

Development Standards Committee

March 21, 2018 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 February 21, 2018.
- 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 to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing.
 - B. Consideration and action for the expansion of the catherization laboratory "cath lab."
St. Luke's Health
17200 St. Luke's Way
Lot 7700 Block 0555, Section 0000 Village of College Park
 - C. Variance request for a tenant sign package that includes a building sign that is not located on the portion of the building that is dedicated to the Tenant, a building and monument sign that do not match, has a logo that is not trademarked and exceeds the maximum size allowed.
River Oaks MRI & Diagnostic
17191 St. Luke's Way
Lot 9400 Block 0599 Section 0999 Village of College Park
 - D. Variance request for the addition of two light poles, replacement of existing parking lot lights and includes trees and vegetation requested for trimming and/or removal.
Bank of America
1255 Lake Woodlands Drive
Lot 1700 Block 0599 Section 0999 Village of Town Center
 - E. Variance request for a sign package that includes a building sign, monument sign panel and vinyl window graphics that exceed the size and subject matter allowed.
HunterGlen Surgical Center
6701 Lake Woodlands Drive, Suite 125
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge
 - F. Consideration and action for the addition of an existing sidewalk and the relocation of a door for a tenant buildout.
Senterra Real Estate Group, LLC
2700 Research Forest Drive
Lot 8700 Block 0547, Section 0999 Village of Research Forest

- G. Variance request for a sign panel that includes a logo that is not trademarked.
Maine-ly Sandwiches
7 Switchbud Place
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill

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

- 1. Variance request for a proposed conversion of attic space to media room that exceeds the maximum living area allowed per the Development Criteria for Section 12, Creekside Park West.
Rebecca Maloney
26 Caprice Bend Place
Lot 7, Block 1, Section 12 Village of Creekside Park West
- 2. Variance request for a proposed addition of a media room that exceeds the maximum living area allowed per the Development Criteria for Section 25, Sterling Ridge.
Michael Rasmuson
139 North Concord Valley Circle
Lot 55 Block 1, Section 25 Village of Sterling Ridge
- 3. Variance request for a proposed fence alteration which includes replacing an iron fence panel with a wood fence panel which is not allowed per the Development Criteria for Section 93, Sterling Ridge.
Michael Sasser
155 Hawkhurst Circle
Lot 24 Block 2, Section 93 Village of Sterling Ridge
- 4. Variance request for existing wood deck that does not respect the rear ten feet easement.
Maureen Levering Barbato
15 Doveplumb Place
Lot 44 Block 1, Section 31 Village of Alden Bridge
- 5. Variance request for existing paving that does not respect the rear ten feet easement.
Linton Eric Scott
22 Little Falls Place
Lot 31, Block 1, Section 5 Village of Creekside Park West
- 6. Consideration and action to pursue legal action for outstanding Covenant violations.
Platino Sports LLC (Jose Gerlando Garcia Diaz and Maria Del Carmen Bandin Ruiz)
315 Bloomhill Place
Lot 6, Block 1, Section 88 Village of Sterling Ridge
- 7. Consideration and action to pursue legal action for outstanding Covenant violations.
Alefia & Faiyaz Kolsawala
6 Lovenote Court
Lot 23, Block 1, Section 66 Village of Sterling Ridge
- 8. Consideration and action to pursue legal action for outstanding Covenant violations.
Ronnie Leray Pickard
99 Sunlit Grove Street
Lot 9, Block 4, Section 35 Village of Alden Bridge
- 9. Consideration and action to pursue legal action for outstanding Covenant violations.
Michael L & Paula A Sara

22 Danville Crossing Court
Lot 23, Block 2, Section 2 Village of Harper's Landing at College Park

10. Consideration and action to pursue legal action for outstanding Covenant violations.
Syed J. & Shehla Hasan
18 East Matisse Meadow Court
Lot 5, Block 1, Section 37 Village of Sterling Ridge
11. Consideration and action to pursue legal action for outstanding Covenant violations.
Lucas Charbonneau
30 South Whistling Swan Place
Lot 18, Block 2, Section 21 Village of Creekside Park
12. Consideration and action to pursue legal action for outstanding Covenant violations.
Muzaffar S. & Renee Abbas
71 South Piney Plains Circle
Lot 46, Block 1, Section 7 Village of Alden Bridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Robert J & Dorothy F Meehan
46 Lightwood Trace
Lot 10, Block 3, Section 20 Village of Alden Bridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Sivaprasad Nakukuru
22 Indian Corn Place
Lot 37, Block 1, Section 75 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Jennifer N McClure
46 Wind Harp Place
Lot 38, Block 1, Section 10 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Darren M Breaux 2006 Trust
39 Player Bend Drive
Lot 1, Block 1, Section 23 Village of Sterling Ridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Mohamed Abdelbaky
154 Rocky Point Drive;
Lot 5, Block 1, Section 5 Village of Creekside Park
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Jorge A Garcia
55 East Montfair Boulevard
Lot 4, Block 2, Section 75 Village of Sterling Ridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
David L Jr. & Jennifer Tyler
47 Genesse Ridge Drive
Lot 12, Block 1, Section 11 Village of Harper's Landing at College Park

20. Consideration and action to pursue legal action for outstanding Covenant violations.
William M Ramsey
14 Dukedale Drive
Lot 14, Block 2, Section 39 Village of Alden Bridge
21. Request for approval of a short-term rental home business.
Iris Maria Artgega Guzman
6 West Lasting Spring Circle
Lot 37, Block 1, Section 8 Village of Creekside Park
22. Consideration and action to appeal the Staff conditions of approval regarding an existing shed that does not respect the rear easement and possible rehearing of the Development Standards Committee conditions of approval from a previous permit that required a Memorandum of Agreement to remove the shed upon resale.
Gabriel Sabadell Living Trust
6 Wildever Place
Lot 27 Block 1, Section 36 Village of Sterling Ridge
23. Variance request for existing paving that does not respect the rear ten feet easement.
Gabriel Sabadell Living Trust
6 Wildever Place
Lot 27 Block 1, Section 36 Village of Sterling Ridge
24. Variance request for a proposed storage shed that does not respect the rear ten or side five foot easements.
Michael L Richards
75 South Downy Willow Circle
Lot 19 Block 1 Section 60 Village of Alden Bridge
25. Request for rehearing regarding the Development Standards Committee conditions of approval for the patio cover and related fireplace & summer kitchen located beyond the twenty five foot rear building setback, which required planting of trees/shrubs for screening purposes and was reviewed by the full committee and acted on at the meeting of May 24, 2017.
Brandon and Kimberly Pye
86 Frosted Pond Place
Lot 27, Block 4, Section 13 Village of Indian Springs (TWA)
26. Variance request for a proposed that patio cover with summer kitchen that will not respect the rear 25 foot building setback.
George Murphy
110 East Beckonvale Circle
Lot 3, Block 1, Section 6 Village of Sterling Ridge
27. Variance request for a proposed play structure that will exceed the maximum height allowed and exceed the maximum allowed elevated decking.
Shahnoor and Jocelyn Lalani
14 Burgandy Oaks Court
Lot 23, Block 2, Section 15 Village of Creekside Park West
28. Variance request for a proposed that patio cover with summer kitchen that may have negative neighbor impact due to mass, scale and proportion.
Maria del Cormen Lorenzo Porrua
34 Beebrush Place
Lot 62, Block 1, Section 13 Village of Creekside Park

29. Variance request for a proposed fence that exceeds the maximum height allowed and is built over the side ten foot building line on a corner lot.
Thomas Hejecate
27 West Bonny Branch Street
Lot 7 Block 2, Section 9 Village of Sterling Ridge

- VIII. Consideration and action to amend Neighborhood Criteria for Sections 45 in Alden Bridge in regard to fencing regulations.
- IX. Consideration and action regarding the violation process for properties affected by flooding.
- X. Public Comments
- XI. Member Comment
- XII. Staff Reports
- XIII. Adjourn



Property Compliance Manager
For The Woodlands Township

