

Development Standards Committee

July 10, 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 5th and 28th, 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 the proposed removal of nine trees.
Two Waterway Lofts Ltd
3 Waterway Court
Lot 0001, Block 0599, Section 0006 Village of Town Center
 - C. Consideration and action for an existing mailbox outside the tenant space.
Centro NP Holdings 12 SPE LLC / Armed Forces Career Center
9420 College Park Drive, Suite 155-160
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
 - D. Consideration and action to amend a condition of approval regarding the overall height of the "D" in Domino's.
The Plazas at Alden Bridge LTD / Domino's Pizza
7901 Research Forest Drive
Lot 0925 Block 0257 Section 0047 Village of Alden Bridge
 - E. Variance request for two proposed temporary signs that contain church service times and a logo that is not trademarked.
Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing
 - F. Variance request for a directional sign that exceeds the maximum size allowed, contains a business name and logo and includes a message on the back of the sign.
Impact Church of The Woodlands
5401 Shadowbend Place

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

Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

- G. Variance request for six existing light pole banners that contain a logo that is not registered.
Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing
- H. Variance request for a proposed restaurant menu board sign, that advertises 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 existing outdoor seating.
Indian Springs Center / Cellar Twenty Four
6700 Woodlands Parkway, Suite 210
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- J. Consideration and action for the proposed color change.
Spirit Filled Celebration Church
6565 Research Forest Drive
Lot 0200 Block 0101 Section 0067 Village of Cochran's Crossing
- K. Consideration and action to extend the approval of a temporary parking lot and to allow for the temporary storage of a construction trailer.
JD Warmack Woodlands Limited Partnership
2625 Research Forest Drive
Lots 6305, 6306, 6325 Block 0547 Section 0999 Village of Research Forest
- L. Variance request for a proposed monument sign tenant panel, that may not include the verification of a registered name in compliance with the Standards.
Columbia Texas Grogan's Industrial LP/ Market Street Framing Studio
9391 Grogan's Mill Road
Lot 0210 Block 0599 Section 0999 Village of Research Forest
- M. Variance request for a sign panel that contains a logo that has been verified to be trademarked.
Columbia Texas 2408 Timberloch Industrial LP / Locus Bio Energy Solutions
2408 Timberloch Place
Lot 0320 Block 0547 Section 0006 Village of Town Center
- N. Variance request for a proposed building sign that exceeds the maximum height allowed and is a sub-leased department within the tenant space.
CSHV Woodlands LP/ Marshalls Home Goods
1120 Lake Woodlands Drive
Lot 0675 Block 0599 Section 0999 Village of Town Center
- O. Variance request for a proposed monument sign package that includes a sub-leased department within the tenant space.
CSHV Woodlands LP/ Marshalls Home Goods
1120 Lake Woodlands Drive

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Lot 0675 Block 0599 Section 0999 Village of Town Center

- P. Consideration and action for a proposed monument sign panel.
Centro NP Holdings 12 SPE LLC / Herreras Mexican Kitchen & Bar
9420 College Park Drive, Suite 300
Lot 0500, Block 0490, Section 0046 Village of Alden Bridge
- Q. Consideration and action for a proposed building sign and monument sign panel.
14-Grn Green Tree LLC Et Al / Phenomenails
10110 Woodlands Parkway, Suite 200
Lot 0300 Block 0458, Section 0046 Village of Sterling Ridge
- R. Consideration and action to relocate a storefront entrance door.
CH Realty VII/R Houston College Park LP
3091 College Park Drive, Suites 123/124
Lot 9051 Block 0555 Section 0000 Village of College Park
- S. Consideration and action for the proposed height clearance bar and sign for the ATM drive through.
Compass Bank Houston/ BBVA Compass
4825 Research Forest Drive
Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing
- T. Variance request for a building sign that has a logotype that is not trademarked, trim cap and return color that do not comply with shopping center criteria and a cabinet with a business clarifier.
Indian Springs at Woodlands Ltd. / Skin Retreat
6777 Woodlands Parkway, Suite 310
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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

- 1. Consideration and action for the proposed new home construction.
Gregory L Albert
17 Coralvine Court
Lot 60, Block 02, Section 20 Village of Grogan's Mill
- 2. Variance request for the proposed pool and decking, that will exceed the maximum amount of hard surface area allowed.
Gregory L Albert
17 Coralvine Court
Lot 60, Block 02, Section 20 Village of Grogan's Mill
- 3. Variance request for the conceptually proposed new home construction with related guesthouse that will exceed the maximum amount of living area allowed according to the Neighborhood Criteria.
Van Blasingame
2601 S Wildwind Circle
Lot 01, Block 09, Section 01 Village of Grogan's Mill
- 4. Consideration and action for the proposed swimming pool with related spa, fire pit and pool decking that were submitted for conceptual approval with the new home construction.
Van Blasingame

2601 S Wildwind Circle
Lot 01, Block 09, Section 01 Village of Grogan's Mill

5. Variance request for a concept garage addition, that was not considered to be architecturally compatible and may have an impact on adjacent neighbors, when viewed 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
6. Variance request for a tree removal.
John and Julianne Gilliland
26 Crescent View Court
Lot 26, Block 03, Section 29 Village of Panther Creek
7. Variance request for a tree removal.
George & Sherry Michie
7 Deer Lake Court
Lot 13, Block 06, Section 28 Village of Panther Creek
8. Variance request for the removal of one tree near the property line to rebuild a fence.
Michael and Lexie Swistak
6 Kittiwake Court
Lot 22, Block 01, Section 23 Village of Grogan's Mill
9. Variance request for an existing color change that was not found to be compatible with the neighborhood when viewed and acted upon by the Residential Design Review Committee.
Gloria & Francisco Costa
18 N. Circlewood Glen
Lot 09, Block 02, Section 09 Village of Panther Creek
10. Variance request for a proposed color change that was not found to be compatible with the neighborhood when viewed and acted upon by the Residential Design Review Committee.
Matthew Nicholas
17 Linnet Chase Place
Lot 84, Block 02, Section 03 Village of Cochran's Crossing
11. Variance request for a proposed driveway widening and steps that would exceed the maximum width allowed and encroach into the easement.
Robert Dubrul Jr
46 Bellweather Court
Lot 10, Block 01, Section 46 Village of Panther Creek
12. Variance request for the proposed driveway widening that will exceed the maximum width allowed.
Thomas and Glenda Hudson
7 Roseling Road
Lot 04, Block 03, Section 13 Village of Grogan's Mill
13. Variance request for a driveway widening that will exceed the maximum amount of hard surface allowed.
Carlos E Araujo
7 Lazy Morning Place

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Lot 27, Block 03, Section 01 Village of Indian Springs

14. Consideration and action regarding an existing light and determination if it complies with the Residential Development Standards.
Glenn E Wright
19 Morning Forest Court
Lot 09, Block 01, Section 19 Village of Panther Creek
15. Consideration and Action for the conceptually proposed screened pool enclosure that would be located beyond the ten-foot rear building setback as established by the Development Criteria for the lot.
Lowe Family Living Trust
31 Somerset Pond Place
Lot 29, Block 01, Section 48 Village of Cochran's Crossing
16. Variance request for a proposed fireplace that will be located beyond the 25-foot rear building setback.
Michael Seiler
318 S Silvershire Circle
Lot 21, Block 01, Section 43 Village of Cochran's Crossing
17. Variance request for an existing attached patio cover that was installed without a permit or sealed plans.
Will Horner
11 Barnstable Place
Lot 14, Block 03, Section 06 Village of Cochran's Crossing
18. Variance request for a proposed fence repair and replacement in the same location, that is located beyond the owner's lot in the Open Space Reserve.
Virgil Yoakum
1 Noontide Court
Lot 01, Block 01, Section 19 Village of Grogan's Mill
19. Variance request for existing paving that encroaches into the five-foot side yard easement.
Mark S Hecker
131 S Copperknoll Circle
Lot 10, Block 02, Section 27 Village of Cochran's Crossing
20. Variance request for an existing detached storage building that exceeds the maximum height allowed for sheds made of plastic.
Gabe and Marylou Rodarte
10 Bellbird Court
Lot 11, Block 06, Section 25 Village of Grogan's Mill
21. Variance request for the proposed balcony replacement that would encroach into the 25-foot rear building setback.
Jenny Uresti
17 Maystar Court
Lot 43, Block 01, Section 17 Village of Grogan's Mill
22. Consideration and action for the home business renewal.
David and Alana Ashley
11613 Timberwild Street
Lot 31, Block 01, Section 04 Village of Grogan's Mill

23. Consideration and action for a home business.
Rennie van Wyk
45 W Wedgewood Glen
Lot 36, Block 01, Section 11 Village of Panther Creek
24. Variance request for a fence that is not setback three feet from the front façade of the home.
Alejandro Vergara
3 Dellforest Court
Lot 50, Block 02, Section 09 Village of Panther Creek
25. Variance request for driveway that will exceed the maximum width allowed.
John Lund
10 Cape Chestnut Drive
Lot 05, Block 01, Section 06 Village of Panther Creek
26. Variance request for a front yard deck that will encroach past the twenty-foot building line.
Mark & Melinda Staples
132 W Woodstock Circle Drive
Lot 81, Block 01, Section 02 Village of Panther Creek
27. Consideration and action for a short-term rental home business.
Sophia Mullins
90 Sandpebble Drive
Lot 43, Block 03, Section 01 Village of Indian Springs
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Carl Nece
85 Yewleaf Drive
Lot 03, Block 02, Section 07 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.
Gary Beauchamp
16 Green Haven Drive
Lot 06, Block 03, Section 20 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.
Terry Calhoun
15 Meadowfair Court
Lot 20, Block 02, Section 14 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.
David Rangel
7 E Stony Bridge Circle
Lot 62, Block 01, Section 10, Village of Cochran's Crossing
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards

for outstanding violations on the property.
Bradley A Higgins
35 S Stony Bridge Circle
Lot 55, Block 01, Section 10, Village of Cochran's Crossing

- 33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Florencia Hassey
46 Lush Meadow Place
Lot 21, Block 03, Section 19, Village of Cochran's Crossing
- 34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Benjamin Benedict
51 Lavender Haze Court
Lot 03, Block 02, Section 37, Village of Cochran's Crossing
- 35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Alanna Williamson
54 Quiet Oak Circle
Lot 52, Block 02, Section 02, Village of Cochran's Crossing

- VIII. **Public Comments**
- IX. **Member Comments**
- X. **Consideration and discussion regarding seasonal drawings on commercial property windows and doors.**
- XI. **Staff Reports**
- XII. **Adjourn**


Property Compliance Manager
For The Woodlands Township

