

Development Standards Committee

December 20, 2017 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 meeting of November 15, 2017.
- 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 Applications and Covenant Violations in Section VI, recommended for Summary Action.
- VI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Request to appeal the final conditions of approval from the Development Standards Committee's action requiring a double-sided fence installation to allow for alternate material and design proposals; and receive, consider and act on a request for an extension of time for any fence modifications required.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive / 7985 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
 - B. Consideration and action for the proposed exterior remodel to the exterior of The Panther Creek Shopping Center
Regency Center Panther Creek Shopping Center
4775 West Panther Creek Drive
Lot 0283, Block 0045, Section 0040 Village of Panther Creek
 - C. Variance request for two additional building signs that will exceed the maximum number of signs allowed; and includes a blade sign that exceeds the maximum size allowed.
True Food Kitchen
9595 Six Pines Drive
Lot 7111 Block 0599, Section 0999 Village of Town Center
 - D. Variance request for a sign package that includes two building signs that exceed the maximum size allowed.
AT&T Pinecroft
28033 Interstate 45
Lot 067, Block 0599, Section 1000 Village of Town Center
 - E. Consideration and action for the proposed removal of two trees near the monument sign of The Woodlands Young Learners Academy.
Doctors Investment Group-The Woodlands Young Learners Academy
1500 Woodstead Court
Lot 0203, Block 0599, Section 0036 Village of Grogan's Mill
 - F. Variance request to allow for the existing parking lot plans that are not in compliance with the Committee's final approval.
Christ Church United Methodist

6363 Research Forest Drive
Lot 0400, Block 0101, Section 0067 Village of Cochran's Crossing

- G. Consideration and action regarding the updated construction timeline and a request to appeal the committee's conditions of approval regarding the pitched awning roof.
Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280, Block 0045, Section 0007, Village of Panther Creek
- H. Variance request for window/door graphics that includes a colored logo that exceeds the maximum allowed size, is not registered, and includes taglines, a phone number and a website.
ABM Cabinets
3759 FM 1488
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
- I. Consideration and action for the addition of exterior furniture.
Fish & Camaron (Shops at Terramont)
9950 Woodlands Parkway, Suite 450
Lot 300 Block 0078, Section 0046 Village of Sterling Ridge
- J. Consideration and action for the addition of exterior furniture.
Gourmet Bakery (Shops at Terramont)
9950 Woodlands Parkway, Suite 400
Lot 300 Block 0078, Section 0046 Village of Sterling Ridge
- K. Consideration and action for the addition of a building sign.
Nona's Italian Grill
3091 College Park Drive
Lot 9051 Block 0555, Section 0000 Village of College Park
- L. Variance request for the replacement of an existing sign panel with new a business name in which the logo has not yet been registered and exceeds the maximum size allowed.
Lakeview Health
2610 Technology Forest Blvd.
Lot 9144 Block 0547, Section 0999 Village of Research Forest

VII. Consideration and Action of the Residential Applications and Covenant Violations in Section VIII, recommended for Summary Action.

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

- 1. Variance request for proposed shed that exceeds the allowed maximum square footage.
Glenn Warner
42 Amulet Oaks Place
Lot 48 Block 1, Section 8 Village of Sterling Ridge
- 2. Variance request for a proposed patio cover with screened room that does not respect the rear 20 foot setback.
2007 Amended and Restated Sander Living Trust
15 Crested Point Place
Lot 18 Block 2, Section 37 Village of Alden Bridge
- 3. Variance request for existing paving that does not respect the five foot side easement.
Ryan Mason

405 South Rush Haven Circle
Lot 4, Block 1, Section 8 Village of Indian Springs (TWA)

4. Variance request for an existing shed that does not respect the five foot side easement.
Likun Chen
3 Archer Oak Place
Lot 26 Block 3, Section 29 Village of Sterling Ridge
5. Variance request for an existing Gazebo that does not respect the rear 15 foot rear setback and has a corrugated roof.
Lyudmyla Vasko
30 Wimberly Way
Lot 83, Block 1, Section 3 Village of Harpers Landing At College Park
6. Consideration and action to pursue legal action for outstanding Covenant violations.
Alvaro F Barquin
63 North Bacopa Drive
Lot 5, Block 6, Section 7 Village of Creekside Park
7. Consideration and action to pursue legal action for outstanding Covenant violations.
Ricardo Gabriel Molina Fernandez
71 West Spindle Tree Circle
Lot 28, Block 2, Section 73 Village of Sterling Ridge
8. Consideration and action to pursue legal action for outstanding Covenant violations.
Jesus L Hernandez & Angelina A Ruvalcaba
19 Estherwood Place
Lot 17, Block 2, Section 99 Village of Sterling Ridge
9. Consideration and action to pursue legal action for outstanding Covenant violations.
Armando Quinones & Cecilia Gutierrez
2 Olde Rose Court
Lot 7, Block 2, Section 29 Village of Sterling Ridge
10. Consideration and action to pursue legal action for outstanding Covenant violations.
Adam T & Bertha E Tilghman
180 South Hollylaurel Circle
Lot 1, Block 1, Section 16 Village of Alden Bridge
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Raul R Yllades
18 Sawbridge Circle
Lot 5, Block 1, Section 29 Village of Creekside Park
12. Consideration and action to pursue legal action for outstanding Covenant violations.
SKBP Ventures LLC
15 Fairlee Court
Lot 14, Block 2, Section 88 Village of Sterling Ridge
13. Request for approval of a renewal of a handyman home business.
Sofia L Morales Sr.
22 South York Gate Court
Lot 2 Block 1, Section 19 Village of Alden Bridge

14. Rehearing request by an affected neighbor for a proposed patio cover with screened room that does not respect the rear 20 foot setback that was previously granted a variance by the Development Standards Committee.
Rosanne Hudson
51 South Mews Wood Court
Lot 8, Block 1, Section 12 Village of Grogan's Forest at College Park
15. Request to appeal the decision of the Alden Bridge Residential Design Review Committee regarding required plantings of four 30 gallon native trees on the lot at 15 Whisper Wind Place. In addition, a variance request for paving that exceeds the maximum allowed hard surface area.
Thomas McKinney
15 Whisper Wind Place
Lot 29 Block 1 Section 2 Village of Alden Bridge
16. Variance request for patio cover with integrated summer kitchen and additional paving that does not respect the rear 25 foot setback, does not respect the rear ten foot easement and exceeds the maximum allowed hard surface area.
Hung Nguyen
39 Shadeberry Place
Lot 2, Block 1, Section 13 Village of Alden Bridge
17. Variance request for a proposed room addition/garage conversion that exceeds the maximum living area allowed and encloses garage so it does not meet the standard for available storage and parking.
Mario Alonso
119 South Abram Circle
Lot 34 Block 1, Section 24 Village of Sterling Ridge
18. Variance request for an existing gate that may not be in keeping with the character of the neighborhood.
Novi Home Builders
75 West Loftwood Circle
Lot 15 Block 4, Section 77 Village of Sterling Ridge
19. Receive, consider and act on proposed changes to the Woodlands Residential Development Standards regarding items located in the easements.
20. Receive, consider and act on the use and storage of Federal Emergency Management Agency trailers on properties that have experienced damages because of Hurricane Harvey.
21. Consideration and action regarding contractor compliance and deposit fees.
22. Consideration and action for the election of the Chair and Vice Chair for the Development Standards Committee.

IX. Public Comments



Property Compliance Manager
For [The Woodlands Township](#)



X. Member Comment

XI. Staff Reports

XII. Adjourn