

Development Standards Committee

May 1, 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 April 3rd, 2019.**
- 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 action regarding the chiller yard and HVAC installation that was approved for a rehearing at the Development Standards Committee meeting of February 20, 2019.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
 - B. Variance request for construction to occur during hours that are not in accordance with the designated construction hours, for the roof replacement and curtain wall sealant repair.
JD Warmack Woodlands LP
9500 Lakeside Boulevard
Lot 6400 Block 0547 Section 0007 Village of Research Forest
 - C. Variance request for two monument signs that have two registered logos that may exceed the maximum size allowed, have interior illumination near a residential village, and includes one sign that encroaches into the forest preserve and one sign that does not have the required street address.
Texas Petroleum Group LLC / Shell #275
1395 Many Pines Drive
Lot 0260 Block 0599 Section 0036 Village of Grogan's Mill
 - D. Variance request for temporary event that includes tents, extends in the parking lot and advertises products for sale within the business.
GRI Woodlands Crossing LLC / Alspaugh's Ace Hardware of The Woodlands
10720 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - E. Variance request to waive replant requirements following the request to remove one live tree to install the approved upgrades to the existing cell tower.
Woodlands Presbyterian Church/ AT&T Mobility
4881 W. Panther Creek Drive
Lot 0305 Block 0045 Section 0040 Village of Panther Creek
 - F. Variance request for existing lighting that exceeds the required foot candle measurement allowed at the property line.
GS Parkside LP/The Biltmore Luxury Living
10600 & 10601 Six Pines Drive
Lots 0200, 0201, 0269 Block 0599 Section 0036 Village of Grogan's Mill

DSC Posted Agenda 05-01-19

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

- G. Variance request for a sign package that includes directional, directory, parking, hours of operation and other resident information signs, that have a tagline, include the business name and do not include a single neutral background color.
GS Parkside LP / The Biltmore Luxury Living
10600 & 10601 Six Pines Drive
Lots 0200, 0201, 0269 Block 0599 Section 0036 Village of Grogan's Mill
- H. Variance request for the existing window treatment that is installed on the exterior of the glass.
MB The Woodlands / 24 Hour Fitness
1800 Lake Woodlands Drive
Lot 7110 Block 0599 Section 0999 Village of Town Center
- I. Variance request for a proposed building addition, including tree removal, a 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
- J. Consideration and action for a sign package that includes a directional, directory, parking, and hours of operation and other resident information signs that include a decorative symbol.
Lexington Apartments LLC
12000 Sawmill Road
Lot 0300 Block 0599 Section 0006 Village of Grogan's Mill
- K. Consideration and action for the roof replacement and curtain wall sealant repair.
JD Warmack Woodlands LP
9501 Lakeside Boulevard
Lot 6306 Block 0547 Section 0999 Village of Research Forest
- L. Consideration and action for the replacement of the existing cell tower equipment.
The Woodlands Commercial Prop
8100 Millennium Forest Drive
Lot 0100 Block 0163 Section 0067 Village of Cochran's Crossing
- M. Consideration and action for the addition of an emergency generator and diesel gas tank.
The Woodlands Commercial Prop
26406 Glen Loch Drive
Lot 0100 Block 0547 Section 0007 Village of Panther Creek
- N. Consideration and action for the proposed plans for an exterior color change that will match the new shopping center criteria.
CSHV Woodlands LP / Pinecroft II
9300 Six Pines Drive,
1600, 1620, 1680, 1700 Lake Woodlands Drive
Lot 7100, Block 0599 Section 0999 Village of Town Center
- O. Consideration and action for the proposed plans for an exterior color change that will match the new shopping center criteria.
CSHV Woodlands LP / Pinecroft II
1550 Lake Woodlands Drive
Lot 3600, Block 0599 Section 0999 Village of Town Center

- P. Consideration and action for the proposed plans for an exterior color change that will match the new shopping center criteria.
 CSHV Woodlands LP / Pinecroft II
 1560, 1570, 1580, 1585, 1590 Lake Woodlands Drive
 Lot 7175 Block 0599 Section 0999 Village of Town Center
- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 Radiance Advanced Skin & Body Care
 6777 Woodlands Parkway, Suite 300
 Lot 500, Block 592, Section 60 Village of Indian Springs

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

- 1. Consideration and action regarding violations for removal of trees that do not meet the Standards for tree removal.
 Paul Chang
 10 Columnberry Court
 Lot 30 Block 2 Section 84 Village of Alden Bridge
- 2. Variance request for a proposed patio cover that encroaches past the rear 25-foot setback and may cause impact to an adjacent property when acted upon by the Residential Design Review Committee.
 Roger and Sonya Nicholson
 14 Atrium Woods Court
 Lot 69, Block 01, Section 35 Village of Panther Creek
- 3. Variance request for a proposed fireplace that encroaches past the rear 25-foot setback and may cause impact to an adjacent property when acted upon by the Residential Design Review Committee.
 Roger and Sonya Nicholson
 14 Atrium Woods Court
 Lot 69, Block 01, Section 35 Village of Panther Creek
- 4. Variance request for a conceptually proposed patio cover with summer kitchen and fireplace that will be located beyond the 40-foot rear building setback.
 Fernando Manuel Villegas Farrera
 119 S Meadowmist Circle
 Lot 33, Block 04, Section 33 Village of Cochran's Crossing
- 5. Variance request for a proposed fence modification that is designed with a 12 inch rot board that would not be screened from view from an adjoining street right of way.
 Mary Sydow
 76 West Timberspire Court
 Lot 114, Block 04, Section 38 Village of Grogan's Mill
- 6. Variance request for a trash cart screen that is not an approvable style.
 Melissa Brault
 144 W Woodstock Circle Drive
 Lot 87, Block 01, Section 02 Village of Panther Creek
- 7. Variance request for an attached storage room with second story deck that will exceed the maximum allowed hard surface area per the Neighborhood Criteria.
 Morgan and Melanie Whatley
 27 Falling Star Road
 Lot 02, Block 04, Section 14 Village of Panther Creek

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8. Variance request for a proposed patio cover that would encroach into the 25-foot building setback and was submitted with drawings sealed by a civil engineer.
Jesus F Bracho and Bernadette V Blok
2 North Timber Top Drive
Lot 54, Block 02, Section 13 Village of Grogan's Mill
9. Variance request for a proposed fence and gate that was not considered to be compatible with the home and the neighborhood when viewed by the RDRC.
Bryan Adams
66 Cascade Springs Place
Lot 32, Block 04, Section 02 Village of Cochran's Crossing
10. Variance request for a proposed driveway widening that will exceed the maximum width allowed.
Bryan Adams
66 Cascade Springs Place
Lot 32, Block 04, Section 02 Village of Cochran's Crossing
11. Variance request for the proposed driveway repair that will be replaced in the easement.
Neal and Sandy Bernstein
6 Bayleaf Lane
Lot 30, Block 01, Section 01 Village of Grogan's Mill
12. Consideration and action for a home business.
Karl Voelkel
51 N Autumnwood Way
Lot 28, Block 01, Section 31 Village of Grogan's Mill
13. Variance request for tree removals.
Mikhail and Natalia Petrov
45 West Tallowberry Drive
Lot 19, Block 02, Section 07 Village of Panther Creek
14. Variance request for a proposed detached storage building that would exceed the maximum square footage and height allowed.
Uriah W Dailey
15 Thornbush Place
Lot 42, Block 02, Section 28 Village of Cochran's Crossing
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Shannon Hicks
43 E Trillium Circle
Lot 01, Block 01, Section 19, Village of Cochran's Crossing
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Vincent J Rossitto
6 Deerberry Court
Lot 15, Block 01, Section 16 Village of Grogan's Mill
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Luke Edward and Abigail Bergstrom
196 Timber Mill Street
Lot 03, Block 02, Section 13 Village of Grogan's Mill

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Javier B Echeverria
9 Nutcracker Lane
Lot 35, Block 01, Section 24 Village of Grogan's Mill
19. Variance request for an existing driveway repair, that includes a retaining wall designed to deter flooding at the house foundation.
Evelyn Smith
11619 Timberwild Street
Lot 34, Block 01, Section 4, Village of Grogan's Mill
20. Request by the Fairway Oaks Townhome Association to amend the Neighborhood Criteria regarding the Neighborhood Architectural Style that requires red doors.
Fairway Oaks Townhomes Board
Section 1, Block 1, Lots 1-20, Village of Grogan's Mill
21. Variance request to paint the front doors gray, not red, which is required by the Neighborhood Criteria.
Fairway Oaks Townhomes Board
Section 1, Block 1, Lots 1-20, Village of Grogan's Mill

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn


Property Compliance Manager
For The Woodlands Township

