

Development Standards Committee
August 7, 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 June 28th and July 10th and 24th, 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 Discussion of the Residential Development Standards.
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and discussion regarding chiller yard noise concerns.
Trinity Episcopal Church
3901 S. Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
 - B. Consideration and action for the proposed exterior renovation that includes decking, seating areas, walkway modifications, artificial turf and other landscaping and is proposed to be used for reoccurring temporary events.
CSHV Woodlands LP
1700 Lake Woodlands Drive
Lot 7100 Block 0599 Section 0999 Village of Town Center
 - C. Variance request for an existing monument sign that displays the entire street address, includes suite numbers and has more than one tenant name on a single panel.
Tridan II LLC
3606-3608 Research Forest Drive
Lot 0210 Block 0547 Section 0999 Village of Research Forest
 - D. Variance request for an existing interior tenant monument sign that includes a logo that is not trademarked and exceeds the maximum size allowed.
Tridan II LLC / Element Chemicals
3606 Research Forest Drive, Suite 300
Lot 0210 Block 0547 Section 0999 Village of Research Forest
 - E. Variance request for an existing interior tenant monument sign that includes a logo that exceeds the maximum size allowed.
Tridan II LLC / IMCD
3606-3608 Research Forest Drive, Suite 400
Lot 0210 Block 0547 Section 0999 Village of Research Forest

- F. Variance request for the existing entry door that does not comply with the shopping center criteria.
Indian Springs at Woodlands LTD / Sakekawa
6777 Woodlands Parkway, Suite 200
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

- G. Variance request for the proposed rear door and extension of an existing access ramp that encroaches into the forest preserve.
Haidar Estates LLC/ Right Next Door Design
9940 Woodlands Parkway Suite 300
Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge

- H. Variance request for sidewalk sign used to advertise services and events available within the business.
Indian Springs Center / Cellar Twenty Four
6700 Woodlands Parkway, Suite 210
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- I. Consideration and action for outdoor seating.
Indian Springs Center / Cellar Twenty Four
6700 Woodlands Parkway, Suite 210
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- J. Variance request for the proposed sign package that includes a building sign with flat cut letters and two monument panels.
Haidar Estates LLC/ Right Next Door Home Décor & Gift Boutique
9940 Woodlands Parkway, Suite 300
Lot 9940 Block 0078 Section 0046 Village of Sterling Ridge

- K. Consideration and action for the addition of antennas and equipment to the existing cell phone tower.
Crown Castle GT CO LLC
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest

- L. Considering and action for the existing shade structure.
Trinity Episcopal Church
3901 S. Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek

- M. Consideration and action for two existing storage sheds.
Affluence Group, LLC / Sakekawa Japanese Sushi & Steak House
4221 Research Forest Drive
Lot 6567, Block 0547, Section 0999 Village of Research Forest

- N. Consideration and action for the proposed roof update.
Spirit Filled Celebration Church
6565 Research Forest Drive
Lot 0200 Block 0101 Section 0067 Village of Cochran's Crossing

- O. Consideration and action to amend the shopping center's Development Criteria regarding entry doors.
Indian Springs at Woodlands LTD / Indian Springs Shopping Center
6777 Woodlands Parkway /10807 Kuykendahl Road / 10777 Kuykendahl Road
Lots 0500, 0511, 0512 Block 0592 Section 0060 Village of Indian Springs
- P. Consideration and action for the replacement of two HVAC units.
Bank One National Assoc. / JP Morgan Chase Bank NA
10665 Kuykendahl Road
Lot 0502 Block 0592 Section 0060 Village of Indian Springs
- Q. Consideration and action for the proposed pathway, concrete bridge, landscaping and drainage modifications.
Saint Simon & Jude Catholic Church
26777 Glen Loch Drive
Lot 0421 Block 0045 Section 0007 Village of Panther Creek
- R. Consideration and action for the proposed building sign.
2978 Colonnade Group LP / Woodlands Ballet Theatre
30420 FM 2978 Suite 480
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- S. Variance request for a sign package for two Building and two Monument Signs. The building signs incorporates an aluminum panel and one of the monument signs contains the street address numbers on the sign that is not located on the street identified in the street address.
Ho Family Trust / Jiffy Lube Multicare
6770 Woodlands Parkway
Lot 0400 Block 0592 Section 0046 Village of Sterling Ridge
- T. Variance request for the removal of a portion of the forest preserve and request for the proposed removal of additional portions the forest preserve along Forest Crossing Drive.
KCP RE LLC / KinderCare Learning Center
9005 Forest Crossing Drive
Lot 4500 Block 0051 Section 0999 Village of Research Forest
- U. Variance request for the removal of mid-growth of the forest preserve including two dead trees.
Sabra Texas Holdings LP / Nexus Health Systems
9182 Six Pines Drive
Lot 1300 Block 0350 Section 0999 Village of Town Center

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

- 1. Consideration and action to pursue legal action for outstanding Covenant violations.
Jason M. & Jeanette R. McMullen
173 Linton Downs Place
Lot 20, Block 2, Section 34 Village of Alden Bridge
- 2. Consideration and action for the approved rehearing from 35 Lucky Leaf, regarding the pool house at 39 Lucky Leaf, that was conditionally approved at the Development Standards Committee meeting on January 9, 2019.
Sivakumar Subramanian
39 Lucky Leaf Court
Lot 22, Block 03, Section 30 Village of Panther Creek

3. Consideration and action to amend the home business conditions of approval
Jamie Kramer
15 Mellow Leaf Ct
Lot 22, Block 02, Section 18 Village of Panther Creek
4. Consideration and action for street right-of-way improvements on the cul-de-sac island.
Josh Wendell
Acorn Cluster Court
Lot 00, Block 02, Section 35 Village of Panther Creek
5. Variance request for a proposed color change that was not found to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Boyd and Julie Moore
31 Misted Lilac Place
Lot 50, Block 01, Section 37 Village of Cochran's Crossing
6. Variance request for an existing fence that was built with the construction side facing outward from the lot and visible from the adjacent street right-of-way.
Carol Reams
15 Crested Cloud Court
Lot 11, Block 01, Section 51 Village of Grogan's Mill
7. Variance request for an existing fence that was built with the construction side facing out from the lot without the prior written consent of the neighbors.
Amy McDaniel
2112 W Lacey Oak Circle
Lot 17, Block 09, Section 03 Village of Grogan's Mill
8. Variance request for 2nd story balcony repair that includes a storage shed that serves as the support to the balcony and was installed without the required sealed drawings.
Jose Moyano
91 South Wavy Oak Circle
Lot 19, Block 06, Section 07 Village of Panther Creek
9. Variance request for a home business that includes persons who travel to and from the home in connection with the business.
Jason E Rice
235 E Rainbow Ridge Circle
Lot 17, Block 02, Section 01, Village of Cochran's Crossing
10. Variance request for the existing trim color that is not in keeping with the Neighborhood Criteria requirement for consistent light-colored trim.
Patricia Hamberg
1771 Berryview Court
Lot 35, Block 01, Section 62 Village of Grogan's Mill
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ginger Blair
2 Edgewood Forest Court
Lot 51, Block 01, Section 16 Village of Panther Creek

DSC Posted Agenda 08-07-19

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

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Terry Calhoun
15 Meadowfair Court
Lot 20, Block 02, Section 14 Village of Panther Creek
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Francisco Costa
42 S. Circlewood Glen
Lot 21, Block 02, Section 09 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 property.
Martin Barbosa
75 Indian Clover Drive
Lot 22, Block 01, Section 11 Village of Panther Creek
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Nishantha Weeratungage
35 Fire Flicker Place
Lot 08, Block 14, Section 01 Village of Indian Springs
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Kathryn Beck
15 Camberwell Court
Lot 24, Block 02, Section 42 Village of Grogan's Mill

- IX. Public Comments
- X. Member Comments
- XI. Staff Reports
- XII. Adjourn


Property Compliance Manager
For The Woodlands Township

