

## **Development Standards Committee**

**August 15, 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 July 18, 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. Variance request for a proposed building sign that would not be located over the entrance, door vinyl graphics that do not match and includes services provided and parking lot, directional and now hiring signs that do not comply with the Standards.  
True Food Kitchen  
9595 Six Pines Drive  
Lot 7111 Block 0599 Section 0999 Village of Town Center
  - B. Variance request for a proposed sign package that contains two building signs and two monument signs that do not match and include a tagline that is not a business clarifier or trademarked.  
House of Pies  
1330 Lake Woodlands Drive  
Lot 0660 Block 0599 Section 0999 Village of Town Center
  - C. Consideration and action for the revised awning proposal.  
House of Pies  
1330 Lake Woodlands Drive  
Lot 0660 Block 0599 Section 0999 Village of Town Center
  - D. Consideration and action for the approval of an existing emergency backup generator.  
The John Cooper School  
1 John Cooper Drive  
Lot 0230 Block 0592 Section 0060 Village of Indian Springs
  - E. Variance request for the removal of trees and vegetation located within the 35-foot forest preserve.  
Good Shepherd Lutheran  
9191 Cochran's Crossing Drive  
Lot 0400 Block 0257 Section 0067 Village of Cochran's Crossing
  - F. Variance request for the proposed exterior color change that does not comply with newly adopted shopping center criteria.  
Dayton Hudson Corporation/Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center

- G. Variance request for the proposed building signs that exceed the maximum size and subject matter allowed and do not comply with the committee's previous action.  
Dayton Hudson Corporation/Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center
- H. Variance request for two existing monument signs that contain two registered logos and an existing directional sign that includes a logo and exceeds the maximum size allowed.  
Texan Christensen Limited Partner/ Baker Hughes  
9110 Grogan's Mill Road  
Lot 0300 Block 0350 Section 0999 Village of Research Forest
- I. Variance request for a proposed sign package that includes a building sign that exceeds the maximum height allowed, monument panels on two monument signs that do not match the building sign and includes door vinyl graphics.  
Asiri Family Dentistry  
8000 McBeth Way  
Lot 0850 Block 0499 Section 0046 Sterling Ridge
- J. Variance request for freestanding signs that will advertise a temporary event.  
HEB  
26500 Kuykendahl Road  
Lot 0525 Block 0509 Section 0386 Village of Creekside Park
- K. Variance request for a proposed monument sign that includes a tagline that is not a business clarifier and not part of the registered name and includes a background color that does not meet the criteria.  
Jortney, LLC/Adcetera  
1490 Research Forest Drive  
Lot 9401 Block 0350 Section 1000 Village of Research Forest
- L. Consideration and action to repaint the building.  
Jortney, LLC/Adcetera  
1490 Research Forest Drive  
Lot 9401 Block 0350 Section 1000 Village of Research Forest
- M. Variance request for a sign package that includes a name that is not trademarked, a building sign with a tagline that is not a business clarifier and building, monument and window vinyl graphics that do not match.  
Black Forest Woodlands Holdings, LLC/The Kitchen  
4526 Research Forest Drive  
Lot 6000 Block 0051 Section 0099 Village of Research Forest
- N. Variance request for a sign package that includes a monument sign, multiple building signs, directional signs that include a business name and logo and door vinyl graphics that are in color.  
Woodlands Sarofim #1 LTD/Millipore Sigma  
9186 Six Pines Drive  
Lot 1310 Block 0350 Section 0999 Village of Town Center
- O. Variance request for the installation of two banners and three awnings containing a font that is not trademarked  
Vander Dys Fine Jewelry  
24 Waterway Ave.  
Lot 2640 Block 0599 Section 0999 Village of Towns Center

- P. Variance request for the revised door vinyl graphics that do not meet the committee's conditions of approval.  
Wells Fargo Home Mortgage  
7901 Research Forest Drive  
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
- Q. Consideration and action regarding removal of two trees.  
Lone Star College  
5000 Research Forest Drive  
Lot 0803 Block 0051 Section 0000 Village of Research Forest
- R. Variance request for a revised building sign that does not meet the committee's conditions of approval.  
Tide Dry Cleaners  
6777 Woodlands Parkway  
Lot 0500 Block 0592 Section 60 Village of Indian Springs
- S. Variance request for an additional building sign that advertises services that are provided and additional window and door vinyl graphics that include advertisements, operating hours and do not meet the shopping center criteria.  
Tide Dry Cleaners  
8000 Research Forest Drive  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

- 1. Consideration and action regarding trees proposed for removal for demolition and conceptual review of the plans for new home construction.  
Guy Lewis and Tobie Craig  
2915 E Wildwind Circle  
Lot 27, Block 10, Section 12 Village of Grogan's Mill
- 2. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Raymond and Stella Braggs Pierson  
0 Millbend  
Parcel 42645  
S972402 - Wdlns Milbend Vil 02, COMMON AREAS, ACRES 1.0725
- 3. Variance request for a proposed retaining wall that does not respect the side five foot easement.  
David and Barbara Lundy  
14 Hampton Lodge  
Lot 17, Block 1, Section 14 Village of Indian Springs
- 4. Variance request for a proposed deck that does not respect the rear ten foot easement.  
Cardo Conde Gonzalez  
235 North Burberry Park Circle  
Lot 123 Block 1, Section 60 Village of Sterling Ridge
- 5. Variance request for an existing pergola and paving that does not respect the rear ten foot easement.  
Tammy Lum  
11 Silver Maple Place  
Lot 15 Block 1, Section 3 Village of Sterling Ridge

6. Request for approval for an existing driveway extension that does not respect the side five foot easement and exceeds the width allowed.  
David Zimmerman  
82 South Knights Crossing Drive  
Lot 10 Block 1, Section 81 Village of Sterling Ridge
7. Request for approval for a renewal of an existing home business – Architecture.  
Steven Gallia  
2 West Trace Creek Drive  
Lot 26, Block 2, Section 3 Village of Indian Springs
8. Variance request for an existing patio cover that does not respect the rear 15 foot setback and the patio does not respect the rear ten foot or side five foot easements.  
Raul Albeniz  
111 North Archwyck Circle  
Lot 22, Block 2, Section 42 Village of Sterling Ridge
9. Variance request for an existing shed that does not respect the rear ten foot and side five foot easement.  
Eric Oladovich  
43 Raindance Court  
Lot 3 Block 3, Section 11 Village of Harper’s Landing at College Park
10. Consideration and action to pursue legal action for outstanding Covenant violations.  
Luis A Barrios, Victoria B Iglesias  
62 South Sage Sparrow Circle  
Lot 16, Block 4, Section 11 Village of Sterling Ridge
11. Consideration and action to pursue legal action for outstanding Covenant violations.  
Narayan K & Hema N Mahale  
26 Shire Glen Place  
Lot 44, Block 2, Section 99 Village of Sterling Ridge
12. Consideration and action to pursue legal action for outstanding Covenant violations.  
Antonio K Abou  
58 Musgrove Place  
Lot 52, Block 1, Section 78 Village of Alden Bridge
13. Consideration and action to pursue legal action for outstanding Covenant violations.  
Richard Calmet & Candice A Adams  
7 Newgrove Court  
Lot 58, Block 2, Section 99 Village of Sterling Ridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.  
Matthew E Rose  
267 Tortoise Creek Place  
Lot 71, Block 1, Section 8 Village of Creekside Park
15. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jorge Giacoman Aguilar & Karla Patricia Torres Llama  
10 South Wheatleigh Drive  
Lot 48, Block 2, Section 22 Village of Creekside Park West
16. Consideration and action to pursue legal action for outstanding Covenant violations.

Thomas L. Whitten Jr.  
39 North Winterport Circle  
Lot 27, Block 2, Section 5 Village of Alden Bridge

17. Consideration and action to pursue legal action for outstanding Covenant violations.  
AJAT Properties Series LLC Series A (Clara Taylor)  
114 Sage Blue Court  
Lot 27, Block 1, Section 16 Village of Alden Bridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.  
Mauricio Guerra  
10 Tallgrass Way  
Lot 10, Block 1, Section 14 Village of Creekside Park
19. Consideration and action to pursue legal action for outstanding Covenant violations.  
Tracy Glassel  
27 Wintergrass Place  
Lot 7, Block 1, Section 41 Village of Alden Bridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.  
Edgardo T Ramos  
54 Witherbee Place  
Lot 2, Block 1, Section 5 Village of Creekside Park West
21. Variance request and approval for a short term rental home business.  
Ding Chen  
90 Prairie Dawn Circle  
Lot 18 Block 2, Section 6 Village of Harper's Landing at College Park
22. Consideration and action 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
23. Rehearing for a pergola that does not respect the rear ten foot easement per the previous DSC conditions of approval.  
Sherri and Darrell Melear  
27 Kayak Ridge Drive  
Lot 3, Block 2, Section 1 Creekside Park
24. Request to appeal staff conditions of approval to require replanting one 15 gallon native tree anywhere on the lot.  
Joan O'Connor  
149 South Hollylaurel Circle  
Lot 11 Block 2 Section 16 Village of Alden Bridge
25. Request to appeal RDRC conditions of approval of a proposed pool that will exceed the maximum water surface area allowed of six percent for the lot.  
Angela L Danna  
51 Cherryvale Court  
Lot 13 Block 1 Section 73 Village of Alden Bridge

- 26. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.  
Bridget Hron  
102 Sunlit Grove Street  
Lot 14 Block 2, Section 35 Village of Alden Bridge
- 27. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear building setback.  
Omar Athie  
23 Hollyflower Place  
Lot 27, Block 1, Section 15 Village of Creekside Park West
- 28. Variance request for an existing patio cover that does not respect the 20 foot rear setback and has unacceptable roof material.  
Yuriy Gubanov  
154 South Arrow Canyon Circle  
Lot 16, Block 1, Section 16 Village of Creekside Park
- 29. Variance request for an existing fence that encroaches over the property line and the use of artificial turf in the rear yard.  
Victor Muzny  
35 East Loftwood Circle  
Lot 25 Block 4, Section 77 Village of Sterling Ridge
- 30. Variance request for an existing fence style for the rear of the lot which does not meet the Neighborhood Criteria for Section 49 of Alden Bridge and a portion of the right side fence has the unfinished side visible to the street view.  
TWW Trust (Wilkins)  
2 Noble Bend Place  
Lot 46 Block 1 Section 49 Village of Alden Bridge

VIII. Public Comments

IX. Member Comment

X. Staff Reports

XI. Adjourn



Property Compliance Manager  
For The Woodlands Township

