

Development Standards Committee

December 12th, 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 November 7, 2018.
- III.** Consideration and Action of the Applications and Covenant Violations in Section VII and VIII, 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 Action for the Chairman and Vice Chairman of the Development Standards Committee.
- VII.** Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Variance request for proposed monument sign that includes two business names and a colored logo that is not a feature of the trademark and would include door vinyl graphics that do not match because they would not include color.
2201 LW HOLDINGS LLC/Keller Williams
2201 Lake Woodlands Drive
Lot 0313 Block 0547 Section 0006 Village of Town Center
 - B. Variance request for a monument sign that contains a logo that is not registered and a tag line that is not part of the registered name.
BRE Knight SHTX /Reunion Court of The Woodlands
1730 Woodstead Court
Lot 0261Block 0599 Section 0036 Village of Grogan's Mill
 - C. Variance request for three monument signs with a tagline included in the registered name, that advertises the business, and a logo located on the sign base that is not trademarked.
Lexington Apartments LLC
12000 Sawmill Road
Lot 0300 Block 0599 Section 0006 Village of Grogan's Mill
 - D. Variance request for three monument signs with a tagline included in the registered name, that advertises the business.
GS Parkside LP/The Biltmore Luxury Living
10600 & 10601 Six Pines Drive
Lots 0200, 0201, 0269, Block 0599 Section 0036 Village of Grogan's Mill
 - E. Variance request for existing decorative paintings to the exterior of the fence.
Stepping Stones Properties, LLC
11900 Cranebrook Drive
Lot 0115 Block 0499 Section 0046 Village of Sterling Ridge

- F. Consideration and action for the addition of a “Little Free Library” box.
Stepping Stones Properties, LLC
11900 Cranebrook Drive
Lot 0115 Block 0499 Section 0046 Village of Sterling Ridge
- G. Consideration and action for an exterior renovation that includes a new roof mansard, entrance canopy, lighting; color and materials change.
Drury Inns, Inc
28099 Interstate Highway 45
Lot 2701 Block 0350 Section 0999 Village of Town Center
- H. Variance request to modify existing sidewalks to comply with the American’s with Disabilities Act and will require the removal of two trees.
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 addition of antennas and equipment to the existing cell phone tower.
Crown Castle GT CO LLC
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest
- J. Consideration and action for the demolition and removal of modular buildings including the placement of a dumpster on site.
Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran’s Crossing
- K. Variance request to allow for a "Now Leasing" banner that exceeds the maximum size, is not in an approved location and exceeds the allowed duration of time to display.
Windvale Center
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- L. Variance request for a building sign that includes a logo that is not trademarked and exceeds the maximum size allowed.
Progressive Pain and Rehabilitation
10710 Kuykendahl Road
Lot 0110 Block 0592 Section 0060 Village of Indian Springs

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

- 1. Variance request for a concept approval of a proposed detached building/structure that does not respect the 25-foot rear setback.
Sebastian Hermann
34 North Shimmering Aspen Circle
Lot 3, Block 2, Section 19 Village of Creekside Park

2. Request for a rehearing regarding a second story window on an attic conversion that required the window to be opaque to preserve privacy to adjacent lot when balcony was acted upon by the committee, which required a variance to encroach into the 30-foot rear setback.
C & AV Living Trust
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
3. Consideration and action for the 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
4. Variance request for a solid metal roof that was added to an existing pergola. The solid roof is a corrugated metal and encroaches into the 25-foot building setback.
Xiaoyu Yu
58 S Concord Forest Circle
Lot 49, Block 02, Section 41 Village of Cochran's Crossing
5. Variance request for an existing fence was built beyond the owner's property and encroaches into the street right-of-way.
Todd and Rachelle Stevens
39 North Longspur Drive
Lot 07, Block 04, Section 45 Village of Grogan's Mill
6. Variance request for an existing rear fence that was rebuilt with the construction members facing outward from the lot without the prior written consent from the rear neighbor.
Bill and Jessica Johns
32 S Rain Forest Court
Lot 32, Block 06, Section 38 Village of Grogan's Mill
7. Variance request for the proposed paving that will exceed the maximum amount of hard surface area allowed.
Susan McDonald
58 Pinepath Place
Lot 15, Block 02, Section 23 Village of Cochran's Crossing
8. Variance request for an existing color change that was not found to be architecturally compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Monica M Ballesio
11 Sand Piper Place
Lot 47, Block 02, Section 03 Village of Cochran's Crossing
9. Variance request for proposed driveway borders that will exceed the maximum width allowed.
Douglas Gana
163 W. Coldbrook Circle
Lot 01, Block 03, Section 25 Village of Cochran's Crossing
10. Variance request for an existing fence that exceeds the maximum height allowed.
Susana B. Foster
4 Roserush Court
Lot 02, Block 02, Section 15 Village of Grogan's Mill
11. Variance request for an existing spa with wooden stairs that encroach into the side and rear yard easements; and is not located at an elevation that protects the privacy of adjacent residents.
Susana B. Foster

4 Roserush Court
Lot 02, Block 02, Section 15 Village of Grogan's Mill

12. Variance request for the existing artificial turf that is used as a ground cover.
Susana B. Foster
4 Roserush Court
Lot 02, Block 02, Section 15 Village of Grogan's Mill
13. Consideration and action to pursue amending the Initial Land Use Designation for Indian Springs Section 1, to increase the maximum amount of living area allowed, accommodating an existing remodel as requested by homeowner.
Michael Sprintz
19 Shallow Pond Place
Lot 09, Block 07, Section 01 Village of Indian Springs
14. Variance request for existing room additions that exceeds the maximum living area allowed.
Michael Sprintz
19 Shallow Pond Place
Lot 09, Block 07, Section 01 Village of Indian Springs
15. Variance request to appeal the Residential Design Review Committee action regarding the owner's lighting installation in violation of the Standards; and owner's request for a hearing of the Development Standards Committee regarding Edison style lighting and its compliance with the Standards.
Alan Phillip & Nancy Ann Kurus
11 South Buck Ridge
Lot 15, Block 03, Section 29 Village of Panther Creek
16. Variance request to appeal the conditions of approval requiring the replant of one fifteen-gallon native evergreen tree.
Sherry A. Villanueva
68 South Circlewood Glen
Lot 79, Block 02, Section 09 Village of Panther Creek
17. Variance request for proposed garage extension which will be located beyond the ten-foot side yard setback.
Gene Forrester
11 Ivy Pond Place
Lot 06, Block 02, Section 45 Village of Cochran's Crossing
18. Variance request for the proposed patio cover that would be located in the rear easement.
Charles and Kristy Gooding
10 Painted Cup Court
Lot 50, Block 01, Section 18 Village of Grogan's Mill
19. Variance request for the proposed patio and pool decking that will be located in the rear easement.
Charles and Kristy Gooding
10 Painted Cup Court
Lot 50, Block 01, Section 18 Village of Grogan's Mill
20. Variance request for the proposed walkway that will be located beyond the fifteen-foot platted building line and encroaches into the rear easement.
Charles and Kristy Gooding
10 Painted Cup Court
Lot 50, Block 01, Section 18 Village of Grogan's Mill
21. Variance request for existing wood pool decking that is located within the ten-foot rear easement.

Kenneth Scheller
23 Crinkleroot Court
Lot 38, Block 01, Section 19 Village of Grogan's Mill

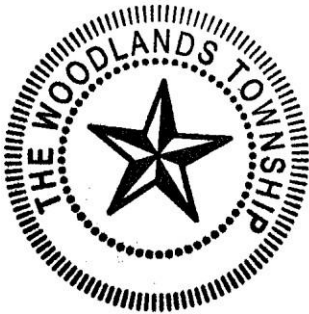
22. Variance request for the existing paving that exceeds the maximum hard surface area allowed and is located within the side and rear easements.
Natasha Irani
62 Firefall Court
Lot 16, Block 03, Section 48 Village of Grogan's Mill
23. Variance request for the existing rear yard plastic shed that exceeds the maximum height allowed, causes the lot to further exceed the maximum hard surface allowed and is not screened from view of rear and adjacent property.
Natasha Irani
62 Firefall Court
Lot 16, Block 03, Section 48 Village of Grogan's Mill
24. Variance request for a fence that is not set back three feet from the front façade of the dwelling.
Yong Kim
14 West Broken Oak Court
Lot 104, Block 01, Section 02 Village of Panther Creek
25. Variance request for the existing walkway that was built in the common open area without prior approval.
Settlers Corner Townhome Association
Section 2 Common Open Area
Tract 1-10
Village of Grogan's Mill Settler Corner Townhomes
26. Variance request for the existing patio cover without the required sealed plans.
Jake Latimer
180 Maple Branch Street
Lot 32, Block 01, Section 24 Village of Grogan's Mill
27. Consideration and action for a home business renewal.
Janet Skeels
98 Marabou Place
Lot 20, Block 02, Section 25 Village of Grogan's Mill
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
James Tyler
18 W Placid Hill Circle
Lot 22, Block 01, Section 3 Village of Cochran's Crossing
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Rawlin J Carter
19 E Cobble Hill Circle
Lot 02, Block 04, Section 06 Village of Cochran's Crossing
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jeremy Schlanger
31 S Indian Sage Circle
Lot 41, Block 01, Section 12 Village of Cochran's Crossing

31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Mark Alan Mason
31 Smokerise Place
Lot 09, Block 06, Section 06 Village of Cochran's Crossing
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Fernando A Paez
71 W Lakemist Circle
Lot 06, Block 02, Section 20 Village of Cochran's Crossing
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
John Philip Golden
86 Sky Terrace Place
Lot 116, Block 02, Section 02 Village of Cochran's Crossing
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael M Price
119 S Village Knoll Circle
Lot 21, Block 01, Section 10 Village of Cochran's Crossing
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gary Matter Living INC
6 Breezy Point Place
Lot 20, Block 14, Section 01 Village of Indian Springs
36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Valeria Schultz
1 Hopvine Court
Lot 01, Block 04, Section 20 Village of Panther Creek
37. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Kirk and Sandra Noyes
16 Scatterwood Court
Lot 19, Block 05, Section 17 Village of Panther Creek
38. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Roderick Herrman
52 South Brookberry Court
Lot 35, Block 03, Section 12 Village of Panther Creek
39. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jose Moyano and Leticia Castro
91 S. Wavy Oak Circle
Lot 19, Block 06, Section 07 Village of Panther Creek
40. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.
William and Ilene Lee
115 Towering Pines Drive
Lot 39, Block 05, Section 17 Village of Panther Creek

41. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Christopher Chenault
146 W Woodstock Circle Drive
Lot 88, Block 01, Section 02 Village of Panther Creek

- IX.** Consideration and Discussion regarding Residential Development Standards.
- X.** Consideration and discussion regarding Commercial Signage related to door vinyl graphics and exceptions where the committee may allow variances.
- XI.** Public Comments
- IX.** Member Comments
- X.** Staff Reports
- XI.** Adjourn



A handwritten signature in black ink, reading "Kimberly C. McKenna".

Property Compliance Manager
The Woodlands Township