

**Development Standards Committee
November 6, 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 October 2nd, 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 regarding amendments of Neighborhood Criteria for Section 35 & 55 in the Village of Alden Bridge.**
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Consideration and action for existing temporary storage containers.
Dayton Hudson Corp. / Target
1100 Lake Woodlands Drive
Lot 0590 Block 0599 Section 0999 Village of Town Center
 - B. Consideration and action for proposed air conditioning unit replacements which may be visible to the parking lot and adjacent tract and may require additional screening.
Dayton Hudson Corp. / Target
1100 Lake Woodlands Drive
Lot 0590 Block 0599 Section 0999 Village of Town Center
 - C. Consideration and action for the proposed wrought iron fence.
The Woodlands Township / The Woodlands Fire Department Station 6
1100 Windsor Lakes Boulevard
Lot 8017 Block 0555 Section 0999 Village of College Park
 - D. Consideration and action for the proposed time extension for an existing temporary building.
Woodlands Community Church
5401 Rush Haven Drive
Lot 0220 Block 0592 Section 0060 Village of Indian Springs
 - E. Variance request for two existing building signs, with logos that are not trademarked, include taglines and advertise a ministry located within the church.
Woodlands Community Church
5401 Rush Haven Drive
Lot 0220 Block 0592 Section 0060 Village of Indian Springs

- F. Variance request for the installation of lights installed on poles and attached to trees that is not in accordance with the conditions of approval imposed on the statue at the time of permitting and was installed without prior written approval.
Spirit of Texas Bank SSB
1525 Lake Front Circle
Lot 0420 Block 0599 Section 0999 Village of Town Center
- G. Variance request for a concept submission of a monument sign that will exceed the number of monument signs allowed; and a concept submission for an alternative request to allow two directional signs with tenant names.
Northex LLC
9950 Woodlands Parkway
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
- H. Variance request for a proposed building sign that includes a logo that is not trademarked, a tagline that is not a business clarifier and background and border colors that do not comply with the criteria.
Woodlands Sarofim #1 Ltd /Document Works
1440 Lake Front Circle
Lot 0570 Block 0599 Section 0999 Village of Research Forest
- I. Variance request for a proposed monument sign that does not have a single neutral background color and includes the street address in the lower corner closest to the street.
CS1031 Diversified Dialysis Portfolio DST / Fresenius Kidney Care
9449 Grogan's Mill Road
Lot 0230 Block 0599 Section 0999 Village of Research Forest
- J. Consideration and action for the final submission 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/Pinecroft II
1600 Lake Woodlands Drive
Lot 7100 Block 0599 Section 0999 Village of Town Center
- K. Consideration and action for the final submission for the existing exterior renovations.
Woodlands Anchor Acquisition LP/Torchy's Tacos
1555 Lake Woodlands Drive, Suite 435
Lot 0284 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for the proposed temporary storage container.
Regency Centers LP / The Woodlands Children's Museum
4775 W. Panther Creek Drive, Suite 280
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
- M. Consideration and action to repaint the rear of the shopping center.
Centro NP Holdings 12 Spe LLC/Windvale Shopping Center
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- N. Consideration and action for the existing outdoor speakers.
US Regency Alden Bridge LLC/Crust Pizza
8000 Research Forest Drive, Suite 340
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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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

- O. Consideration and action to amend the monument signage criteria to include internal illumination.
Reg 8 Sterling Ridge LLC/ Sterling Ridge Village Center
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

- P. Variance request for a proposed internally illuminated monument sign that does not comply with the shopping center criteria and contains a logo that exceeds the maximum size allowed.
System Capital Real Prop Corp/ McDonald's
6730 Woodlands Parkway
Lot 0400 Block 0592 Section 0000 Village of Sterling Ridge

- Q. Variance request for a proposed sign package that includes an internally illuminated monument sign that does not comply with the shopping center criteria, does not include address numbers, includes a raceway and a logo that exceeds the maximum size allowed; also included are building signs mounted on raceways with logos that exceed the maximum size allowed, directional and lane signs and existing deposit/withdrawal boxes.
Frost Bank
10767 Kuykendahl Road
Lot 0501 Block 0592 Section 0060 Village of Indian Springs

- R. Variance request for the existing air compressor that includes the tenant name.
Columbia Texas 2319 Timberloch Industrial LP /Crave Luxury Auto
2319 Timberloch Place
Lot 0270 Block 0547 Section 0006 Village of Town Center

- S. Variance request for building and blade signs that include a logo that is not registered.
Regency Centers LP / Sapporo Izakaya
4775 W. Panther Creek Drive, Suite 430
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- T. Variance request for a building sign that exceeds the maximum height allowed, has returns that do not meet the size requirements, does not include 2-inch spacers, is not reverse lit and has a logo that is not trademarked.
2978 Colonnade Group LP / Freedom Biomed
30420 FM 2978
Lot 0110 Block 0458 Section 00046 Village of Sterling Ridge

- U. Variance request for a proposed monument sign that includes a logo that is not trademarked.
Texas Health Development III, Ltd. / Regent Care Center of The Woodlands
10450 Gosling Road
Lot 0100 Block 0163 Section 0040 Village of Panther Creek

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

- 1. Variance request for an existing tree swing that is located in the front yard.
Adam Thurlow
26 Gentlewind Pl
Lot 23, Block 02, Section 20 Village of Cochran's Crossing

- 2. Variance request for paving/rock walkway that was considered to not be a limited amount and not aesthetically pleasing to the neighborhood.

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Craig Calligan
51 Acorn Cluster Ct
Lot 02, Block 02, Section 35 Village of Panther Creek

3. Variance request for an existing driveway border that encroaches into the right side easement and exceeds the maximum width allowed for borders.
Craig Calligan
51 Acorn Cluster Ct
Lot 02, Block 02, Section 35 Village of Panther Creek
4. Variance request for existing driveway that exceeds the maximum width allowed.
Craig Calligan
51 Acorn Cluster Ct
Lot 02, Block 02, Section 35 Village of Panther Creek
5. Variance request for existing fence gates that are not a pre-approved style and were found to not be aesthetically pleasing and keeping with the character of the neighborhood when viewed and acted upon by the Residential Design Review Committee.
Craig Calligan
51 Acorn Cluster Ct
Lot 02, Block 02, Section 35 Village of Panther Creek
6. Variance request for an existing trampoline that encroaches into the left side easement.
Craig Calligan
51 Acorn Cluster Ct
Lot 02, Block 02, Section 35 Village of Panther Creek
7. Variance request for existing planters with integrated trellises and vegetation that encroach into the right-side easement.
Craig Calligan
51 Acorn Cluster Ct
Lot 02, Block 02, Section 35 Village of Panther Creek
8. Variance request for an existing fence that was built with the construction side facing outward from the lot and is not five feet back from the front façade.
Vae & Mase Utopia
106 East Wavy Oak Circle
Lot 13, Block 08, Section 07 Village of Panther Creek
9. Consideration and action for a request for an extension of time to comply with the conditions of approval from the Development Standards Committee to modify the existing pergola roof to a poly-carb cover.
Xiaoyu Yu
58 S Concord Forest Circle
Lot 49, Block 02, Section 41 Village of Cochran's Crossing
10. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 14, to increase the maximum amount of living area allowed, accommodating an existing remodel.
Brad & Gabrielle Finger
9 Greenridge Forest Court

Lot 30, Block 03, Section 14 Village of Panther Creek

11. Variance request for an existing room addition that does not include sealed plans and exceeds the maximum living area allowed.
Brad & Gabrielle Finger
9 Greenridge Forest Court
Lot 30, Block 03, Section 14 Village of Panther Creek
12. Variance request for a proposed Room Addition that would be located beyond the forty-foot Rear Building and seven-foot Side Building Setback Lines.
Felix G Blanco Martinez
22 Cape Jasmine Pl
Lot 11, Block 02, Section 43 Village of Cochran's Crossing
13. Variance request for concept patio cover that will encroach past the seven-foot side setback.
Kalvin Dickson
99 Split Rock Road
Lot 09, Block 07, Section 28 Village of Panther Creek
14. Variance request for concept paving that will exceed the maximum hard surface area allowed.
Kalvin Dickson
99 Split Rock Road
Lot 09, Block 07, Section 28 Village of Panther Creek
15. Variance request for an existing play structure that encroaches into the ten-foot rear yard easement.
John Leblanc
6 Cascade Springs Pl
Lot 24, Block 03, Section 02 Village of Cochran's Crossing
16. Variance request for an existing solid fence that is not be set back three feet from the front façade.
Richard J Schklair
30 Dusky Meadow Pl
Lot 34, Block 07, Section 01, Village of Cochran's Crossing
17. Variance request for an existing fence that was built with the construction side facing outward from the lot.
Tara Edwards
36 North Wavy Oak Circle
Lot 03, Block 07, Section 07 Village of Panther Creek
18. Variance request for existing fence that was built with the construction side facing outward from the lot
Philip & Steven Campbell
102 North Woodstock Circle Drive
Lot 67, Block 01, Section 02 Village of Panther Creek
19. Variance request for an existing fence that exceeds the maximum height allowed and was built with the construction side facing outward from the lot.
Alex Fredrich
15 N Autumnwood Way
Lot 41, Block 02, Section 31 Village of Grogan's Mill

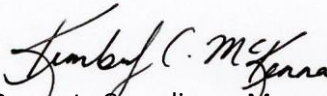
20. Variance request for an existing fence that is not located at least three feet back from the front façade of the dwelling.
Natasha Galloway and Jirron Curtis
140 S Timber Top Drive
Lot 20, Block 01, Section 15 Village of Grogan's Mill
21. Variance request for the proposed artificial turf in the rear yard was not considered to be compatible with the home and the neighborhood when viewed and acted upon by the Residential Design Review Committee.
Luke Walter Mace
142 S Cochrans Green Cir
Lot 13, Block 01, Section 23, Village of Cochran's Crossing
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Miguel Catala
3 Rockridge Court
Lot 73, Block 3, Section 1 Village of Indian Springs
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michael E. Trindle
2 N. Birchcane Court
Lot 89, Block 3, Section 2 Village of Panther Creek
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Roger Ryman Jr.
8 Rock Pine Ct
Lot 97, Block 3, Section 2 Village of Panther Creek
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rozanne Hernandez
77 S. Wavy Oak Circle
Lot 12, Block 6, Section 7 Village of Panther Creek
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Robert C Smith
15 Thistlewood Pl
Lot 97, Block 04, Section 04, Village of Cochran's Crossing
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Sheron G Casas
52 E Village Knoll Cir
Lot 02, Block 02, Section 10, Village of Cochran's Crossing
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Christian Morales
1 Woodchuck Lane
Lot 27, Block 01, Section 26 Village of Grogan's Mill

29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Great American Construction LLC
19 Leisure Lane
Lot 13, Block 01, Section 01 Millbend Village of Grogan's Mill

- IX. Consideration and action regarding the Development Standards Committee meeting schedule for the year 2020.
- X. Public Comments
- XI. Member Comments
- XII. Staff Reports
- XIII. Adjourn


Property Compliance Manager
For The Woodlands Township

