

Development Standards Committee

November 20, 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 October 16, 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 regarding amendments to the Seasonal Decoration restrictions in order to allow for additional holidays or observances such as Military Service Recognition.**
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.
- VII. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action for an extension of time for light pole banners identifying The Waterway Arts District which are currently displayed.
The Woodlands Township / Visit The Woodlands
2801 Technology Forest Blvd.
Lot 0200 Block 0599 Section 0999 Village of Research Forest
 - B. Variance request for the proposed installation of a food trailer that includes a logo that is not trademarked and is proposed for one year on scheduled dates and will be located nearest the storefront entrance.
HEB
3601 FM 1488
Lot 2000 Block 0549 Section 0047 Village of Alden Bridge
 - C. Consideration and action for the proposed storage shed.
7950 Bay Branch Drive LLC / The Auberge at The Woodlands
7950 Bay Branch Drive
Lot 0257 Block 0047 Section 0040 Village of Alden Bridge
 - D. Consideration and action for the proposed playground.
Covenant United Methodist Church
8555 Creekside Green Drive
Lot 0496 Block 0509 Section 0386 Village of Creekside Park
 - E. Consideration and action to amend the shopping center criteria to allow vinyl graphics for business name and hours to be located on either the tenant entry door or storefront windows adjacent to the entry door.
Indian Springs at Woodlands LTD / Indian Springs Shopping Center
6777 Woodlands Parkway /10807 Kuykendahl Road / 10777 Kuykendahl Road

Lots 0500, 0511, 0512 Block 0592 Section 0060 Village of Indian Springs

- F. Consideration and action for the proposed exterior remodel to include updated paint, stone veneer trim, awnings and canopy installation.
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. Variance request for proposed monument signs 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
- H. Variance request for a proposed building sign that is not centered horizontally on the face of the building.
Wash Depot XXV, Inc. / Sparkling Image Car Wash
4420 South Panther Creek Pines
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- I. Variance request for a proposed building sign that is not centered horizontally on the face of the building.
Wash Depot XXV, Inc. / Mobil 1 Lube Express
4420 South Panther Creek Pines
Lot 0365 Block 0045 Section 0007 Village of Panther Creek
- J. Variance request for the proposed sign package that includes a monument and building sign that do not match and returns that do comply with the shopping center criteria.
8800 Melrose LLC / CBD American Shaman
3759 FM 1488, Suite 450
Lot 1905 Block 0549 Section 0047 Village of Alden Bridge
- K. Consideration and action for a proposed building sign.
Davis Holdings LP / Tumbleweeds & Notions
8021 Research Forest Drive, Suite C1
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge
- L. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
KM Marcel Crossing II LLC / Sterling Ridge Pool Supply Plus
8000 McBeth Way, Suite 115
Lot 0850, Block 0100, Section 0499 Village of Sterling Ridge
- M. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
KM Marcel Crossing II LLC / The Breakfast Place
8000 McBeth Way, Suite 100
Lot 0850, Block 0100, Section 0499 Village of Sterling Ridge

- N. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Bank One National Association / Chase Bank
3097 College Park Drive
Lot 7110, Block 0599, Section 0999 Village of College Park
- O. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Pinecroft Partners LP / Quizno's
1440 Lake Woodlands Drive, Suite A
Lot 8300, Block 0599, Section 0999 Village of Town Center

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

- 1. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Freeman and Margaret Shaheen
173 Grogan's Point Road
Lot 03, Block 02, Section 49 Village of Grogan's Mill
- 2. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Joella B Tompkins
44 N High Oaks Circle
Lot 91, Block 04, Section 38 Village of Grogan's Mill
- 3. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Darren Wayne Clifton
31 Maple Branch Street
Lot 11, Block 03, Section 25 Village of Grogan's Mill
- 4. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the rear building setback.
Shahnoor Lalani
14 Burgandy Oaks Court
Lot 23, Block 02, Section 15 Village of Creekside Park West
- 5. Variance request for a proposed basketball goal that does not respect the side easement.
Jason Clover
46 King Pine Court
Lot 15 Block 01 Section 56 Village of Alden Bridge
- 6. Variance request for an existing detached gazebo encroaches upon the rear ten foot setback and easement.
Charles E. Helferich
15 Coachman Ridge Place
Lot 12 Block 01 Section 70 Village of Alden Bridge

7. Variance request for removal of a tree that does not meet the Standards requirements for removal.
Michael Braud
10 Mission Bend Place
Lot 42, Block 01, Section 18 Village of Indian Springs (TWA)
8. Variance request for existing paving that does not respect the side five foot easement.
Jaime Nira
90 West Sandalbranch Circle
Lot 08 Block 01 Section 18 Village of Alden Bridge
9. Variance request for an existing detached building that does not respect the side and rear easements and exceeds the maximum height allowed.
David Pali
39 Tranquil Glade Place
Lot 08, Block 03, Section 09 Village of Indian Springs (TWA)
10. Variance request for existing pool equipment that is located more than three feet into the side easement.
Ryan Villarreal
107 Gildwood Place
Lot 35, Block 01, Section 13 Village of Creekside Park West
11. Variance request for an existing play structure that does not respect the rear ten foot easement.
Scott Fernandez
19 West Lasting Spring Circle
Lot 17, Block 02, Section 08 Village of Creekside Park
12. Variance request for an existing fence that has the unfinished side facing outward toward a tract of land.
Adam Robert Innerst
15 Gabled Pines Place
Lot 27 Block 01 Section 45 Village of Alden Bridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Lee J Bentch
38 Westwinds Circle
Lot 35, Block 1, Section 67 Village of Alden Bridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Joseph P & Pamela Conrad
92 West Sandalbranch Circle
Lot 7, Block 1, Section 18 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Ashley Crum
27 Quillwood Place
Lot 9, Block 1, Section 93 Village of Sterling Ridge

16. Consideration and action to pursue legal action for outstanding Covenant violations.
Yuming Jiang
23 Alden Glen Drive
Lot 6, Block 1, Section 20 Village of Alden Bridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Samuel P McBirney
23 Rosewater Place
Lot 4, Block 2, Section 9 Village of Indian Springs (TWA)
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Jason L & Deborah Montagne
15 Bonnaire Drive
Lot 28, Block 2, Section 7 Village of Alden Bridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Elizabeth Victoria Philips
14 Belcarra Place
Lot 36, Block 3, Section 58 Village of Alden Bridge
20. Consideration and action regarding a Covenant violation and possible variance request for not meeting the 40% requirement for non-grass area in the front yard.
Burton H Rowden
35 Ginger Springs Pl
Lot 20, Block 01, Section 10 Village Harper's Landing at College Park
21. Consideration and action to pursue legal action for outstanding Covenant violations.
Jeffrey G & Cynthia D Morris
2 South Vesper Bend Circle
Lot 81, Block 2, Section 29 Village of Sterling Ridge
22. Consideration and action regarding a short-term rental application.
Ding Chen
90 Prairie Dawn Circle
Lot 18 Block 2, Section 6 Village of Harper's Landing at College Park
23. 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
24. Variance request for a proposed driveway that will exceed the maximum width allowed.
Jerod Davenport

2 East Cottage Green Street
Lot 01 Block 04 Section 35 Village of Alden Bridge

- IX. Public Comments
- X. Member Comment
- XI. Staff Reports
- XII. Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Leno".

Property Compliance Manager
For The Woodlands Township