

Development Standards Committee

November 14, 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 October 17, 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 a building addition for the purposes of adding a free weight gym area; and the installation of windows to the existing building.
Panther Creek Shopping Center/Gold's Gym
4775 West Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - B. Consideration and action for the installation of two dumpster enclosures at the rear of the shopping center.
Regency Centers/Panther Creek Shopping Center
4775 West Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - C. Request for a rehearing for the monument sign proposal that was heard and acted upon by the Development Standards Committee at their meeting of July 5, 2018.
Dayton Hudson Corporation/Target
1100 Lake Woodlands Drive
Lot 0590 Block 0599 Section 0999 Village of Town Center
 - D. Consideration and action for the extension of an existing fence.
Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
 - E. Variance request for a storage shed that is visible from the road and adjacent properties.
Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
 - F. Consideration and action for the final plans for the exterior renovation that includes the addition of windows, a new door entrance, a freestanding ATM kiosk with canopy and landscape plan.
JBD Partners LP/Chase Bank
9590 Six Pines Drive
Lot 9013 Block 0599 Section 0999 Village of Town Center

- G. Consideration and action for a temporary sales event that will include a tent.
The Woodlands Mall/Rest & Relax Holiday Sidewalk Sale
1201 Lake Woodlands Drive
Lot 0280 Block 0599 Section 0999 Village of Town Center
- H. Variance request for temporary advertising signage for a sales event that includes two logos that are not trademarked together, a tagline and pricing information.
The Woodlands Mall/Rest & Relax Holiday Sidewalk Sale
1201 Lake Woodlands Drive
Lot 0280 Block 0599 Section 0999 Village of Town Center
- I. Consideration and action for a temporary event that will include protective fencing, lights and music.
The Woodlands Land Development Company/Glade Arts Foundation
2000 Woodlands Parkway
Lot 4400 Block 0547, Section 0999 Village of Town Center
- J. Consideration and action for the installation of additional solar panels on the building roof.
HARC
8801 Gosling Road
Lot 0804 Block 0051 Section 0000 Village of Research Forest
- K. Variance request for proposed monument sign that exceeds the maximum size allowed and includes a logo that is not registered and also exceeds the maximum size allowed.
Evergreen Office 2012 LLC
1070 Evergreen Circle
Lot 0460 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for existing exterior window shades.
Churrascos
21 Waterway Avenue
Lot 2629 Block 0599 Section 0999 Village of Town Center
- M. Consideration and action for the installation of a new generator for an existing cell tower.
Woodlands Community Presbyterian Church/T-Mobile
4881 West Panther Creek Drive
Lot 0305 Block 0045 Section 0040 Village of Panther Creek
- N. Variance request for an existing temporary banner that exceeds the maximum time allowed for display and contains a tagline.
Lexington Apartments LLC
12000 Sawmill Road
Lot 0300 Block 0599 Section 0036 Village of Grogan's Mill
- O. Variance request for an existing temporary banner that exceeds the maximum time allowed for display and contains a tagline.
GS Parkside LP-Biltmore Apartments
10600 Six Pines Drive
Lot 0200 Block 0599 Section 0036 Village of Grogan's Mill
- P. Consideration and action of applications from Crown Castle NG Central LLC, to upgrade existing ground equipment and antennas on existing street light poles that contain a small cell network.

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

1. Consideration and Action regarding the proposed new home construction and related improvements that require review and action by the Development Standards Committee.
Guillermo Ritchey
2701 South Wildwind Circle
Lot 05, Block 09, Section 01 Village of Grogan's Mill
2. Variance request for a proposed pergola that would encroach into the 10 foot rear yard easement.
Robert T Arend
51 W Twinberry Place
Lot 058, Block 03, Section 31 Village of Cochran's Crossing
3. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Laura Lovins
36 E. Bigelow Oak Court
Lot 25, Block 01, Section 02 Village of Panther Creek
4. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Deborah Green Hagle
2611 Rosewood Place
Lot 18, Block 03, Section 03 Village of Grogan's Mill
5. Variance request for proposed paving that does not respect the side five foot easement.
Amanda E Dufrene
35 Canoe Birch Place
Lot 48 Block 1, Section 40 Village of Alden Bridge
6. Variance request for proposed fence that exceeds the maximum height allowed.
Daniel C Cook
77 North Acacia Park Circle
Lot 8, Block 3, Section 28 Village of Alden Bridge
7. Variance request for a proposed fence that does not meet the Neighborhood Criteria for Section 35 Alden Bridge.
Sutphen Family Living Trust
83 Sunlit Grove Street
Lot 13, Block 4, Section 35 Village of Alden Bridge
8. Variance request for a proposed room addition will extend beyond the 20 foot setback for the rear of the dwelling and exceeds maximum allowed living area allowed.
John Paul Buckley
31 Sunspree Place
Lot 34, Block 2, Section 64 Village of Alden Bridge
9. Variance request for a proposed pool bath/storage room that will not respect the rear 40 foot setback.
Andrew Dubois
7 Freestone Place
Lot 27, Block 1, Section 49 Village of Alden Bridge

10. Consideration and action to pursue legal action for outstanding Covenant violations.
Jesper Anderson & Cindy Lewkowicz
73 West Sandalbranch Circle
Lot 10, Block 2, Section 18 Village of Alden Bridge
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Steve J & Linda A Blanke
174 Pinto Point Place
Lot 82, Block 1, Section 12 Village of Creekside Park
12. Consideration and action to pursue legal action for outstanding Covenant violations.
Tal Rothwell Cowan Jr
15 Slate Path Drive
Lot 18, Block 1, Section 26 Village of Sterling Ridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Aaron Freeman
146 Black Swan Place
Lot 18, Block 1, Section 97 Village of Sterling Ridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Jerry & Roberta A Hallam
46 Black Swan Court
Lot 2, Block 2, Section 97 Village of Sterling Ridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Roger Alan & Michelle Ann Harrison
11 Sentinel Place
Lot 18, Block 2, Section 4 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Michael Long
7 Windsinger Court
Lot 11, Block 4, Section 2 Village of Creekside Park West
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Carlos Alejandro Farca Mena
42 Black Swan Court
Lot 3, Block 2, Section 97 Village of Sterling Ridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Ricardo Ramirez
38 Butternut Grove Place
Lot 24, Block 1, Section 4 Village of Creekside Park West
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Mario S & Ruth B Romero
11 Newberry Trail Court
Lot 14, Block 1, Section 52 Village of Alden Bridge

20. Consideration and action to pursue legal action for outstanding Covenant violations.
Julio Roberto Rivera Rosales & Silvia Maria Vega Zeissig
23 Folklore Court
Lot 6R, Block 2, Section 2 Village of Creekside Park
21. Consideration and action to pursue legal action for outstanding Covenant violations.
Jason Schmitz
30 Howell Creek Place
Lot 63, Block 3, Section 36 Village of Alden Bridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Perry Richard & Elizabeth Ama Stephens
22 Homed Lark Place
Lot 34, Block 2, Section 13 Village of Creekside Park
23. 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
24. Appeal of the Residential Design Review Committee's decision to disapprove the pool slide location and require it to be relocated to the original approved location.
Andrew Lee
95 Black Knight Drive
Lot 5, Block 4, Section 77 Village of Sterling Ridge
25. Variance request for a driveway extension that will exceed the maximum width allowed and will not respect the side five foot easement.
Matthew Geistfeld
14 Royal Ridge Place
Lot 11, Block 2, Section 37 Village of Alden Bridge
26. Variance request for driveway borders that do not respect the side five foot easement.
John Srock
78 North Swanwick Place
Lot 15, Block 1, Section 3 Village of Creekside Park West
27. Variance request for a driveway extension that will exceed the maximum width allowed and will not respect the side five foot easement.
Wayne Lepire
14 Ramey Heights Court
Lot 42, Block 1, Section 12 Village of Grogan's Forest at College Park
28. Variance request for a proposed pool that will exceed the maximum percent of water surface area permitted and pool decking that does not respect the five foot side yard easement.
Eileen Carothers Wojahn Rev Living Trust
7 Wineberry Place
Lot 2, Block 1, Section 66 Village of Alden Bridge

29. 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
30. Variance request for an existing driveway border that exceeds the maximum width of 18 inches allowed. Additionally, an existing walkway exceeds the maximum width allowed and is not located a minimum of one foot from the property line.
Peter P Klepaida
55 West Gaslight Place
Lot 85, Block 1, Section 26 Village of Alden Bridge
31. Variance request for proposed detached building that does not respect the 25 foot rear setback.
Sebastian Hermann
34 N. Shimmering Aspen Circle
Lot 3, Block 2, Section 19 Village of Creekside Park

VIII. Public Comments

IX. Member Comment

X. Staff Reports

XI. Adjourn



Property Compliance Manager
For The Woodlands Township

