

**Development Standards Committee**

**February 7, 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 January 10, 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. Consideration and Discussion regarding Pinecroft Shopping Center Criteria.  
Wulfe & Co.  
Pinecroft Shopping Center
  - B. Consideration and action for the final approval of the exterior remodel, including changes to the façade, materials and color.  
CSHV Woodlands LP/ Bassett Furniture  
1120 Lake Woodlands Drive  
Lot 0675, Block 0599, Section 0999 Village of Town Center
  - C. Variance request for the proposed sign package, including a monument sign that does not match the building signs, has two building signs that exceed the maximum size allowed, one includes a tagline; and vinyl decals that advertise concessionaires and include color.  
CSHV Woodlands LP/ Bassett Furniture  
1120 Lake Woodlands Drive  
Lot 0675, Block 0599, Section 0999 Village of Town Center
  - D. Consideration and discussion on the proposed exterior remodel at The Panther Creek Shopping Center.  
Regency Center Panther Creek Shopping Center  
4775 West Panther Creek Drive  
Lot 0283, Block 0045, Section 0040 Village of Panther Creek
  - E. Variance request for two existing detached storage buildings, that are visible to adjoining sites.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing.
  - F. Variance request for the permanent relocation of a portable detached building that is in violation of the Memorandum of Agreement.  
Impact Church of The Woodlands  
5401 Shadowbend Place  
Lot 0300, Block 0163, Section 0047 Village of Cochran's Crossing
  - G. Consideration and action to allow a second monument sign.  
The Kangaroo Forest Early Childhood Center

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This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov

7303 South Forestgate Drive  
Lot 0450 Block 0592, Section 0060 Village of Indian Springs

- H. Consideration and action for the concept approval for a new gymnasium building.  
The Woodlands United Methodist Church  
2200 Lake Woodlands Drive  
Lot 8650, Block 0547, Section 0999 Village of Research Forest  
Lot 0650, Block 0599, Section 0999 Village of Research Forest
- I. Variance request for the addition of a patio arrangement that includes seating, speakers, lighting and a television to be used for advertising purposes.  
1701 Lake Robbins LLC/Blend Bar  
1701 Lake Robbins Drive  
Lot 2628 Block 0599, Section 0999 Village of Town Center
- J. Consideration and action for a monument sign panel and a variance request for the window vinyl graphics that exceed the maximum number allowed and include color.  
1701 Lake Robbins LLC/Blend Bar  
1701 Lake Robbins Drive  
Lot 2628, Block 0599, Section 0999 Village of Town Center
- K. Variance request for the addition of a monument sign panel that includes a logo that is not trademarked.  
Senterra Real Estate Group, LLC/The Woodlands Behavioral Health & Wellness Center  
2700 Research Forest Drive  
Lot 8700, Block 0547, Section 0999 Village of Research Forest
- L. Variance request for the addition of four directional signs that exceed the maximum size allowed and do not comply with the required color requirements.  
Senterra Real Estate Group, LLC/The Woodlands Behavioral Health & Wellness Center  
2700 Research Forest Drive  
Lot 8700, Block 0547, Section 0999 Village of Research Forest
- M. Consideration and action for additional cellular antennas.  
The Cynthia Woods Mitchell Pavilion  
2005 Lake Robbins Drive  
Lot 0290, Block 0599, Section 0290 Village of Town Center
- N. Consideration and action for the concept approval for a new office building.  
The Woodlands Land Development LP  
Four Hughes Landing Office Building  
1690 Hughes Landing Boulevard  
Lot 6502, Block 0547, Section 0999 Village of Town Center
- O. Consideration and action for the concept approval for a new parking garage.  
The Woodlands Land Development LP  
Four Hughes Landing Garage Building  
1680 Hughes Landing Boulevard  
Lot 6502, Block 0547, Section 0999 Village of Town Center
- P. Variance request for a sign package that includes a building sign that exceeds the maximum height allowed and door/window vinyl graphics that include the names of a sub-leased departments within the business.  
1P4:10 Sports Performance, LLC  
8101 Kuykendahl Road, Suite #100  
Lot 4000 Block 0257, Section 0047 Village of Alden Bridge

- Q. Variance request for the existing window/door vinyl graphics that exceed the maximum size allowed, include a phone number, a tagline and a logo that is not registered.  
Master Hong's World Champion Taekwondo  
8000 McBeth Way, Suite #155  
Lot 0850 Block 0499, Section 0046 Village of Sterling Ridge
- R. Consideration and action for the replacement of a tenant blade sign.  
Perry's Steakhouse and Grille  
6700 Woodlands Parkway, Suite 300  
Lot 0200 Block 0499, Section 0000 Village of Sterling Ridge
- S. Consideration and action to replace one existing street light pole with new light poles that will contain a small cell network.  
Located in the median of Lake Robbins Drive near Woodloch Forest  
Crown Castle NG Central LLC.
- T. Consideration and action regarding the addition of monument sign panel for a new tenant.  
Senterra Real Estate Group, LLC/Gateway Mortgage Group  
2700 Research Forest Drive  
Lot 8700 Block 0547, Section 0999 Village of Research Forest
- U. Variance request to allow two tenant names on the same monument sign panel and to allow a logo that exceeds the maximum size allowed.  
AxiomMedical/HGA  
8401 New Trails Drive  
Lot 03000 Block 0051, Section 0999 Village of Research Forest
- V. Consideration and action for the replacement of an existing sign panel with a new tenant name.  
Rhame & Gorrell Wealth  
1330 Lake Robbins Drive, Suite 320  
Lot 7200 Block 0599, Section 0046 Village of Town Center
- W. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Mattress Firm / CSHV Woodlands LP  
1340 Lake Woodlands Drive.  
Lot 5000 Block 599, Section 999 Village of Town Center

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

- 1. Variance request related to the approved rehearing for an existing driveway widening that causes the driveway to exceed the maximum width allowed and was previously acted on and includes a Memorandum of Agreement.  
Patricia Payne  
108 South Timber Top Drive  
Lot 04, Block 01, Section 15 Village of Grogan's Mill
- 2. Variance request for a proposed wood deck that would encroach into the five-foot side and ten-foot rear yard easement.  
Jorge L Suarez  
96 West Indian Sage Circle  
Lot 40, Block 03, Section 12 Village of Cochran's Crossing
- 3. Variance request for a proposed interior white wood fence that was not considered to be compatible with the neighborhood when reviewed and acted upon by the Cochran's Crossing Residential Design Review Committee.  
Mary Ross Custom Homes  
97 Hollymead Drive

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Lot 14, Block 01, Section 09 Village of Cochran's Crossing

4. Variance request for proposed courtyard that would exceed the maximum amount of hard surface area allowed and incorporates artificial turf in the design.  
Cinda Redmon  
18 Harbor Cove Drive  
Lot 29, Block 04, Section 24 Village of Panther Creek
5. Consideration and action of a proposed fire pit.  
Cinda Redmon  
18 Harbor Cove Drive  
Lot 29, Block 04, Section 24 Village of Panther Creek
6. Variance request for a proposed addition of a pantry that would exceed the maximum hard surface area allowed and would encroach into the rear forty-foot setback.  
Cinda Redmon  
18 Harbor Cove Drive  
Lot 29, Block 04, Section 24 Village of Panther Creek
7. Variance request for proposed walkway that would exceeds the maximum hard surface area allowed.  
Glenn Davis  
246 South Berryline Circle  
Lot 02, Block 02, Section 36 Village of Panther Creek
8. Variance request for the existing color change that includes painted brick that was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Panther Creek Residential Design Review Committee.  
Scott Hart  
48 Sunlit Forest Drive  
Lot 25, Block 01, Section 06 Village of Panther Creek
9. Variance request for the existing color change that was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Grogan's Mill Residential Design Review Committee.  
Kingdom Enlightenment Acquisitions  
80 Timberspire Lane  
Lot 01, Block 03, Section 38 Village of Grogan's Mill
10. Variance request for an existing pergola with wood decking that encroaches into the five-foot side and ten-foot rear yard easements.  
Babak Bob Arefi  
93 North Concord Forest Circle  
Lot 21, Block 01, Section 41 Village of Cochran's Crossing
11. Variance request for an existing fence panel which is not located at least three feet back from the front façade of the dwelling and was built with the construction side facing out toward an adjacent lot.  
Margaret Wilson  
40 South Morningwood Court  
Lot 79, Block 04, Section 38 Village of Grogan's Mill
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Lewis Walker  
6 Warbler Place  
Lot 53, Block 01, Section 07 Village of Cochran's Crossing
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

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Smith CO Services Group International Inc.,  
24 Summer Morning Court  
Lot 27, Block 01, Section 05 Village of Panther Creek

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
JOB O Properties LLC  
50 N Duskwood Place  
Lot 07, Block 03, Section 26 Village of Cochran's Crossing

**VIII. Consideration and Discussion of the 2018 dates for scheduled meetings for the Joint Session of the Development Standards Committee and Residential Design Review Committee members.**

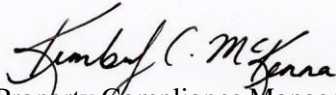
**IX. Consideration and action regarding Covenant Enforcement for homes and neighborhoods with flood damage.**

**X. Public Comments**

**XI. Member Comments**

**XII. Staff Reports**

**XIII. Adjourn**

  
Property Compliance Manager  
For The Woodlands Township

