

Development Standards Committee

April 3, 2019 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 March 6th and 22nd, 2019.**
- III. Consideration and action regarding a correction to the minutes of May 2, 2018 and November 14, 2018.**
- 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 and Residential Applications and Covenant Violations in Sections VIII and IX recommended for Summary Action.**
- VII. Consideration and action to correct the Neighborhood Criteria for Grogan's Mill Section 62**
- VIII. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Request for a rehearing regarding the conditions of approval requiring replants for the approved removal of two trees.
Amegy Bank
10101 Grogan's Mill Road
Lot 0285 Block 0547 Section 0006 Village of Town Center
 - B. Consideration and action to remove two trees.
Chevron Phillips Chemical LLC
10001 Six Pines Drive
Lot 9035 Block 0599 Section 0999 Village of Town Center
 - C. Consideration and action for four existing dumpster enclosures.
Fawn Ridge Apartments LLC
12420 Sawmill Road
Lot 0450 Block 0599 Section 0006 Village of Grogan's Mill
 - D. Consideration and action for the time extension of two project identification signs.
Diocese of Galveston/ St. Anthony of Padua
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
 - E. Consideration and action for a proposed play structure.
Diocese of Galveston/ St. Anthony of Padua
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
 - F. Consideration and action for a proposed building addition, drive thru canopy and additional site work for ADA compliance and an electrical upgrade.
Chick-Fil-A Inc.
1660 Lake Woodlands Drive
Lot 7150 Block 0599 Section 0999 Village of Town Center

- G. Variance request for a proposed monument sign that contains two business names, additional logos for handicap accessibility and affordable housing and the street name.
Texas VOA Elderly Housing/ Harvestwood Apartments
4550 S. Panther Creek Drive
Lot 0390 Block 0045 Section 0007 Village of Panther Creek
- H. Variance request for two proposed temporary banners that contain a website and a logo that is not trademarked.
First Baptist Church of The Woodlands
11801 Grogan's Mill Road
Lot 0500 Block 0599 Section 0006 Village of Grogan's Mill
- I. Variance request for two temporary banners that do not have a neutral background color and contain a website.
Christ Church United Methodist Church
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing
- J. Consideration and action to replace the roofing material for all of the condominium and garage buildings.
Bay Branch Condominium Association
8051 Bay Branch Drive
Lot 0001 Block 0003 Section 0068 Village of Alden Bridge
- K. Consideration and action to modify the material and design on the façade of the building.
WDPK LLC / Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill
- L. Consideration and action to modify the material and design of the façade of the building.
IMI MSW LLC / Market Street
9595 Six Pines Drive, Suite 605
Lot 7111 Block 0599 Section 0999 Village of Town Center
- M. Consideration and action for the proposed building sign.
Northex LLC / Plush CBD & Reflexology
9950 Woodlands Parkway Suite 300
Lot 300 Block 0078 Section 0046 Village of Sterling Ridge
- N. Consideration and action for a proposed building sign.
8800 Melrose LLC / Mantra Juicery
3759 FM 1488 Road, Suite 450
Lot 1905 Block 0548 Section 0047 Village of Alden Bridge
- O. Variance request for a building sign which exceeds the maximum height allowed and includes a logo that is not trademarked.
8800 Melrose LLC / Shatiff Nails & Spa
3759 FM 1488 Road, Suite 800
Lot 1905 Block 0548 Section 0047 Village of Alden Bridge
- P. Consideration and action for the exterior remodel to include a color change, recladding of the front porch, new lighting and additional site work for ADA compliance.
CNI THL PROPCO FE LLC / Fairfield Inn & Suites
16850 Interstate Highway 45 S
Lot 8800 Block 0555 Section 0999 Village of College Park
- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
MB The Woodlands Lake Woodlands Limited Partnership / 24 Hour Fitness

1800 Lake Woodlands Drive
Lot 7110, Block 0599, Section 0999 Village of Town Center

- R. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Indian Springs at Woodlands Ltd. / Spicy Cuisine
6777 Woodlands Parkway, Suite 318
Lot 500, Block 592, Section 60 Village of Indian Springs
- S. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Indian Springs at Woodlands Ltd. / Sakekawa
6777 Woodlands Parkway, Suite 200
Lot 500, Block 592, Section 60 Village of Indian Springs
- T. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
BGS Finance Co. LLC / Driver's Auto Repair
10441 Kuykendahl Road
Lot 400, Block 499, Section 0000 Village of Sterling Ridge
- U. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2978 Colonnade Group LP
30420 FM 2978
Lot 110, Block 458, Section 46 Village of Sterling Ridge

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

- 1. Request for a rehearing regarding the conditions of approval from the Development Standards Committee for the solid metal roof added to an existing pergola.
Xiaoyu Yu
58 S Concord Forest Circle
Lot 49, Block 02, Section 41 Village of Cochran's Crossing
- 2. Variance request for a proposed privacy structure that would be located in an easement.
Gregory A Ward
1833 Lake Terrace Court
Lot 32, Block 01, Section 62 Village of Grogan's Mill
- 3. Variance request for a concept garage addition that was not considered to be architecturally compatible with the neighborhood and may cause an adverse impact on neighboring properties when reviewed and acted upon by the Residential Design Review Committee.
Jean-Marc Pivert
38 Skyflower Drive
Lot 10, Block 03, Section 22 Village of Panther Creek
- 4. Variance request for exterior lighting that may create a glare or a level of illumination that is offensive or inappropriate when viewed from adjacent properties, when reviewed and acted upon by the Residential Design Review Committee.
Aziz Jamaluddin
46 West Isle Place
Lot 08, Block 01, Section 25 Village of Panther Creek

5. Consideration and action for the variance request for hardscape material that was not considered to be limited amounts and may cause an adverse impact on the adjacent properties.
David Reynolds
79 North Berryline Circle
Lot 46, Block 01, Section 35 Village of Panther Creek
6. Variance request for a proposed swimming pool screen enclosure that will encroach into the twenty-foot rear and six foot side building setbacks.
Geoffrey Eric Pokorny
142 Golden Shadow Circle
Lot 57, Block 05, Section 04 Village of Cochran's Crossing
7. Variance request for the proposed fence replacement that includes the request to remove trees along the property line and is proposed to be constructed with the construction members facing outward from the lot.
Glenn Wright and Jeanise Ryser
95 Huntsman's Horn Circle
Lot 43, Block 01, Section 35 Village of Grogan's Mill
8. Variance request for the proposed detached storage building that would exceed the maximum height allowed and maximum floored area allowed.
Marc Lawson
5 Bellbird Court
Lot 15, Block 06, Section 25 Village of Grogan's Mill
9. Variance request for a proposed room addition that will exceed the maximum amount of living area allowed as established by the Neighborhood Criteria for the lot.
Michael W Ryan
6 Gentlewind Place
Lot 19, Block 02, Section 20 Village of Cochran's Crossing
10. Variance request for a proposed garage addition that will encroach into the six foot side building setback.
Michael W Ryan
6 Gentlewind Place
Lot 19, Block 02, Section 20 Village of Cochran's Crossing
11. Variance request for an existing play structure that exceeds maximum height allowed.
Christine Huffman
12 Morning Forest Court
Lot 06, Block 01, Section 19 Village of Panther Creek
12. Variance request for a fence design that is not considered to be one of the defined approved styles.
Christopher Lamotta
3 Capewood Court
Lot 77, Block 02, Section 09 Village of Panther Creek
13. Variance request for a fence design that is not considered to be one of the defined approved styles.
Jorge Perez
5 Capewood Court
Lot 76, Block 02, Section 09 Village of Panther Creek
14. Variance request for the proposed second story deck repair and replacement that was submitted without the required sealed plans and would encroach into the ten-foot rear easement and twenty foot rear building setback.
Horace Melton
61 Huntsman's Horn Circle
Lot 28, Block 01, Section 35 Village of Grogan's Mill
15. Variance request for the proposed driveway replacement that will exceed the maximum width allowed.
Jean-Marc Pivert

DSC Posted Agenda 04-03-19

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

38 Skyflower Drive
Lot 10, Block 03, Section 22 Village of Panther Creek

16. Variance request for the existing screened room that was submitted without the required sealed plans.
Anne Dorman
53 South High Oaks Circle
Lot 60, Block 05, Section 38 Village of Grogan's Mill
17. Variance request for a proposed fence replacement, where a portion of the fence will extend into the Open Space Reserve.
James T & Wendy G Pearson Rev Trust
2 Stony Run Place
Lot 25, Block 06, Section 06 Village of Cochran's Crossing
18. Variance request for an existing fence replacement that is not set back three feet from the front façade and does not meet the design specified in the Neighborhood Criteria.
Wilford A Cain
15 Roundtop Place
Lot 24, Block 05, Section 06 Village of Cochran's Crossing
19. Variance request for the existing solid fence that is not located at least three feet back from the front façade of the dwelling.
Bill Bender
11610 Pinyon Place
Lot 19, Block 03, Section 04 Village of Grogan's Mill
20. Variance request for the existing fence that exceeds the maximum height allowed.
Nancy Morgan
85 East Timberspire Court
Lot 96, Block 02, Section 38 Village of Grogan's Mill
21. Variance request for a trash cart screen that is not one of the defined approvable styles.
David Dunaway
5 North Havenridge Drive
Lot 80, Block 02, Section 10 Village of Panther Creek
22. Variance request for the existing pergola with related wood deck that is located within the five-foot easement and has a corrugated plastic roof which is an unacceptable material.
Nancy Morgan
85 East Timberspire Court
Lot 96, Block 02, Section 38 Village of Grogan's Mill
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Elie Antonios Harb
7 Biscay Court
Lot 57, Block 02, Section 21, Village of Cochran's Crossing
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael C Scott
30 Barnstable Place
Lot 08, Block 03, Section 06, 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.
Benjamin Yip
51 Fallenstone Drive
Lot 45, Block 05, Section 01, Village of Cochran's Crossing

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Steven H Toth
63 E Amberglow Circle
Lot 68, Block 03, Section 26, 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.

Douglas Gana
163 W Coldbrook Circle
Lot 01, Block 03, Section 25, Village of Cochran's Crossing

X. Public Comments

XI. Member Comments

XII. Staff Reports

XIII. Adjourn


Property Compliance Manager
For The Woodlands Township

