

**Development Standards Committee
October 2, 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 September 4th, 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 for an existing temporary building and a proposed time extension.
Woodlands Community Church
5401 Rush Haven Drive
Lot 0220 Block 0592 Section 0060 Village of Indian Springs
 - B. Variance request for two existing building signs, one of which includes a trademark that is not registered and a tagline and a second sign that includes a logo that is not trademarked and advertises a ministry located within the church.
Woodlands Community Church
5401 Rush Haven Drive
Lot 0220 Block 0592 Section 0060 Village of Indian Springs
 - C. Variance request for a proposed cabinet sign for the “To Go” entrance.
Luby’s Cafeteria, Inc.
922 Lake Front Circle
Lot 0560 Block 0599 Section 0999 Village of Research Forest
 - D. Variance request for a proposed monument sign that includes a decorative element and the street address.
Texas Health Development III, Ltd. / Regent Care Center of The Woodlands
10450 Gosling Rd
Lot 0100 Block 0163 Section 0040 Village of Panther Creek
 - E. Consideration and action for the existing courtyard lighting.
Regency Centers LP / The Woodlands Children’s Museum
4775 West Panther Creek Drive, Suite 280
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
 - F. Consideration and action for the renewal of the temporary event located on site.
GRI Woodlands Crossing LLC / Petco
10864 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs

- G. Consideration and action for the existing wooden doors.
Indian Springs at Woodlands LTD / La Cantina
6777 Woodlands Parkway, Suite 100
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- H. Variance request for the existing entry door that does not comply with the shopping center criteria.
Centro NP Holdings 12 SPE LLC / The Woodlands Hair Elite
9420 College Park Drive, Suite 210
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- I. Consideration and action for the existing exterior furniture.
REG8 Sterling Ridge / Brothers Pizza Express
6700 Woodlands Parkway, Suite 100
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- J. Consideration and action for the proposed building expansion and replacement of the drive thru canopy.
Chick Fil A, Inc.
8020 Research Forest Drive
Lot 0550 Block 0257 Section 0047 Village of Alden Bridge
- K. Variance request for two existing illuminated advertising signs located in the windows of the tenant space.
14-Grn Green Tree LLC Et Al / Caffe Di Fiore
10110 Woodlands Parkway
Lot 0300 Block 0458, Section 0046 Village of Sterling Ridge
- L. Variance request for the existing entry door that is not consistent with the shopping center criteria.
Indian Springs at Woodlands LTD / Kid to Kid
6777 Woodlands Parkway, Suite 312
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- M. Consideration and action for a proposed building sign.
The Square M Property, Inc. / Behavioral Innovations
8101 Kuykendahl Road, Suite 100
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
- N. Consideration and action for a proposed construction dumpster.
The Square M Property, Inc. / Behavioral Innovations
8101 Kuykendahl Road, Suite 100
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
- O. Variance request to amend the Development Standards Committee's condition of approval for the monument sign.
The Square M Property, Inc.
8101 Kuykendahl Road
Lot 4000 Block 0257 Section 0047 Village of Alden Bridge
- P. Consideration and action for the removal of two trees.
First Church of Christ Scientist
1340 North Millbend Drive
Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill

- Q. Variance request for the proposed door vinyl graphics to be installed on the exterior of the glass.
Wells Fargo Bank
4880 W. Panther Creek Drive
Lot 0325 Block 0045 Section 0040 Village of Panther Creek

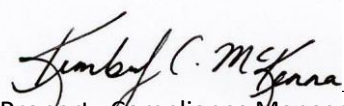
VII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Request for approval and variance for a room addition without the required submittal of a complete set of plans sealed by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), The Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.).
Weichert Workforce Mobility, Inc./Thomas & Kathleen Zehren
14 Timberlea Place
Lot 31, Block 2, Section 63 Village of Alden Bridge
2. Variance request for a conceptually proposed remodeling that includes converting a balcony to living area, adding a patio cover and repairing a deck
Carla Ann Waddell
70 North Wilde Yaupon Court
Lot 18, Block 04, Section 03 Village of Indian Springs
3. Variance request for the proposed detached building that will exceed the maximum height and size allowed.
Norby "Buck" Foss
74 Northgate Drive
Lot 06, Block 12, Section 49 Village of Grogan's Mill
4. Consideration and action for the proposed demolition and tree removal.
Greg Webb Cornerstone Construction LLC
29 Doe Run Drive
Lot 23, Block 01, Section 16 Village of Grogan's Mill
5. Variance request for the proposed new home construction with related tree removals that is proposed to encroach into the 40-foot front setback.
Greg Webb Cornerstone Construction LLC
29 Doe Run Drive
Lot 23, Block 01, Section 16 Village of Grogan's Mill
6. Consideration and action for the proposed demolition and tree removals.
Andy and Julie Ramzel
58 N Timber Top Drive
Lot 17, Block 04, Section 13 Village of Grogan's Mill
7. Variance request for a proposed new home construction and related tree removal that will exceed the maximum amount of living area allowed.
Andy and Julie Ramzel
58 N Timber Top Drive
Lot 17, Block 04, Section 13 Village of Grogan's Mill

8. Variance request for a proposed patio cover and related summer kitchen that will encroach into the 25-foot rear building setback.
Andy and Julie Ramzel
58 N Timber Top Drive
Lot 17, Block 04, Section 13 Village of Grogan's Mill
9. Variance request for an existing shed extension that is located within the easement and was not considered to be architecturally compatible with the home and adjacent properties when reviewed and acted upon by the Residential Design Review Committee.
Veronica Baez and Scott Dickerson
58 N Elm Branch Street
Lot 02, Block 02, Section 51 Village of Grogan's Mill
10. Variance request for the conceptually proposed room addition that will encroach into the 20-foot rear building setback and will exceed the maximum amount of living area allowed.
William B Orr
3 Misted Lilac Pl
Lot 44, Block 01, Section 37 Village of Cochran's Crossing
11. Variance request for the removal of trees that were disapproved when acted upon by the Residential Development Standards when reviewed and acted upon by the by the Residential Design Review Committee and was not in keeping with the Standards regarding the reason for removal.
Gregg D Johnson
9 S Doe Run Drive
Lot 03, Block 01, Section 16 Village of Grogan's Mill
12. Variance request for a tree removal that was disapproved when acted upon by the Residential Design Review Committee and was not in keeping with the Standards regarding the reason for removal.
Edgar & Naomi Urbano
34 South Woodstock Circle Drive
Lot 36, Block 01, Section 02 Village of Panther Creek
13. Variance request to appeal conditions of approval by the Residential Design Review Committee for the required tree replants.
Mark John Haug
7 Hickory Oak Drive
Lot 04, Block 02, Section 15 Village of Panther Creek
14. Variance request for the existing home business that includes employees who travel to the home in conjunction with the business but do not live there.
Keith La France
6 S High Oaks Circle
Lot 01, Block 06, Section 38 Village of Grogan's Mill
15. Variance request for color change that was not considered to be compatible with the home and neighborhood when reviewed and acted upon by the Residential Development Review Committee.
Frank & Juliana Limones
7 Cape Chestnut Drive
Lot 04, Block 02, Section 06 Village of Panther Creek

16. Variance request for color change that was not considered to be compatible with the home and neighborhood when reviewed and acted upon by the Residential Development Review Committee.
Antonio Orozco
5 Sandlily Court
Lot 03, Block 01, Section 13 Village of Grogan's Mill
17. Variance request for an existing driveway that was rebuilt in the side easement.
Elizabeth Gibson
19 Huntsmans Horn Circle
Lot 09, Block 01, Section 35 Village of Grogan's Mill
18. Variance request for a driveway widening that will exceed the maximum width allowed.
David Grote
83 West Racing Cloud Court
Lot 01, Block 02, Section 46 Village of Panther Creek
19. Variance request for driveway widening that will exceed the maximum width allowed and encroach into the left side easement.
Michael Chiles
54 Tree Crest Circle
Lot 22, Block 30, Section 01 Village of Indian Springs
20. Variance request for a proposed Patio Cover with Summer Kitchen that will encroach into the twenty five-foot rear building setback.
H Alan Chang
7 Morning Arbor Pl
Lot 10, Block 03, Section 10 Village of Cochran's Crossing
21. Variance request for a proposed Patio Cover with Summer Kitchen that will encroach into the forty-foot Rear Building Setback.
Fernando Manuel Villegas Farrera
119 S Meadowmist Cir
Lot 33, Block 04, Section 33 Village of Cochran's Crossing
22. Variance request for an existing retaining wall that encroaches into the five-foot side and ten-foot rear yard easement.
Brian J Griffin
15 N Morning Cloud Cir
Lot 12, Block 03, Section 20, Village of Cochran's Crossing
23. Variance request for a proposed fence that will exceed the maximum height allowed.
Roy Villarreal
69 E Stony End Ct
Lot 06, Block 02, Section 31 Village of Cochran's Crossing
24. Variance request for proposed fence that will be built with the construction side facing outward from the lot.
Jose Mireles
35 Dellforest Court
Lot 35, Block 02, Section 09 Village of Panther Creek

25. Variance request for proposed fence that will be built with the construction side facing outward from the lot.
Joe Delgado
51 Rockridge Drive
Lot 01, Block 05, Section 01 Village of Indian Springs
 26. Variance request for fence that was built with the construction side facing outward from the lot.
Javier Calvillo
23 West Woodtimber Court
Lot 34, Block 02, Section 02 Village of Panther Creek
 27. Variance request for enclosed porch that did not include sealed plans from a structural engineer
Marsha Jobe Merrell
6 Tall Sky Place
Lot 34, Block 09, 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 home.
James K Wilson
11 Diamond Oak Ct
Lot 27, Block 01, Section 7 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 home.
Donovan Jordaan
31 N Drifting Leaf Court
Lot 21, Block 01, Section 38 Village of Grogan's Mill
- VIII.** Consideration and action regarding amendment of the Neighborhood Criteria for Section 44 in the Village of Alden Bridge.
- IX.** Consideration and discussion regarding proposed Reserved Parking guidelines for Commercial properties.
- X.** Public Comments
- XI.** Member Comments
- XII.** Staff Reports
- XIII.** Adjourn


Property Compliance Manager
For The Woodlands Township

