

## Development Standards Committee

October 18, 2017 at 5:00 p.m.

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- III. Reconvene in Public Session.
- IV. Consideration and action regarding the minutes of the meeting of September 20, 2017.
- V. Consideration and Action regarding Short Term Rental Operation.
- VI. Consideration and Action of the Commercial Applications and Covenant Violations in Section VII, recommended for Summary Action.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Consideration and action regarding lighting issues that may conflict with the Commercial Planning and Design Standards and may impact adjacent properties.  
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 on the addition of three parking lot lights in the rear of the property.  
Saints Simon & Jude Catholic Church  
26777 Glen Loch Drive  
Lot 0421, Block 0045, Section 0007 Village of Panther Creek
  - C. Consideration and action to modify the existing tenant panels on the monument signs, with a new panel that says, "Shops and Restaurants" and has an additional tenant panel with a different business name.  
Grogan's Mill Retail Center  
7 Switchbud Place  
Lot 0840, Block 0547, Section 0006 Village of Grogan's Mill
  - D. Variance request to remove five trees around the monument sign for increased visibility.  
College Park Crossing  
3707 College Park Drive  
Lot 0100 Block 0388, Section 0999 Village of College Park
  - E. Variance request for temporary light pole banners that include a website and sponsorship.  
The Woodlands Center for the Performing Arts  
2005 Lake Robbins Drive  
Lot 0290, Block 0599, Section 0999 Village of Town Center
  - F. Variance request for the addition of two building signs that would exceed the overall height allowed .  
True Food Kitchen  
9595 Six Pines Drive

Lot 7111 Block 0599, Section 0999 Village of Town Center

- G. Consideration and action for exterior remodeling to the storefront, that includes but is not limited to, painting, awning installation, door and window framing updates and a renovated patio.

True Food Kitchen  
9595 Six Pines Drive

Lot 7111 Block 0599, Section 0999 Village of Town Center

- H. Consideration and action to allow for sidewalk furniture and artificial grass in front of the restaurant.

Gringo's Mexican Kitchen  
30420 FM 2978

Lot 0046 Block 0458, Section 0110 Village of Sterling Ridge

- I. Variance request for window graphics that include a logo that is not registered and includes additional messaging.

Gringo's Mexican Kitchen  
30420 FM 2978

Lot 0046 Block 0458, Section 0110 Village of Sterling Ridge

- J. Consideration and Action for the addition of paving for more parking spaces.

Life Forms Office Park  
4810 West Panther Creek Drive

Lot 0330, Block 045, Section 040 Village of Panther Creek

- K. Consideration and Action to allow temporary storage containers during the holiday season

Target  
1100 Lake Woodlands Drive

Lot 0590, Block 0599, Section 0999 Village of Town Center

- L. Consideration and Action to extend the memorandum of agreement for the temporary storage of a portable building; and to provide an update of proposed building plans

Woodlands Community Church  
5401 Rush Haven Drive

Lot 0220, Block 0592, Section 060 Village of Indian Springs

- M. Consideration and Action for the existing fencing that surrounds the play area.

Woodlands Community Church  
5401 Rush Haven Drive

Lot 0220, Block 0592, Section 060 Village of Indian Springs

- VIII.** Consideration and Action of the Residential Applications and Covenant Violations in Section IX, recommended for Summary Action.

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

1. Consideration and action regarding modifications to the memorandum of agreement related to the deadline for project completion due to the effects of Hurricane Harvey Damage.

47 North Longspur Drive  
Rovirosa

Lot 9, Block 4, Section 45, Village of Grogan's Mill

2. Variance request for the existing patio cover/balcony that was submitted for approval without the required sealed plans but includes the suggested engineer's report for the existing repair and remodel to the second story balcony/patio cover area.  
Irene Mackay  
10708 Whisper Willow Place  
Lot 25, Block 07, Section 06 Village of Grogan's Mill
3. Variance request for the home & garage expansion that encroaches into the side setback, includes a garage addition with upper story living area and a master bedroom expansion, all of which were submitted with a portion of the sealed plans from a licensed and registered civil engineer.  
Tawna and Jon Kingsley  
2 North Longpsur Drive  
Lot 01, Block 06, Section 45 Village of Grogan's Mill
4. Consideration and Action regarding the exterior lighting and recent modification at the property.  
Rittenhouse Baptist Church, Inc.  
23 Treasure Cove Drive  
Lot 36, Block 01, Section 24 Village of Panther Creek
5. Variance request for a proposed fence that exceeds the maximum height allowed.  
Dennis Banks  
110 North Concord Valley Circle  
Lot 3 Block 2, Section 25 Village of Sterling Ridge
6. Variance request for existing paving that does not respect the ten foot rear easement, a walkway that is not located at least one foot from the side property line and the property exceeds the maximum allowed hard surface area.  
Link S. Alander  
35 Alden Glen Drive  
Lot 9 Block 1, Section 20 Village of Alden Bridge
7. Variance request for an existing storage shed that does not respect the ten foot rear easement.  
Gerald St John  
26 Wimberly Way  
Lot 84 Block 1, Section 3 Village of College Park
8. Variance request for an existing storage shed that does not respect the five foot side easement.  
Deborah Moore  
2 South Rambling Ridge Place  
Lot 32 Block 1, Section 8 Village of College Park
9. Variance request for an existing summer kitchen that does not respect the ten foot rear easement.  
James Fox  
143 Fairwind Trail Drive  
Lot 3 Block 2, Section 11 Village of College Park
10. Variance request for an existing fire pit bench that does not respect the five foot side easement.  
Scott Custer  
34 Artist Grove Place  
Lot 68 Block 1, Section 21 Village of Sterling Ridge
11. Request to appeal the patio cover conditions that required the planting of three 15 gallon trees.

James McFarland  
23 Drifting Shadows Circle  
Lot 51 Block 2, Section 7 Village of College Park

12. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.  
Wilford W Cole  
42 Pipers Meadow Street  
Lot 1 Block 2, Section 55 Village of Alden Bridge

X. Consideration and action related to Covenant Enforcement and policies because of Hurricane Harvey or any continued inclement weather issues.

XI. Consideration and action for approval of allowing civil engineer Jon Kingsley professional engineer #63745 to submit plans without the required Structural Branch identification.

- XII. Public Comments
- XIII. Member Comments
- XIV. Staff Reports
- XV. Adjourn



Property Compliance Manager  
For The Woodlands Township

