

**Development Standards Committee**

**September 18, 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 regular DSC meeting of August 21, 2019.
- 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 the existing courtyard lighting that includes an existing violation.  
Regency Centers LP / The Woodlands Children's Museum  
4775 West Panther Creek Drive, Suite 280  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - B. Variance request for a proposed playground that encroaches over the building line, is enclosed with a wrought Iron fence and includes a shade canopy structure.  
  
Impact Church of The Woodlands  
5401 Shadowbend Place  
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing
  - C. Consideration and action for the proposed exterior remodel that includes updated paint, stone veneer trim, awnings and canopy installations.  
  
Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
  - D. Variance request for proposed monument signs that do not comply with the adopted criteria, have two background colors with uneven panel sizes.  
  
Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek

- E. Variance request for a proposed building sign that is not centered horizontally on the face of the building, exceeds the maximum height allowed and includes a logo that exceeds the maximum size allowed.  
Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- F. Variance request for a proposed building sign that is not centered horizontally on the face of the building and includes returns that are not dark bronze, black or match the letter color.  
Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express  
4420 South Panther Creek Pines  
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- G. Consideration and action for the proposed plans for an exterior color change.  
BRE Knight SH TX Owner LLC / Reunion Court at The Woodlands  
1730 Woodstead Court  
Lot 0261 Block 0599 Section 0036 Village of Grogan's Mill
- H. Consideration and action for the proposed roof replacement.  
BRE Knight SH TX Owner LLC / Reunion Court at The Woodlands  
1730 Woodstead Court  
Lot 0261 Block 0599 Section 0036 Village of Grogan's Mill
- I. Variance request for proposed parking lot LED lighting that exceeds the maximum foot candle reading allowed.  
JBD Partners LP / Chase Bank  
9590 Six Pines Drive  
Lots 9013 Block 0599 Section 0999 Village of Town Center
- J. Consideration and action for the installation of a security camera and I.T. access point.  
CSHV Woodlands LP / Best Buy  
1550 Lake Woodlands Drive  
Lot 3600 Block 0599 Section 0999 Village of Town Center
- K. Consideration and action to replace roof top air conditioning units.  
CSHV Woodlands LP / Cinemark 17  
1600 Lake Robbins Drive  
Lot 2600 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for the proposed cell tower equipment modifications that include a raised platform, emergency generator, and the repair and replacement of cell tower equipment.  
American Towers LLC  
2630 Sawdust Road  
Lot 0525 Block 0547 Section 0006 Village of Grogan's Mill

- M. Consideration and action for the proposed cell tower equipment upgrade that includes repair and replacement of the equipment within the existing mono tower.  
Woodlands Community Presbyterian Church / AT&T Mobility  
4881 West Panther Creek  
Lot 0305 Block 0045 Section 0040 Village of Panther Creek
  
- N. Consideration and action for a proposed play structure.  
Diocese of Galveston/ St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
  
- O. Consideration and action for proposed LED menu boards in the drive thru.  
McDonalds Corporation  
4600 Woodlands Pkwy  
Lot 0530 Block 0045 Section 0007 Village of Panther Creek
  
- P. Consideration and action for existing drive thru and mobile order reserved parking signs.  
McDonalds Corporation  
4600 Woodlands Parkway  
Lot 0530 Block 0045 Section 0007 Village of Panther Creek
  
- Q. Variance request for a proposed building sign that is not placed on a raceway in accordance with the shopping center criteria  
GRI Woodlands Crossing LLC / Zenith Surgery Center  
10710 Kuykendahl Road  
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
  
- R. Variance request for a sign package that includes building signs that exceed the maximum height allowed, a monument sign with a non-neutral background color with one sign that includes the street address numbers on the sign that is not located on the street identified in the street address and directional signs that exceed the maximum size allowed.  
BBVA  
4825 Research Forest Drive  
Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing
  
- S. Variance request for a sign package that includes a monument sign, three building signs that exceed the maximum height allowed with a return color that doesn't comply with the shopping center criteria, directional signs that exceed the maximum size allowed, and customer information signs.  
BBVA  
6800 Woodlands Parkway  
Lot 0300 Block 0499 Section 0000 Village of Sterling Ridge

- T. Variance request for a sign package with two monument signs, two building signs, directional and customer information signs. The monument signs do not meet the criteria regarding background color and one monument sign contains the street address numbers on the sign that is not located on the street identified in the street address; one building sign is a cabinet sign that exceeds the maximum height allowed and the directional signs exceed the maximum size allowed.

BBVA

10000 Woodlands Parkway

Lot 0700 Block 0458 Section 0046 Village of Sterling Ridge

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

1. Variance request for the proposed new home construction with related tree removal that requires review and action by the Development Standards Committee and exceeds the maximum living area allowed by the Neighborhood Criteria.

Home Expo Showcase LLC

11033 Ellwood Street

Lot 07, Block 07, Section 07 Village of Grogan's Mill

2. Variance request for storage shed that encroaches into the left side five-foot easement and exceeds maximum height allowed

JR & Lydia Rodriguez

23 Terravale Court

Lot 32, Block 02, Section 11 Village of Panther Creek

3. Variance request for proposed artificial turf that is not an approvable landscape material.

Mark Mewshaw

22 Greycrest Place

Lot 29 Block 01 Section 50 Village of Alden Bridge

4. Variance request for a proposed composite deck that does not respect the rear ten foot easement.

Blanca Elena Garza Guarjardo

75 West Jagged Ridge Circle

Lot 07, Block 08, Section 14 Village of Creekside Park

5. Variance request for a proposed room addition/balcony conversion that exceeds the maximum living area allowed.

Dr. Mohsen Arani

26 Pendleton Park Point

Lot 20 Block 01, Section 64 Village of Sterling Ridge

6. Variance request for an existing fence that does not meet the Neighborhood Criteria for Section 44 of Alden Bridge.

Jasper J Lovoi III

31 Rosedown Place  
Lot 57 Block 01 Section 44 Village of Alden Bridge

7. Request for approval for an existing walkway that does not respect the rear ten foot easement.  
Jasper J Lovoi III  
31 Rosedown Place  
Lot 57 Block 01 Section 44 Village of Alden Bridge
8. Variance request for existing pool deck that does not respect the rear ten foot easement.  
Rodney Hudson  
45 Madrone Terrace Place  
Lot 41, Block 01, Section 36 Village of Creekside Park West
9. Variance request for a proposed patio cover with fireplace that does not respect the 25 foot rear building setback.  
NLRM Holdings  
22 Hollyflower Place  
Lot 24, Block 01, Section 15 Village of Creekside Park West
10. Variance request for an existing fence that exceeds the maximum height allowed and is not the required style, per the Development Criteria for Section 74 Sterling Ridge.  
YUN QING XIA  
50 West Montfair Blvd  
Lot 06 Block 03, Section 74 Village of Sterling Ridge
11. Variance request for an existing walkway that exceeds the maximum width allowed and for an existing shed with unapproved roofing material.  
Trevor Taggart  
2 Danby Place  
Lot 20, Block 01, Section 06 Village of Creekside Park West
12. Request for approval for a home business for managing imports and distribution of food products.  
Juan Penaherrera  
30 West Sawyer Ridge Drive  
Lot 02, Block 03, Section 35 Village of Creekside Park
13. Variance request for an existing basketball goal that does not respect the side five foot easement.  
Jayland Keeney  
7 Spring Basket Trail  
Lot 32, Block 01, Section 07 Village of Creekside Park
14. Variance request for an existing basketball goal that does not respect the side five foot easement.  
David Yousenasna  
18 Beacons Light Place

Lot 29, Block 01, Section 19 Village of Creekside Park West

15. Variance request for a proposed driveway with borders that will exceed the maximum width allowed and will not respect the side five foot easement.

Douglas and Linda Hill  
107 South Fair Manor Circle  
Lot 27, Block 1, Section 78 Village of Sterling Ridge

16. Consideration and action in absence of quorum for College Park Residential Design Review Committee and request for variance for an existing storage shed that exceeds the height allowed and does not respect the rear ten foot easement. Additionally, a variance request for a wood deck that does not respect the side five foot easement.

James Rhoades  
10 East Knightsbridge Drive  
Lot 43 Block 01, Section 02 Village of College Park

17. Consideration and action to pursue legal action for outstanding Covenant violations.

Ruth L. Lowery  
210 South Brooksedge Circle  
Lot 8, Block 1, Section 58 Village of Alden Bridge

18. Consideration and action to pursue legal action for outstanding Covenant violations.

Henry G. Bebee III  
15 East Shale Creek Circle  
Lot 4, Block 1, Section 20 Village of Sterling Ridge

19. Consideration and action to pursue legal action for outstanding Covenant violations.

Hai Bi  
177 South Hollylaurel Circle  
Lot 2, Block 2, Section 16 Village of Alden Bridge

20. Consideration and action to pursue legal action for outstanding Covenant violations.

Michael Robert Zeringue  
123 Wood Drake Place  
Lot 35, Block 1, Section 4 Village of Creekside Park West

21. Consideration and action to pursue legal action for outstanding Covenant violations.

Richard L. Rucker  
43 Quillwood Place  
Lot 5, Block 1, Section 93 Village of Sterling Ridge

22. Consideration and action to pursue legal action for outstanding Covenant violations.

Christopher Gales  
59 Blackstar Place

Lot 56, Block 1, Section 57 Village of Alden Bridge

23. Consideration and action to pursue legal action for outstanding Covenant violations.

Jason Wade Heaslet  
78 North Willow Point Circle  
Lot 45, Block 1, Section 33 Village of Alden Bridge

24. Request for a rehearing regarding the Development Standards Committee action requiring a 100 gallon tree replacement for removal of a tree, which was reviewed by the full committee and acted on at the meeting of May 15, 2019.

Andrew E & Daniellia A Malkin  
43 Rhapsody Bend Drive  
Lot 41, Block 1, Section 27 Village of Sterling Ridge

25. Variance request for a proposed room addition that may have negative neighbor impact.

Charles Copeland Jr  
43 Dresden Place  
Lot 91 Block 01, Section 01 Village of Sterling Ridge

26. Consideration and action in absence of quorum for College Park Residential Design Review Committee and request for variance for an existing gazebo and decking that does not respect the rear ten foot easement and 15 foot setback.

Greg and Kara Lemier  
47 Marble Wood Place  
Lot 12 Block 02, Section 04 Village of College Park

27. Variance request for an existing driveway extension that exceeds the maximum percent coverage allowed for the lot, an existing walkway on right side of home that exceeds the maximum percent coverage allowed for the lot and a small portion exceeds the maximum width of 4' allowed for a walkway and existing paving on left side of home exceeds the maximum percent coverage allowed for the lot and does not respect the five foot side yard easement.

Bryan Williams  
118 South Clovergate Circle  
Lot 01 Block 01 Section 54 Village of Alden Bridge

28. Variance request for an existing driveway border that exceeds the maximum width of 18 inches and extends beyond the width of the garage. Also, existing paving does not respect the side five foot easement.

Jeffrey Alan Kittrell  
10 Flintshire Place  
Lot 21 Block 02 Section 44 Village of Alden Bridge

29. Variance request for a proposed Trash and Recycle Cart Screen may have an adverse impact to the neighboring properties.

Jeffrey Alan Kittrell

10 Flintshire Place  
Lot 21 Block 02 Section 44 Village of Alden Bridge

30. Variance request for an existing trellis that is attached to the rear fence and exceeds the height of the fence.

Jay A Yeager II  
10 Crested Point Place  
Lot 32 Block 02 Section 37 Village of Alden Bridge

31. Variance request for an existing patio cover with roofed area greater than 200 square feet that was built without prior approval and has no sealed plans.

Jasper J Lovoi III  
31 Rosedown Place  
Lot 57 Block 01 Section 44 Village of Alden Bridge

32. Variance request for the requirement to submit a complete set of plans sealed by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), The Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.). for an existing patio cover.

Roger and Melissa LaCarter  
14 Wooded Path Place  
Lot 15 Block 1, Section 43 Village of Sterling Ridge

VIII. Consideration and action regarding amendments of Neighborhood Criteria in the Village of Sterling Ridge.

Neighborhood: Southern Garden	Section 4, Block 1, Lot(s) 1-43
Neighborhood: Chantsong	Section 5, Block 1, Lot(s) 1-41 Block 2, Lot(s) 1-8
Neighborhood: Bantam Woods	Section 6, Block 1, Lot(s) 50-93 Block 3, Lot(s) 1-55
Neighborhood: Beckonvale	Section 6, Block 1, Lot(s) 1-49 Block 2, Lot(s) 1-25
Neighborhood: Dulcet Hollow	Section 7, Block 1, Lot(s) 1-57 Block 2, Lot(s) 1-20

IX. Public Comments

X. Member Comment

XI. Staff Reports

XII. Adjourn



Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email



Handwritten signature of Stephanie B. Esler in black ink on a light background.

---

Property Compliance Manager  
For The Woodlands Township