

**Development Standards Committee**

**December 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 November 20, 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 regarding possible resolutions for an existing maintenance violation for mildew.  
21 Waterway Holdings LLC  
21 Waterway Avenue  
Lot 2629 Block 0599 Section 0999 Village of Town Center
  - B. Consideration and discussion regarding outstanding violations at the Indian Springs Shopping Center.  
Indian Springs at Woodlands LTD / Indian Springs Shopping Center  
  
6777 Woodlands Parkway  
Lots 0500, Block 0592 Section 0060 Village of Indian Springs  
  
10807 Kuykendahl Road  
Lots 0511 Block 0592 Section 0060 Village of Indian Springs  
  
10777 Kuykendahl Road  
Lots 0512 Block 0592 Section 0060 Village of Indian Springs
  - C. Consideration and action regarding the Commercial Development Standards Committee's rules and regulations for reviewing application on parcels currently on notice for violations of the covenants and standards.
  - D. Consideration and action for a proposed building sign.  
Indian Springs at Woodlands Ltd. / Jersey Mike's Subs  
6777 Woodlands Parkway, Suite #318  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
  - E. Consideration and action for the replacement of one rooftop HVAC unit.  
CSHV Woodlands LP / Natural Pawz  
1580 Lake Woodlands Drive

Lot 7100 Block 0599 Section 0999 Village of Town Center

- F. Consideration and action for existing doors, windows and awnings for a new tenant space.  
RFL Retail Limited Partnership / Piney Rose Flowers & Decor  
2417 Research Forest Drive, Suite B  
Lot 6327 Block 0547 Section 0999 Village of Research Forest
  
- G. Variance request for a proposed monument sign that does not meet the Development Standards Committee's conditions of approval for panel and frame color.  
CS1031 Diversified Dialysis Portfolio DST / Fresenius Kidney Care  
9449 Grogan's Mill Road  
Lot 0230 Block 0599 Section 0999 Village of Research Forest
  
- H. Variance request for a proposed building sign to include a dentist name that is not part of the registered name of the business.  
Panther Creek Professional Plaza / Dental Designs by Alisa Reed  
4850 W. Panther Creek Drive, Suite 104  
Lot 0320, Block 0045, Section 0040 Village of Panther Creek
  
- I. 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 / Today Nails & Spa  
8000 McBeth Way, Suite 120  
Lot 0850, Block 0100, Section 0499 Village of Sterling Ridge

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

- 1. Variance request for a proposed attic conversion for an ongoing new home construction that would cause the lot to further exceed the maximum amount of living area allowed.  
Home Expo Showcase LLC  
11033 Ellwood Street  
Lot 07, Block 07, Section 07 Village of Grogan's Mill
  
- 2. Variance request for a proposed wood deck with tree removal. The deck would encroach into the ten foot Water Line easement and be located beyond the ten foot Building Line.  
Alan Turner  
128 E Pathfinders Cir  
Lot 67, Block 07, Section 01 Village of Cochran's Crossing
  
- 3. Variance request for the proposed driveway replacement that encroaches into the 10-foot rear and five foot side easement.  
H Wayne White  
2811 Crossvine Circle  
Lot 23, Block 05, Section 06 Village of Grogan's Mill

4. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Wilmer C Frost IV  
59 S. Trace Creek Drive  
Lot 07, Block 03, Section 03 Village of Indian Springs
5. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Joshua Robertson  
28 W Torch Pine Circle  
Lot 07, Block 01, Section 05 Village of Panther Creek
6. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Todd Leach  
23 Eagle Rock Place  
Lot 29, Block 01, Section 04 Village of Indian Springs
7. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Dustin Dolphin  
127 N Rockfern Court  
Lot 38, Block 02, Section 65 Village of Grogan's Mill
8. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Cerberus SFR Holdings LP  
42 Country Forest Court  
Lot 34, Block 02, Section 38 Village of Grogan's Mill
9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Ravin Bisla  
3 Field Flower Court  
Lot 01, Block 02, Section 42 Village of Grogan's Mill
10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Shawn P Kennedy  
7 Meadowridge Pl  
Lot 39, Block 01, Section 33 Village of Cochran's Crossing
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
James Harper  
205 W Shadowpoint Cir  
Lot 01, Block 04, Section 08, Village of Cochran's Crossing

12. Consideration and action to appeal the Residential Design Review Committee conditions of approval that require the removal of existing paving and redesign of proposed pergola wall that does that does not respect the side easement.  
Francisco Rojas  
2 South Swanwick Place  
Lot 12, Block 02, Section 03 Village of Creekside Park
13. Variance request for an existing swimming pool decking and shade sail that do not respect the rear ten foot and five foot side easement.  
Joe Antonio Diaz Lopez & Laura Tomas  
15 Nagshead Place  
Lot 43, Block 01, Section 21 Village of Creekside Park
14. Variance request for existing pool decking that does not respect the side five foot easement.  
Daniel Maffei & Natalia J Casale  
98 West Sawyer Ridge Drive  
Lot 15, Block 02, Section 35 Village of Creekside Park
15. Variance request for an existing home construction and conversion from non-living to living area that has no sealed plans.  
Kennia Castano  
94 North Braided Branch Drive  
Lot 7, Block 01, Section 31 Village of Creekside Park West
16. Consideration and action for existing artificial turf located in the rear yard.  
Victor W. & Carrie C. Muzny  
35 East Loftwood Circle  
Lot 25 Block 4, Section 77 Village of Sterling Ridge
17. Variance request for existing paving that does not respect the side five foot and rear ten foot easements.  
Luis A & Katrina Ruiz  
159 West Sterling Pond Circle  
Lot 58 Block 02 Section 03 Village of Alden Bridge
18. Variance request for existing paving that does not respect the ten foot platted building lines and a walkway that exceeds the maximum allowed width.  
Mark A. & Susanne H. Davies  
2 Courtland Green Street  
Lot 01 Block 03 Section 55 Village of Alden Bridge
19. Consideration and Action for a home business – Residential Window Washing.  
Matthew M. & Kate M. Peringer  
14 Pinefield Creek Court  
Lot 06, Block 01, Section 41 Village of Creekside Park West
20. Consideration and action to pursue legal action for outstanding Covenant violations.

Raphael Abel & Kristin Martrosian  
22 Raindance Court  
Lot 15, Block 3, Section 11 Village of Harper's Landing

21. Consideration and action to pursue legal action for outstanding Covenant violations.  
Eduardo Arratia  
103 West Ambassador Bend  
Lot 11, Block 1, Section 33 Village of Sterling Ridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.  
Cody J Baranowski  
15 Tillamook Court; 77389-5350  
Lot 16, Block 1, Section 5 Village of Creekside Park
23. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jean Paul & Wendy J Buisine  
35 West Knightsbridge Drive  
Lot 16, Block 2, Section 2 Village of Harper's Landing at College Park
24. Consideration and action to pursue legal action for outstanding Covenant violations.  
Brent E DeKay  
82 South Plum Crest Circle  
Lot 19, Block 1, Section 64 Village of Alden Bridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.  
Progress Residential Borrower 7 LLC  
66 South Wynnoak Circle  
Lot 6, Block 2, Section 57 Village of Alden Bridge
26. Consideration and action to pursue legal action for outstanding Covenant violations.  
Patricia Hallmark  
239 Fairwind Trail Court  
Lot 28, Block 2, Section 11 Village of Harper's Landing at College Park
27. Consideration and action to pursue legal action for outstanding Covenant violations.  
HOA Borrower 2016-1 LLC  
42 Wimberly Way  
Lot 80, Block 1, Section 3 Village of Harper's Landing at College Park
28. Consideration and action to pursue legal action for outstanding Covenant violations.  
Karim & Aisha Nasir  
90 North Gary Glen Circle  
Lot 13, Block 1, Section 23 Village of Sterling Ridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.  
Hector K Palacios

27 Delta Mill Court  
Lot 7, Block 1, Section 1 Village of Harper's Landing at College Park

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

Christopher Pertropulos  
50 South Willow Point Circle  
Lot 60, Block 1, Section 33 Village of Alden Bridge

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

Kyle Richey & Mai H Phan  
14 Trailing Lantana Place  
Lot 53, Block 4, Section 89 Village of Sterling Ridge

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

Corey T & Ashleigh A Scott  
11 Mohawk Path Place  
Lot 99, Block 1, Section 6 Village of Creekside Park

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

Pravas & Dorothy A Sud  
47 North Creekmist Place  
Lot 31, Block 2, Section 4 Village of Harper's Landing at College Park

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

Matthew A Twombly  
23 Danville Crossing Court  
Lot 34, Block 2, Section 2 Village of Harper's Landing at College Park

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

Aijie Wang  
63 West Shale Creek Circle  
Lot 38, Block 1, Section 20 Village of Sterling Ridge

36. Consideration and action regarding a short-term rental application.

Michael Wilkinson  
6 Thicket Grove Place  
Lot 41, Block 1, Section 16 Village of Harper's Landing at College Park

37. Variance request for an existing pergola and screen wall that may have an adverse impact on neighboring properties and neighborhood's existing character due to design, mass, scale, proportion.

Luis H & Vivian Pratts  
26 Shellbark Place  
Lot 36 Block 01 Section 58 Village of Alden Bridge

38. Variance request for existing paving that does not respect the five foot side easement and exceeds 45% maximum hard surface area coverage allowed for the lot.

Carmen Zito  
22 North Plum Crest Circle  
Lot 37 Block 01 Section 64 Village of Alden Bridge

- VIII. Consideration and Action regarding temporary signs in support of Timbercreek Elementary PTO to be placed in various residential lots throughout the district.  
Timber Creek Elementary  
8455 Creekside Green Drive  
12.832 Acres Creekside Park out of Andrew Lawson A509 Survey Timber Creek  
Lot 500 Block 509 Section 386 Village of Creekside Park
- IX. Public Comments
- X. Member Comment
- XI. Staff Reports
- XII. Adjourn



A handwritten signature in black ink that reads "Stephanie B. Lero".

Property Compliance Manager  
For The Woodlands Township