

Development Standards Committee

October 17, 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 September 19, 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. Variance request for a proposed fenced-in dog run that is located on an easement.
Texas VOA Elderly Housing/ Harvestwood Apartments
4550 South Panther Creek Drive
Lot 0390 Block 0045 Section 0007 Village of Panther Creek
 - B. Variance request to replace four existing monument signs, two of the signs exceed the maximum number of tenant panels allowed, and one advertises the fuel station, which is considered an advertisement of a products available.
CENTRO NP HOLDINGS 12 SPE LLC/Windvale Shopping Center
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Alden Bridge
 - C. Consideration and action for the proposed concept plans to add a drive thru area for a future tenant.
Black Forest Woodlands Holdings LLC
4524 Research Forest Drive
Lot 6010, Block 0051, Section 0999 Village of Research Forest
 - D. Consideration and action for the proposed clearing plan for the development of Residential Section 20 of Lake Woodlands East Shore.
The Woodlands Land Development Company/ Lake Woodlands East Shore
Lot 6620 Block 0547 Section 0067 Village of Town Center
 - E. Variance request for the existing benches and patio seating that includes umbrellas with logos.
Orange Leaf
6777 Woodlands Parkway
Lot 0500 Block 0592, Section 0999 Village of Indian Springs
 - F. Variance request for tress that were removed in the forest preserve and the proposed removal of two dead trees.
Forest Lodging Group LLC/ La Quinta
26873 Interstate 45
Lot 0220 Block 0350 Section 1000 Village of Research Forest
 - G. Consideration and action for the proposed outdoor patio seating that includes a planter border.

Blue Door Coffee
21 Waterway Avenue
Lot 2629 Block 0599 Section 0999 Village of Town Center

- H. Consideration and action for the installation of walkways, to comply with American's with Disabilities Act that will require the removal of trees in existing landscaped areas.
Columbia Texas 2408 Timberloch Industrial LP
2408 Timberloch Place
Lot 0320 Block 0547 Section 0006 Village of Town Center
- I. Consideration and action for the proposed replacement of landscaping located in the storefront walkway
Shops at Pinecroft
1440 Lake Woodlands Drive
Lot 8300 Block 0599 Section 0999 Village of Town Center
- J. Consideration and action for the exterior renovation that includes, the addition of windows, a new door entrance a color change and a freestanding ATM kiosk with canopy.
JBD Partners LP/Chase Bank
9590 Six Pines Drive
Lot 9013 Block 0599 Section 0999 Village of Town Center
- K. Consideration and action for the proposed addition of a slab with new equipment and antennas to the existing cell tower.
Crown Castle GT CO LLC - Sprint
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest
- L. Consideration and action for the proposed addition of antennas to the existing cell tower.
Crown Castle GT CO LLC - Verizon
6800 Research Forest Drive
Lot 0100 Block 0101 Section 0047 Village of Cochran's Crossing
- M. Consideration and action for the addition of a generator at an existing cell tower location.
The Woodlands Land Development LP
9611 Woodlands Parkway
Lot 0150 Block 0078 Section 0046 Village of Sterling Ridge
- N. Consideration and action for the proposed building sign and window vinyl graphics.
North Woods Endocrinology
10333 Kuykendahl Road
Lot 0150 Block 04999 Section 0046 Village of Sterling Ridge
- O. Consideration and action for the construction of a masonry dumpster enclosure.
BBVA Compass Bank
8100 Research Forest Drive
Lot 0500 Block 0257, Section 0047 Village of Alden Bridge

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

- 1. Variance request for conceptually proposed new home construction that will exceed the maximum living area allowed and will encroach into the seven-foot side building setback as established by the Neighborhood Criteria for the lot and includes a driveway that will exceed the maximum width allowed.
Mary Ross Custom Homes

7 Crinkleroot Court
Lot 13, Block 01, Section 19 Village of Grogan's Mill

2. The proposed new home will be located beyond the 40-foot front building setback as established by the Neighborhood Criteria for the lot. The proposed driveway would be located within the 50-foot Texas Intrastate Pipeline Easement and five-foot side easement, all of which are not in keeping with the Standard.
Guy Lewis and Tobie Craig
2915 E Wildwind Circle
Lot 27, Block 10, Section 12 Village of Grogan's Mill
3. Request for approval of a yard sign.
Jennifer and Katie Tolar
23 Twisted Birch Place Court
Lot 8, Block 1, Section 3 Village of Indian Springs
4. Variance request for a proposed fence that exceeds the maximum allowed height.
Brian and Jennifer J Ware
99 North Hawkhurst Circle
Lot 10 Block 2, Section 93 Village of Sterling Ridge
5. Variance request for a proposed fence that exceeds the maximum allowed height.
Jon J. and Amanda LCarlson
74 Trellis Gate Street
Lot 21 Block 2 Section 35 Village of Alden Bridge
6. Variance request for a proposed fence that exceeds the maximum allowed height.
George Paul and Julina R Book
70 Trellis Gate Street
Lot 22 Block 2 Section 35 Village of Alden Bridge
7. Variance request for a proposed fence that exceeds the maximum allowed height.
Mary Frances Hamsa
66 Trellis Gate Street
Lot 23 Block 2 Section 35 Village of Alden Bridge
8. Variance request for a proposed fence that exceeds the maximum allowed height.
Charles R Adams III
62 Trellis Gate Street
Lot 24 Block 2 Section 35 Village of Alden Bridge
9. Variance request for a proposed fence that exceeds the maximum allowed height.
Nicholas Gerard Wolda
58 Trellis Gate Street
Lot 25 Block 2 Section 35 Village of Alden Bridge
10. Variance request for a proposed fence that exceeds the maximum allowed height.
Julie K. Manley
54 Trellis Gate Street
Lot 26 Block 2 Section 35 Village of Alden Bridge
11. Variance request for a proposed fence that exceeds the maximum allowed height.
Nicolas J. and Melanie C Knapik
78 Sunlit Grove Street

Lot 20 Block 2 Section 35 Village of Alden Bridge

12. Variance request for a proposed patio cover with integrated wall, summer kitchen, fire pit, seat and that does not respect the 25 foot rear building setback.
David J and Elisa Kokowsky
47 Nocturne Woods Place
Lot 12, Block 1, Section 44 Village of Sterling Ridge
13. Variance request for an existing fence that does not meet the Development Criteria for Section 55 Alden Bridge.
Andrew B. and Dawn G Hendricks
31 Ivy Garden Street
Lot 19 Block 3 Section 55 Village of Alden Bridge
14. Variance request for an existing driveway extension and walkway that do not respect the left side five foot easement. Driveway extension also encroaches slightly on to neighbor's property and walkway is not at least one foot from the fence.
Dalal O Murgai
102 South Knights Crossing Drive
Lot 5 Block 1, Section 81 Village of Sterling Ridge
15. Variance request for an existing interior fence that does not have an approved fence design.
Cristian Salvador Andreola
10 Chippewa Trail
Lot 24, Block 4, Section 3 Village of Creekside Park
16. Variance request for an existing deck that does not respect the side five foot easement.
Blakely A and Michael H Cook
2 Mission Bend Place
Lot 44, Block 1, Section 18 Village of Indian Springs (TWA)
17. Variance request for existing landscape borders that exceed the height allowed in the easement, a pond and waterfall that do not respect the side five foot easements. Additionally, the artificial turf is not an approvable ground cover.
George Gitzendanner and Rita Pereira
14 Sunny Oaks Place
Lot 16 Block 2, Section 9 Village of College Park
18. Appeal of the planting conditions for a pet barrier.
Jonathan and Alisha Strife
38 Estherwood Place
Lot 26 Block 02, Section 99 Village of Sterling Ridge
19. Request for approval of a summer kitchen and fireplace.
Jeremy and Myra Rock
18 Mercurio Court
Lot 6, Block 1, Section 54 Village of Sterling Ridge
20. Request for approval of a driveway widening.
Keens Owino
11 Bay Chapel Court
Lot 8 Block 1, Section 3 Village of Harper's Landing at College Park
21. Consideration and action to pursue legal action for outstanding Covenant violations.

Gulnara Roberson
14 Nila Grove Court
Lot 60, Block 2, Section 3 Village of Harper's Landing at College Park

22. Consideration and action to pursue legal action for outstanding Covenant violations.
Joshua Lee & Nicole Bradley
97 West Night Heron Place
Lot 13, Block 1, Section 2 Village of Alden Bridge
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Xiuya Feng & Bojin Chen
114 East Sterling Pond Circle
Lot 59, Block 3, Section 3 Village of Alden Bridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Troy K Dixon
38 East Gaslight Place
Lot 1, Block 1, Section 26 Village of Alden Bridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Matthew W Froemsdorf & Yvonne Y Vuong
18 Lufberry Place
Lot 6, Block 2, Section 12 Village of Creekside Park West
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Julio H & Laura M Gaitan
2 Raindance Court
Lot 10, Block 3, Section 11 Village of Harper's Landing at College Park
27. Consideration and action to pursue legal action for outstanding Covenant violations.
Joshua Kaufman
30 Tidwillow Place
Lot 30, Block 2, Section 2 Village of Creekside Park West
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Melanie R Ketner
103 South Millport Circle
Lot 65, Block 1, Section 40 Village of Alden Bridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Donal L & Shelli R Larson
66 Elm Willow Court
Lot 19, Block 1, Section 2 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Dongfang Lin & Jinbiao Liu
63 Genesee Ridge Drive; 77385-3685
Lot 16, Block 1, Section 11 Village of Harper's Landing at College Park
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Brett N & Kimberly McDaniel
6 Ebony Oaks Place
Lot 33, Block 1, Section 56 Village of Sterling Ridge

32. Consideration and action to pursue legal action for outstanding Covenant violations.
Gaston Ochoa Meza & Ana E Deochoa
11 Tiburon Court
Lot 8, Block 5, Section 7 Village of Creekside Park
33. Consideration and action to pursue legal action for outstanding Covenant violations.
Ahmed Mohamed
39 North Rocky Point Circle
Lot 26, Block 2, Section 5 Village of Creekside Park
34. Consideration and action to pursue legal action for outstanding Covenant violations.
Miguel A & Nery Morales
3 Hebburn Court
Lot 20, Block 3, Section 3 Village of Creekside Park West
35. Consideration and action to pursue legal action for outstanding Covenant violations.
Afton & Ashley McNierney-Moore
34 Shallowford Place
Lot 19, Block 1, Section 11 Village of Creekside Park West
36. Consideration and action to in regard to existing violations on the property for parking on a non-hard surface area.
Adam and Bertha Tilghman
180 South Hollylaurel Circle
Lot 1, Block1, Section 16 Village of Alden Bridge
37. Variance request for an existing fence that exceeds the maximum height allowed and was built with construction side facing out.
Sherwood Stewart
51 Tapestry Forest Place
Lot 13 Block 1, Section 8 Village of Grogan's Forest at College Park
38. Consideration and action to determine if a patched roof is considered a violation of the Standards.
Raul Lizardo and Liliana Hernandez
94 Wood Manor Place
Lot 34 Block 1, Section 12 Village of Grogan's Forest at College Park
39. Appeal of the planting conditions for a pool and possible Consideration and Action to pursue legal action for outstanding Covenant violations.
Gurjeet Jauhar
99 East Black Knight Drive
Lot 4 Block 4, Section 77 Village of Sterling Ridge
40. Variance request for a driveway extension that will exceed the maximum width allowed.
L. Bert and Georgette Williams
18 English Heather Place
Lot 59 Block 1, Section 3 Village of Sterling Ridge
41. Variance request for a tree removal that does not meet the conditions for removal per the Standards.
Labib and Oxana Arafat
6 Teakwood Place
Lot 33 Block 1 Section 82 Village of Alden Bridge

42. Variance request for a driveway extension that is not in keeping with neighborhood character and may have neighbor impact.
Christy Tucker
11 South Sage Sparrow Circle
Lot 7, Block 3, Section 11 Village of Creekside Park
43. Variance request for a proposed attached patio cover with integrated summer kitchen, fireplace and paving that does not respect the 20 foot rear setback
Neal B. and Michaela C. King
83 North Bethany Bend Circle
Lot 1 Block 3 Section 36 Village of Alden Bridge
44. Request for a variance for existing shade sails that are not architecturally compatible to the dwelling and may impact neighborhood character.
Ziad Alan Egap
42 Winter Thicket Place
Lot 26, Block 1, Section 28 Village of Creekside Park West
45. Request for Variance for patio cover and summer kitchen that do not respect the five foot side easement. Additionally, a request for appeal of planting conditions for the existing patio cover and summer kitchen.
Cauhtemoc Garcia
118 Lindenberry Circle
Lot 42, Block 1, Section 27 Village of Creekside Park
46. Consideration and action to pursue legal action for outstanding Covenant violations.
Cauhtemoc T & Juanita M Garcia
118 Lindenberry Circle
Lot 42, Block 1, Section 27 Village of Creekside Park
47. Request for variance for an existing fence stain that is not an approvable color.
Patrick Darjon
74 North Pinto Point Circle
Lot 45, Block 1, Section 12 Village of Creekside Park
48. Variance request for a proposed fence relocation was considered incompatible with the neighborhood character and may have negative neighbor impact,
Sean Easton
211 Rockwell Park Blvd
Lot 1, Block 9, Section 33 Village of Creekside Park

VIII. Consideration and Action regarding contractor compliance and deposit fees.

IX. Consideration and Action adopting the current Building Code.

X. Consideration and Discussion regarding enforcement of the DSC action related to prohibiting variances for window and door vinyl graphic and prohibiting review for and Residential or Commercial Properties with existing violations.

XI. Consideration and Discussion concerning the Neighborhood Criteria in the Village of Alden Bridge.

XII. Public Comments

XIII. Member Comment

XIV. Staff Reports

XV. Adjourn



Property Compliance Manager
For The Woodlands Township

