies, remodeling of the outdoor dining area and addition of a parking deck for valet parking in the northeast corner of the property.
2520 Research Forest Drive
Lot 8003, Block 0547, Section 0999 Village of Research Forest

7. Consideration and action for concept approval of plans for replacement of existing monument sign.
2520 Research Forest Drive
Lot 8003, Block 0 547, Section 0999 Village of Research Forest
8. Consideration and action for preliminary approval of plans for a two story office building and one story lab building.
HARC Headquarters.
8801 Gosling Road
Lot 0216, Block 0051, Section 0999 Village of Research Forest
9. Variance request for a monument sign that displays two colors.
Huntsman
10003 Woodloch Forest Drive
Lot 9001, Block 0599, Section 0999 Village of Town Center
10. Consideration and action regarding changes to the materials and colors of the outdoor living area that was previously acted on November 5, 2011.
Adel Irani
62 Firefall Court
Lot 16, Block 03, Section 48 Village of Grogan's Mill
11. Consideration and action for the exterior remodel and exterior signs for Chili's Grill and Bar at Indian Springs Shopping Center.
Chili's Grill and Bar
6671 Woodlands Parkway
Lot 0505 Block 0592 Section 60 Village of Indian Springs
12. Variance request for a proposed room addition that will exceed the maximum living area allowed per the Development Criteria for Section 82 of Sterling Ridge.
Palaez Diaz Rodrigo
18 Player Manor Circle
Lot 21 Block 1, Section 82 Village of Sterling Ridge
13. Variance request for a proposed wood garage door that may not be in keeping with the character of neighborhood.
James West
19 Lagato Place
Lot 31 Block 1, Section 44 Village of Sterling Ridge
14. Variance request for proposed walkway that is not at least one foot from the property line and exceeds the maximum width allowed.
Willie F. Zapalac
18 Rillwood Place
Lot 28 Block 2, Section 50 Village of Alden Bridge
15. Variance request for an existing shed that does not respect the rear ten foot easement.
Jamey and Heather Bryant
30 Prairie Oak Drive
Lot 8 Block 1, Section 15 Village of College Park

16. Variance request for an existing patio that does not respect the rear ten foot easements.
David Harlan
18 Timberlea Place
Lot 30 Block 2, Section 63 Village of Alden Bridge
17. Variance request for an existing attic conversion that exceeds the maximum living area allowed per the Development Criteria for Section 76 of Alden Bridge.
Julia Vasquez
15 Valley Mead Place
Lot 28 Block 1, Section 75 Village of Alden Bridge
18. Variance request for an existing putting green that does not respect the side easement.
Scott and Jo Lynn Hofferkamp
23 Mosaic Point Place
Lot 18 Block 1, Section 6 Village of Creekside Park
19. Variance request for tree removal.
John Van Leeuwen
18 Peony Springs Court
Lot 22 Block 3, Section 21 Village of Indian Springs (TWA)
20. Variance request for existing pavers adjacent to a sports court that do not respect the rear easement.
Tim and Kara Teuscher
46 Heritage Hill Circle
Lot 4 Block 3, Section 14 Village of Indian Springs (TWA)
21. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Kevin C. Herndon
98 Zephyr Bend Place
Lot 24 Block 1, Section 4 Village of College Park
22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Daniel Hauser
75 North Emory Bend Place
Lot 10, Block 1, Section 7 Village of College Park
23. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Nora Walters
7 Capshaw Court
Lot 26 Block 2, Section 1 Village of College Park
24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ozz H Chukumerije
45 South Piney Plains Circle
Lot 16, Block 1, Section 7 Village of Alden Bridge

25. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Juan Mascarenas
174 Queenscliff Court
Lot 2 Block 1, Section 13 Village of Sterling Ridge
26. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jose Gabriel Padro
219 Greylake Place
Lot 17 Block 1, Section 98 Village of Sterling Ridge
27. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brian Larkin
38 East Misty Dawn Drive
Lot 54 Block 2, Section 5 Village of College Park
28. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Reginald Moore II
7 South Misty Canyon Place
Lot 9 Block 1, Section 4 Village of College Park
29. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Donald Warren
3 Rolling Ridge
Lot 26 Block 1, Section 11 Village of College Park
30. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jose Del Sagrado Corazon Rodriquez Penso
26 Quince Tree Place
Lot 89 Block 2, Section 4 Village of College Park
31. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Julie Ann McDaniel
2 Ginger Springs Place
Lot 17 Block 1, Section 14 Village of College Park
32. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Adam T. Tilghman
180 South Hollylaurel Circle
Lot 1 Block 1, Section 16 Village of Alden Bridge
33. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
US Bank NA TR
30 Patina Pines Place

Lot 7, Block 1, Section 4 Village of Grogan's Forest at College Park

34. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Cecilia A Padilla
43 Aventura Place
Lot 29 Block 1, Section 28 Village of Creekside Park
35. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jose A Fuentes Jr.
75 East Whistlers Bend Circle
Lot 17 Block 2, Section 81 Village of Alden Bridge
36. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rodney E. Lenfant
3 Ambrosia Place
Lot 23 Block 3, Section 13 Village of Indian Springs (TWA)
37. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Bobby F Cleek Jr.
46 South Piney Plains Circle
Lot 12 Block 2, Section 7 Village of Alden Bridge
38. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Van J Brackin
134 West Greywing Circle
Lot 4 Block 4, Section 6 Village of Alden Bridge
39. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Waseem Jilani
38 South Chandler Creek Circle
Lot 10, Block 4, Section 13 Village of Indian Springs (TWA)
40. Variance request for a proposed pergola that may have negative neighbor impact.
Eric Boeke
6 Rhapsody Bend Drive
Lot 30 Block 1, Section 27 Village of Sterling Ridge
41. Variance request for a proposed pool that exceeds the maximum allowed hard surface area and the water surface area.
Bhavesh Bhakta
6 Glentrace Circle
Lot 25 Block 1, Section 56 Village of Alden Bridge
42. Variance request for a proposed pool that does not respect the rear 20 foot setback.
Santiago and Luisa Munevar
11 Great Owl Court

Lot 26 Block 1, Section 31 Village of Creekside Park

43. Variance request for an existing paving that does not respect the side five foot and rear ten foot easements.
Green Set LLC Series O
35 Witherbee Place
Lot 21, Block 1, Section 5 Village of Creekside Park West
44. Variance request for an existing shed that does not respect the rear ten foot and side five foot easements.
Don Phillips
60 North York Gate Court
Lot 9 Block 2, Section 19 Village of Alden Bridge
45. Variance request for an existing shed that does not respect the rear ten foot and side five foot easements.
Adam Kuhl
56 North York Gate Court
Lot 8 Block 2 Section 19 Village of Alden Bridge
46. Variance request for an existing play structure that does not respect the rear ten foot easement.
Adam Kuhl
56 North York Gate Court
Lot 8 Block 2, Section 19 Village of Alden Bridge

VI. Public Comments

VII. Member Comments

VIII. Staff Reports

IX. Adjourn



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

Property Compliance Manager
for The Woodlands Township