

Development Standards Committee

October 16, 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 September 18, 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. Variance request for the proposed monument sign that includes a logo that is not part of the registered name of the business, exceeds the maximum amount of tenant panels, includes the entire street address with additional address numbers displayed on the side elevation.
Big Woodstead Grogan TIC LLC
1610 Woodstead Court
Lot 0206 Block 0599 Section 0036 Village of Grogan's Mill
 - B. Variance request for the proposed monument sign that includes a logo that is not part of the registered name of the business, six tenant panels with one tenant name occupying two separate panels, the entire street address and additional address numbers displayed on the side elevation.
Big Woodstead Grogan TIC LLC
10200 Grogan's Mill Road
Lot 0290 Block 0547 Section 0006 Village of Town Center
 - C. Variance request for the existing outdoor seasonal display, including a welcome sign, to be allowed on a permanent basis.
Davis Holdings LP / Tumbleweeds and Notions
8021 Research Forest Drive, Suite C1
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge
 - D. Consideration and action for the proposed wrought iron fence.
The Woodlands Township / The Woodlands Fire Department Station 6
1100 Windsor Lakes Boulevard
Lot 8017 Block 0555 Section 0999 Village of College Park
 - E. Consideration and action for the extension of an existing exterior seating area and addition of a second exterior seating area.
24 Waterway LLC / Mahoney's Texish Bar & Restaurant

24 Waterway Avenue, Suite 225
Lot 2640 Block 0599 Section 0999 Village of Town Center

F. Consideration and action for a proposed monument sign panel.

The Square M Property LLC / Behavioral Innovations
8101 Kuykendahl Road, Suite 100
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge

G. Consideration and action for a proposed building sign.

Creekside 2012 Commercial LLC / Avanti Italian Kitchen & Wine Bar
8540 Creekside Forest Drive, Suite C-100
Lot 0515 Block 0509 Section 0386 Village of Creekside Park

H. Consideration and action for the proposed removal of one tree.

Montfair at The Woodlands
10851 W. Montfair Boulevard
Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

I. Variance request for the hours of operation that will extend beyond the allowed construction hours for the parking lot seal coat and restriping.

CSHV Woodlands LP
1335 Lake Woodlands Drive
Lot 2400 Block 0599 Section 0999 Village of Town Center

J. Consideration and action for the exterior façade repairs and ongoing enforcement of covenant violations for maintenance and repairs.

VWW Property Corp / The Village at The Woodlands Waterway
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center

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

1. Rehearing regarding the Development Standards Committee's action for a proposed swimming pool and decking that do not respect the rear ten foot covenant easement (with releases obtained for separate utility easement), which was reviewed by the full committee and acted on at the meeting of February 20, 2019.

George Booth
11 Hedgedale Way
Lot 5, Block 5, Section 36 Creekside Park

2. Variance request for the conceptually proposed new home construction with related guesthouse that will exceed the maximum amount of living area allowed.

Van Blasingame
2601 S Wildwind Circle
Lot 01, Block 09, Section 01 Village of Grogan's Mill

3. Variance request for a proposed driveway widening that will exceed the maximum hard surface area allowed.
Tamara J. (Hurt) Bengé
130 North Westwinds Circle
Lot 12 Block 01 Section 67 Village of Alden Bridge
4. Variance request for a proposed basketball goal that does not respect the side five foot easement.
Martin Peters
18 West Old Sterling Circle
Lot 89, Block 01, Section 03 Village of Sterling Ridge
5. Variance request for a proposed sunroom/addition that will exceed the maximum allowed living area allowed.
Kannan N Kaushik
11 East Scribewood Circle
Lot 03 Block 02, Section 40 Village of Sterling Ridge
6. Variance request for a proposed room addition will exceed the maximum living area allowed per the Neighborhood Criteria and Initial Land Use Designation for Section 50 of Alden Bridge.
Amandeep Singh Riar
30 Clingstone Place
Lot 63 Block 01 Section 50 Village of Alden Bridge
7. Variance request for an existing interior wood fence that is not an approvable fence style.
Omar Athie Govea
23 Hollyflower Place
Lot 27, Block 01, Section 15 Village of Creekside Park West
8. Variance request for an existing interior wood fence that is not an approvable fence style.
Sandra K. Basile
42 Swivel Knot Court
Lot 20, Block 01, Section 31 Creekside Park West
9. Variance request for walkway that exceeds width allowed and is not located at least one foot from the property line.
Anthony Drewery
111 Bloomhill Place
Lot 12, Block 03, Section 89 Village of Sterling Ridge
10. Requests for approval for a home business for Personal Training and Interior Design.
Daniel and Jennifer Holton
30 Woodborough Way
Lot 08, Block 04, Section 34 Village of Creekside Park
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Michael & Michelle Anastos
2 Inland Prairie Drive
Lot 14, Block 2, Section 9 Village of Creekside Park West

12. Consideration and action to pursue legal action for outstanding Covenant violations.
Thomas R & Judy E Anderson
22 Moss Bluff Court
Lot 29, Block 1, Section 22 Village of Alden Bridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Rodrigo O Deoca & Karla L Gomez
72 South Waterbridge Drive
Lot 7, Block 1, Section 29 Village of Creekside Park West
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Julio H & Laura M Gaitan
2 Raindance Court; 77385-3699
Lot 10, Block 3, Section 11 Village of Harper's Landing at College Park
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Raphael Ross
47 South Lace Arbor Drive
Lot 6, Block 2, Section 10 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Carlos Martinez Baca Velasco
78 East Heritage Mill Circle
Lot 8, Block 3, Section 2 Village of Creekside Park West
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Michelle L & Ryan C Villarreal
107 Gildwood Place
Lot 35, Block 1, Section 13 Village of Creekside Park West
18. Requests for approval for a home business for Personal Training
William Dale Whiteman
10 Rockledge Drive
Lot 24 Block 01 Section 63 Village of Alden Bridge
19. Request for an appeal from an affected neighbor at 67 West Cove View Trail for improvements on the adjacent property at 71 West Cove View Trail concerning the pool, patio cover and negative impact to his property.
Gary Meyer - Affected Neighbor
67 West Cove View Trail
Lot 45, Block 1, Section 6 Village of Creekside Park
Miguel Angel Gonzales Martinez – Owner of property for appeal
71 West Cove View Trail
Lot 46, Block 1, Section 6 Village of Creekside Park

20. 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

21. Variance request for a proposed driveway that will exceed the maximum width allowed.

Erik Oladovich
43 Raindance Court
Lot 3 Block 3, Section 11 Village of Harper's Landing at College Park

22. Variance request for a proposed patio cover that does not respect the 15 foot rear building setback and ten foot rear easement.

Sean Skiles
18 Quince Tree Place
Lot 87, Block 2, Section 04 Village of Harper's Landing at College Park

23. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear building setback.

Christopher Ryan Bearb
26 Broadweather Place
Lot 81 Block 01 Section 50 Village of Alden Bridge

24. Variance request for a proposed wrought iron fence that will not be setback five feet from the front property line and may have an adverse impact to adjoining properties and the neighborhood's existing character

Richard R. Hedderman
119 Evangeline Oaks Circle
Lot 01 Block 01 Section 85 Village of Alden Bridge

25. Request for variance for paving in the backyard that exceeds the hard surface area allowed and does not respect the easements, and request for variance for existing pavers on the right side of the driveway.

Edward and Tara Hirsch
15 Hearthwick Road
Lot 16, Block 01, Section 02 Village of Creekside Park West

26. Variance request for removal of two trees that do not meet the Standards for tree removal.

Michael G. Martin
2 Melville Glen Place
Lot 19 Block 01 Section 86 Village of Alden Bridge

27. Variance request for an existing Little Library structure that was placed in the street right of way of South Longsford Circle cul de sac.

Michael Gasca
74 South Longsford Circle
Lot 12 Block 01, Section 12 Village of Sterling Ridge

- 28. Variance request for an existing retaining wall with proposed staircase that does not respect the side five foot easement and the structure does not have sealed engineered plans.
 Zach Seldenrust
 50 Black Swan Court
 Lot 01 Block 02, Section 97 Village of Sterling Ridge

- 29. Variance request for an existing garage conversion constructed without sealed plans and for the existing driveway that exceeds the maximum width allowed for two-car garage.
 Rebecca Steele
 42 West Canyon Wren Circle
 Lot 08, Block 02, Section 13 Village of Creekside Park

- 30. Variance request for existing driveway that exceeds the width allowed and paving/walkway that does not respect the side five foot easement and is not located at least one foot from the property line. Additionally, the hard surface area exceeds the maximum allowed.
 William Cheek
 34 Silver Maple Drive
 Lot 05 Block 01, Section 03 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



Property Compliance Manager
 For The Woodlands Township