

**Development Standards Committee**

**April 4, 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 March 7, 2018.
- III.** Consideration and Action of the Applications and Covenant Violations in Section VI and 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 Action of the Commercial Applications and Covenant Violations.
  - A. Consideration and action of the final plans for the exterior remodel of two tenant spaces at the Panther Creek Shopping Center.  
Panther Creek Shopping Center  
4775 West Panther Creek Drive  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
  - B. Variance request for the exterior remodel including the addition of a walk-in cooler box that is over the building line, exceeds the maximum amount of square feet allowed, includes a trash enclosure, patio addition, color change and window change.  
House of Pies  
1330 Lake Woodlands Drive  
Lot 0660 Block 0599 Section 0999 Village of Town Center
  - C. Variance request for a sign package that includes two building signs that do not match, exceed the size allowed, include a raceway and logo that is not trademarked, awnings that advertise products available within the business, and do not match the monument signs; monument signs include a tagline and do not display the street address.  
House of Pies  
1330 Lake Woodlands Drive  
Lot 0660 Block 0599 Section 0999 Village of Town Center
  - D. Variance request for the expansion of the catherization laboratory “cath lab” that includes white window frosting.  
CHI St. Luke’s Health  
17200 St. Luke’s Way  
Lot 7700 Block 0555, Section 0000 Village of College Park
  - E. Variance request for existing parking lot lights that exceed the allowed foot candle level at the property line.  
Spirit Filled Celebration Church  
6565 Research Forest Drive  
Lot 0200 Block 0101 Section 0067 Village of Cochran’s Crossing
  - F. 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

- G. Variance request for an existing sign package that includes a tagline that is not part of the registered name and window/door graphics exceed the size allowed and are in color.  
Tumbleweeds & Notions  
8021 Research Forest Drive  
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge
- H. Consideration and Action regarding the repair and redesign of the monument sign.  
HR Acquisition of San Antonio Ltd  
8850 Six Pines Drive  
Lot 6605 Block 0350 Section 1000 Village of Research Forest
- I. Variance request for existing door graphics that include a tagline and an illuminated sign that is visible to the outside of the business and not displayed on a wall.  
BB&T  
1640 Lake Woodlands Drive, Suite D  
Lot 4600 Block 0599 Section 0999 Village of Town Center
- J. Variance request for existing window graphics that advertise products and services offered within the business and include a logo that is not registered.  
Atsumi (Asian Kitchen and Sushi Bar)  
3335 College Park Drive  
Lot 0806 Block 0388 Section 0999 Village of College Park
- K. Consideration and action for the addition of a vehicular drop-off canopy.  
Texas Children's Hospital  
17600 Interstate 45 South  
Lot 7709 Block 0555 Section 0999 Village of College Park
- L. Variance request for a building sign that includes a logo that is not trademarked.  
EKU Power Drives  
2408 Timberloch Place, B-9  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- M. Variance request for a sign package that includes a building sign that exceeds the maximum height allowed and two monument sign that do not include an address.  
Verizon Wireless  
1335 Lake Woodlands Drive, Suite A  
Lot 2400 Block 0599 Section 0999 Village of Town Center
- N. Variance request for a monument sign panel that includes a logo that exceeds the maximum size allowed and is not trademarked.  
Zenith Energy  
3000 Research Forest, #250  
Lot 9381 Block 0547 Section 0999 Village of Research Forest
- O. Variance for a sign package that includes a building sign, monument sign and vinyl door graphics that exceed the size allowed and a registered name that does not match the signs.  
Six Pines Nails  
9300 Six Pines Drive  
Lot 7100 Block 0599 Section 0999 Village of Town Center
- P. Variance request for an existing sign package in which the name is not registered and includes door vinyl graphics that exceed the size and subject matter allowed.  
Kendra Pratt, DDS, MS Orthodontist  
10110 Woodlands Parkway, Suite 600  
Lot 0300, Block 0458, Section 0046 Village of Sterling Ridge

- Q. Variance request for an existing sign package in which the name is not registered, the building sign exceeds the size allowed and includes door vinyl graphics that exceed the size and subject matter allowed.  
Edward Jones  
10110 Woodlands Parkway Suite 700  
Lot 0500 Block 0458, Section 0046 Village of Sterling Ridge
- R. Variance request for an existing sign package in which the name is not registered and includes door vinyl graphics that exceed the size and subject matter allowed.  
Caffe Di Fiore  
10110 Woodlands Parkway, Suite 900  
Lot 0300, Block 0458 Section 0046 Village of Sterling Ridge
- S. Variance request for an existing sign package in which the name is not registered and includes door vinyl graphics that exceed the size and subject matter allowed.  
Donut Express  
10110 Woodlands Parkway, Suite 300  
Lot 0300 Block 0458, Section 0046 Village of Sterling Ridge
- T. Consideration and action for the update of a tenant sign package.  
Zoner's Pizza Joint  
8000 McBeth Way, Suite 170  
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- U. Consideration and action for the replacement of cellular equipment on an existing cell tower.  
The Woodlands Land Development LP  
9611 Woodlands Parkway  
Lot 0150 Block 0078 Section 0046 Village of Sterling Ridge

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

- 1. Receive, Consider and Act on home owners request for a hearing concerning the violation notice for a fence that was constructed without submitting or obtaining a permit.  
Jane Georges  
18 Leisure Lane  
Lot 05, Block 01, Section 01 Village of Millbend Village of Grogan's Mill,
- 2. Variance request for a tree removal.  
Lluvia Tavares  
89 East Timberspire Court  
Lot 97, Block 02, Section 38 Village of Grogan's Mill
- 3. Variance request for the existing painted brick was determined to be architecturally incompatible with other homes in the area when reviewed by the Panther Creek Residential Design Review Committee, and does not meet the Residential Standards.  
Scott Hart  
48 Sunlit Forest Drive  
Lot 25, Block 01, Section 06 Village of Panther Creek
- 4. The proposed color change was not considered architecturally compatible with the neighborhood when acted upon by the Residential Design Review Committee.  
Richard and Amanda Edwards  
16 Cedarwing Lane  
Lot 24, Block 01, Section 32 Village of Grogan's Mill
- 5. The existing patio cover and pavers are located within the ten foot rear easement.  
Kevin and Huguette Shields  
2710 North Logrun Circle  
Lot 25, Block 02, Section 02 Village of Grogan's Mill

6. Variance request for the revised proposed room and garage addition that exceeds the maximum living area allowed.  
Jason and Laurie Corzine  
10911 Sweetspire Place  
Lot 29, Block 05, Section 06 Village of Grogan's Mill
7. Consideration and action for the home business renewal.  
Dominic and Brigitte Izzo  
19 Coldsprings Court  
Lot 05, Block 03, Section 60 Village of Grogan's Mill
8. Consideration and action for the home business renewal.  
Adam Sutliff  
11020 Meadow Rue Street  
Lot 26, Block 07, Section 07 Village of Grogan's Mill
9. Consideration and action for the home business renewal.  
John Bizer and Maureen Barthen  
11 Gate Hill Drive  
Lot 06, Block 20, Section 01 Village of Indian Springs
10. Consideration and action for the home business.  
Sharon De Marsais  
24 North Mossrock Road  
Lot 06, Block 01, Section 47 Village of Grogan's Mill
11. Variance request for the home business renewal.  
Juan Mayorga  
5 Dunloggin Lane  
Lot 14, Block 01, Section 11 Village of Grogan's Mill

**VIII.** Consideration and action for "Edison Style" lighting.

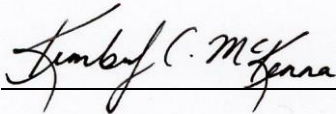
**IX.** Consideration and action of a possible violation for decorative / planter pot displays on driveway.

**X.** Public Comments

**XI.** Member Comments

**XII.** Staff Reports

**XIII.** Adjourn



Property Compliance Manager  
For The Woodlands Township

