

## **Development Standards Committee**

**November 15, 2017 at 5:00 p.m.**

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

- I. Welcome/Call Meeting to Order.
- II. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- III. Reconvene in Public Session.
- IV. Consideration and action regarding the minutes of the meeting of October 18, 2017.
- V. Consideration and Action of the Commercial Applications and Covenant Violations in Section VI, recommended for Summary Action.
- VI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Consideration and action regarding modifications to the perimeter fence in relation to lighting issues that may conflict with the Commercial Planning and Design Standards and may impact adjacent properties.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
  - B. Consider and action of Final plans renovating 6 concession stands.  
The Cynthia Woods Mitchell Pavilion  
2005 Lake Robbins Drive  
Lot 0290, Block 0599, Section 0999 Village of Town Center
  - C. Consideration and action on the addition of three parking lot lights in the rear of the property.  
Saints Simon & Jude Catholic Church  
26777 Glen Loch Drive  
Lot 0421, Block 0045, Section 0007 Village of Panther Creek
  - D. Variance request for an existing dumpster without a screened enclosure  
Saints Simon & Jude Catholic Church  
26777 Glen Loch Drive  
Lot 0421, Block 0045, Section 0007 Village of Panther Creek
  - E. Consideration and action for remodeling to the storefront, including painting, awnings, door and window framing updates and renovated patio.  
True Food Kitchen  
9595 Six Pines Drive  
Lot 7111 Block 0599, Section 0999 Village of Town Center
  - F. Consideration and action on the replacement of two sign panels on each of the existing monument signs.  
Grogan's Mill Retail Center  
7 Switchbud Place  
Lot 0840, Block 0547, Section 0006 Village of Grogan's Mill

- G. Consideration and action to trim two trees in front of the tenant space for added visibility for the building sign.  
Urgent Care for Kids  
1640 Lake Woodlands Drive  
Lot 4600 Block 0599, Section 0999 Village of Town Center
- H. Consideration and action for the conceptual approval for a building addition.  
The Woodlands Land Development Company/Glade Arts Foundation  
2000 Woodlands Parkway  
Lot 4400 Block 0547, Section 0999 Village of Town Center
- I. Consideration and action regarding mid-growth clearing in the forest preserve adjacent to the drive-through exit and replacement of dead trees located in the west forest preserve.  
Chase Bank  
3097 College park Drive  
Lot 9056 Block 0555, Section 0110 Village of College Park
- J. Variance request to replace an existing emergency room directional sign with a proposed monument sign for a shopping center tenant that already has tenant panel on the two existing monument signs.  
Houston Methodist  
3759 FM 1488  
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
- K. Consideration and Action regarding the existing directional and parking space signage  
HEB Market Street  
9595 Six Pines Drive  
Lot 7113 Block 0599, Section 0999 Village of Town Center
- L. Consideration and Action for the addition of a new monument sign panel.  
Premier Periodontics and Implants Dentistry  
8850 Six Pines Drive  
Lot 6605 Block 0350, Section 1000 Village of Research Forest
- M. Variance request for vinyl door graphics including hours of operation and a colored logo and an “open” sign that incorporates a portion of the business name in its design.  
MOD Pizza  
6777 Woodlands Parkway  
Lot 0500 Block 0592, Section 0060 Village of Indian Springs
- N. Variance request for an existing monument sign that was installed without an address number, has a name and logo that is not be registered, does not have a neutral background color and has a logo that exceeds the size allowed.  
Stepping Stones Preparatory Academy  
11900 Crane Brook Drive  
Lot 0115 Block 0499, Section 0046 Village of Indian Springs
- O. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season.  
Holly Creek Apartments  
333 Holly Creek Court  
Lot 0210, Block 0045, Section 0040 Village of Panther Creek

- P. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season  
Community Christian Church  
5401 Rush Haven Drive  
Lot 0220, Block 0592, Section 0060 Village of Indian Springs
- Q. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season  
Congregation Beth Shalom  
5125 Shadowbend Drive  
Lot 0290, Block 0163, Section 0047 Village of Cochran's Crossing
- R. Consideration and action regarding temporary containers stored at various residential and commercial properties in The Woodlands, by United Parcel Service, for the distribution of packages over the Winter Holiday Season  
The Ridge Community Church  
10801 Falconwing Drive  
Lot 0210, Block 0592, Section 060 Village of Indian Springs

**VII.** Consideration and Action of the Residential Applications and Covenant Violations in Section VIII, recommended for Summary Action.

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

- 1. Variance request for proposed paving that does not respect the ten foot rear and five foot side easements.  
Scott Kelley  
10 Leaf Spring Place  
Lot 28 Block 03, Section 10 Village of Alden Bridge
- 2. Variance request for proposed fireplace with bench that will not respect the rear 25' building setback.  
Gregory Dennis Johnson  
11 Moss Bluff Court  
Lot 37, Block 1, Section 22 Village of Alden Bridge
- 3. Variance request for proposed retaining wall that does not respect the rear ten foot easement.  
Andrew Sarantapoulas  
37 Maize Flower Place  
Lot 10, Block 1, Section 34 Village of Creekside Park West
- 4. Request for approval of a renewal of a home business for martial art lessons.  
Joseph Adornato  
119 North Sage Sparrow Circle  
Lot 38, Block 3, Section 11 Village of Creekside Park
- 5. Variance request for an existing play structure that does not respect the ten foot rear easement.  
Mark and Pamela Crawford  
10 Tioga Place  
Lot 17, Block 1, Section 7 Village of Creekside Park West
- 6. Variance request for an existing storage shed that does not respect the five foot side easement.

Phillip Smith  
87 West Knightsbridge Drive  
Lot 5, Block 2, Section 2 Village of College Park

7. Variance request for an existing retaining wall and paving that does not respect the rear ten foot rear easement.  
Sherri C Petrek  
30 North Winterport Circle  
Lot 7, Block 3, Section 5 Village of Alden Bridge
8. Variance request for an existing rear fence that is built with construction side facing out and pool deck paving that does not respect the side five foot easement.  
Donald Walker  
7 East Shale Creek Circle  
Lot 2, Block 1, Section 20 Village of Sterling Ridge
9. Variance request for existing driveway borders that exceed the maximum width allowed and the hard surface area exceeds the allowed maximum.  
Link S. Alander  
35 Alden Glen Drive  
Lot 9, Block 1, Section 20 Village of Alden Bridge
10. Variance request for an existing wood deck that does not respect the five foot side easement.  
John Alford  
31 Tivoli Garden Court  
Lot 39, Block 2, Section 16 Village of Alden Bridge
11. Variance request for an existing concrete fire pit bench does not respect the 10 foot rear easement.  
Justino Dalio  
174 South Thatcher Bend Circle  
Lot 4, Block 1, Section 36 Village of Creekside Park
12. Consideration and action to pursue legal action for outstanding Covenant violations.  
Kent & Amanda Shirley  
43 Fury Ranch Place  
Lot 44, Block 1, Section 24 Village of Creekside Park
13. Consideration and action to pursue legal action for outstanding Covenant violations.  
James R Johnson  
200 Bristol Bend Circle  
Lot 26, Block 3, Section 8 Village of Alden Bridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.  
Armon J & Leila M Higham  
102 South Shawnee Ridge Circle  
Lot 12, Block 1, Section 22 Village of Indian Springs (TWA)
15. 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
16. Consideration and action to pursue legal action for outstanding Covenant violations.

Juan J Gonzalez & Lourdes G Tanaka  
98 West Arbor Camp Circle  
Lot 26, Block 3, Section 4 Village of Creekside Park

17. Consideration and action to pursue legal action for outstanding Covenant violations.  
Daniel J Lozowsky & Laura P Rodriguez  
63 East Hullwood Circle  
Lot 13, Block 2, Section 2 Village of Creekside Park
18. Consideration and action to pursue legal action for outstanding Covenant violations.  
Luis Ernesto Gonzalez Alcaez &  
Veronica Yolanda Romero Torres  
263 New Harmony Trail  
Lot 2, Block 5, Section 14 Village of Creekside Park
19. Consideration and action to pursue legal action for outstanding Covenant violations.  
Erin E Bell  
239 Hearthshire Circle  
Lot 66, Block 2, Section 99 Village of Sterling Ridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.  
Cody J Baranowski & Farra A Howard  
15 Tillamook Court  
Lot 16, Block 1, Section 5 Village of Creekside Park
21. Consideration and action to pursue legal action for outstanding Covenant violations.  
Sean P & Ivey A Carroll  
11 Tillamook Court  
Lot 15, Block 1, Section 5 Village of Creekside Park
22. Consideration and action to pursue legal action for outstanding Covenant violations.  
Don & Elizabeth Philips  
60 North York Gate Court  
Lot 9, Block 2, Section 19 Village of Alden Bridge
23. Variance request for a proposed patio cover with screened room that does not respect the rear 20 foot setback.  
Rosanne Hudson  
51 South Mews Wood Court  
Lot 8, Block 1, Section 12 Village of College Park
24. Variance request for a portion of a fence that exceeds the maximum height allowed for a fence.  
Bonnie D Monych  
108 Snowdance Court  
Lot 25 Block 1 Section 5 Village of Alden Bridge
25. Request to appeal the patio cover conditions of approval that required the planting of three 15 gallon trees.  
James McFarland  
23 Drifting Shadows Circle  
Lot 51 Block 2, Section 7 Village of College Park
26. Request to appeal the pool conditions of approval for planting of evergreen screening.  
David Halvorson

86 South Archwyck Circle  
Lot 33, Block 1, Section 42 Village of Sterling Ridge

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



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Property Compliance Manager  
For The Woodlands Township

