

**Development Standards Committee**

**July 5, 2017 at 5:30 p.m.**

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

- I.** Welcome/Call Meeting to Order.
- II.** Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- III.** Reconvene in Public Session.
- IV.** Consideration and action regarding the minutes of the meeting of June 7, 2017.
- V.** Consideration and Action of the Applications and Covenant Violations in Section VII, recommended for Summary Action.
- 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 regarding the reforestation, irrigation and maintenance of the forest preserve in accordance with the conditions of approval and The Commercial Planning and Design Standards.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
  2. Consideration and action regarding the removal and replacement of nine dead trees.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
  3. Consideration and action regarding the addition of three building signs on the church campus.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
  4. Variance request for a short-term rental business in the home.  
Anna K. Nelson  
8 Mayfair Grove Court  
Lot 10, Block 02, Section 04 Village of Panther Creek
  5. Variance request for a short-term rental business in the home.  
Jose Antonio Domenzain Jimenez  
7 South Whistling Swan Place  
Lot 26, Block 01, Section 21 Village of Creekside Park
  6. Consideration and Discussion regarding Covenant violations on the property at 95 West Knightsbridge Drive.  
Connolly, John J. III & Claudette M.  
95 West Knightsbridge Drive  
Lot 4, Block2, Section 2 Village of Harpers Landing at College Park
  7. Variance Request for building mounted sign, window graphics and monument sign panel.

Alden Bridge Pediatric Dental  
3759 FM 1488 Suite 125  
Lot 1907, Block 549, Section 47 Village of Alden Bridge

8. Consideration and action with possible variance regarding window graphics.  
Houston Methodist Emergency Care Center  
3759 FM 1488 Suite 500  
Shops At Alden Bridge Village of Alden Bridge
9. Consideration and action regarding proposed permanent outdoor dining patio cover with membrane roofing.  
Gringo's Tex Mex  
30420 FM 2978 Suite 400  
Lot 110, Block 458, Section 46 Village of Sterling Ridge
10. Consideration and action for curb marking.  
Memorial Hermann  
9950 Woodlands Parkway Suite 500  
Lot 500, Block 78, Section 46 Village of Sterling Ridge
11. Variance Request for building mounted sign  
Flippin' Pizza NY Pies & Slices  
30340 FM 2978 Suite 750  
Lot 220, Block 78, Section 46 Village of Sterling Ridge
12. Consideration and Action regarding the exterior lighting and recent modifications to the lights at the property.  
Rittenhouse Baptist Church, Inc.  
23 Treasure Cove Drive  
Lot 36, Block 01, Section 24 Village of Panther Creek
13. Variance request for the existing second story balcony that was submitted by a civil engineer.  
Edward Youssef  
7 Leisure Lane  
Lot 16, Block 01, Section 01 Village of Grogan's Mill
14. Receive, consider and act on an appeal from an affected party at 67 W Trillium regarding the Cochran's Crossing Residential Design Review Committee's action to approve the color change at 71 W Trillium Circle.  
Ricardo M Araki  
71 West Trillium Circle  
Lot 51, Block 02, Section 19 Village of Cochran's Crossing
15. Consideration and action for a rehearing request for the new home construction and improvements proposed that are not in accordance with the Committee's action.  
Saint Christopher Holdings LLC – Emilio Guzman  
2610 South Wildwind Circle  
Lot 07, Block 10, Section 01 Village of Grogan's Mill
16. Consideration and action regarding a conceptual proposal for a pool that would be located within the ten-foot rear easement.  
Joe Kim Davies  
11009 North Millbend Drive  
Lot 15, Block 05, Section 02 Village of Grogan's Mill
17. Variance request for a proposed swimming pool and spa decking that exceed the maximum hard surface allowed.  
Stephen R. Heinen  
230 Split Rock Road

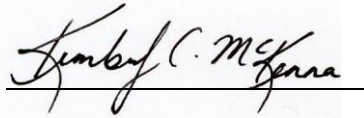
Lot 17, Block 02, Section 32 Village of Panther Creek

18. Variance request for the conceptually proposed carport that encroaches the seven-foot side setback.  
Paul & Joanne Greenwell  
99 Split Rock Road  
Lot 09, Block 07, Section 28 Village of Panther Creek
19. Variance request for an existing room addition that exceeds the maximum living area allowed, as established by the Neighborhood Criteria.  
Alejandro Macias  
10 Liliun Court  
Lot 17, Block 01, Section 13 Village of Grogan's Mill
20. Variance request for the proposed second story room addition that would be located beyond the ten-foot side setback.  
Mark and Nicole Johnson  
6 Berrypick Lane  
Lot 05, Block 01, Section 11 Village of Grogan's Mill
21. Variance request for the proposed wood deck and second story deck replacement that will be located beyond the ten-foot rear easement and would be rebuilt beyond the property line onto an adjoining property of the same owner.  
Mark and Nicole Johnson  
6 Berrypick Lane  
Lot 05, Block 01, Section 11 Village of Grogan's Mill
22. Variance request for the proposed driveway that would exceed the maximum width allowed.  
David Nys  
11924 South Red Cedar Circle  
Lot 22, Block 03, Section 03 Village of Grogan's Mill
23. Variance request for a proposed detached storage building that will encroach into the ten-foot rear yard easement.  
Cole T Krueger  
2 Cricket Hollow Place  
Lot 97, Block 07, Section 01 Village of Cochran's Crossing
24. Variance request for a proposed patio cover and fireplace that will be constructed beyond the 20-foot rear building setback.  
Brent S McCombs  
14 Thistlewood Place  
Lot 90, Block 04, Section 04 Village of Cochran's Crossing
25. Variance request for existing materials used to replace siding in several areas at the front of the home which was not considered to be architecturally compatible with the neighborhood, when acted upon by the Residential Design Review Committee.  
Eastsound Inc  
40 Trummel Court  
Lot 36, Block 01, Section 12 Village of Panther Creek
26. Variance request for existing paving that encroaches into the five-foot side yard easement.  
Barrie Hansen  
34 Misted Lilac Place  
Lot 35, Block 01, Section 35 Village of Cochran's Crossing

27. Variance request for the existing rear fence that was rebuilt without the finished side facing outward to the adjacent tract of land and the owner did not obtain prior written consent from adjacent property owner before building the fence with the unfinished side facing the adjoining residential property.  
David Mark Steinhauff c/o Judy Bell  
58 Eagle Court  
Lot 15, Block 01, Section 22 Village of Grogan's Mill
28. Variance request for the existing fence that was built with the construction side facing out from the lot.  
Kevin Trahan  
12 Lilium Court  
Lot 16, Block 01, Section 13 Village of Grogan's Mill
29. Receive consider and act on a proposed amendment to the Initial Land Use Designation for 5.00-acre tract located in Restricted Reserve "A", in Block One (1), of Woodlands Parkway Baptist Church, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet J, Sheet 118 of the Map Records of Montgomery County, Texas.
30. Variance request for two monument signs that include a logo that is not yet registered.  
The Ridge Community Church  
10801 Falconwing Drive  
Lot 0210, Block 0592, Section 0060 Village of Indian Springs
31. Variance request for the update to an existing LED monument sign that exceeds the maximum size allowed and is internally illuminated in a residential village.  
The John Cooper School  
1 John Cooper Drive  
Lot 0230, Block 0592, Section 0060 Village of Indian Springs
32. Consideration and action for the final 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
33. Variance request to allow for a sign package that includes only a portion of the registered name on the sign, a sign mounted on the roof of the building and a logo that is not yet registered and trademarked.  
Fielding's Rooster  
4223 Research Forest Drive  
Lot 6568, Block 0547, Section 0999 Village of Research Forest
34. Variance request for an awning update that does not match adjacent awnings in the shopping center and includes a sign that does not match the building and monument signs.  
Ulta Beauty  
1600 Lake Woodlands Drive  
Lot 7100, Block 0599, Section 0999 Village of Town Center
35. Variance request for an updated sign package that includes two building signs that exceed the maximum size allowed.  
Ulta Beauty  
1600 Lake Woodlands Drive  
Lot 7100, Block 0599, Section 0999 Village of Town Center
36. Variance request for a monument sign panel that does not match the building sign.  
Smoothie King  
1440 Lake Woodlands Drive  
Lot 8300, Block 0599, Section 0999 Village of Town Center

37. Variance request to allow for a change to the approved landscape plan.  
24 Hour Fitness  
1800 Lake Woodlands  
Lot 7110, Block 0599, Section 0999 Village of Town Center
38. Variance request for an existing monument sign with sign panels of unequal size, a panel with a tenant name that does not match the building sign and has a logo that is not trademarked and exceeds the maximum size allowed.  
Citizens Bank Building for Grace School of Theology  
3705 College Park Drive  
Lot 0810, Block 0388, Section 0999 Village of College Park
39. Variance request for an existing monument sign moved to a new location and an additional monument sign panel replacement.  
Arena Energy  
4200 Research Forest Drive  
Lot 0500, Block 0051, Section 0999 Village of Research Forest
40. Consideration and action for the demolition of four vacant buildings.  
The Woodlands Land Development Company  
2450 N. Millbend Drive  
Lot 0460, Block 0547, Section 0006 Village of Grogan's Mill
41. Consideration and action for the replacement of an existing monument sign and two directional signs.  
Spirit Filled Celebration Church  
6565 Research Forest Drive  
Lot 0200, Block 0101, Section 0067 Village of Cochran's Crossing
42. Consideration and action for the addition of sign panels on two monument signs.  
Solvay  
2645 Technology Forest  
Lot 0600, Block 0547, Section 0999 Village of Research Forest
43. Variance request to allow for a temporary building sign that includes a raceway and may not comply with the shopping center criteria.  
Regency Centers at Panther Creek Shopping Center  
4775 W. Panther Creek Drive  
Lot 0285, Block 0045, Section 0040 Village of Panther Creek
44. Consideration and action to proceed with legal action for outstanding violations at the property.  
Teresa Angulo Espinosa  
35 Painted Sunset  
Lot 71, Block 2, Section 65 Village of Grogan's Mill
45. Consideration and action to proceed with legal action for outstanding violations at the property.  
Shannon E McConnell  
1012 E Red Cedar Circle  
Lot 06, Block 01, Section 10 Village of Grogan's Mill
46. Consideration and action to proceed with legal action for outstanding violations at the property.  
Peggy Murphy  
200 Timber Mill Street  
Lot 01, Block 02, Section 13 Village of Grogan's Mill

- VIII. Public Comments
- IX. Member Comments
- X. Staff Reports
- XI. Adjourn



Property Compliance Manager  
For The Woodlands Township

