

## **Development Standards Committee**

**June 1, 2016 at 5:30 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 May 4, 2016.
- III.** Consideration and Action of the Applications and Covenant Violations in Section VI, 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 Applications and Covenant Violations.
  1. Consideration and action for approval of monument sign  
JEI Learning Center  
8008 Ashlane Way Suite 120  
Lot 825, Block 499, Section 46 Village of Sterling Ridge
  2. Consideration and action for mid-growth clearing of the forest preserve in front of restaurant along FM 2978  
Whataburger  
30330 FM 2978  
Lot 200, Block 458, Section 46 Village of Sterling Ridge
  3. Consideration and action for mid-growth clearing of the forest preserve in front of restaurant along SH 242  
Whataburger  
3073 College Park Drive  
Lot 9053, Block 0555, Section 0000 Village of College Park
  4. Consideration and action of the proposed preliminary plans for a building addition, parking lot expansion, driveway and proposed new entrance from N. Millbend.  
First Church of Christ, Scientist  
1340 N. Millbend Drive  
Lot 0210, Block 0599, Section 0036 Village of Grogan's Mill
  5. Consideration and action for the conceptual proposal of a two-story education building addition.  
Trinity Episcopal Church  
3901 South Panther Creek Drive  
Lot 0280, Block 0045, Section 0007, Village of Panther Creek
  6. Consideration and action to approve the preliminary proposal for additional parking spaces.  
Parkwood II Woodlands LLC  
10055 Grogan's Mill Road  
Lot 0340, Block 0547, Section 0006 Village of Town Center
  7. Variance request for a new monument sign face with an updated logo that exceeds the maximum size allowed and is in the process of being registered and consideration and action to allow the existing directional signs.  
Faith Bible Church  
5505 Research Forest Drive  
Lot 0100, Block 0319, Section 0067 Village of Cochran's Crossing
  8. Variance request for the concept proposal of an additional monument sign for the shopping center.  
Pinecroft Center  
9300 Six Pines  
Lot 7100, Block 0599, Section 0999 Village of Town Center

DSC Posted Agenda 06-01-16

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

9. Consideration and action for an addition that would allow curbside grocery pickup for customers.  
HEB Market Street  
9595 Six Pines Drive  
Lot 7113, Block 0599, Section 0999 Village of Town Center
10. Variance request to allow a building sign that includes a website, a logo larger than allowed and a name and logo that may not be registered or trademarked.  
HEB Market Street  
9595 Six Pines Drive  
Lot 7113, Block 0599, Section 0999 Village of Town Center
11. Consideration and action for a temporary trailer to be used for office space during the construction process.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing  
7985 Bay Branch Drive  
Lot 2000, Block 0257, Section 0047 Village of Alden Bridge
12. Variance request for the installation of three directional signs.  
Spirit of Texas Bank  
1525 Lake Front Circle  
Lot 0420, Block 0599, Section 0999 Village of Town Center
13. Variance request to replace the two new monument signs with the new tenant information.  
Spirit of Texas Bank  
1525 Lake Front Circle  
Lot 0420, Block 0599, Section 0999 Village of Town Center
14. Variance request for two temporary banners until the permanent signs are complete.  
Spirit of Texas Bank  
1525 Lake Front Circle  
Lot 0420, Block 0599, Section 0999 Village of Town Center
15. Variance request for new monument sign panels that do not include a registered name or logo.  
Holly Creek Apartments  
333 Holly Creek Court  
Lot 0210, Block 0045, Section 0040 Village of Panther Creek
16. Consideration and action for a revised new building sign for CVS Pharmacy located within Target.  
Target  
1100 Lake Woodlands Drive  
Lot 0590, Block 0599, Section 0999 Village of Town Center
17. Variance request for parking lot lighting that does not match the shopping center criteria and has already been installed.  
Taco Cabana  
3079 College Park Drive  
Lot 9054, Block 0555, Section 0000 Village of College Park
18. Variance request for a building sign that exceeds the maximum size allowed.  
Jimmy John's Sandwiches  
3707 College Park Drive  
Lot 0100, Block 0388, Section 0999 Village of College Park
19. Consideration and action for new tenant name panels on an existing monument sign.  
Jimmy John's Sandwiches  
3707 College Park Drive  
Lot 0100, Block 0388, Section 0999 Village of College Park

20. Consideration and action to remove three Bald Cypress trees near the entrance to the building.  
24 Hour Fitness  
1800 Lake Woodlands  
Lot 7110, Block 0599, Section 0999 Village of Town Center
21. Consideration and action of the approved rehearing request from affected neighbor at 30 Stargazer Pl regarding the allowance for the existing play equipment that is stored in the front yard and can be seen from the street and adjacent properties at ground level when not in use.  
Gayle Fisher  
34 Stargazer Place  
Lot 11, Block 01, Section 28 Village of Cochran's Crossing
22. Consideration and action for a time extension for an additional 6 months to leave two storage PODS in the driveway during remodeling.  
Stephanie Ruckert  
60 Woodhaven Wood Drive  
Lot 31, Block 04, Section 28 Village of Grogan's Mill
23. Variance request for the proposed concept room addition that will cause the lot to exceed the maximum living area allowed per the neighborhood criteria and was submitted without plans for the proposed addition.  
Juan and Maria Celaya  
11427 Slash Pine Place  
Lot 13, Block 01, Section 08 Village of Grogan's Mill
24. Variance request for a proposed sunroom that was submitted without the required sealed drawings.  
George and Kay King  
2006 Longstraw Place  
Lot 15, Block 01, Section 04 Village of Grogan's Mill
25. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 20, to increase the maximum amount of living area allowed, accommodating a proposed remodel.  
Summer A. Flower  
79 Bitterwood Circle  
Lot 20, Block 01, Section 20, Village of Panther Creek
26. Variance request for the proposed concept home remodel that would exceed the maximum living area allowed per the Neighborhood Criteria and the Initial Land Use Designation, is not considered to be consistent with the neighborhood and may not be architecturally compatible with the neighborhood.  
Summer A. Flower  
79 Bitterwood Circle  
Lot 20, Block 01, Section 20, Village of Panther Creek
27. Consideration and action to pursue amending the Initial Land Use Designation for Indian Springs Section 1, to increase the maximum amount of living area allowed, accommodating an existing garage conversion.  
Jorge San Miguel Gonzalez  
19 Outervale Place  
Lot 14, Block 21, Section 01 Village of Indian Springs
28. Variance request for an existing garage conversion that does not include sealed plans, allow for the parking of two vehicles, nor have at least 135 square feet of storage space, and exceeds the maximum living area allowed per the Neighborhood Criteria and Initial Land Use Designation.  
Jorge San Miguel Gonzalez  
19 Outervale Place  
Lot 14, Block 21, Section 01 Village of Indian Spring
29. Variance request for the existing play structure (tree swing) that is located in an un-approvable location on the lot.  
Jorge San Miguel Gonzalez  
19 Outervale Place  
Lot 14, Block 21, Section 01 Village of Indian Springs

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30. Variance request for a business in the home  
Sheri Renee Neckar  
6 Spurwood Court  
Lot 21, Block 01, Section 15 Village of Panther Creek
31. Variance request for a business in the home.  
Sara Bissig  
11018 Meadow Rue Street  
Lot 25, Block 07, Section 07 Village of Grogan's Mill
32. Consideration and action regarding a business in the home.  
Janet Skeels  
98 Marabou Place  
Lot 20, Block 02, Section 25 Village of Grogan's Mill
33. Consideration and action regarding a business in the home.  
Robert Shelton  
2 Sunlit Forest Drive  
Lot 26, Block 03, Section 22 Village of Panther Creek
34. Variance request for the proposed paving that encroaches into the right side easement.  
John A. Sedlar  
15 White Fawn Drive  
Lot 38, Block 02, Section 05 Village of Indian Springs
35. Variance request for a proposed fence that would be built with the construction side out, visible to the street and adjacent lots and would not be one of the pre-approved fence designs.  
Andrew Stessel  
16 Night Hawk Place  
Lot 20, Block 07, Section 25 Village of Grogan's Mill
36. Variance request for the proposed solid wood fence that will not be setback from the front façade of the dwelling.  
Dotty Iversen  
2716 Timberjack Place  
Lot 13, Block 06, Section 06 Village of Grogan's Mill
37. Variance request for a proposed gravel parking area that would be located within the road right-of-way and is not an approved hard surface for parking.  
Tad and Cheryl Wells  
18 North Deerfoot Circle  
Lot 07, Block 01, Section 28 Village of Grogan's Mill
38. Variance request for an existing fence that was built with the construction side facing out from the lot and visible to adjacent properties.  
Jay Alfonso and Sherry Villanueva  
11010 Meadow Rue Street  
Lot 27, Block 07, Section 07 Village of Grogan's Mill
39. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Joshua A Feinberg  
179 Timber Mill Street  
Lot 07, Block 04, Section 13 Village of Grogan's Mill
40. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Frank Daniel Keim  
55 Brookflower Road  
Lot 18, Block 03, Section 28 Village of Grogan's Mill

- 41. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Celia M Sheffield  
41 South High Oaks Circle  
Lot 42, Block 05, Section 38 Village of Grogan's Mill
- 42. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Regency  
Massage Heights  
4775 W. Panther Creek Dr. STE #220B  
Lot 14, Block 09, Section 07 Village of Panther Creek
- 43. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Daniel Schroder  
23 Gentlewind Place  
Lot 26, Block 02, Section 20, Village of Cochran's Crossing
- 44. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Isiah Carey Arbuckle  
71 W Stony Bridge Circle  
Lot 46, Block 01, Section 10, Village of Cochran's Crossing
- 45. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Gerald David Patterson  
86 Meadowridge Place  
Lot 17, Block 01, Section 33, Village of Cochran's Crossing
- 46. Consideration and Action to proceed with legal action for outstanding Covenant violations.  
Larry Wayne Smith  
18 Cedar Chase Place  
Lot 05, Block 02, Section 06, Village of Cochran's Crossing


**VII.** Consideration and action regarding adoption of Residential Development Standards related to business use and short term rental facilities.

**VIII.** Public Comments

**IX.** Member Comments

**X.** Staff Reports

**XI.** Adjourn

  
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Property Compliance Manager  
For The Woodlands Township

