

Development Standards Committee

June 6, 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 May 2nd, 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 regarding compliance with standards and conditions of approval in association with forest preserve, exterior lighting, dumpsters, service building and other improvements, including approval of legal action as necessary.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
 - B. Consideration and action for the addition of a second building.
Woodlands Rehabilitation Center
3275 College Park Drive
Lot 0811 Block 0388 Section 0999 College Park
 - C. Consideration and action on the concept plans for an extension to an existing building.
Trademark Six Pines
9595 Six Pines Drive
Lot 0260 Block 0547 Section 0999 Village of Town Center
 - D. Consideration and action to relocate the storefront entrance.
Spenga
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center
 - E. Variance request for an awning that includes a tagline that is not registered with color as a feature of the mark or the font used.
Spenga
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center
 - F. Variance request for a building sign that is not centered over the entrance, includes a color that is not trademarked and has a tagline that is not registered as part of the name.
Spenga
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center
 - G. Variance request for a building sign that exceeds the maximum size allowed.
Gold's Gym

DSC Posted Agenda 06-06-18

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

4775 W. Panther Creek Drive
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- H. Variance request for a sign package that includes a blade sign and designated parking space signs that include a tagline and logo that are not part of the registered name of the business.
Maine-ly Sandwiches
7 Switchbud Place
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill
- I. Consideration and action of the concept plans to add residential-scaled bungalows.
WRCC Holdings LLC
2301 N. Millbend Drive
Lots 0442, 0490 Block 0547, Section 0006 Village of Grogan's Mill
- J. Consideration and action of the concept plans for a proposed parking garage and surface parking lots.
WRCC Holdings LLC
2301 N. Millbend Drive
Lots 0442, 0490 Block 0547, Section 0006 Village of Grogan's Mill
- K. Consideration and action of the concept plans for a proposed spa, fitness and "Waterblu" facility.
WRCC Holdings LLC
2301 N. Millbend Drive
Lots 0442, 0490 Block 0547, Section 0006 Village of Grogan's Mill
- L. Consideration and action of the concept plans for a proposed event pavilion.
WRCC Holdings LLC
2301 N. Millbend Drive
Lots 0442, 0490 Block 0547, Section 0006 Village of Grogan's Mill
- M. Consideration and action of the concept plans for a proposed all-day dining hall and market.
WRCC Holdings LLC
2301 N. Millbend Drive
Lots 0442, 0490 Block 0547, Section 0006 Village of Grogan's Mill
- N. Consideration and action for the relocation of an existing building sign and the addition of existing door vinyl graphics that are in color.
True Food Kitchen
9595 Six Pines Drive
Lot 7111 Block 0599 Section 0999 Village of Town Center
- O. Variance request for existing vinyl door graphics that do not comply with shopping center criteria in size, font, color and subject matter.
Wells Fargo Home Mortgage
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
- P. Variance request to replace one monument sign which includes a colored panel and sizing that is not consistent with the updated criteria, has an address number that is not required and does not match the existing monument sign to remain on Panther Creek Pines.
Goodyear
4550 Panther Creek Pines
Lot 0346 Block 0045 Section 0007 Village of Panther Creek
- Q. Variance request for a building sign using two panels and a logo that is not registered and includes a concessionaire.

Karate of The Woodlands
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

- R. Consideration and action for the existing building sign and variance request for the vinyl graphics on the door and window that have a logo that is not trademarked and is not allowed per the shopping center criteria and has hours of operation that exceed the maximum size allowed.
The Plazas at Alden Bridge LTD Village Chiropractic
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
- S. Variance request for an existing sign package that includes a blade sign, a building sign with a logo that exceeds the maximum size allowed, and door/window graphics that include a logo which exceeds the maximum size allowed, are installed on the exterior of the glass and include color.
Code Ninjas
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- T. Variance request for existing storefront brochure boxes that contain information on programs and services provided within the business.
Nutty Scientists
8000 McBeth Way
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- U. Variance request for an existing sign package including a building sign, monument sign and window vinyl graphics that do not match, may exceed the maximum size allowed and has monument sign panels that are not the same size.
Shadowbend Partners/Nationwide Agency
5202 Shadowbend Place
Lot 0220 Block 0163 Section 0047 Village of Cochran's Crossing
- V. Variance request for the final plans for the Signorelli office renovation that includes a driveway that encroaches into the forest preserve, location including patio.
WDPK LLC / Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
- W. Variance request for a building sign in which the logo exceeds the maximum height allowed for one line of copy according to the shopping center criteria.
Tide Dry Cleaners
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- X. Consideration and action for the addition of external lockers for after-hours pickup.
Tide Dry Cleaners
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- Y. Variance request for a building sign that includes a logo that exceeds the maximum size allowed and contains colors that do not comply with the shopping center criteria.
Tide Dry Cleaners
6777 Woodlands Parkway
Lot 0500 Block 0592 Section 60 Village of Indian Springs
- Z. Consideration and action for the addition of external lockers for after-hours pickup.

Tide Dry Cleaners
6777 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

- AA. Consideration and action for the addition of external lockers for after-hours pickup.
Tide Dry Cleaners
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- BB. Consideration and action for a roof replacement.
The Woodlands Bible Church/ Hope Point Church
3333 Panther Creek Drive
Lot 0250 Block 0045 Section 0007 Village of Panther Creek
- CC. Consideration and action on the removal of three trees that are within five (5) feet of the church building.
The Woodlands Bible Church/ Hope Point Church
3333 Panther Creek Drive
Lot 0250 Block 0045 Section 0007 Village of Panther Creek
- DD. Variance request for a sign package that includes building sign that does not meet the minimum letter height requirement, a monument sign panel, and vinyl door graphics that contain a tagline and do not meet the shopping center criteria.
Dana's Elegant Nails & Spa
30340 FM 2978
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
- EE. Consideration and action for a color change to the awnings, windows, door and building trim.
Pure Point Financial/Trademark Six Pines
9595 Six Pines Drive
Lot 7113 Block 0599 Section 0999 Village of Town Center
- FF. Variance request for a building sign that is not located over the storefront, includes a logo that is not trademarked with the proposed color and exceeds the maximum height and logo size allowed.
Yogaworks
9595 Six Pines Drive
Lot 7111 Block 0599 Section 0999 Village of Town Center
- GG. Consideration and action to repaint roof and siding with existing colors.
Animal Hospital of the Woodlands
12212 W Branch Crossing
Lot 0500 Block 0078 Section 0046 Village of Sterling Ridge
- HH. Consideration and action for a proposed emergency generator adjacent to a cell tower.
Crown Castle GT CO LLC
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest
- II. Consideration and action to repaint the building awnings and light poles in the parking lot.
Landry's Seafood House
1212 Lake Robbins Drive
Lot 2500 Block 0599 Section 0999 Village of Town Center
- JJ. Consideration and action for a new sign panel.
Cadence
2002 Timberloch Place

Lot 0290 Block 0547 Section 0999 Village of Town Center

- KK. Consideration an action for the replacement of two existing directional signs.
Starbucks Coffee
3000 Research Forest Drive
Lot 9381 Block 0547 Section 0999 Research Forest
- LL. Variance request for a sign package that includes the hours of operation that exceed the maximum size allowed.
Rhythm Music School
3335 College Park Drive
Lot 0806 Block 0388 Section 0999 College Park
- MM. Consideration and action to amend the existing shopping center criteria to allow the use of colored trademarked logos on door vinyl graphics.
Shops at Alden Bridge
3759 FM 1488
Lot 1907 Block 0549, Section 0047 Village of Alden Bridge
- NN. Consideration and action for the existing exterior furniture.
Mei Wei
30340 FM 2978
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
- OO. Consideration and action for a time extension regarding the existing temporary sales trailer and consideration and action for the modified signs and vinyl graphics that were not installed in accordance with the original permit.
The Woodlands Land Development/Howard Hughes
Waterway Square
Lot 4000, Block 0599 Section 0599 Village of Grogan's Mill

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

1. Rehearing of tree removal request previously heard by the Development Standards Committee.
Miguel Gonzalez
71 West Cove View Trail
Lot 46, Block 01, Section 06 Village of Creekside Park
2. Variance request for removal of three trees that do not meet the Standards for removal.
Richard Voisinet
95 South Hawthorne Hollow Place
Lot 10 Block 02 Section 86 Village of Alden Bridge
3. Consideration and action for the exterior lighting installation surrounding the home.
Alexandro Roviroso Martinez
47 N Longspur Drive
Lots 9 & 10, Block 04, Section 45 Village of Grogan's Mill
4. Consideration and action regarding compliance with the conditions of approval for the Sport Court and Fountain Lighting.
Alexandro Roviroso Martinez
47 N Longspur Drive
Lots 9 & 10, Block 04, Section 45 Village of Grogan's Mill
5. Consideration and action regarding compliance with the conditions of approval for the installed landscaping.
Alexandro Roviroso Martinez
47 N Longspur Drive

Lots 9 & 10, Block 04, Section 45 Village of Grogan's Mill

6. Variance request for garage addition, driveway and driveway gate that may have adverse impact on the adjacent property due to the mass, scale and proportion. The driveway exceeds the maximum width allowed and encroaches into the right-side easement and the driveway gate does not meet the Development Criteria.
Steve Riggle
42 Bellweather
Lot 11, Block 01, Section 46, Village of Panther Creek
7. Variance request for a proposed driveway widening that would exceed the maximum width allowed.
Gary Cox
7 Lush Meadow Place
Lot 11, Block 03, Section 19 Village of Cochran's Crossing
8. Consideration and action regarding the existing trellis nearest the street that was not be considered to be architecturally compatible with the neighborhood when acted upon by the Residential Design Review Committee; and is not located at least 20 feet back from the street pavement edge.
Mark and Delaine Boase
2911 Laurel Cherry Way
Lot 22, Block 07, Section 06 Village of Grogan's Mill
9. Variance request for a proposed solid fence that would not be located at least three (3) feet back from the front façade of the dwelling.
Galligan Investments International, LTD
10727 N Autumnwood Way
Lot 06, Block 01, Section 30 Village of Grogan's Mill
10. Variance request to build a gazebo and deck in the rear and left side easements of the property.
Shane Willoughby
1 Rosedale Brook
Lot 45, Block 02, Section 10 Village of Panther Creek
11. Variance request for an existing 6-foot 4-inch wood fence that is constructed with the unfinished side facing outward to the street and adjacent tract of land.
Richard Karstrom
6 Fiddlers Cove Place
Lot 59, Block 03, Section 06 Village of Cochran's Crossing
12. Variance request for an existing 6-foot 6-inch wood fence that is constructed with the unfinished side facing outward to the street and adjacent tract of land.
Eric Japp
283 E Rainbow Ridge Circle
Lot 29, Block 02, Section 01 Village of Cochran's Crossing
13. Variance request for the existing dog run installed with related artificial turf and is not located at least three feet from the perimeter fence adjacent to a residential lot.
Jason Massey and Jeanene Spencer
147 Maple Branch Street
Lot 05, Block 01, Section 25 Village of Grogan's Mill
14. 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

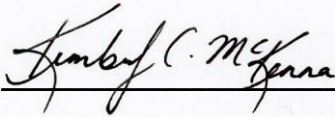
15. Variance request for an existing storage building that encroaches into the ten-foot rear yard easement.
Michael M Price
119 S Village Knoll Circle
Lot 21, Block 01, Section 10, Village of Cochran's Crossing
16. Variance request to exceed the maximum amount of living area allowed according to the Neighborhood Criteria and encroach into the 25-foot dwelling setback.
Ty Snelling
11 Carriage Pines
Lot 26, Block 01, Section 35 Village of Panther Creek
17. Variance request to exceed the maximum amount of living area allowed according to the Neighborhood Criteria.
Jeff and Rebecca Nye
23 Carriage Pines
Lot 23, Block 01, Section 35 Village of Panther Creek
18. Variance request for the proposed patio cover and 2nd story deck that encroaches into the seven (7) foot side setback.
Michael Forcillo
29 Huntsmans Horn Circle
Lot 14, Block 01, Section 35 Village of Grogan's Mill
19. Variance request for the proposed detached building that encroaches into the ten-foot rear easement.
Joseph Russell and Jerry Rush
171 North Dreamweaver Circle
Lot 11, Block 02, Section 65 Village of Grogan's Mill
20. Variance request for a proposed patio cover and fireplace that encroaches into the 20-foot rear building setback.
Robert R Kimmel Jr
22 Candle Pine Place
Lot 06, Block 01, Section 39 Village of Cochran's Crossing
21. Variance request for paving steps and walkway that encroach into the 20' rear easement.
Romaine Beasley
10 Dappled Sun Place
Lot 12, Block 01, Section 43 Village of Panther Creek
22. Variance request for an existing walkway that exceeds the maximum width allowed.
David A Boring
59 E Amberglow Circle
Lot 69, Block 03, Section 26 Village of Cochran's Crossing
23. Consideration and action regarding a violation of the existing fence that was built without an application and appears to have been constructed over the property line. The owner is requesting a hearing concerning her violation.
Jane Georges
18 Leisure Lane
Lot 05, Block 01, Section 01 Village of Grogan's Mill, Millbend Village
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Beth Carol Boone
6 S Dragonwood Place
Lot 21, Block 01, Section 26 Village of Cochran's Crossing

- 25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 J Charlotte Quintana
 35 Maywind Court
 Lot 24, Block 03, Section 02 Village of Panther Creek

- 26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 PDAT Properties Series LLC
 23 Cedar Chase Place
 Lot 09, Block 02, Section 06 Village of Cochran's Crossing

- 27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 Adrian Peterson
 126 S Tranquil Path
 Lot 15, Block 02, Section 61 Village of Grogan's Mill

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



 Property Compliance Manager
 For The Woodlands Township

