

Development Standards Committee

November 7th, 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 October 3rd, 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 for a building addition for the purposes of adding a free weight gym area; and the installation of windows to the existing building.
Panther Creek Shopping Center/Gold's Gym
4775 West Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - B. Consideration and action on the installation of two dumpster enclosures to the rear of the shopping center.
Regency Centers/ Panther Creek Shopping Center
4775 West Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - C. Variance request for the existing outdoor seating area including a heating and misting system, that obstructs the walkway and ADA compliance requirements for the Shopping Center.
Crust Pizza
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - D. Variance request for a building sign that promotes a service within the store and is not the part of the registered name of the business.
Kroger
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - E. Variance request for a proposed awning color at the ATM drive up that does not comply with the shopping center criteria for awning colors.
BBVA Compass Bank
4825 Research Forest Drive
Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing
 - F. Variance request for two temporary banners that contain a website, do not have a neutral background color, and one banner is not located at an entrance.
Christ Church United Methodist
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran's Crossing

- G. Variance request for an existing monument sign that includes the street name and has a logo that is not registered or trademarked.
The Woodlands Nursing & Rehabilitation Center
4650 South Panther Creek Drive
Lot 0380 Block 0045 Section 0007 Village of Panther Creek
- H. Variance request for the existing interior remodel that included demolition of the exterior of the building, removal of landscaping and exterior awnings.
McDonald's
9110 Gosling Road
Lot 1400 Block 0051 Section 0999 Village of Research Forest
- I. Variance request for the proposed revision to the approved landscape plan.
Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
- J. Consideration and action to replace two existing generators.
Parkwood II/ Entergy
10055 Grogan's Mill Road
Lot 0340 Block 0547 Section 0006 Village of Grogan's Mill
- K. Consideration and action for the addition of a generator and concrete slab at an existing cell tower location.
The Woodlands Land Development LP
9611 Woodlands Parkway
Lot 0150 Block 0078 Section 0046 Village of Sterling Ridge
- L. Variance request for light fixtures in the parking lot and wall pack replacements, that will cause the foot candle reading to exceed the maximum allowed at the property line.
CHSV Woodlands LP/Pinecroft Center I & II
1120, 1240, 1310, 1340, 1360, 1550, 1560, 1570, 1580, 1585, 1590, 1600, 1620, 1680, 1700 Lake Woodlands and
9300 Six Pines Drive
Lots 0590, 0675, 1800, 2000, 3600, 5000, 7100, 7175 Block 0599 Section 0999 Village of Town Center
- M. Consideration and action for light fixtures in the parking lot and wall pack replacements.
CSHV Woodlands LP
1335 Lake Woodlands Drive
Lot 2400 Block 0599 Section 0999 Village of Town Center
- N. Consideration and action for the placement of a temporary "POD" storage container for the distribution of packages over the winter holiday season.
Stonebridge Church
1 Stonebridge Drive
Lot 0100, Block 0546, Section 0000 Village of Alden Bridge
- O. Consideration and action for the installation of a walkway to comply with the Americans with Disabilities Act that will require the removal of one tree.
The Woodlands Land Development Company/Glade Arts Foundation
2000 Woodlands Parkway
Lot 4400 Block 0547 Section 0999 Village of Town Center
- P. Consideration and action for exterior seating.
Sakekawa
6777 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

- Q. Variance request for a building sign that does not include a registered trademarked logo.
Palace Nails Bar
10700 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- R. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding size of returns.
Massage Envy
10807 Kuykendahl Road
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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

- 1. Variance request for an existing fence that was built beyond the owner's property and is in the street right-of-way.
Todd and Rachelle Stevens
39 North Longspur Drive
Lot 07, Block 04, Section 45 Village of Grogan's Mill
- 2. Variance request for an existing fence style that was not found to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Adam K Bucki
45 S Concord Forest Circle
Lot 09, Block 03, Section 41 Village of Cochran's Crossing
- 3. Variance request for an existing fence that was constructed with the unfinished side visible toward the street and adjacent tract of land. In addition, the proposed fence will not be set back three feet from the front façade.
Alanna Williamson
54 Quiet Oak Circle
Lot 52, Block 02, Section 02 Village of Cochran's Crossing
- 4. Variance request for an existing fence that was installed with the construction side facing outward from the lot without the prior written consent from the rear neighbor.
Bill and Jessica Johns
32 S Rain Forest Court
Lot 32, Block 06, Section 38 Village of Grogan's Mill
- 5. Variance request for a conceptually proposed room addition with related second story balcony and patio cover, that will cause the lot to exceed the maximum living area allowed.
Robbie Brundrett
11 Red Sable Point
Lot 03, Block 02, Section 59 Village of Grogan's Mill
- 6. Variance request for an existing ground level deck that is located within the five-foot side yard easement
Maria and Luis Fuentes
2 Alladdin Lane
Lot 01, Block 01, Section 11 Village of Grogan's Mill
- 7. Variance request for the existing ground level deck located within the five-foot side yard easement and the existing second story deck that was submitted for permit review without the required sealed plans.
Maria and Luis Fuentes
2 Alladdin Lane
Lot 01, Block 01, Section 11 Village of Grogan's Mill
- 8. Variance request for the proposed fence that would be located more than five feet over the platted building line.
Kenneth Engel
1757 Berryview Court

Lot 37, Block 01, Section 62 Village of Grogan's Mill

9. Variance request for the proposed pool decking would be located beyond the platted building line.
Kenneth Engel
1757 Berryview Court
Lot 37, Block 01, Section 62 Village of Grogan's Mill
10. Variance request for a proposed fence that will be constructed with the unfinished side visible toward the street through the existing wrought iron fence.
Phillip and Dana Beach
34 East Trillium Circle
Lot 65, Block 03, Section 19 Village of Cochran's Crossing
11. Variance request for the proposed room addition that does not include the required sealed plans.
Bill Kory
71 Woodhaven Wood Drive
Lot 42, Block 04, Section 28 Village of Grogan's Mill
12. Variance request for a storage building that exceeds the maximum height allowed and encroaches into the rear easement.
Marat Nizberg
71 Yewleaf Road
Lot 16, Block 02, Section 01 Village of Panther Creek
13. Variance request for an existing patio that encroaches into the easement and includes a walkway that exceeds the maximum width allowed.
Marat Nizberg
71 Yewleaf Road
Lot 16, Block 02, Section 01 Village of Panther Creek
14. Variance request for proposed paving that will encroach into the ten-foot rear yard easement.
Leslie Sweeney
2 Plum Blossom Place
Lot 44, Block 01, Section 29 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.
Jennifer Christine Cronan
3 Lantern Hollow Place
Lot 53, Block 04, Section 12 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.
George T Travess
6 W Stony End Place
Lot 13, Block 03, Section 31 Village of Cochran's Crossing
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Lee Klempen
51 E Trillium Circle
Lot 56, Block 02, Section 19 Village of Cochran's Crossing
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

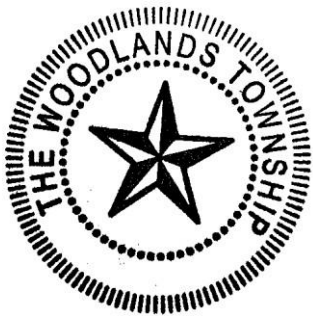
Richard German
70 E Mistybreeze Circle
Lot 018, Block 06, Section 01 Village of Cochran's Crossing

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
William E Bender
13 Canyon Oak Place
Lot 09, Block 01, Section 14 Village of Grogan's Mill
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Juan and Jianyong Zhang
15 West Shaker Court
Lot 15, Block 03, Section 45 Village of Grogan's Mill
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Gregory K Crane
26 Huntsmans Horn Circle
Lot 20, Block 01, Section 18 Village of Grogan's Mill
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Timothy J Scott
1004 East Red Cedar Circle
Lot 02, Block 01, Section 10 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.
William E Bender
1508 E Red Cedar Circle
Lot 42, Block 01, Section 10 Village of Grogan's Mill
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Curtis Malott
2104 Level Oak Place
Lot 33, Block 09, Section 03 Village of Grogan's Mill
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Eric A Springstun
2606 Rosewood Place
Lot 12, Block 03, Section 03 Village of Grogan's Mill
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Juan Fonseca
2705 Crossvine Circle
Lot 03, Block 05, Section 02 Village of Grogan's Mill
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Larry Wisner
7 S Cypress Pine Drive

Lot 25, Block 06, Section 05 Village of Panther Creek

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Tijerillas, LLC
9 North Circlewood Glen
Lot 14, Block 01, Section 09 Village of Panther Creek
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
George and Jennifer Castellanos
15 Spicebush Court
Lot 07, Block 05, Section 05 Village of Panther Creek
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Richard and Glenda Sherman
17 Capewood Court
Lot 71, Block 02, Section 09 Village of Panther Creek
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Frances Schaper
18 Fairmeade Bend
Lot 22, Block 01, Section 16 Village of Panther Creek
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Craig and Jean Calligan
51 Acorn Cluster
Lot 35, Block 02, Section 02 Village of Panther Creek
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Tina Kraft
116 W. White Willow Circle
Lot 07, Block 01, Section 03 Village of Panther Creek
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jason French
32 East Bigelow Oak Court
Lot 51, Block 01, Section 03 Village of Panther Creek
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Laura Lovins
36 E. Bigelow Oak Court
Lot 25, Block 01, Section 02 Village of Panther Creek
36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Marlen Angelloz
44 E. White Willow Circle
Lot 68, Block 01, Section 03 Village of Panther Creek

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



A handwritten signature in black ink that reads "Kimberly C. McFerra". The signature is written in a cursive style.

Property Compliance Manager
The Woodlands Township

DSC Posted Agenda 11-07-2018

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