

Development Standards Committee

May 16, 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 April 18, 2018.
- III. Consideration and discussion 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 Discussion of resident concerns in neighborhoods in Panther Creek.
- VII. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VIII and IX recommended for Summary Action.
- VIII. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Variance request for the final approval of a parking lot expansion, including lighting and perimeter fencing which is not consistent with the committee's previous action and is proposed with a fence adjoining the forest preserve.
Hindu Temple of The Woodlands
7601 South Forestage Drive
Lot 0300 Block 0592 Section 0000 Village of Indian Springs
 - B. Request for an extension of time to complete the stucco restoration of the façade of the building and window repairs.
VWW Property Corp./The Villages
2323 Lake Robbins Drive
Lot 0650 Block 0547 Section 0060 Village of Town Center
 - C. Variance request for the proposed ground mounted sign that contains a tagline, a logo that is not trademarked and a background color that is not neutral.
Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing
 - D. Variance request for two directional signs that include a logo, the logo is not trademarked and have a background color that is not neutral.
Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing
 - E. Consideration and action of the final plans for the Market Street renovation and remodeling.
IMI MSW, LLC (Market Street)
9595 Six Pines Drive
Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center
Lot 0260, Block 0547, Section 0999 Village of Town Center

- F. Consideration and action of the proposed electronic monument sign for the Market Street renovation at the corner of Lake Woodlands and Six Pines.
IMI MSW, LLC (Market Street)
9595 Six Pines Drive
Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center
Lot 0260, Block 0547, Section 0999 Village of Town Center
- G. Consideration and action of sign package that includes building signs, directional signs and the entryway monument signs for the Market Street renovation.
IMI MSW, LLC (Market Street)
9595 Six Pines Drive
Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center
Lot 0260, Block 0547, Section 0999 Village of Town Center
- H. Variance request for a sign package that includes a building sign with white, non-lit, pan formed letters and a colored logo that exceeds the maximum size allowed on the building and monument sign panels.
Conroe Starbits LTD / Tide Dry Cleaners
3068 College Park Drive
Lot 9003 Block 0555 Section 0999 Village of College Park
- I. Variance request for the removal of multiple trees located within the view corridor of a monument sign and the trimming of vegetation near the driveway exit to increase visibility.
Leiker Orthodontics
4000 Panther Creek Drive
Lot 0310 Block 0045 Section 0007 Village of Panther Creek
- J. Variance request for a building sign that includes a logo that exceeds the maximum size allowed.
Tide Dry Cleaners
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- K. Consideration and action of the final plans for the proposed gymnasium
The Woodlands United Methodist Church
2200 Lake Woodlands Drive
Lot 8600 Block 0547 Section 0999 Village of Research Forest
- L. Variance request for a sign package that contains a building sign with decorative elements and window graphics that do comply with the shopping center criteria.
F45
3091 College Park Drive
Lot 9051 Block 0555 Section 0000 Village of College Park
- M. Consideration and action for the replacement of exterior light fixtures on the property and in the three parking garages.
MEPT Boardwalk Town Center LLC
2203 Riva Row
Lot 9412 Block 0547 Section 0060 Village of Town Center

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

- 1. Request for a rehearing has been submitted by 23 N Cedarwing, The Sarff Residence, regarding the proposed new home construction that includes a proposed driveway that will be located in the five-foot side easement, beyond the platted building line and will exceed the maximum width allowed at 21 Cedarwing Lane.

T.D. Cox Homes, LLC
21 Cedarwing Lane
Lot 10, Block 01, Section 32 Village of Grogan's Mill

2. Variance request for a home remodel, that includes room additions, remodeling, a conversion and a second story balcony, that will exceed the maximum amount of living area allowed according to the criteria, may cause an impact to adjacent properties and portions of which encroach into the easement.
Robert Dubrul
46 Bellweather Court
Lot 10, Block 01, Section 46 Village of Panther Creek
3. Variance request for a home remodel, that includes a patio cover, summer kitchen and paving that may cause an impact to adjacent properties and portions of which encroach into the easement.
Robert Dubrul
46 Bellweather Court
Lot 10, Block 01, Section 46 Village of Panther Creek
4. The proposed room addition would cause the lot to exceed the maximum hard surface area allowed as established by the Neighborhood Criteria for the lot.
David and Judy Glover
2722 N Logrun Circle
Lot 18, Block 02, Section 02 Village of Grogan's Mill
5. Variance request for a proposed wrought iron fence will cause the unfinished side of the existing wood fence to be visible to the street view.
Rey E Gonzalez
190 Merryweather Place
Lot 11 Block 1 Section 82 Village of Alden Bridge
6. Variance request for a proposed fence that will exceed the maximum height allowed.
Daniel Bialkowski
10 Rhapsody Bend Drive
Lot 29 Block 1, Section 27 Village of Sterling Ridge
7. Variance request for a proposed attic conversion that will exceeds the maximum allowed living area per the Development Criteria for Section 12 Creekside Park West
Brandon Sherstad
30 Caprice Bend Place
Lot 8, Block 1, Section 12 Village of Creekside Park West
8. Variance request for proposed shed that does not respect the rear ten feet.
John Peek
27 Florian Court
Lot 69 Block 1, Section 1 Village of Harper's Landing at College Park
9. Variance request for an existing shed that does not respect the rear ten foot or side five foot easement.
Charles Cobb
27 Shimmer Pond Place
Lot 61 Block 1, Section 5 Village of Harper's Landing at College Park
10. Variance request for a proposed fence that will exceed the maximum height allowed.
Jesus Uruchurtu
114 North Concord Valley Circle

Lot 2 Block 2, Section 25 Village of Sterling Ridge

11. Variance request for a proposed driveway widening that exceeds the maximum width allowed
Joseph Nuccio
71 South Fair Manor Circle
Lot 18 Block 1, Section 78 Village of Sterling Ridge
12. Variance request for a proposed paving and existing flagstone walkway that exceeds the maximum allowed hard surface area.
Breeding Living Trust
10 Coverdell Park
Lot 31 Block 1, Section 26 Village of Sterling Ridge
13. Variance request for an existing deck that does not respect the rear ten foot or side five foot easement.
David and Rebecca Masciola
250 Rockwell Park Blvd
Lot 17, Block 10, Section 33 Village of Creekside Park
14. Request for approval of a consulting engineering home business.
Beat Kuettel
10 Spooner Ridge Court
Lot 20 Block 1, Section 17 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Jose Luis Alverde Gomez & Emilio A Ochoa
127 North Concord Valley Circle
Lot 25, Block 1, Section 52 Village of Sterling Ridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Samuel B & Christine R Mize
170 East Bracebridge Circle
Lot 14, Block 1, Section 21 Village of Indian Springs (TWA)
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Santiago Pelaez & Gabriela Ochoa
98 West Ambassador Bend
Lot 20, Block 1, Section 33 Village of Sterling Ridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Kendall Clark
7 East New Avery Place
Lot 30, Block 1, Section 26 Village of Alden Bridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Nathan & Cheri Young
55 North Shimmering Aspen Circle
Lot 12, Block 1, Section 19 Village of Creekside Park
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Monica Ayala Montemayor
58 West Deer River Circle
Lot 9, Block 4, Section 14 Village of Creekside Park

21. Consideration and action to pursue legal action for outstanding Covenant violations.
Lance C Durrett
46 Rookwood Court
Lot 37, Block 2, Section 51 Village of Sterling Ridge
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Newton K & Melissa L Maer
25 Beckett Hill Place
Lot 24, Block 5, Section 28 Village of Alden Bridge
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Eronat Friedhelm
155 Hearthshire Circle
Lot 51, Block 2, Section 99 Village of Sterling Ridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Eduardo J Noriega
150 Rocky Point Drive
Lot 6, Block 1, Section 5 Village of Creekside Park
25. Request for approval of a short-term rental home business.
Ivan Mozo
6 Orion Star Court
Lot 20 Block 1, Section 30 Village of Sterling Ridge
26. Report on construction progress at 51 Paloma Bend Place in association with current outstanding Covenant violations.
Jonathan R Hayes & Debbie L Beaty
51 Paloma Bend Place
Lot 9, Block 1, Section 25 Village of Creekside Park
27. Request for a rehearing and/or possible approval of tree removal previously heard by the Development Standards Committee.
Miguel Gonzalez
71 West Cove View Trail
Lot 46, Block 1, Section 6 Village of Creekside Park
28. Variance request for a proposed driveway widening that exceeds the maximum width allowed and does not respect the side five foot easement.
Jan Holland
74 North Knight's Crossing Drive
Lot 12 Block 1, Section 81 Village of Sterling Ridge
29. Variance request for conceptual proposal of a patio cover that will not respect the 30 foot rear building and 25 foot development setbacks and will exceed the maximum hard surface area allowed.
Doyle Taylor
50 Player Point Drive
Lot 14 Block 1, Section 32 Village of Sterling Ridge
30. Variance request for removal of three trees that do not meet the Standards for removal.
Richard Voisinet
95 South Hawthorne Hollow Place
Lot 10 Block 2 Section 86 Village of Alden Bridge

- 31. Variance request for proposed painting of brick and siding that is not in keeping with character of neighborhood.
Ivan Arjona
23 Stanwick Place
Lot 38 Block 1, Section 3 Village of Sterling Ridge
- 32. Variance request for removal of nine trees that do not meet the Standards for removal.
Colleen Burdick
19 Fraiser Fir Place
Lot 28, Block 1, Section 5 Village of Creekside Park
- 33. Variance request for removal of eight trees that do not meet the Standards for removal.
Samuel Mcduffie
122 North Archwyck Circle
Lot 42 Block 1, Section 42 Village of Sterling Ridge
- 34. Variance request for a proposed wood fence that exceeds the maximum height allowed.
Michael Rasmuson
139 North Concord Valley Circle
Lot 55 Block 1, Section 21 Village of Sterling Ridge
- 35. Variance request for an existing fence that exceeds the maximum height and the style does not meet the Development Criteria for Section 55 of Alden Bridge and a portion of the existing fence has the unfinished side facing the street view.
Kenneth R McIntosh
7 Ivy Garden Street
Lot 25 Block 3 Section 55 Village of Alden Bridge

- VIII. Consideration and action regarding the violation process for Twin Villa neighborhood in Alden Bridge and associated Home Owner Association.
- IX. Public Comments
- X. Member Comment
- XI. Staff Reports
- XII. Adjourn



Property Compliance Manager
For The Woodlands Township

