

Development Standards Committee

October 4th 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 of September 6, 2017.
- 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 Short Term Rental Operation.
- VI.** Consideration and Action of the Commercial Applications and Covenant Violations in Section VII recommended for Summary Action.
- VII.** Consideration and Action of the Commercial Applications and Covenant Violations.
 - A.** Consideration and action regarding the final approval of the recently installed parking lot lighting.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
 - B.** Consider and action of repainting the Panther Creek Shopping Center
Regency Centers Panther Creek Shopping Center
4775 W. Panther Creek Drive
Lot 0283, Block 0045, Section 0040 Village of Panther Creek
 - C.** Consideration and action to amend the Memorandum of Understanding extending the amount of time the portable buildings are allowed to remain at the church campus.
The Woodlands Methodist School
2200 Lake Woodlands Drive/9201 Grogan's Mill Road
Lot 8650, Block 0547, Section 0999 Village of Research Forest
Lot 0650, Block 0599, Section 0999 Village of Research Forest
 - D.** Variance request for the conceptual proposal of an exterior remodel that includes improvements encroaching into the forest preserve.
WDPK LLC (Keller Williams Building)
1401 Woodlands Parkway
Lot 0250, Block 0599, Section 036 Village of Grogan's Mill
 - E.** Variance request for a building mounted sign for Quest Diagnostics, a sub-leased department within Randalls that is not part of the registered business name; and will include a color that does not comply the shopping center criteria.
Randalls (Quest Diagnostics)
9420 College Park Drive
Lot 0500 Block 0490, Section 0046 Village of Alden Bridge
 - F.** Consideration and action for the replacement of a door and addition of a sign package for an online grocery pick up program.
Walmart

10001 Woodlands Parkway
Lot 0110 Block 0078, Section 0046 Village of Sterling Ridge

- G. Consideration and action for the addition of a new monument sign panel.
Dupuis & Polozola
8301 New Trails Drive
Lot 2200, Block 0051, Section 2200 Village of Research Forest
- H. Consideration and action for the addition of a pergola extension.
1701 Lake Robbins LLC
1701 Lake Robbins Drive
Lot 2628 Block 0599, Section 0999 Village of Town Center
- I. Variance request for a sign package that includes an existing building sign and window graphics that exceed the maximum size allowed and includes a phone number.
Plush Nails (Shops at Terramont)
9950 Woodlands Parkway, Suite 300
Lot 0330, Block 0078, Section 0046 Village of Sterling Ridge
- J. Variance request for a monument sign panel that contains a logo that is not trademarked.
Houston Exploration and Production Services (Venture Tech VIII)
8708 Technology Forest Drive
Lot 5200 Block 0051, Section 0999 Village of Research Forest
- K. Variance request for an existing monument sign panel that does not match the shopping center criteria regarding background color and does not match the building sign.
State Farm-Patrick Graham
30340 FM 2978
Lot 0220, Block 078, Section 0046 Village of Sterling Ridge
- L. Variance request for a sign package that includes a building and monument signs that do not match and a name change to door/window graphics without approval.
Woodridge Surgical Center
6701 Lake Woodlands Drive
Lot 0550, Block 0499, Section 0046 Village of Sterling Ridge
- M. Variance request for addition to the building sign, arcade sign and window graphics for The Great American Cookie Company, a sub-leased department, that is not part of the registered business name.
Marble Slab Creamery
6700 Woodlands Parkway, Suite #190
Lot 0200, Block 0499, Section 0000 Village of Sterling Ridge
- N. Variance request for existing window graphics that advertise products and services offered within the business.
Sapporo Japanese Bistro Sushi & Bar
30420 FM 2978
Lot 0110 Block 0458, Section 0046 Village of Sterling Ridge

VIII. Consideration and Action of the Residential Applications and Covenant Violations in Section IX, recommended for Summary Action.

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

- 1. Consideration and action regarding modifications to the memorandum of agreement related to the deadline for project completion due to the effects of Hurricane Harvey Damage.

47 North Longspur Drive
Rovirosa
Lot 9, Block 4, Section 45, Village of Grogan's Mill

2. Request for a rehearing for the existing patio cover that was submitted without the required sealed plans.
Irene Mackay
10708 Whisper Willow Place
Lot 25, Block 07, Section 06 Village of Grogan's Mill
3. Request for a rehearing for the hard surface area that was disapproved by the Committee and installed not in accordance with the permit, and includes additional hard surface in the rear easement.
Cuong Q & Loan Phan
58 North Berryline Circle
Lot 45, Block 02, Section 35 Village of Panther Creek
4. Consideration and action of the proposed construction of a new home and variance request for an encroachment into the forty-foot rear setback.
Mary Ross Custom Homes
97 Hollymead Drive
Lot 14, Block 01, Section 09 Village of Cochran's Crossing
5. Variance request for the proposed new home construction and related improvements that will exceed the maximum living area allowed and has a proposed driveway that will exceed the maximum width allowed and will be located within the five-foot side yard easement.
Boelkayam "Bo" Bohuslava
2413 Wild Wind Place
Lot 42, Block 10, Section 12 Village of Grogan's Mill
6. Consideration and action to allow the pursuit of an amendment to the Initial Land Use Designation for the maximum amount of living area allowed. ALUD
Steve Riggle
42 Bellweather Court
Lot 11, Block 01, Section 46 Village of Panther Creek
7. Variance request for a proposed kitchen and breakfast room expansion that exceeds the maximum living area.
Steve Riggle
42 Bellweather Court
Lot 11, Block 01, Section 46 Village of Panther Creek
8. Variance request for a business in the home related to short term rental.
Anna K. Nelson
8 Mayfair Grove Court
Lot 10, Block 02, Section 04 Village of Panther Creek
9. Variance request for an existing driveway widening that is located in the street right-of-way and causes the driveway to exceed the maximum width allowed.
Michael and Nancy Martin
1907 Oldfield Place
Lot 30, Block 03, Section 04 Village of Grogan's Mill
10. Variance request for the proposed eight foot fence that will not be located along a major thoroughfare.
John and Kara Morin
26 Firefall Court
Lot 07, Block 03, Section 48 Village of Grogan's Mill

11. Variance request for a proposed driveway widening that will exceed the maximum width allowed.
Datren L Williams
27 N Cochran's Green Circle
Lot 57, Block 03, Section 23 Village of Cochran's Crossing
12. Variance request for proposed driveway widening that encroaches into the five foot side easement.
Claude J. Anderson
12 Ripple Rush Court
Lot 32, Block 01, Section 10 Village of Panther Creek
13. Variance request for the proposed pool that will cause the lot to exceed the maximum water surface allowed.
Jake Latimer
180 Maple Branch Street
Lot 39, Block 01, Section 24 Village of Grogan's Mill
14. Variance request for a proposed detached storage building that will encroach into the five-foot side yard easement.
James R Goldmeyer
81 E Stony End Place
Lot 09, Block 02, Section 31 Village of Cochran's Crossing
15. Variance request for a proposed wrought iron fence that would cause the unfinished sides of the existing wood fence to be visible to the adjacent tract of land.
John T Lewis
27 Raintree Place
Lot 23, Block 03, Section 08 Village of Cochran's Crossing
16. Consideration and action for a proposed Business in the home
Donnie Carpenter
11 Moon Beam Court
Lot 09, Block 02, Section 05 Village of Indian Springs
17. Variance request for a proposed wood deck that encroaches into the five foot side easement.
Anne Meyer and Carl Stewart
25 North Wavy Oak Circle
Lot 15, Block 09, Section 07 Village of Panther Creek
18. Variance request for an existing satellite dish in the front of the home.
J S Maclean Trust
89 South Waxberry Road
Lot 29, Block 01, Section 01 Village of Panther Creek
19. Variance request for an existing trash can screen that is not located at least three feet back from the front façade of the dwelling.
Julie Edmonds
104 West High Oaks Circle
Lot 30, Block 01, Section 42 Village of Grogan's Mill
20. Variance request for the existing attached building that exceeds the maximum square footage allowed.
Julie Edmonds
104 West High Oaks Circle
Lot 30, Block 01, Section 42 Village of Grogan's Mill

21. Variance request for an existing wrought iron gate that was not considered to be architecturally compatible with the home and neighborhood when acted upon by the Residential Design Review Committee.
Jo Lynne Beverly
15 Wood Cove Drive
Lot 02, Block 01, Section 24 Village of Panther Creek
22. Variance request for the existing driveway widening and walkway that exceed the maximum width allowable and was not submitted with a marked survey.
Manuel Abascal-Sainz
12008 South Blackjack Oak Circle
Lot 02, Block 05, Section 03 Village of Grogan's Mill
23. Variance request for an existing front yard courtyard fence that is located beyond the platted building line.
Farkhondeh Merrikh
10 Maystar Court
Lot 51, Block 01, Section 17 Village of Grogan's Mill
24. Variance request for the existing color change was not considered to be architecturally compatible with the home and neighborhood when acted upon by the Residential Design Review Committee..
Farkhondeh Merrikh
10 Maystar Court
Lot 51, Block 01, Section 17 Village of Grogan's Mill
25. Variance request for the existing concrete patio that encroaches over the platted building line.
Farkhondeh Merrikh
10 Maystar Court
Lot 51, Block 01, Section 17 Village of Grogan's Mill
26. Variance request for existing paving that encroaches into the five-foot side yard easement.
Homira Bayer
43 Winter Wheat Place
Lot 37, Block 01, Section 06 Village of Indian Springs
27. Variance request for an existing pergola that encroaches into five-foot side easement.
Homira Bayer
43 Winter Wheat Place
Lot 37, Block 01, Section 06 Village of Indian Springs
28. Variance request for existing fence what was constructed with the construction side out without written consent from some of the adjacent neighbor.
David Moody
95 Trummel Court
Lot 22, Block 01, Section 12 Village of Panther Creek
29. Consideration and Action regarding the exterior lighting and recent modification at the property.
Rittenhouse Baptist Church, Inc.
23 Treasure Cove Drive
Lot 36, Block 01, Section 24 Village of Panther Creek

X. Consideration and action related to Covenant Enforcement and policies because of Hurricane Harvey or any continued inclement weather issues.

XI. Consideration and action regarding the meeting agenda format.

XII. Public Comments

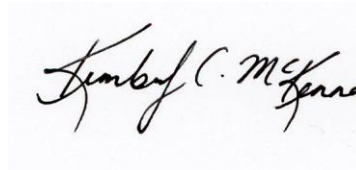
DSC Posted Agenda 10-04-17

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

XIII. Member Comments

XIV. Staff Reports

XV. Adjourn



Property Compliance Manager
For The Woodlands Township

