

**Development Standards Committee
March 4, 2020 at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381**

- I. Welcome/Call Meeting to Order.**
- II. Public Comments**
- III. Consideration and action regarding the minutes of the meeting February 5th, 2020.**
- 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 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 regarding the HVAC and Chiller Yard.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
 - B. Variance request to allow for a dumpster that is not screened from view and contained within an enclosure.
Indian Springs at The Woodlands LTD / Indian Springs Shopping Center
10807 Kuykendahl Road
Lot 0550 Block 0592 Section 0060 Village of Indian Springs
 - C. Variance request for dumpsters that are not screened from view and are not contained within an enclosure.
US Regency Alden Bridge LLC / Alden Bridge Shopping Center
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - D. Consideration and action for the proposed demolition of three buildings and conceptual plans to redevelop the site.
LEX-GEN Woodlands LP / Lexicon Pharmaceuticals Inc.
4000 Research Forest Drive
Lot 0240 Block 0547 Section 0000/Lots 9024,9046 Block 0051 Section 0999 Village of Research Forest
 - E. Variance request for existing exterior storage of building materials.
The Woodlands United Methodist Church
9201 Grogan's Mill Road
Lot 0650 Block 0599 Section 0999 Village of Research Forest

- F. Consideration and action for existing trailers.
The Woodlands United Methodist Church
9201 Grogan's Mill Road
Lot 0650 Block 0599 Section 0999 Village of Research Forest

- G. Variance request for an existing temporary storage container that advertises the name and contact information for the storage rental company.
The Woodlands United Methodist Church
9201 Grogan's Mill Road
Lot 0650 Block 0599 Section 0999 Village of Research Forest

- H. Variance request for interior frosted window glazing that does not comply with the Shopping Center Criteria.
Luisfina Corp / Mary's Mediterranean Cuisine
1500 Research Forest Drive, Suite 100
Lot 9380 Block 0350 Section 1000 Village of Research Forest

- I. Consideration and action for the existing grease trap and storage shed.
Luisfina Corp / Mary's Mediterranean Cuisine
1500 Research Forest Drive, Suite 100
Lot 9380 Block 0350 Section 1000 Village of Research Forest

- J. Consideration and action for existing exterior seating.
Luisfina Corp / Mary's Mediterranean Cuisine
1500 Research Forest Drive, Suite 100
Lot 9380 Block 0350 Section 1000 Village of Research Forest

- K. Consideration and action for the concept plans for proposed clubhouse addition.
PHR Woodlands LLC/Holly Creek Apartments
333 Holly Creek Court
Lot 0210 Block 0045 Section 0020 Village of Panther Creek

- L. Consideration and action for the concept plans for proposed exterior renovation.
PHR Woodlands LLC/Holly Creek Apartments
333 Holly Creek Court
Lot 0210 Block 0045 Section 0020 Village of Panther Creek

- M. Consideration and action for the concept plans for the proposed landscaping renovation to include tree removals.
PHR Woodlands LLC/Holly Creek Apartments
333 Holly Creek Court
Lot 0210 Block 0045 Section 0020 Village of Panther Creek

- N. Consideration and action for the concept plans for proposed exterior renovation.
Wood Glen Apartments
3451 Tangle Brush Drive
Lot 0340 Block 0045 Section 0007 Village of Panther Creek

- O. Consideration and action for the concept plans for the proposed landscaping renovation to include tree removals.
 PHR Woodlands LLC/Wood Glen Apartments
 3451 Tangle Brush Drive
 Lot 0340 Block 0045 Section 0007 Village of Panther Creek

- P. Consideration and action for the proposed security fence.
 The Woodlands Township/The Woodlands Fire Department Station #2
 9303 Gosling Road
 Lot 0031 Block 0163 Section 0047 Village of Cochran's Crossing

- Q. Consideration and action for the proposed security fence and addition of parking.
 The Woodlands Township/The Woodlands Fire Department Station #8
 11800 Gosling Road
 Lot 0802 Block 0045 Section 0007 Village of Panther Creek

- R. Consideration and action for the proposed parking addition.
 The Woodlands Township / The Woodlands Fire Department Station #6
 1100 Windsor Lakes Boulevard
 Lot 8017 Block 0555 Section 0999 Village of College Park

- S. Consideration and action for the final plans for the storefront renovation to include backer panel, the installation of canopy over a proposed pick up parking area and the removal and relocation of existing landscape.
 CSHV Woodlands LP / Best Buy
 1550 Lake Woodlands Drive
 Lot 3600 Block 0599 Section 0999 Village of Town Center

- T. Consideration and action to amend the conditions of approval.
 Crown Castle GT CO LLC
 1090 Lake Front Circle
 Lot 0901 Block 0599 Section 0999 Village of Research Forest

- U. Consideration and action for the proposed addition of antennas to the existing cell phone tower.
 Crown Castle GT CO LLC / Sprint
 1090 Lake Front Circle
 Lot 0901 Block 0599 Section 0999 Village of Research Forest

- V. Consideration and action for a proposed monument sign panel.
 Timberloch Inc./Raymond James
 2204 Timberloch Place
 Lot 0262 Block 0547 Section 0006 Village of Town Center

- W. Consideration and action for existing improvements that include two planters and one rug.
 KM Marcel Crossing II, LLC / Vedas Med Spa
 8000 McBeth Way, Suite 190
 Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

- X. Consideration and action for the addition of vinyl lettering to identify the Express Bag Drop.
Centro NP Holdings 12 SPE LLC / Tide Dry Cleaners
9420 College Park Drive, Suite 150
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

- Y. Consideration and action for proposed informational signs to be located on the dumpster enclosures.
US Regency Alden Bridge LLC / Alden Bridge Shopping Center
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- Z. Consideration and action for proposed informational signs to be located on the dumpster enclosures.
Indian Springs at The Woodlands LTD / Indian Springs Shopping Center
6777 Woodlands Parkway /10807 Kuykendahl Road / 10777 Kuykendahl Road
Lots 0500, 0511, 0512 Block 0592 Section 0060 Village of Indian Springs

- AA. Consideration and action for the addition of reserved parking places.
Indian Springs at The Woodlands LTD / Indian Springs Shopping Center
6777 Woodlands Parkway
Lots 0500 Block 0592 Section 0060 Village of Indian Springs

- BB. Consideration and action for proposed informational signs to be located on the dumpster enclosures.
Regency Centers LP / Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0500 Block 0045 Section 0007 Village of Panther Creek

- CC. Variance request for the existing modification of the approved dumpster enclosure plans.
Regency Centers LP / Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0500 Block 0045 Section 0007 Village of Panther Creek

- DD. Variance request to allow door vinyl graphics on the exterior of the glass on two entrance doors.
Tridan II LLC / Drilling Specialties Company
3606 Research Forest Drive, Suite 100
Lot 0210 Block 0547 Section 0999 Village of Research Forest

- EE. Variance request for existing storage containers that are not neutral in color and advertise the name and contact information for the storage rental company.
Tridan II LLC / Drilling Specialties
3606 Research Forest Drive, Suite 100
Lot 0210 Block 0547 Section 0999 Village of Research Forest

- FF. Variance request for a proposed building sign that includes letter and return sizes that do not comply with the shopping center criteria.
Indian Springs at Woodlands LTD / The Joint Chiropractic
6777 Woodlands Parkway, Suite 308
Lot 0500 Block 0592 Section 0060 Village of Indian Springs

- GG. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 2978 Colonnade Group LP / 9Round
 30420 FM 2978, Suite 170
 Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- HH. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 Terramont Retail Partners LLC/Anytime Fitness
 303 FM 2978, Suite 100
 The Woodlands, TX 77354
 Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
- II. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 Wal Mart Stores East Inc./Walmart
 3040 College Park Drive
 Lot 9007 Block 0555 Section 0000 Village of College Park
- JJ. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 Luby's
 922 Lake Front Circle
 Lot 0560 Block 0599 Section 0999 Village of Research Forest

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

1. Consideration and action to determine whether or not a Home Business is in operation.
 Craig Calligan
 51 Acorn Cluster Court
 Lot 02, Block 02, Section 35 Village of Panther Creek
2. Request to pursue amending the Initial Land Use Designation to increase the maximum amount of living area allowed.
 Dave Antoniono
 5 Buttonbush Court
 Lot 08, Block 01, Section 17 Village of Grogan's Mill
3. Variance request for a proposed new home construction that will exceed the maximum hard surface area allowed, maximum living area allowed and will encroach into the twenty-five-foot rear building setback.
 Dave Antoniono
 5 Buttonbush Court
 Lot 08, Block 01, Section 17 Village of Grogan's Mill
4. Variance request for the proposed new home construction that will exceed the maximum living area allowed according to the Neighborhood Criteria.
 Andy and Julie Ramzel
 58 N Timber Top Drive
 Lot 17, Block 04, Section 13 Village of Grogan's Mill

5. Variance request for the 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
6. Variance request for the conceptually proposed new home construction that will exceed the maximum living area allowed, the maximum hard surface allowable, is proposed to encroach into twenty five foot front Platted Building Line and the encroach into the twenty five foot rear setback line.
Home Expo Showcase LLC
118 S Timber Top Drive
Lot 09, Block, 01 Section 15 Village of Grogan's Mill
7. Variance request for a proposed Sport Court/Cricket Court that would encroach into the ten-foot side yard setback and the forty-foot rear yard setback. In addition, one tree larger than six inches in diameter is to be removed for the construction of the court.
Duncan C Connolly
44 Waterford Lake
Lot 29, Block 01, Section 44 Village of Cochran's Crossing
8. Variance request for a proposed screened room that would encroach into ten-foot side yard setback and into the five-foot side easement and ten-foot rear yard easements.
Marie L Keenan
15 S Crossed Birch Pl
Lot 28, Block 01, Section 50 Village of Cochran's Crossing
9. Variance request for an existing picnic table roof constructed with a corrugated metal and straw roofing material that does not comply with the materials allowed.
Jeffrey and Kelly Shepard
2710 Echo Street
Lot 03, Block 02, Section 03 Village of Grogan's Mill
10. Variance request for proposed siding and front door color change that was not considered to be architecturally compatible with the home, when reviewed and acted upon by the Residential Design review Committee; and consideration and action for conceptual proposal for the overall exterior remodeling.
Patrick Clarke
92 West White Willow Circle
Lot 13, Block 01, Section 03 Village of Panther Creek
11. Variance request for the existing fence that was built with the construction side facing outward from the lot.
Karen D. Williams
20 Dellforest Court
Lot 25, Block 02, Section 09 Village of Panther Creek
12. Variance request for the existing fence that was built with the construction side facing outward from the lot.
Ximena Anderson
56 South Circlewood Glen
Lot 56, Block 02, Section 09 Village of Panther Creek

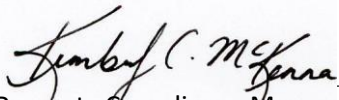
13. Consideration and action regarding a Short-Term Rental application.
Rhonda Smith
1502 E. Red Cedar Circle
Lot 39, Block 01, Section 10 Village of Grogan's Mill
14. Consideration and action regarding a Short-Term Rental application.
Karen Minga Orr
186 Timber Mill
Lot 08, Block 03, Section 13 Village of Grogan's Mill
15. Consideration and action regarding a Short-Term Rental application
Bart Peterson
49 Rockfern Court
Lot 67, Block 04, Section 38 Village of Grogan's Mill
16. Consideration and action regarding a Short-Term Rental application.
Bart & Cindy Peterson
7 Raindream Place
Lot 69, Block 07, Section 01 Village of Cochran's Crossing
17. Consideration and action regarding an application for a Home Business.
Nicholas and Naima Spurr
122 W Shadowpoint Cir
Lot 11, Block 03, Section 08 Village of Cochran's Crossing
18. Variance request for a proposed patio cover that will exceed the maximum amount of hard surface area allowed.
Thomas Patrick McKinney
25 Hornsilver Pl
Lot 34, Block 01, Section 07 Village of Cochran's Crossing
19. Variance request for the existing patio that encroaches into the ten-foot rear utility easement.
Thomas and Mary Albertson
9 Meadowfair Court
Lot 22, Block 02, Section 14 Village of Panther Creek
20. Variance request for the existing pool decking that encroaches into the ten-foot rear utility easement.
Thomas and Mary Albertson
9 Meadowfair Court
Lot 22, Block 02, Section 14 Village of Panther Creek
21. Variance request for the existing fence that is not located at least three feet back from the front façade of the dwelling and is made of boards stained a color that is not approved for fences.
Jonathan and Lisa Andrews
2833 Logrun Circle
Lot 30, Block 02, Section 02 Village of Grogan's Mill
22. Variance request for an existing fence that exceeds the maximum height allowed and was not found to be compatible with the home and the neighborhood when reviewed and acted upon by the Residential Design Review Committee.
Ravinder K Tanwar
89 E Stony End Pl
Lot 11, Block 02, Section 31 Village of Cochran's Crossing

23. Variance request for a proposed fence that will exceed the maximum height allowed.
Robert Sergent Jr
8 Flagstone Path
Lot 04, Block 02, Section 42 Village of Cochran's Crossing
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
John Taylor Blackmore
7 Abbey Brook Pl
Lot 29, Block 06, Section 03 Village of Cochran's Crossing
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Michael O'Mara
57 Wood Scent Ct
Lot 48, Block 05, Section 38 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.
Deborah Green
2611 Rosewood Place
Lot 18, Block 03, Section 03 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.
Open House Texas Realty and Investment LLC
32 E. White Willow Circle
Lot 71, Block 1, Section 3 Village of Panther Creek

IX. Member Comments

X. Staff Reports

XI. Adjourn


Property Compliance Manager
For The Woodlands Township

