

Development Standards Committee

July 18, 2018 at 5:00 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 June 20, 2018.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- IV. Reconvene in Public Session.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.
- VI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action for the proposed storefront remodel including paint, windows, doors, lighting and patio arrangement.
Sweet Paris Café & Creperie
9595 Six Pines Drive
Lot 7111 Block 0599 Section 0999 Village of Town Center
 - B. Variance request for a proposed sign package including a blade sign and two building signs with one building sign that is mounted on the roof.
Sweet Paris Café & Creperie
9595 Six Pines Drive
Lot 7111 Block 0599 Section 0999 Village of Town Center
 - C. Variance request for existing color vinyl door graphics that do not comply with shopping center criteria in size, font and subject matter.
Wells Fargo Home Mortgage
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
 - D. Variance request for an existing "Open" sign that exceeds the size maximum size allowed and includes a logo and tagline and colored vinyl graphics for store hours and contact information that do not comply with the shopping center criteria in size, font and subject matter.
Domino's Pizza
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
 - E. Variance request for existing window vinyl graphics for business name and hours of operation that do not comply with the shopping center criteria in size and font and subject matter.
Village Chiropractic
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
 - F. Variance request for existing vinyl window and door graphics that exceed the maximum size allowed and do not meet the shopping center criteria font.
Beautiful U Salon and Spa

7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

- G. Consideration and action for the existing exterior furniture.
China Bridge
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
- H. Consideration and action to allow for two existing designated parking signs to be used during business hours.
Ashlane Cleaners
8008 Ashlane Way
Lot 0825 Block 0499 Section 0046 Village of Sterling Ridge
- I. Variance request for a proposed display case sign that will contain announcements for activities and events at the church.
First Church of Christ Scientist
1340 North Millbend Drive
Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill
- J. Variance request for the existing storefront remodel that includes the addition of a sidewalk and entrance and emergency doors, the relocation of an existing entrance, the removal of vegetation and the enlargement of an existing brick wall screen.
The Woodlands Mall Associates (Xfinity Store)
1201 Lake Woodlands Drive
Lot 0280 Block 0599 Section 0999 Village of Town Center
- K. Variance request for a proposed sign package that contains a blade sign and three building signs which exceed the maximum height and number allowed per the mall criteria.
The Woodlands Mall Associates (Xfinity Store)
1201 Lake Woodlands Drive
Lot 0280 Block 0599 Section 0999 Village of Town Center
- L. Variance request for five proposed light boxes that contain advertisements of products and services offered within the business.
The Woodlands Mall Associates (Xfinity Store)
1201 Lake Woodlands Drive
Lot 0280 Block 0599 Section 0999 Village of Town Center
- M. Variance request for a proposed monument sign that contains colored letters which are not consistent with the sign criteria.
Goodyear
4550 Panther Creek Pines
Lot 0346 Block 0045 Section 0007 Village of Panther Creek
- N. Variance request for a proposed building sign with three lines of copy that includes a logo which is not trademarked.
Inspired Kids
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- O. Variance request for a proposed illuminated monument sign that is located in a residential village and does not comply with the shopping center criteria.

McDonald's
9110 Gosling Road
Lot 1400 Block 0051 Section 0999 Village of Research Forest

- P. Variance request for a proposed monument panel that does not match the panel on the second existing monument sign.
Mattress Firm
1335 Lake Woodlands Drive
Lot 2400 Block 0599 Section 0999 Village of Town Center
- Q. Variance request for a proposed sign package that includes building signs, blade signs and window vinyl graphics and contain taglines that are not part of the registered name of the business.
Tommy Bahama
9595 Six Pines Drive
Lot 7111 Block 0599 Section 0999 Village of Town Center
- R. Variance request for a proposed monument panel that includes a tagline that is not part of the trademarked name.
Innospec
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
- S. Variance request for proposed door vinyl graphics for hours of operation and contact information that contain a website.
Vedas Med Spa
8000 McBeth Way
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- T. Variance request for a proposed building sign that contains a logo that exceeds the maximum size allowed and colors not consistent with the trademark.
Tide Dry Cleaners
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- U. Variance request for a proposed sign package that may include a building sign that may exceed the maximum height allowed and two monument sign panels.
Blue Jade Nail Spa Blow Dry Lashes
1335 Lake Woodlands Drive
Lot 2400 Block 0599 Section 0999 Village of Town Center
- V. Variance request for the proposed modification of a monument sign to include tenant panels of unequal size.
Deer Park 1996
3200 Research Forest Drive
Lot 0220 Block 0547 Section 0999 Village of Research Forest
- W. Consideration and action for the proposed modification to an existing monument sign from two panels to four panels.
CGS Real Estate Investment LTD
3400 Research Forest Drive
Lot 0220 Block 0547 Section 0999 Village of Research Forest
- X. Consideration and action for a proposed 9,760 square foot addition to the existing building.
Memorial Hermann NICU

9250 Pinecroft Drive
Lot 2901 Block 0350 Section 0000 Village of Research Forest

- Y. Consideration and action to replace six rooftop air conditioning units.
Office Max
1680 Lake Woodlands Drive
Lot 7100 Block 0599 Section 0999 Village of Town Center
- Z. Consideration and action for temporary storage containers to be staged in the parking lot during the store's interior renovation.
Kroger #316
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

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

- 1. Variance request for a fence that will exceed the maximum height allowed per Standards and the Development Criteria for Section 59 of Alden Bridge.
Robert D Cianfrini
77 Sugar Grove Place
Lot 40 Block 1 Section 59 Village of Alden Bridge
- 2. Variance request for proposed pavers that will not respect the rear ten foot easement.
Daniel Andruccioli
51 South Ashley Green
Lot 23 Block 1, Section 53 Village of Alden Bridge
- 3. Variance request for proposed concrete pavers that will not respect the side five foot easement.
Patricio Madero Moser
27 Forest Perch Place
Lot 28 Block 1 Section 93 Village of Alden Bridge
- 4. Variance request for proposed shed that exceeds the maximum height allowed.
Elizabeth Tuttle
38 South Garnet Bend
Lot 27 Block 1, Section 8 Village of Sterling Ridge
- 5. Variance request for a proposed fence that exceeds the maximum height allowed
Scott A Coye-Huhn
15 Alden Glen Court
Lot 4 Block 1 Section 20 Village of Alden Bridge
- 6. Request for approval for an existing driveway extension that does not respect the side five foot easement
Randal Hebert
6 Knights Crossing Drive
Lot 29 Block 1, Section 81 Village of Sterling Ridge
- 7. Variance request for existing artificial turf in rear yard.
Michael Lawler
62 Canoe Bend Drive
Lot 16, Block 1, Section 24 Village of Creekside Park
- 8. Variance request for an existing shed that does not respect the side five foot easement.

Kevin McEvoy
26 East Matisse Meadow Court
Lot 3 Block 1, Section 37 Village of Sterling Ridge

9. Variance request for an existing shed that does not respect the side five foot easement.
Michael Simcoe
31 East Matisse Meadow Court
Lot 15 Block 1, Section 37 Village of Sterling Ridge
10. Variance request for an existing fence due to a rear fence that is not an approved height, style and location per the Development Criteria for Section 75 of Sterling Ridge.
Jorge Garcia
55 East Montfair Blvd
Lot 4 Block 2, Section 75 Village of Sterling Ridge
11. Variance request for an existing permanent wire mesh pet barrier that is not an approvable fence style.
Joe and Regina Arellano
31 Estherwood Place
Lot 19 Block 2, Section 99 Village of Sterling Ridge
12. Variance request for existing driveway widening that exceeds the maximum width allowed.
Wajam Properties
107 South Knights Crossing Drive
Lot 1 Block 2, Section 81 Village of Sterling Ridge
13. Request to appeal the replanting conditions for a tree removal.
Michael Allen
139 S Merryweather Circle
Lot 69 Block 1 Section 82 Village of Alden Bridge
14. Request for approval for a renewal of an existing home business – Custom table pads.
Charles Dressler
67 Degas Park Drive
Lot 96 Block 1, Section 21 Village of Sterling Ridge
15. Request for approval for a renewal of an existing home business – Custom embroidery.
Michael Larson
22 Hollow Glen Place
Lot 13 Block 1, Section 10 Village of Harper’s Landing at College Park
16. Request for approval for a bench and paving in a cul de sac median in the street rights of way.
Intersection of Evan Ridge Court and Prosewood Drive
Block 1, Section 1 Village of Grogan’s Forest at College Park
17. Variance request for a tree removal that does not meet the guidelines for approved tree removal.
Val D Ricks
99 North Winterport Circle
Lot 12 Block 2 Section 5 Village of Alden Bridge
18. Variance request for a tree removal that does not meet the guidelines for approved tree removal
John Feuerstein
3 South Greywing Place
Lot 8 Block 1 Section 6 Village of Alden Bridge

19. Consideration and action to pursue legal action for outstanding Covenant violations.
83 West Jagged Ridge LLC
83 West Jagged Ridge Cir
Lot 5, Block 8, Section 14 Village of Creekside Park
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Luis A Barrios, Victoria B Iglesias
62 South Sage Sparrow Circle
Lot 16, Block 4, Section 11 Village of Sterling Ridge
21. Consideration and action to pursue legal action for outstanding Covenant violations.
Ravin Bisla
110 Genesee Ridge Drive
Lot 75, Block 3, Section 11 Village of Harper's Landing at College Park
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Alan John Sickner
47 Musgrove Place
Lot 40, Block 1, Section 78 Village of Alden Bridge
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Bobby F & Lauri A Cleek
46 South Piney Plains Circle
Lot 12, Block 2, Section 7 Village of Alden Bridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Sean & Carrie Crawford
15 Knotwood Place
Lot 14, Block 2, Section 42 Village of Alden Bridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Jeffery & Linda Graffagnino
22 Silk Tree Place
Lot 81, Block 2, Section 40 Village of Alden Bridge
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Pamela Y Haenelt
14 Sprite Woods Place
Lot 28, Block 1, Section 42 Village of Sterling Ridge
27. Consideration and action to pursue legal action for outstanding Covenant violations.
Josh Hamilton
38 Butterfly Branch Place
Lot 55, Block 2, Section 52 Village of Alden Bridge
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Nathaniel Karp & Ruth Bekman
22 Kerouac Court
Lot 22, Block 1, Section 55 Village of Sterling Ridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Ziye Liu

14 Raindance Court
Lot 13, Block 3, Section 11 Village of Harper's Landing at College Park

30. Consideration and action to pursue legal action for outstanding Covenant violations.
Elias E Lopez
171 Oarwood Place
Lot 4, Block 1, Section 1 Village of Creekside Park
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Dinesh Madadi & Shipali R Pulimamidi
15 South Knightsgate Circle
Lot 23, Block 1, Section 18 Village of Sterling Ridge
32. Consideration and action to pursue legal action for outstanding Covenant violations.
Dennis Charles & Monica G Mezzatesta
47 Quillwood Place
Lot 4, Block 1, Section 93 Village of Sterling Ridge
33. Consideration and action to pursue legal action for outstanding Covenant violations.
Fernando Navarrete
169 South Hollylaurel Circle
Lot 6, Block 2, Section 16 Village of Alden Bridge
34. Consideration and action to pursue legal action for outstanding Covenant violations.
Augustine Omokwale
26 Baccara Place
Lot 46, Block 1, Section 97 Village of Alden Bridge
35. Consideration and action to pursue legal action for outstanding Covenant violations.
William M Ramsey
14 Dukedale Drive
Lot 14, Block 2, Section 39 Village of Alden Bridge
36. Consideration and action to pursue legal action for outstanding Covenant violations.
Eduardo Javier Rodriguez
27 Fillgrove Place
Lot 30, Block 1, Section 75 Village of Sterling Ridge
37. Consideration and action to pursue legal action for outstanding Covenant violations.
Xavier & Rosa Rubio
22 Black Swan Court
Lot 8, Block 2, Section 97 Village of Sterling Ridge
38. Consideration and action to pursue legal action for outstanding Covenant violations.
Humberto Lopez Sanchez
10 Rockledge Drive
Lot 24, Block 1, Section 63 Village of Alden Bridge
39. Consideration and action to pursue legal action for outstanding Covenant violations.
Alan John Sickner
11 Marble Rock Place
Lot 3, Block 1, Section 78 Village of Alden Bridge

40. Consideration and action to pursue legal action for outstanding Covenant violations.
Adam T & Bertha E Tilghman
180 South Hollylaurel Circle
Lot 1, Block 1, Section 16 Village of Alden Bridge
41. Consideration and action to pursue legal action for outstanding Covenant violations.
Michael F Trauffler & Nancy A Adamson
174 East Bracebridge Circle
Lot 13, Block 1, Section 21 Village of Indian Springs (TWA)
42. Consideration and action to pursue legal action for outstanding Covenant violations.
Marcel & Mary Vanderstok
170 West Slatestone Circle
Lot 55, Block 1, Section 50 Village of Alden Bridge
43. Consideration and action to pursue legal action for outstanding Covenant violations.
Alexander & Dolores Whitelaw
27 Jaspers Place
Lot 7, Block 1, Section 27 Village of Creekside Park
44. Consideration and action to pursue legal action for outstanding Covenant violations.
Bryan C & Ellen S Wood
2 Red Adler Place
Lot 17, Block 1, Section 42 Village of Sterling Ridge
45. Consideration and action to pursue legal action for outstanding Covenant violations.
Gwendolyn S York
82 Marble Rock Place
Lot 22, Block 1, Section 78 Village of Alden Bridge
46. Consideration and action to pursue legal action for outstanding Covenant violations.
Bank of New York Mellon Trust
11 Dovecote
Lot 24, Block 1, Section 19 Village of Sterling Ridge
47. Consideration and action to pursue legal action for outstanding Covenant violations.
Yeo Jorge Alberto Novoa
42 Rocky Point Court
Lot 47, Block 1, Section 05 Village of Creekside Park
48. Consideration and action to pursue legal action for outstanding Covenant violations.
PDAT Properties Series LLC
23 Cedar Chase Place
Lot 9, Block 2, Section 6 Village of Cochran's Crossing
49. Variance request for an existing window air conditioning unit that is installed more than six feet above natural grade.
Stephen Fischer
15 Garland Grove Place
Lot 15, Block 2, Section 10 Village of Indian Springs (TWA)
50. Variance request and approval for a short term rental home business.
Brian P Sanford

7 Mystic Glade Court
Lot 17 Block 02, Section 41 Village of Alden Bridge

51. Request for a rehearing for a pergola that does not respect the rear ten foot easement per the previous DSC conditions of approval.
Sherri and Darrell Melear
27 Kayak Ridge Drive
Lot 3, Block 2, Section 1 Creekside Park
52. Report on construction progress at 51 Paloma Bend Place in association with current outstanding Covenant violations.
Jonathan R Hayes & Debbie L Beaty
51 Paloma Bend Place
Lot 9, Block 1, Section 25 Village of Creekside Park
53. Variance request for a proposed fence that exceeds the maximum height allowed and the fence design is not an approved design.
Donald E Nettles
219 South Maple Glade Circle
Lot 11 Block 1 Section 38 Village of Alden Bridge
54. Variance request for a proposed patio cover that does not respect the 30 foot rear building setback and the proposed swimming pool does not respect the side and rear easements.
Andrew and Tiffany Lee
95 East Black Knight
Lot 5, Block 4, Section 77 Village of Sterling Ridge
55. Variance request for a proposed patio cover encroaches the 25 foot rear setback, additionally the Sunroom and Bathroom exceeds the maximum living area and ILUD allowed.
Omar Morales
35 Desert Rose Place
Lot 23, Block 1, Section 20 Village of Sterling Ridge
56. Variance request for a proposed driveway widening which exceeds the maximum hard surface area allowed.
Eric Philip Stutes
138 North Shawnee Ridge Circle
Lot 22, Block 1, Section 3 Village of Indian Springs (TWA)
57. Variance request for existing mesh pet barrier attached to the wrought iron fence that exceeds height allowed, and is not an approved color.
Jeffrey Charles Burkman
14 Red Moon Place
Lot 35, Block 1, Section 7 Village of Creekside Park West
58. Request to appeal the replanting conditions for the pool/spa.
Tal Cowan
15 Slate Path Drive
Lot 18 Block 1, Section 26 Village of Sterling Ridge
59. Variance request for existing driveway widening that exceeds the maximum width allowed, in addition part of extension does not respect the side easement and the reserve.
Alfred Jackson
2 Knights Crossing Drive

Lot 30 Block 1, Section 81 Village of Sterling Ridge

60. Variance request for an existing front yard patio is not setback twenty feet from the street pavement edge, does not respect the front 10' easements and extends beyond the front twenty foot platted building line for the lot.

Nestor F Achaval

142 Chorale Grove Court

Lot 5 Block 1, Section 81 Village of Alden Bridge

61. Variance request for concept approval for an addition without required plans or code inspections.

Evelyn Z Link

11 Hermit Thrush Place

Lot 37 Block 1 Section 79 Village of Alden Bridge

VIII. Public Comments

IX. Member Comment

X. Staff Reports

XI. Adjourn



Property Compliance Manager
For The Woodlands Township

