

Development Standards Committee

May 3, 2017 at 5:30 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 5, 2017.
- III.** Consideration and Action of the Applications and Covenant Violations in Section VII, recommended for Summary Action.
- 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 regarding the status of the development of St. Anthony of Padua.
- VII.** Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action for proposed monument sign panel.
The Zoo Health Club
30420 FM 2978 Suite 200
Lot 110, Block 458, Section 46 Village of Sterling Ridge
 2. Variance request for building mounted sign and window graphics.
Coco Crepes Waffles Coffee
6777 Woodlands Parkway Suite 214
Lot 500, Block 592, Section 60 Village of Indian Springs (TWA)
 3. Variance request for pet adoption events to be held weekly for a specified period.
PETCO/ Operation Pets Alive
10864 Kuykendahl Road
Lot 100, Block 592, Section 60 Village of Indian Springs TWA
 4. Variance request regarding proposed temporary tent to be permanently placed in HEB parking lot for rock chip window repair business.
HEB Grocery Company
26500 Kuykendahl Road
Lot 525, Block 509, Section 386 Village of Creekside Park
 5. Variance request for a sign package that includes a monument sign with panels of unequal sizes, a building sign that is not centered within the sign band and has returns that do not match the existing building signs in the center and a drive through menu board.
Dosey Doe
2626 Research Forest Drive
Lot 8110, Block 0547, Section 0000 Village of Research Forest
 6. Variance request to allow an existing storage shed and ventilation system that may not meet the building criteria.
Dosey Doe
2626 Research Forest Drive

Lot 8110, Block 0547, Section 0000 Village of Research Forest

7. Variance request to allow for a “Now Leasing” banner that exceeds the maximum size, is not in an approved location and exceeds the allowed duration of time to display.
Regency Centers at Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0285, Block 0045, Section 0040 Village of Panther Creek
8. Variance request to allow advertising signs in store windows.
Amegy Bank
4576 Research Forest Drive
Lot 8500, Block 0051, Section 0999 Village of Research Forest
9. Consideration and action for the addition of a monument sign panel.
Waterway Plaza II
10001 Woodloch Forest Drive
Lot 9002, Block 0599, Section 0999 Village of Town Center
10. Consideration and action for the addition of a monument sign panel and tenant name change on an additional panel.
Waterway Plaza II
10001 Woodloch Forest Drive
Lot 9002, Block 0599, Section 0999 Village of Town Center
11. Consideration and action for the preliminary approval for the new library building addition of 6,084 square feet.
The John Cooper School
1 John Cooper Drive
Lot 0230, Block 0592, Section 0060 Village of Indian Springs
12. Variance request for a sign package that includes a logo that exceeds the maximum size allowed and has awnings that include a tagline.
Full Psyche
9595 Six Pines Drive
Lot 7113, Block 0599, Section 0999 Village of Town Center
13. Variance request for a new building sign that exceeds the maximum size allowed, does not comply with shopping center criteria and is not the registered name of the business.
H & H Music Services
1500 Research Forest Drive
Lot 9380, Block 0350, Section 1000 Village of Research Forest
14. Variance request for the delayed planting in the forest preserve area until entire East Shore Place Development is completed.
Frost Bank
201 East Shore Drive
Lot 0272 Block 0547 Section 0006 Village of Town Center
15. Consideration and action for the preliminary review of the office/retail building proposal.
East Shore Place
203 East Shore Drive
Section 0006 in the Village of Town Center
16. Consideration and action for the renovation and installation of ramps to comply with current standards for the Americans with Disabilities Act.
Bank of America

1255 Lake Woodlands Drive
Lot 1700, Block 0599, Section 0999 Village of Town Center

17. Variance request for a monument sign panel that includes a logo that is not trademarked.
KBI Biopharma
2635 Technology Forest Boulevard
Lot 0610, Block 0547, Section 0999 Village of Research Forest
18. Consideration and action for the addition of three permanent storage units.
VillaSport Athletic Club & Spa
4141 Technology Forest Boulevard
Lot 6560, Block 0547, Section 0999 Village of Research Forest
19. Variance request for a tenant panel that includes a logo which advertises services provided and is not registered with the United States Patent & Trademark Office.
The Woodlands Land Development Corporation on behalf of Cinemark
1106 Lake Robbins Drive
Lot 9140, Block 0599, Section 0999 Village of Town Center
20. Variance request to allow for monument sign that is located in the street right of way.
Shell
10500 Gosling Road
Lot 0550, Block 0045, Section 0007 Village of Panther Creek
21. Variance request to allow for a monument sign that is located in the street right of way.
Woodlands Shell Auto Care
4725 West Panther Creek Drive
Lot 0290, Block 0045, Section 0040 Village of Panther Creek
22. Consideration and action for conceptual new home construction.
Saint Christopher Holdings LLC – Emilio Guzman
2610 South Wildwind Circle
Lot 07, Block 10, Section 01 Village of Grogan’s Mill
23. Variance request for a conceptual driveway that is made of crushed granite and not considered to be an approved hard surface material.
Saint Christopher Holdings LLC – Emilio Guzman
2610 South Wildwind Circle
Lot 07, Block 10, Section 01 Village of Grogan’s Mill
24. Variance request for the proposed concept home and garage construction; and the garage will encroach into the easement.
Galligan Investments International Limit
10727 N Autumnwood Way
Lot 06, Block 01, Section 30 Village of Grogan’s Mill
25. Variance request for the proposed concept driveway that is not constructed of an approved hard surface.
Galligan Investments International Limit
10727 N Autumnwood Way
Lot 06, Block 01, Section 30 Village of Grogan’s Mill
26. Variance request for a proposed patio cover that will exceed the maximum amount of hard surface area allowed.
Ross and Caroline Leedy
64 N Brokenfern Drive
Lot 01, Block 01, Section 40 Village of Grogan’s Mill

27. Variance request for the proposed pergola with paving and integrated summer kitchen that will exceed the maximum amount of hard surface area allowed.
James Napier
67 Huntsmans Horn Circle
Lot 30, Block 01, Section 35 Village of Grogan's Mill
28. Consideration and Action for an existing home business.
Brooke Castle
30 Willowherb Court
Lot 38, Block 01, Section 18 Village of Grogan's Mill
29. Variance request for a business in the home that contracts with individuals traveling to and from the home in conjunction with the business.
Anna K. Nelson
8 Mayfair Grove Court
Lot 10, Block 02, Section 04 Village of Panther Creek
30. Variance request for a proposed home construction addition that exceeds the maximum amount of living area allowed according to the neighborhood criteria.
Dr. Asit & Ulupi A. Choksi
46 South Windsail Place
Lot 33, Block 01, Section 37 Village of Panther Creek
31. Variance request for a proposed temporary portable restroom facility to be located in the front of the home.
Mario & Debra Cassier
47 Highland Circle
Lot 03, Block 02, Section 28 Village of Panther Creek
32. Variance request for a proposed patio cover that has a civil engineer on the sealed plans.
Martin Enrique Schnicer
31 Summer Port
Lot 06, Block 03, Section 42 Village of Panther Creek
33. Variance request for improvements including a proposed swimming pool, summer kitchen, pergola, paving and fireplace that will exceed the maximum hard surface area allowed.
Brent S McCombs
14 Thistlewood Place
Lot 90, Block 04, Section 04 Village of Cochran's Crossing
34. Variance request for a proposed patio cover that will encroach into the 20-foot rear building setback.
Phillip King
22 Windflower Place
Lot 14, Block 02, Section 33 Village of Cochran's Crossing
35. Variance request for a proposed room addition that would encroach into the 25-foot rear setback.
Timothy and Melissa Baker
28 Buttonbush Court
Lot 15, Block 01, Section 17 Village of Grogan's Mill
36. Variance request for the proposed staircase and balcony replacement that will be located beyond the 25-foot rear setback.
Timothy and Melissa Baker
28 Buttonbush Court
Lot 15, Block 01, Section 17 Village of Grogan's Mill

37. Variance request for the proposed driveway that will exceed the maximum width allowed.
Timothy and Melissa Baker
28 Buttonbush Court
Lot 15, Block 01, Section 17 Village of Grogan's Mill
38. Variance request for the proposed walkway that will exceed the maximum width allowed.
Timothy and Melissa Baker
28 Buttonbush Court
Lot 15, Block 01, Section 17 Village of Grogan's Mill
39. Variance request for a fence replacement with the construction side of the fence visible through the wrought iron fencing.
James Brown
10409 Treeridge Place
Lot 56, Block 10, Section 12 Village of Grogan's Mill
40. Variance request for a proposed color change that was determined to be architecturally incompatible with other homes in the area when reviewed and acted upon by the Grogan's Mill Residential Design Review Committee.
Tracy and Theresa Dunn
2707 N Logrun Circle
Lot 03, Block 01, Section 02 Village of Grogan's Mill
41. Variance request for the proposed play structure that would be located within the ten-foot rear easement.
David and Qiaoyan Borth
82 Huntsmans Horn Circle
Lot 06, Block 01, Section 18 Village of Grogan's Mill
42. Variance request for the proposed pool with related fire pit that would exceed the maximum amount of hard surface area allowed.
Boris Nitzsche
54 Firefall Court
Lot 14, Block 03, Section 48 Village of Grogan's Mill
43. Variance request for a proposed wrought iron fence that would cause the unfinished sides of the existing wood fence to be visible to the adjacent tract of land.
Troy E Tice
54 Lost Pond Court
Lot 16, Block 01, Section 24 Village of Cochran's Crossing
44. Variance request for an existing satellite dish that is in the front of the home.
James Parker
14 Sandpebble Drive
Lot 01, Block 03, Section 29 Village of Indian Springs
45. Variance request for the existing privacy structure that was determined to be architecturally incompatible with the dwelling when reviewed and acted upon by the Residential Design Review Committee.
Jose Castellanos
2603 Rosewood Place
Lot 20, Block 03, Section 03 Village of Grogan's Mill
46. Variance request for an existing detached storage building that exceeds the maximum height allowed.
Loretta Orlando
39 Cricket Hollow Place
Lot 84, Block 07, Section 01 Village of Cochran's Crossing

- 47. Variance request for the existing deck that encroaches into the ten-foot rear utility easement.
Larry and Susan Sharp
26 Berryfrost Lane
Lot 20, Block 01, Section 43 Village of Grogan's Mill
- 48. Variance request for the existing fence that exceeds the maximum height allowed.
Larry and Susan Sharp
26 Berryfrost Lane
Lot 20, Block 01, Section 43 Village of Grogan's Mill
- 49. Variance request for existing fence that is nine feet high and exceeds the maximum height allowed.
John Logan
31 Pebble Cove Drive
Lot 48, Block 01, Section 24 Village of Panther Creek
- 50. Variance request for existing fence where the unfinished sides of the existing wood fence is visible to the adjacent tract of land.
Marsha and Lloyd Merrell
6 Tall Sky Place
Lot 34, Block 09, Section 01 Village of Indian Springs
- 51. Consideration and Action to proceed with legal action regarding outstanding violations on the home.
Michael B McCormick
1 Royal Tern Lane
Lot 58, Block 01, Section 24 Village of Grogan's Mill

VIII. Consideration and action regarding the regularly scheduled meetings of the Development Standards Committee and possible need for an additional meeting.

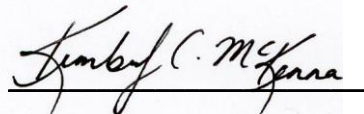
IX. Variance request to allow the civil engineer Bijay Aryal to submit sealed drawings for improvements for home improvements in The Woodlands Township without requiring a variance as a civil engineer.

X. Public Comments

XI. Member Comments

XII. Staff Reports

XIII. Adjourn



Property Compliance Manager
For The Woodlands Township

