

Development Standards Committee

January 9, 2019 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 December 12, 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 the existing decorative flags and lights displayed on the exterior of the tenant space.
The Woodlands Children's Museum
4775 West Panther Creek Drive
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
 - B. Variance request for a freestanding sign that advertises events and activities.
The Woodlands Children's Museum
4775 West Panther Creek Drive
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
 - C. Variance request for three temporary signs, two that advertise a free tax service and one for directing parking.
Montgomery County United Way
1600 Lake Front Circle
Lot 0999 Block 0599 Section 0370 Village of Research Forest
 - D. Variance request to relocate an existing building sign that does not meet the height requirements of the shopping center criteria.
Master Hong's Taekwondo
8000 McBeth Way
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
 - E. Variance request for a proposed building sign that does not match the signs of the existing tenants.
Allstate
10333 Kuykendahl Road
Lot 0150 Block 0499 Section 0046 Village of Sterling Ridge
 - F. Consideration and action for exterior remodeling to replace the windows and doors, repaint and add lighting.
Dirk Laukien
2630 Technology Forest Blvd
Lot 9146 Block 0547, Section 0999 Village of Research Forest

- G. Consideration and action for the installation of three emergency generators.

HEB

10777 Kuykendahl Road

Lot 0512 Block 0592 Section 060 Village of Indian Springs

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

1. Variance request for an existing color change that was not considered to be 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

2. Consideration and action for the approved rehearing request for a second story window on an attic conversion with a window that may have been required to be opaque to preserve privacy to adjacent lot when balcony previously acted upon by the Development Standards Committee.

C & AV Living Trust

53 Doe Run Drive

Lot 17, Block 01, Section 16 Village of Grogan's Mill

3. Variance request for a proposed pool house that was considered to have an adverse impact on the adjacent property due to the mass, scale and proportion.

Sivakumar Subramanian

39 Lucky Leaf Court

Lot 22, Block 03, Section 30 Village of Panther Creek

4. Variance request for a home business that has clients who frequently travel to the home in connection with the business.

William B Whatley

19 Purple Martin Place

Lot 26, Block 01, Section 37 Village of Cochran's Crossing

5. Variance request for the existing basketball goal that is in a location that may have a negative functional impact on the adjacent property when acted upon by the Residential Design Review Committee.

Daniel E Cahill

43 Edgemire Place

Lot 43, Block 02, Section 23 Village of Cochran's Crossing

6. Variance request for a proposed patio that would cause the lot to exceed the maximum hard surface area allowed.

Russell and Linda Balsamo

49 Eagle Court

Lot 09, Block 01, Section 22 Village of Grogan's Mill

7. Variance request for a proposed spa that would encroach into the rear and side yard easements.

Russell and Linda Balsamo

49 Eagle Court

Lot 09, Block 01, Section 22 Village of Grogan's Mill

8. Variance request for a proposed storage building that will encroach into the ten-foot storm sewer easement.

Richard A Cogdill

DSC Posted Agenda 01-09-19

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

- 15 Scarlet Sage Place
Lot 10, Block 05, Section 08 Village of Cochran's Crossing
9. Variance request for the existing exterior lights that were not mounted in fixtures that shield visibility of the lamp from the adjacent property and were considered to have a negative impact and glare on the adjacent lot.
Glenn Robert Brown
19 Bayginger Place
Lot 13, Block 03, Section 23 Village of Cochran's Crossing
10. Variance request for an existing fence that was built with the construction side facing outward from the lot and exceeds the maximum height allowed.
Mary Lovell
7 South Greenbud Court
Lot 135, Block 04, Section 38 Village of Grogan's Mill
11. Variance request for the existing fence that was built with the construction side facing outward from the lot and exceeds the maximum height allowed.
Lluvia Tavares
89 East Timberspire Court
Lot 97, Block 02, Section 38 Village of Grogan's Mill
12. Variance request for the proposed garage addition that would exceed the maximum living area allowed if considered as living area.
Richard De Villarin
12119 Gray Oak Place
Lot 09, Block 09, Section 03 Village of Grogan's Mill
13. Variance request for the proposed paving for a pool remodel, walkway and summer kitchen which will exceed the maximum amount of hard surface area allowed.
Kheena R Pineda
6 Gilded Pond Place
Lot 13, Block 01, Section 43 Village of Cochran's Crossing
14. Variance request for a proposed fireplace that was not found to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Timothy Gregory
30 Wingspan Drive
Lot 23, Block 02, Section 28 Village of Cochran's Crossing
15. Variance request for a proposed fence that will exceed the maximum height allowed and the style does not meet the Neighborhood Criteria.
Paulette M Musso
154 S Cochran's Green Circle
Lot 10, Block 01, Section 23 Village of Cochran's Crossing
16. Variance request for a proposed fence that does not meet the Development Criteria for height.
Barbara K Vanlandingham
50 Bellweather Court
Lot 09, Block 01, Section 46 Village of Panther Creek

17. Variance request for an existing pool barrier fence that was built with the construction side facing outward toward a rear Open Space Reserve and a commercial property.
Randal & Suzanne LeBlanc
199 N. Crimson Clover Circle
Lot 16, Block 01, Section 30 Village of Panther Creek
18. Consideration and action for a home business.
Ron Ryan
9 Huntsman's Horn Circle
Lot 05, Block 01, Section 35 Village of Grogan's Mill
19. Consideration and action for a home business renewal.
Jaelin Stickels
101 S Timber Top Drive
Lot 01, Block 02, Section 15 Village of Grogan's Mill
20. Consideration and action for a home business renewal.
Robert Shelton
2 Sunlit Forest Drive
Lot 26, Block 03, Section 22 Village of Panther Creek
21. Variance request for the existing play structure that encroaches into the ten-foot rear easement.
Danny Driscoll
31 South Hornbeam Place
Lot 12, Block 01, Section 05 Village of Grogan's Mill
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Eddy and Margarita Torres
11 Capewood Court
Lot 73, Block 02, Section 09 Village of Panther Creek
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jennifer LeBlanc
39 Rockridge Drive
Lot 02, Block 04, Section 01 Village of Indian Springs
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Yvette Everett
6 Dunlin Meadow Drive
Lot 20, Block 01, Section 18 Village of Panther Creek
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Grant Hill
14 N. Waxberry Road

Lot 04, Block 05, Section 01 Village of Panther Creek

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
John and Carrie Whiteside
16 W. Bigelow Oak Court
Lot 30, Block 01, Section 03 Village of Panther Creek
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Dennis Roberts
17 N. Havenridge Drive
Lot 75, Block 02, Section 10 Village of Panther Creek
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Susan Frank
32 Green Haven Drive
Lot 02, Block 03, Section 20 Village of Panther Creek
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Don Bongmba
33 Coralberry Road
Lot 20, Block 05, Section 01 Village of Panther Creek
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Federico Yee
56 S. Havenridge Dr.
Lot 61, Block 01, Section 10 Village of Panther Creek
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Steen and Sarah Jergensen
63 Yewleaf Road
Lot 20, Block 02, Section 01 Village of Panther Creek
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gary and Deborah Miller Trust
67 Summer Crest Circle
Lot 16, Block 05, Section 20 Village of Panther Creek
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jonathan Bitgood
84 W. White Willow Circle
Lot 33, Block 01, Section 03 Village of Panther Creek

- VIII. Consideration and Discussion of the 2019 dates for scheduled Development Standards Committee meetings and for Joint Session of the Development Standards Committee and Residential Design Review Committee members.
- IX. Consideration and action of appointment of Chairman and Vice Chairman of the Development Standards Committee.
- X. Public Comments
- XI. Member Comments
- XII. Staff Reports
- XIII. Adjourn


Property Compliance Manager
For The Woodlands Township

