

**Development Standards Committee  
February 5, 2020 at 5:00 p.m.  
The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381**

- I. Welcome/Call Meeting to Order.**
- II. Public Comments**
- III. Consideration and action regarding the minutes of the meeting January 8<sup>th</sup>, 2020.**
- IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- V. Reconvene in Public Session.**
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.**
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Consideration and action for the existing parking lot lighting.  
West Houston Chinese Church / New Hope Christian Church  
7575 Alden Bridge Drive  
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
  - B. Consideration and action for the proposed reforestation of the forest preserve.  
West Houston Chinese Church / New Hope Christian Church  
7575 Alden Bridge Drive  
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
  - C. Variance request for the proposed display of a banner which exceeds the size and time period allowed and includes a background with two colors.  
West Houston Chinese Church / New Hope Christian Church  
7575 Alden Bridge Drive  
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
  - D. Consideration and discussion regarding outstanding violation matters regarding signs in the storefront.  
Regency Centers LP / Dan Johnston State Farm  
4775 W. Panther Creek Drive, Suite 330  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - E. Consideration and action for the proposed equipment upgrades to the existing cell phone tower that includes the addition of antennas.  
Crown Castle GT CO LLC / Sprint  
1090 Lake Front Circle  
Lot 0901 Block 0599 Section 0999 Village of Research Forest

- F. Variance request for the existing building and blade signs that include a logo that is not trademarked, and the logo on the blade sign exceeds the maximum size allowed.  
US Regency Alden Bridge LLC / Ince Karate  
8000 Research Forest Drive, Suite 165  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- G. Variance request for existing repairs and remodeling, that includes sections of the kiosk, canopy fascia trim, installation of screening for the existing rooftop air conditioning unit, color changes.  
Murphy USA Inc.  
3042 College Park Drive  
Lot 8854 Block 0555 Section 0000 Village of College Park
- H. Variance request for the proposed "To Go" sign with returns that do not match the letter color and are not dark bronze or black.  
Luby's Cafeteria, Inc.  
922 Lake Front Circle  
Lot 0560 Block 0599 Section 0999 Village of Research Forest
- I. Consideration and action for the proposed replacement of the building signs.  
Wal-Mart Real Estate BUS TRST/ WalMart  
10001 Woodlands Parkway  
Lot 0100 Block 0078 Section 0000 Village of Sterling Ridge
- J. Consideration and action to repaint the building.  
Wal-Mart Real Estate BUS TRST/ WalMart  
10001 Woodlands Parkway  
Lot 0100 Block 0078 Section 0000 Village of Sterling Ridge
- K. Variance request to amend the conditions of approval to allow for a longer canopy.  
IMI MSW LLC / HEB  
9595 Six Pines Drive  
Lot 07113 Block 0599 Section 0999 Village of Town Center

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

- 1. Consideration and Discussion regarding the installed second story balcony and patio cover that is located over the property line.  
Mandeep Singh  
6 Leisure Lane  
Lot 2, Block 1, Section 1, Village of Grogan's Mill
- 2. Consideration and Discussion regarding the installed second story balcony and patio cover that was installed on The Panther Trails Golf Course Reserve J without a permit; and is part of the improvements located at 6 Leisure Lane.  
CC Panther Oaks LLC / Panther Trails Golf Course/Club Corp  
Lot 100, Block 0547, Section 0006 Village of Grogan's Mill
- 3. Variance request for conceptual proposal for a detached garage with game room that would not be attached to the dwelling, as required by the Neighborhood Criteria for the lot.  
Jeremy Davis

15 Chancery Pl  
Lot 13, Block 03, Section 46 Village of Cochran's Crossing

4. Consideration and discussion of a possible covenant violation.

Irene Humbel  
11108 Meadow Rue  
Lot 21, Block 07, Section 07 Village of Grogan's Mill

5. Consideration and action to appeal the conditions of approval for paving

David and Karinne Fisher  
107 Rush Haven Drive  
Lot 04, Block 25, Section 01 Village of Indian Springs

6. Variance request for a proposed wood deck that would encroach the ten foot rear and five foot side yard easements

Mark Clark  
5 Edgewood Forest Court  
Lot 29, Block 01, Section 16 Village of Panther Creek

7. Variance request to appeal the Residential Design Review Committee's conditions of approval that requires the owner to screen the generator from view of adjacent and surrounding properties.

Judy Geraci  
9 N Longspur Drive  
Lot 05, Block 05, Section 45 Village of Grogan's Mill

8. Variance request to allow the existing window air conditioning unit that is visible from the street.

Ricardo G Chiappe  
94 North Woodstock Circle Drive  
Lot 61, Block 01, Section 02 Village of Panther Creek

9. Variance request for a proposed pool house with summer kitchen that will exceed the maximum amount of hard surface allowed. In addition, the Pool House was found to have possible impact on the adjacent lot when viewed and acted upon by the Residential Design Review Committee.

Drew David Howard  
21 Waterford Lake  
Lot 19, Block 01, Section 44 Village of Cochran's Crossing

10. Variance request for proposed fire place attached to a detached patio cover that exceeds the maximum plate height, would not replicate within 12 inches of the first-floor plate height of the dwelling, and whose overall height, size and location may cause an impact to adjacent structures.

Steve & Kristina Robertson  
17 Split Rock Road  
Lot 27, Block 02, Section 11 Village of Panther Creek

11. Variance request for a proposed Circular Driveway that will exceed the maximum amount of Hard Surface allowed as established by the Neighborhood Criteria for the lot.

Drew David Howard  
21 Waterford Lake  
Lot 19, Block 01, Section 44 Village of Cochran's Crossing

12. Consideration and Action of the proposed house demolition.

Jeffrey C. Stallones

DSC Posted Agenda 02-05-2020

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

46 Palmer Crest  
Lot 03, Block 03, Section 55 Village of Cochran's Crossing

13. Consideration and Action of the proposed house demolition.  
Home Expo Showcase LLC  
116 S Timber Top Drive  
Lot 08, Block 01, Section 15 Village of Grogan's Mill
14. Consideration and Action of the proposed house demolition.  
Home Expo Showcase LLC  
118 S Timber Top Drive  
Lot 09, Block 01, Section 15 Village of Grogan's Mill
15. Consideration and Action of the proposed house demolition.  
Home Expo Showcase LLC  
120 S Timber Top Drive  
Lot 10, Block 01, Section 15 Village of Grogan's Mill
16. Variance request for a proposed room addition that will encroach past the twenty five foot rear setback.  
Sudhir & Tara Reddy  
230 South Berryline Circle  
Lot 06, Block 02, Section 36 Village of Panther Creek
17. Variance request for the proposed fence that would be located beyond the owner's lot in the Restricted Open Space Reserve owned by Arbor Townhome Association.  
Mary Kay Barber  
53 Sawmill Grove Lane  
Lot 9-B, Block 109, Section 41 Village of Grogan's Mill Arbor I Townhomes
18. Variance request for the proposed driveway replacement that will be located in the five-foot side water line easement and will exceed the maximum width allowed.  
Michael Burger  
10726 E Timberwagon Circle  
Lot 03, Block 06, Section 06 Village of Grogan's Mill
19. Variance request for the proposed driveway replacement that will be located in the five-foot side utility and drainage easement.  
Henry Cook  
10824 W Timberwagon Circle  
Lot 18, Block 08, Section 06 Village of Grogan's Mill
20. Variance request to appeal conditions of approval by the Residential Design Review Committee for room addition  
Evan & Jennifer Pratt  
27 Fire Flicker Place  
Lot 06, Block 14, Section 01 Village of Indian Springs
21. Variance request for proposed deck that would exceed the maximum hard surface area allowed.  
Jack Harris  
37 Sweetleaf Court  
Lot 09, Block 04, Section 22 Village of Panther Creek

22. Variance request for the existing fence that is not located at least three feet back from the front façade of the dwelling and the construction side of the wooden fence is visible through the wrought iron fence at the rear.  
Leone Sporleder  
11 Crinkleroot Court  
Lot 11, Block 01, Section 19 Village of Grogan's Mill
23. Variance request for the existing fence that is not located at least three feet back from the front façade of the dwelling.  
Jason Harvey  
2 Leverwood Court  
Lot 50, Block 03, Section 02 Village of Panther Creek
24. Variance request for existing window air conditioning unit that is visible from the street.  
Ricardo G Chiappe  
94 North Woodstock Circle Drive  
Lot 61, Block 01, Section 02 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.  
Spilios Adamopoulos  
14 East Wedgemere Ct  
Lot 09, Block 01, Section 11 Village of Cochran's Crossing
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Robert Collins  
51 Deerfern Place  
Lot 028, Block 02, Section 23 Village of Cochran's Crossing
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Treehouse Capital LLC  
94 N Floral Leaf Circle  
Lot 41, Block 01, Section 28 Village of Cochran's Crossing
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Civic Real Estate Holdings III Trust  
7 Lacewing Place  
Lot 04, Block 01, Section 59 Village of Grogan's Mill
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Steven Harstein  
9 Rambling Wood Court  
Lot 44, Block 06, Section 28 Village of Grogan's Mill
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jason C Miller  
5 Pinewood Forest Court

Lot 38, Block 02, Section 16 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.

Jerry W Hatchett  
7 Birchcane Drive

Lot 28, Block 02, Section 02 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.

Ray D Pettibon II  
7 Lucky Leaf Court

Lot 30, Block 03, Section 30 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.

Robert Maverick Killian  
22 Capewood Court

Lot 62, Block 02, Section 09 Village of Panther Creek

34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Marcos Rodrigo Jacober  
53 W Wavy Oak Cir

Lot 01, Block 09, Section 07 Village of Panther Creek

35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Michael Breyette  
22 S High Oaks Circle

Lot 49, Block 06, Section 38 Village of Grogan's Mill

36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

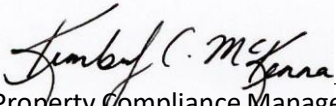
Jeff Wallace  
33 S High Oaks Circle

Lot 38, Block 05, Section 38 Village of Grogan's Mill

**IX. Member Comments**

**X. Staff Reports**

**XI. Adjourn**

  
Property Compliance Manager  
For The Woodlands Township

