

Development Standards Committee

April 18, 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 March 21, 2018.
- III. Consideration and Action regarding the status of the development of St. Anthony of Padua.
- 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 VII and VIII recommended for Summary Action.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request for a temporary Project Identification sign that does not comply with the criteria.
The Woodlands Land Development Company/Glade Cultural Center
2000 Woodlands Parkway
Lot 4400 Block 0547, Section 0999 Village of Town Center
 - B. Consideration and Action regarding the repair and redesign of the monument sign.
HR Acquisition Of San Antonio Ltd
8850 Six Pines Drive
Lot 6605 Block 0350 Section 1000 Village of Research Forest
 - C. Variance request to allow the existing door vinyl graphics on two doors which consist of a colored logo that is not registered, website and exceeds the maximum size allowed and was not installed in accordance with the Development Review Committee's original action.
Alden Bridge Pediatric Dentistry
3759 FM 1488, Suite 125
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
 - D. Variance request to allow an existing bench outside of the tenant space and was not installed in accordance with the Development Review Committee's original action.
Alden Bridge Pediatric Dentistry
3759 FM 1488, Suite 125
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
 - E. Variance request for a temporary sales event that includes a tent to be displayed for three weeks and a temporary banner which advertises merchandise for sale and does not have a neutral background color.
Macy's Furniture Gallery
1313 Lake Woodlands Drive
Lot 0282 Block 0599 Section 0999 Village of Town Center
 - F. Consideration and action for the relocation of two temporary buildings which will require trees to be removed.
The Woodlands Christian Academy
5800 Academy Way

Lot 7000 Block 0319 Section 0000 Village of College Park

- G. Consideration and Action for a sign package includes a building and a monument sign and door vinyl graphics.
Maeve Gray Salon
3335 College Park Drive Suite 700
Lot 0806 Block 0388 Section 0999 Village of College Park
- H. Variance request for a sign package in which the building sign return color and the location of the store hours do not comply with the shopping center criteria.
Topcoat Nail Boutique
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0499 Village of Sterling Ridge
- I. Variance request for a sign package that includes a logo that is not trademarked, a tagline that is an advertisement and not part of the registered business name, a cabinet-style sign and returns that do not comply with the shopping center criteria.
Spicy Cuisine
6777 Woodlands Parkway
Lot 0500 Block 0592 Section 60 Village of Indian Springs
- J. Consideration and action for the replacement of a dumpster enclosure.
Pinecroft Partners LLC
1440 Lake Woodlands Drive
Lot 8300 Block 0599 Section 0999 Village of Town Center
- K. Variance request for a sign package that includes a building sign, monument sign panel and door vinyl graphics with a decorative band.
Che Nails & Lashes Studio
1440 Lake Woodlands Drive, Suite F
Lot 8300 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for the addition of a car shade structure in the parking lot.
GNC Investments LLC
61 Carlton Woods Drive
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

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

- 1. Request for approval for a patio cover with integrated summer kitchen and additional paving that does not respect the rear 25 foot setback and exceeds the maximum allowed hard surface area.
Hung Nguyen
39 Shadeberry Place
Lot 2, Block 1, Section 13 Village of Alden Bridge
- 2. Variance request for a proposed fence design which is not allowed per the Development Criteria for Section 3, Harper's Landing at College Park.
Stephen Harland
38 Wimberly Way
Lot 81, Block 1, Section 3 Village of Harper's Landing at College Park
- 3. Variance request for a proposed patio cover with fireplace that does not respect the rear 20 foot setback.
Kevin Lower
10 Maize Flower Place

Lot 3, Block 1, Section 34 Village of Creekside Park West

4. Variance request for existing walkway, paving and stone bench that does not respect the rear ten feet or side five foot easement.
Katie Balfe
201 West Misty Dawn Drive
Lot 13, Block 1, Section 5 Village of Harper's Landing at College Park
5. Variance request for existing pool equipment enclosure does not respect the ten foot rear easement, does not respect the 13' setback for the rear of dwelling and has an unacceptable roofing material.
Michael W Donovan
23 East Green Gables Circle
Lot 6, Block 1, Section 9 Village of Alden Bridge
6. Variance request for existing room addition that exceeds the maximum allowed living area by the Development Criteria for Section 24 of Creekside Park.
Kent Shirley
43 Fury Ranch Place
Lot 44, Block 1, Section 24 Village of Creekside Park
7. Variance request for existing batting cage with artificial turf that does not respect the ten foot rear easement, extends beyond the 20 foot rear setback and may have an adverse impact to neighboring properties
Troy G Falterman
2 Serenity Woods Place
Lot 19, Block 3, Section 13 Village of Alden Bridge
8. Request for approval of an online sales home business.
Brady S Moffett
210 Maple Path Place
Lot 1, Block 2, Section 38 Village of Alden Bridge
9. Request for approval of a small remodel/construction home business.
Anthony Trinidad
3 Bark Bend Place
Lot 19, Block 1, Section 16 Village of Harper's Landing at College Park
10. Variance request for removal of two trees that do not meet the standards for removal.
Razvan Dumitrescu
46 Robin Caper Court
Lot 9, Block 1, Section 42 Village of Sterling Ridge
11. Variance request for an existing room addition that exceeds the maximum living area allowed.
Alejandro Phillips
119 East French Oaks Circle
Lot 32, Block 2, Section 49 Village of Sterling Ridge
12. Variance request for an existing paver walkway that does not respect the side five foot easement.
Alejandro Phillips
119 East French Oaks Circle
Lot 32, Block 2, Section 49 Village of Sterling Ridge
13. Variance request for an existing pool bath that does not respect the side easement and may not be architecturally compatible with the dwelling.

Rodrigo Maciel De Azevedo
3 Golden Floral Court
Lot 27, Block 1, Section 95 Village of Sterling Ridge

14. Variance request for existing paving and a proposed pergola that does not respect the 10 foot rear easement.
Darrell Melear
27 Kayak Ridge Drive
Lot 3, Block 2, Section 1 Village of Creekside Park
15. Variance request for a pool with water surface area that exceeds the maximum amount allowed.
Ryan Godby
135 South Vershire Circle
Lot 38, Block 1, Section 91 Village of Sterling Ridge
16. Variance request for fence was built other than what was approved and does not comply with Standards and the Neighborhood Criteria for Section 55 of Alden Bridge.
John F. Hark
35 Ivy Garden Street
Lot 18, Block 3, Section 55 Village of Alden Bridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Benjamin D & Jennifer L Adams
23 Sawbridge Circle
Lot 4, Block 2, Section 29 Village of Creekside Park
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Gigpe LLC
50 East Cresta Bend Place
Lot 63, Block 1, Section 18 Village of Creekside Park
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Jonathan R Hayes & Debbie L Beaty
51 Paloma Bend Place
Lot 9, Block 1, Section 25 Village of Creekside Park
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Armon J & Leila M Higham
102 South Shawnee Ridge Circle
Lot 12, Block 1, Section 22 Village of Indian Springs (TWA)
21. Consideration and action to pursue legal action for outstanding Covenant violations.
TTK Properties LLC
142 South Star Ridge Circle
Lot 11, Block 1, Section 51 Village of Sterling Ridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Alejandro H Llana & Maria V Rodriquez
83 South French Oaks Circle
Lot 23, Block 2, Section 49 Village of Sterling Ridge
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Stephen E Fischer
15 Garland Grove Place

Lot 15, Block 2, Section 10 Village of Indian Springs (TWA)

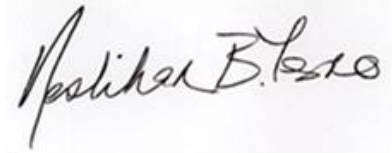
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Dawn Beach Business Ventures, LLC
74 North Misty Canyon Place
Lot 71, Block 2, Section 4 Village of Harper's Landing at College Park
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Tomas V Alvarado & Helga De Alvarado
139 South Star Ridge Circle
Lot 22, Block 3, Section 51 Village of Sterling Ridge
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Kila Bale
2 Wild Colt Place
Lot 23, Block 3, Section 9 Village of Alden Bridge
27. Consideration and action to pursue legal action for outstanding Covenant violations.
James F & Robin A Bull
3 Sentinel Place
Lot 20, Block 2, Section 4 Village of Alden Bridge
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Susana Capote
267 Liriope Court
Lot 60, Block 1, Section 99 Village of Alden Bridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Maria Julia Sosa Clavero
259 Liriope Court
Lot 58, Block 1, Section 99 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Jeffrey K & Stacey D Evans
74 East Whistlers Bend Circle
Lot 22, Block 1, Section 81 Village of Alden Bridge
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Steven & Ellen Hammon
2 Harvest Green Place
Lot 10, Block 1, Section 7 Village of Alden Bridge
32. Consideration and action to pursue legal action for outstanding Covenant violations.
Wanda Wing Man Lam & Ignatius Sun Ting Liu
7 Spiceberry Place
Lot 10, Block 1, Section 13 Village of Alden Bridge
33. Consideration and action to pursue legal action for outstanding Covenant violations.
Patrick & Harriet McNeil
212 Bristol Bend Circle
Lot 27, Block 3, Section 8 Village of Alden Bridge

34. Request for approval of signs for a limited number of residential properties to display for CASA Child Advocates of Montgomery County.
35. Variance request for a proposed wooden fence that does not respect the side building line for a corner lot.
Rodrigo Maciel De Azevedo
3 Golden Floral Court
Lot 27, Block 1, Section 95 Village of Sterling Ridge
36. Variance request for tree removal that does not meet the standards for removal.
Concepcion Mendez
27 North Scribewood Circle
Lot 5, Block 2, Section 55 Village of Sterling Ridge
37. Variance request for a proposed fence that will exceed the maximum allowed height per the Standards and the Neighborhood Criteria for Section 45 of Alden Bridge.
William A Burkholder
31 Laurelhurst Circle
Lot 8, Block 1, Section 45 Village of Alden Bridge
38. Variance request for a tree removal that does not meet the standards for removal.
William D Bonilla III
66 Glentrace Circle
Lot 10, Block 1, Section 56 Village of Alden Bridge
39. Variance request for a proposed fence that will exceed the maximum allowed height per the Standards and the Neighborhood Criteria for Section 11 of Alden Bridge
Robert E Budavich
3 South Bristol Oak Circle
Lot 61, Block 1, Section 11 Village of Alden Bridge
40. Variance request for removal of six pine trees that do not meet the standards for removal.
Miguel Gonzalez
71 West Cove View Trail
Lot 46, Block 1, Section 6 Village of Creekside Park
41. Variance request for a proposed gate that is not architecturally compatible with other in the neighborhood.
Novi Home Builders Corporation
75 West Loftwood Circle
Lot 15, Block 4, Section 77 Village of Sterling Ridge
42. Variance request for an existing trellis that exceeds the maximum allowed height for a trellis attached to a fence and the material is not compatible with the property.
Alejandro Phillips
119 East French Oaks Circle
Lot 32, Block 2, Section 49 Village of Sterling Ridge
43. Variance request for an existing driveway extension that was not built as approved and exceeds the maximum width allowed.
John Pinsoneault
38 Chamomile Court
Lot 84, Block 1, Section 6 Village of Sterling Ridge
44. Variance request for proposed pool equipment which may have neighbor impact due to location.

Jansen Oliveira
2 Ricegrass Place
Lot 15, Block 1, Section 10 Village of Creekside Park

45. Variance request for proposed patio cover and summer kitchen exceed the hard surface area allowed.
Jeff Adams
6 Amulet Oaks Place
Lot 57, Block 1, Section 8 Village of Sterling Ridge

- VIII. Consideration and action of possible violations swings in front yard.
- IX. Public Comments
- X. Member Comment
- XI. Staff Reports
- XII. Adjourn



Property Compliance Manager
For The Woodlands Township

