

## **Development Standards Committee**

**December 19, 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 14, 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 three temporary banners that exceed the maximum size allowed, have a background color that is not neutral and contains a logo that exceeds the maximum size allowed.  
Dayton Hudson Corp / Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center
  - B. Consideration and action for the construction activity plan, the proposed staging and storage area for the remodeling and related sign package that includes directional, safety, contractor and contact information.  
Dayton Hudson Corp / Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center
  - C. Consideration and action for exterior remodel that includes painting; and sidewalk and curb modifications in order to be comply with the Americans With Disabilities Act.  
Fargo Hotels Realty LP/Residence Inn  
9333 Six Pines Drive  
Lot 7130 Block 0599 Section 0999 Village of Town Center
  - D. Consideration and action for a construction activity plan and the existing staging and storage areas for the remodeling.  
Fargo Hotels Realty LP/Residence Inn  
9333 Six Pines Drive  
Lot 7130 Block 0599 Section 0999 Village of Town Center
  - E. Variance request for a sign package that includes a logo that is not registered and exceeds the maximum size allowed.  
Grogan's Mill Retail Center GP LLC / New Lotus Moon  
2260 Buckthorne Place  
Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

- F. Consideration and action for modifications to the approved landscape plan.  
Chase Bank  
8507 W. New Harmony Trail  
Lot 8507 Block 0509 Section 0386 Village of Creekside Park
- G. Variance request for exterior modifications including a new door, window glazing on the exterior surface of the glass and a patio area.  
Rfl Retail Limited Partnership  
2415 Research Forest Drive  
Lot 6313 Block 0547 Section 0999 Village of Research Forest
- H. Variance request for a proposed monument sign panel that includes a logo that is not trademarked.  
GAVI Timberloch LLC  
2001 Timberloch Place  
Lot 0280 Block 0547 Section 0999 Village of Town Center

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

1. Variance request for proposed living area that exceeds the maximum allowed by the Development Criteria of Section 24, Creekside Park.  
Kalen Ruskin  
18 Ranchers Trail  
Lot 29 Block 1, Section 24 Village of Creekside Park
2. Variance request for a proposed patio cover with summer kitchen that will not respect the rear 25 foot setback  
Wendell J Bartnick  
91 W Laurelhurst Circle  
Lot 39 Block 1 Section 45 Village of Alden Bridge
3. Variance request for a proposed patio cover with summer kitchen that will not respect the rear 40 foot setback.  
Steve Price  
67 North Shimmering Aspen Circle  
Lot 15, Block 1, Section 19 Village of Creekside Park
4. Request for variance for existing artificial turf used as landscaping material and for a putting green that does not respect the easements.  
Samuel Burk  
107 Crimson Ridge Court  
Lot 6, Block 1, Section 15 Village of Indian Springs (TWA)
5. Variance request for an existing patio cover that does not respect the rear 20 foot setback and paving that does not respect the rear ten foot easement.  
Donal Larson  
66 Elm Willow Court  
Lot 19 Block 1 Section 2 Village of Alden Bridge
6. Variance request for an existing deck that does not respect the rear easements.  
Robert Vargas  
14 Dawson Woods Court  
Lot 5 Block 2, Section 89 Village of Sterling Ridge

7. Variance request for an existing play structure that does not respect easement.  
Greg Zimmerman  
59 Beacons Light Place  
Lot 12, Block 1, Section 19 Village of Creekside Park
8. Consideration and action to appeal the Residential Design Review Committee condition of approval regarding existing pool decking that does not respect the rear and left side easements.  
Augustine Conroy  
111 North Thatcher Bend Circle  
Lot 29, Block 1, Section 34 Village of Creekside Park
9. Request for approval for a nutrition counselling home business.  
Mariana Dineen  
31 Birch Canoe Drive  
Lot 5, Block 3, Section 21 Village of Creekside Park West
10. Variance request for an existing play structure that does not respect easements.  
Jeffrey Schultz  
22 Star Iris Place  
Lot 31, Block 1, Section 14 Village of Creekside Park
11. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jorge M Vazquez  
35 Quillwood Place; 77354-3293  
Lot 7, Block 1, Section 93 Village of Sterling Ridge
12. Consideration and action to pursue legal action for outstanding Covenant violations.  
James & Susan Van Laar  
14 Mosaic Point Place; 77389-7599  
Lot 11, Block 1, Section 6 Village of Creekside Park
13. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jorge Alberto Novoa Yeo  
42 Rocky Point Court; 77389-5341  
Lot 47, Block 1, Section 5 Village of Creekside Park
14. Consideration and action to pursue legal action for outstanding Covenant violations.  
Leo & Tatiana Teplitskiy  
82 Wood Drake Place; 77375-4972  
Lot 49, Block 1, Section 4 Village of Creekside Park West
15. Consideration and action to pursue legal action for outstanding Covenant violations.  
Maria Melida Uribe  
26 South Bethany Bend Circle; 77382-1348  
Lot 48, Block 3, Section 36 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.  
Marcela Velasco-Sevilla  
166 Queenscliff Court; 77382-1766  
Lot 4, Block 1, Section 13 Village of Sterling Ridge

17. Consideration and action to pursue legal action for outstanding Covenant violations.  
Bradley M & Kendra K Stroud  
50 South Wynnoak Circle  
Lot 2, Block 2, Section 57 Village of Alden Bridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.  
Juan Abreau Ruiz  
14 Black Swan Court  
Lot 10, Block 2, Section 97 Village of Sterling Ridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.  
Sunil K & Rita Saraf  
51 North Seasons Trace  
Lot 13, Block 1, Section 19 Village of Sterling Ridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.  
Andrea & Brenda S Balsamo  
34 Prairie Oak Drive  
Lot 9, Block 1, Section 15 Village of Harper's Landing at College Park
21. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jamar Blake  
42 Heirloom Garden Place  
Lot 48, Block 1, Section 100 Village of Sterling Ridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.  
Hongxia Che  
24 Silver Rock Drive  
Lot 6, Block 2, Section 33 Village of Creekside Park
23. Consideration and action to pursue legal action for outstanding Covenant violations.  
FREO Texas LLC  
66 South Wynnoak Circle  
Lot 6, Block 2, Section 57 Village of Alden Bridge
24. 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
25. Consideration and action to pursue legal action for outstanding Covenant violations.  
Curis Francisco X Gonzalez & Martin Marcela A Becerra  
38 N Shasta Bend Circle  
Lot 22, Block 1, Section 22 Village of Creekside Park
26. Consideration and action to pursue legal action for outstanding Covenant violations.  
Megan E Gravenstein  
38 West Montfair Boulevard  
Lot 3, Block 3, Section 74 Village of Sterling Ridge
27. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jesus L Hernandez & Angelina A Ruvalcaba  
19 Estherwood Place

Lot 17, Block 2, Section 99 Village of Sterling Ridge

28. Consideration and action to pursue legal action for outstanding Covenant violations.  
Hydro Power Systems Inc  
26 Maize Meadow Place  
Lot 24, Block 4, Section 9 Village of Indian Springs (TWA)
29. Consideration and action to pursue legal action for outstanding Covenant violations.  
Shaista Khan  
22 Belcarra Place  
Lot 38, Block 3, Section 58 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jaltex Investments Corporation  
50 Paloma Springs Drive  
Lot 4, Block 2, Section 26 Village of Creekside Park
31. Consideration and action to pursue legal action for outstanding Covenant violations.  
Rodney Eric Lenfant Sr & Rodney E & Suzanne S Lenfant  
3 Ambrosia Place  
Lot 23, Block 3, Section 13 Village of Indian Springs (TWA)
32. Consideration and action to pursue legal action for outstanding Covenant violations.  
Kirby Real Investments LLC  
11 Wyatt Oaks Drive  
Lot 8, Block 5, Section 7 Village of Creekside Park West
33. Consideration and action to pursue legal action for outstanding Covenant violations.  
Daniel Lopez & Marcela Trujillo  
19 Prairie Falcon Court  
Lot 28, Block 1, Section 12 Village of Creekside Park
34. Consideration and action to pursue legal action for outstanding Covenant violations.  
Kevin M & Christine ONeal  
106 East Canyon Wren Circle  
Lot 24, Block 2, Section 13 Village of Creekside Park
35. Consideration and action to pursue legal action for outstanding Covenant violations.  
Mayur & Priti Patel  
26 River Ridge Loop  
Lot 7, Block 1, Section 3 Village of Creekside Park
36. Consideration and action to pursue legal action for outstanding Covenant violations.  
Daniel M Bermudez & Ingrid Escamilla  
22 Wood Drake Place  
Lot 64, Block 1, Section 4 Village of Creekside Park West
37. Consideration and action to pursue legal action for outstanding Covenant violations.  
David A Jr. & Kerrie L Loveridge  
71 East Slatestone Circle  
Lot 40, Block 1, Section 50 Village of Alden Bridge
38. Variance request for an existing flagstone walkway that exceeds the maximum width allowed.

Joseph W Skaptason  
15 Owls Cove Place  
Lot 22 Block 4, Section 6 Village of Alden Bridge

39. Variance request for a proposed driveway extension that will not respect the side five foot easement.

John Srock  
78 North Swanwick Place  
Lot 15, Block 1, Section 3 Village of Creekside Park West

40. Appeal of the Residential Design Review Committee's decision to disapprove the removal of trees that do not meet the Standards for tree removal.

Paul Chang  
10 Columberry Court  
Lot 30 Block 2 Section 84 Village of Alden Bridge

41. Variance request for a detached studio/workshop that will not respect the 20 foot rear setback.

Anthony Gregory  
15 Ryanwyck Place  
Lot 56 Block 1, Section 86 Village of Alden Bridge

42. Variance request for an existing trellis that exceeds the maximum height allowed.

Rafael Barrenechea  
42 Shallowford Place  
Lot 17, Block 1, Section 11 Village of Creekside Park West

**VIII.** Public Comments

**IX.** Member Comment

**X.** Staff Reports

**XI.** Adjourn



Property Compliance Manager  
For The Woodlands Township

