

Development Standards Committee

August 16, 2017 at 5:30 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 meeting of July 19, 2017.
- III. Consideration and Action of the Applications and Covenant Violations in Section VII, recommended for Summary Action.
- 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 Discussion regarding the status of the development of St. Anthony of Padua
- VII. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action for the preliminary approval for the two-story classroom wing expansion to the existing school.
Esprit International School
4266 Interfaith Way
Lot 0250, Block 0045, Section 020 Village of Panther Creek
 2. Consideration and Action for the addition of a permanent storage shed.
Esprit International School
4266 Interfaith Way
Lot 0250, Block 0045, Section 020 Village of Panther Creek
 3. Variance request for the addition of a sign package that includes two monument signs in which the color of the panels do not comply with the shopping center criteria and includes door graphics that do not comply with the Commercial Planning and Design Standards.
Spirit of Texas Bank
30350 FM 2978
Lot 0125 Block 0548, Section 0046 Village of Sterling Ridge
 4. Consideration and Action of an existing temporary building sign that was installed without obtaining prior written approval.
MUMtastic
4747 Research Forest Drive, Suite 200
Lot 100, Block 0687, Section 0047 Village of Cochran's Crossing
 5. Variance request for a sign package that includes the building sign, blade sign and possible vinyl graphics that contain a tagline that is not part of the registered trademarked logo.
Kumon
4747 Research Forest Drive, Suite #190
Lot 100, Block 0687, Section 0047 Village of Cochran's Crossing

6. Variance request for a building sign that incorporates two logos, a monument sign and directional signs
BMW of the Woodlands
17830 I-45 South
Lot 9131 Block 0555, Section 000 Village of College Park
7. Variance request for an existing monument sign panel that was installed without prior written approval and does not comply with the criteria for the panel color and does not include the address numbers.
Aqua Auto Wash Detail & Lube Center
4102 College Park Drive
Lot 9049, Block 0051, Section 0067 Village of College Park
8. Consideration and action for the addition of address numbers on the building.
Memorial Herman Hospital Woodlands Medical Plaza 4
9180 Pinecroft Drive
Lot 2904 Block 0350, Section 1000 Village of College Park
9. Consideration and action for the addition of a building sign and window graphics.
Nekter Juice Bar
4747 Research Forest Drive
Lot 100, Block 0687, Section 0047 Village of Cochran's Crossing
10. Variance request for proposed patio cover that does not respect the rear 15 foot setback.
Jason Knight
71 Blissful Ridge Court
Lot 26, Block 1, Section 33 Village of Creekside Park West
11. Variance request for a fence stain that is not an approved color.
Stephen Ross-Munro
30 South Marshside Place
Lot 1, Block 1, Section 21 Village of Creekside Park
12. Variance request for a fence stain that is not an approved color.
Kristen Hulbert
42 Caprice Bend Place
Lot 11, Block 1, Section 12 Village of Creekside Park West
13. Variance request for a fence stain that is not an approved color.
Donald R. Fisher
7132 Lake Paloma Trail
Lot 3, Block 1, Section 11 Village of Creekside Park
14. Request for approval of a home business for an ecommerce retail of handmade craft items
Timothy W Bass
30 Ivy Garden Street
Lot 8, Block 3, Section 35 Village of Alden Bridge
15. Variance request for a proposed swimming pool that will exceed the maximum hard surface area allowed.
Taylor J Watkins III
23 Watermint Place
Lot 43, Block 1, Section 84 Village of Alden Bridge

16. Variance request for an existing play structure that does not respect the 14 foot and 10 foot rear easements.
Ashley Crum
27 Quillwood Place
Lot 9, Block 1, Section 93 Village of Sterling Ridge
17. Variance request for proposed fireplace that will not respect the 25 foot rear building setback.
Ramiro Rodriguez
3 East Thymewood Place
Lot 14, Block 1, Section 4 Village of Sterling Ridge
18. Variance request for proposed outdoor bathroom that does not respect the 25 foot rear building setback.
Kevin Doherty
6 Hollyflower Place
Lot 20, Block 1, Section 15 Village of Creekside Park West
19. Variance request for portion of the proposed rear fence that will not comply with the Neighborhood Criteria for Section 18 of Alden Bridge.
Richard E Langer
86 West Sandalbranch Circle
Lot 10, Block 1, Section 18 Village of Alden Bridge
20. Variance request for existing fence that does not comply with the Neighborhood Criteria for Section 19 of Alden Bridge.
Wesley Parker
45 Barongate Court
Lot 19, Block 1, Section 19 Village of Alden Bridge
21. Variance request for an existing wood deck that does not respect the ten foot rear easement.
Norby L Foss
50 Camber Pine Place
Lot 24, Block 1, Section 61 Village of Alden Bridge
22. Variance request for existing patio cover that does not have the required sealed plans per the Standards.
Michael McLennan
100 North Winterport Circle
Lot 29, Block 1, Section 5 Village of Alden Bridge
23. Variance request for existing arbor has an unacceptable corrugated roofing material.
Daksha Shah
66 East Evangeline Oaks Circle
Lot 29, Block 3, Section 74 Village of Alden Bridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Raul R Pina & Selene A Ramirez
59 North Lochwood Way
Lot 1, Block 2, Section 18 Village of Creekside Park West
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Roland Duran Rocha
39 Whitbarrow Place
Lot 10, Block 1, Section 28 Village of Creekside Park West

26. Consideration and action to pursue legal action for outstanding Covenant violations.
Maria Teresa Elias Sampson
62 Sawbridge Circle
Lot 16, Block 1, Section 29 Village of Creekside Park
27. Consideration and action to pursue legal action for outstanding Covenant violations.
Myles & Indrian N Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
28. Consideration and action to pursue legal action for outstanding Covenant violations.
GRAMA Distributions LLC
34 Montfair Park Circle
Lot 6, Block 2, Section 68 Village of Sterling Ridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Priscilla Reyes
46 Montfair Park Circle
Lot 3, Block 2, Section 68 Village of Sterling Ridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.
John Bradley Edwards
47 Lyreleaf Place
Lot 12, Block 1, Section 39 Village of Alden Bridge
31. 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
32. Consideration and action to pursue legal action for outstanding Covenant violations.
Anthony Trinidad
3 Bark Bend Place; 77385-3755
Lot 19, Block 1, Section 16 Village of Harper's Landing at College Park
33. Consideration and action to pursue legal action for outstanding Covenant violations.
JS Maclean Trust (John D & Susan M Maclean)
94 South Vesper Bend Circle; 77382-5519
Lot 6, Block 3, Section 30 Village of Sterling Ridge
34. Variance request for existing storage shed that does not respect the five foot side easement and request for existing fence which exceeds the maximum height allowed.
Roland W Johnson
150 Whistlers Bend Circle
Lot 3, Block 1, Section 81 Village of Alden Bridge
35. Variance request for an existing trampoline that does not respect the ten foot rear easement.
Joseph Horner
31 Valley Mead Place
Lot 31, Block 1, Section 76 Village of Alden Bridge

36. Rehearing for a proposed cabana with fireplace and summer kitchen that does not respect the eight foot side yard and 25 foot rear building setbacks.
Philip R Inman
91 South Taylor Point Drive
Lot 29, Block 3, Section 13 Village of Alden Bridge
37. Request for a rehearing on the requirement of planting conditions for an outdoor living area that was previously approved by the Development Standards Committee.
Erik and Donna Davidsen
23 Serenity Woods Place
Lot 13, Block 3, Section 13 Village of Alden Bridge
38. Variance request for a proposed conversion of pergola to patio cover that will not respect the 20 foot rear setback and no plans were submitted for the structure.
Belzahet Trevino Arjona
27 Filigree Pines Place
Lot 43, Block 1, Section 7 Village of Sterling Ridge
39. Variance request for an existing pool deck that does not respect the ten foot rear easement.
William Steven Mark
34 Blairs Way
Lot 6, Block 1, Section 23 Village of Creekside Park West
40. Request for a rehearing on the requirement to remove the basketball goal and sport markings on the that was previously decided upon by the Development Standards Committee.
Peter J Weis
46 North Seasons Trace
Lot 7, Block 2, Section 19 Village of Sterling Ridge
41. Variance request for a proposed wood deck that will not respect the ten foot rear easement and pavers that exceed the maximum hard surface area allowed.
Richard Rapagnani
63 South Hunters Crossing Circle
Lot 17, Block 1, Section 15 Village of Indian Springs (TWA)
42. Variance request for existing paving that does not respect the 5 foot side and 10 foot rear easements, 20 foot building setback and the 25 foot partial platted building line for the lot. Variance request for proposed patio cover that will not respect the 20 foot building setback.
Thomas W Beaman
35 Courtland Green Street
Lot 10, Block 2, Section 55 Village of Alden Bridge
43. Variance request for a proposed storage shed and fence that will exceed maximum height allowed.
Glenn H. Warner
42 Amulet Oaks Place
Lot 48, Block 1, Section 8 Village of Sterling Ridge
44. Variance request for existing walkway that exceeds the maximum width allowed and existing patio does not respect the five foot side easement.
Alejandro Phillips
119 East French Oaks Circle
Lot 32, Block 2, Section 49 Village of Sterling Ridge

- 45. Consideration and action regarding existing fence not built as permitted.
Anastasiya Ikenaga
3 Fresh Pond Place
Lot 43, Block 1, Section 25 Village of Sterling Ridge
- 46. Consideration and action regarding existing fence not built as permitted.
Hao Huang
7 Fresh Pond Place
Lot 44, Block 1, Section 25 Village of Sterling Ridge
- 47. Consideration and action regarding existing fence not built as permitted.
Daniel Andres
11 Fresh Pond Place
Lot 45, Block 1, Section 25 Village of Sterling Ridge
- 48. Variance request for an existing fence stain that is not an approvable color.
Fernando Vidal
10 South Planchard Circle
Lot 2, Block 3, Section 68 Village of Sterling Ridge
- 49. Variance request for the proposed patio cover, fireplace, and summer kitchen that do not respect the 20 foot rear setback.
Daniel Carroll
54 South Millsap Circle
Lot 14, Block 1, Section 67 Village of Sterling Ridge
- 50. Variance request for proposed paving that will not respect the five foot side easement and request for removal of trees that do not meet the Standards for removal.
Ajit Menon
87 Pleasant Bend Place
Lot 1, Block 1, Section 23 Village of Alden Bridge
- 51. Request to appeal the decision of the Residential Design Review Committee's decision of approval for fence and tree removal.
Kelly C Parks
42 Hidden Meadow Drive
Lot 10, Block 2, Section 41 Village of Alden Bridge

VIII. Consideration and Discussion of the Development Standards Committee meeting time, beginning September 6, 2017.

IX. Public Comments

X. Member Comments

XI. Staff Reports

XII. Adjourn



Kimberly C. McFerra

 Property Compliance Manager
 For The Woodlands Township