

**Development Standards Committee**

**May 2<sup>nd</sup>, 2018 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 April 4, 2018.
- III.** Consideration and Action of the Applications and Covenant Violations in Section VI and VII, 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 Commercial Applications and Covenant Violations.
  - A.** Variance request for the final approval of a parking lot expansion, including lighting and perimeter fencing which is not consistent with the committee's previous action and is proposed with a fence inside the forest preserve.  
Hindu Temple of The Woodlands  
7601 South Forestgate Drive  
Lot 0300 Block 0592 Section 0000 Village of Indian Springs
  - B.** Variance request for the exterior remodel including the addition of a walk-in cooler box that is over the building line, trash enclosure, patio addition and color and window change.  
House of Pies  
1330 Lake Woodlands Drive  
Lot 0660 Block 0599 Section 0999 Village of Town Center
  - C.** Variance request for the concept plans for a second-story addition that is not in compliance with First Amended Land Use Designation and includes a parking expansion with spaces that do not meet the minimum width allowed and a portion may encroach into the forest preserve.  
Dixon Real Estate FLP  
12721 Sawmill Road  
Lot 0210 Block 0599 Section 0046 Village of Grogan's Mill
  - D.** Consideration and action to amend the First Amended Initial Land Use Designation.  
Dixon Real Estate FLP  
12721 Sawmill Road  
Lot 0210, Block 0599, Section 0046 Village of Grogan's Mill
  - E.** Consideration and action for a color change to the façade and existing awnings.  
Blue Door Coffee  
21 Waterway Avenue  
Lot 2629 Block 0599 Section 0999 Village of Town Center
  - F.** Consideration and action for a new blade sign.  
Blue Door Coffee  
21 Waterway Avenue  
Lot 2629 Block 0599 Section 0999 Village of Town Center

- G. Variance request for door vinyl graphics that contain a logo that is not registered and exceeds the size and subject matter allowed.  
Bradshaw Periodontics  
10110 Woodlands Parkway Suite 1000  
Lot 0300 Block 0458 Section 0046 Village of Sterling Ridge
- H. Consideration and action for a new tenant monument sign panel.  
DrillChem  
8701 New Trails Drive  
Lot 0230 Block 0547 Section 0999 Village of Research Forest
- I. Variance request for a monument sign that includes the street name and has logo that is not trademarked.  
The Alainian LLC  
8111 Ashlane Way  
Lot 0810 Block 0499 Section 0046 Village of Sterling Ridge
- J. Consideration and action for the existing exterior furniture.  
Nekter Juice Bar  
4747 Research Forest Drive  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- K. Variance request for existing storefront brochure boxes that contain information on programs and services provided within the business.  
Nutty Scientists  
8000 McBeth Way  
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge
- L. Variance request for a building sign that contains a logo that is not trademarked.  
Derrick Bryant Photography  
2408 Timberloch Place  
Lot 0320 Block 0547 Section 0006 Village of Town Center
- M. Variance request for a building sign that contains a colored logo and a tagline that are not consistent with the trademark registration.  
Eye Level Learning Center  
4223 Research Forest Drive  
Lot 6568 Block 0547 Section 0999 Village of Research Forest
- N. Variance request for a sign package that contains a logo that is not registered and exceeds the maximum size allowed and includes door vinyl graphics which contain the website and a street address.  
Black Pearl  
1440 Lake Front Circle  
Lot 0570 Block 0599 Section 0999 Village of Research Forest
- O. Variance request for mid-growth and low-level clearing that has taken place without a permit.  
The Church of Jesus Christ of Latter-day Saints  
10301 Branch Crossing Drive  
Lot 0300 Block 0499 Section 0046 Village of Sterling Ridge
- P. Variance request for existing parking lot lights that exceed the allowed foot candle level at the property line.  
Spirit Filled Celebration Church  
6565 Research Forest Drive  
Lot 0200 Block 0101 Section 0067 Village of Cochran's Crossing
- Q. Consideration and action for an amendment to the previously approved building and monument sign.

1701 Lake Robbins LLC/Blend Bar  
1701 Lake Robbins Drive  
Lot 2628, Block 0599, Section 0999 Village of Town Center

- R. Consideration and action for the existing patio arrangement that includes seating, planters, speakers and lighting.  
1701 Lake Robbins LLC/Blend Bar  
1701 Lake Robbins Drive  
Lot 2628, Block 0599, Section 0999 Village of Town Center
- S. Consideration and action for a new tenant panel on an existing monument sign.  
GNC Investments LLC  
61 Carlton Woods Drive  
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
- T. Variance request for wall pack lighting that does not match the architectural design of the area.  
20 & 25 Waterway Holdings LLC/Woodforest Bank.  
1599 Lake Robbins Drive  
Lot 2635 Block 0599 Section 0999 Village of Town Center
- U. Variance request for proposed parking lot LED lighting.  
Regency Centers LP  
4747 Research Forest Drive  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- V. Variance request for proposed parking lot LED lighting.  
REG8 Sterling Ridge LLC  
6700 Woodlands Parkway  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- W. Consideration and action for existing parking lot LED lighting.  
US Regency Alden Bridge LLC  
8000 Research Forest Drive  
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- X. Consideration and action for existing parking lot LED lighting.  
Regency Centers LP  
4775 W. Panther Creek Drive  
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- Y. Consideration and action for a sign package includes a building and a monument sign and door vinyl graphics.  
Maeve Gray Salon  
3335 College Park Drive Suite 700  
Lot 0806 Block 0388 Section 0999 Village of College Park

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

- 1. Consideration and action for the proposed new home construction.  
Anne and Pete Perez  
1 Deerberry Court  
Lot 09, Block 01, Section 16 Village of Grogan's Mill
- 2. Variance request for the proposed front yard wrought iron fence that is not setback five feet from the front yard property line.

Anne and Pete Perez  
1 Deerberry Court  
Lot 09, Block 01, Section 16 Village of Grogan's Mill

3. Variance request for the proposed new home construction with a proposed driveway that will be in the five-foot side easement, located beyond the platted building line and will exceed the maximum width allowed.  
T.D. Cox Homes, LLC  
21 Cedarwing Lane  
Lot 10, Block 01, Section 32 Village of Grogan's Mill
4. Variance request for a home remodel, that includes room additions, remodeling, a conversion and a second story balcony, that will exceed the maximum amount of living area allowed according to the criteria, may cause an impact to adjacent properties and portions of which encroach into the easement.  
Robert Dubrul  
46 Bellweather Court  
Lot 10, Block 01, Section 46 Village of Panther Creek
5. Variance request for a home remodel, that includes a patio cover, summer kitchen and paving that will may cause an impact to adjacent properties and portions of which encroach into the easement.  
Robert Dubrul  
46 Bellweather Court  
Lot 10, Block 01, Section 46 Village of Panther Creek
6. Variance request for a right-side gate to be painted to match the exterior of the home. The interior fence will not be painted.  
Michael Child  
18 Greenridge Forest  
Lot 25, Block 03, Section 14 Village of Panther Creek
7. Consideration and action for a request of an extension of time regarding the completion of outstanding projects on the home.  
Michael Child  
18 Greenridge Forest  
Lot 25, Block 03, Section 14 Village of Panther Creek
8. Variance request for a proposed summer kitchen that is over the hard-surface area allowed.  
Matt Powers  
14 Hampton Place  
Lot 19, Block 01, Section 45 Village of Panther Creek
9. Variance request for proposed brick pavers that will exceed maximum amount of hard surface area allowed and will encroach into the rear easement.  
Matt Powers  
14 Hampton Place  
Lot 19, Block 01, Section 45 Village of Panther Creek
10. Variance request for the conceptual plans for a proposed detached workshop that was not considered to be architecturally compatible with the home and neighborhood in mass, scale and proportion when viewed and acted upon by the Cochran's Crossing Residential Design Review Committee.  
Diane M Osborne  
43 Cornerbrook Place  
Lot 18, Block 02, Section 02 Village of Cochran's Crossing
11. Variance request for an existing left side wooden fence that was rebuilt with the construction side visible through the existing front wrought iron fence.

Ronald and Sue Kutsche  
2604 S Wildwind Circle  
Lot 01, Block 10, Section 01 Village of Grogan's Mill

12. Variance request for the composition roof shingle choice that is on the unapproved list of sample materials generated by the Plan Review Committee.  
Paul Taylor  
2816 West Wildwind Circle  
Lot 19, Block 02, Section 12 Village of Grogan's Mill
13. Consideration and action for the street right of way improvement that includes pavers and a bench.  
John Golden  
2 Thornhedge Court  
Lot 35, Block 03, Section 14 Village of Panther Creek
14. Consideration and action for the Request for approval of a home business.  
Adam W Martin  
27 Bending Branch Place  
Lot 28, Block 04, Section 12 Village of Cochran's Crossing
15. Variance request for the proposed gazebo that will be located beyond the thirty-foot rear building setback line.  
Dale Morris  
2 S Brokenfern Drive  
Lot 01, Block 04, Section 40 Village of Grogan's Mill
16. Variance request for the proposed deck replacement that will be located in the ten-foot rear easement in the same location as the previous decking.  
Karl Voelkel  
51 N Autumnwood Way  
Lot 23, Block 02, Section 11 Village of Grogan's Mill
17. Consideration and action for existing pool barrier fence that was disapproved by the Grogan's Mill Residential Design Review due to an error in the façade location.  
Jason Massey and Jeanene Spencer  
147 Maple Branch Street  
Lot 05, Block 01, Section 25 Village of Grogan's Mill
18. Variance request for the proposed driveway replacement that would exceed the maximum width allowed.  
David Molnar  
1785 Berryview Court  
Lot 33, Block 01, Section 62 Village of Grogan's Mill
19. Variance request for the proposed driveway widening that will exceed the maximum width allowed.  
Alejandro Bastardo  
74 North Skyflower Court  
Lot 19, Block 03, Section 22 Village of Panther Creek
20. Variance request for the proposed Trex deck that will encroach into the seven-foot rear utility easement.  
Carolyn J Pearce and John D Wallin  
103 Lakeside Cove  
Lot 03, Block 03, Section 01 Village of Grogan's Mill Lake Harrison
21. Variance request for the proposed fence that will not be located at least three feet back from the front façade of the dwelling and will be located more than five feet beyond the platted building line at the rear of the property.  
Ross Palmer

9 Cassowary Lane  
Lot 05, Block 05, Section 25 Village of Grogan's Mill

22. Variance request for the existing fence that was built with the unfinished side facing outward toward an adjacent tract of land and adjoining residential property without submitting written consent from the adjacent property owners. The fence exceeds the maximum height allowed and was built with multiple rot boards.

Emily Powell  
87 W High Oaks Circle  
Lot 51, Block 02, Section 42 Village of Grogan's Mill

23. Variance request to place the plastic storage shed in the ten-foot rear utility easement and exceed the maximum height allowed.

Clay Hall  
14 Pebble Hollow Court  
Lot 59, Block 02, Section 32 Village of Panther Creek

24. Variance request to replace an existing deck with paving that will encroach into the five-foot side and ten-foot rear utility easements.

John Clark  
42 Sweetleaf Court  
Lot 14, Block 04, Section 22 Village of Panther Creek

25. Consideration and action regarding the request for a hearing for an existing fence violation that was built without an application and appears to have been constructed over the property line.

Jane Georges  
18 Leisure Lane  
Lot 05, Block 01, Section 01 Village of Grogan's Mill, Millbend Village

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

Zulfigar A Faruqi  
18 Pale Dawn Place  
Lot 28, Block 01, Section 28 Village of Cochran's Crossing

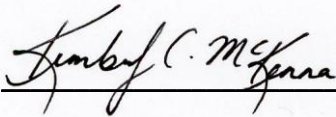
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

George Murray  
11438 Slash Pine Place  
Lot 16, Block 01, Section 33 Village of Grogan's Mill

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

Melanie Flake Erpenbeck  
53 Cascade Springs Place  
Lot 37, Block 04, Section 02 Village of Cochran's Crossing

- VIII.** Public Comments  
**IX.** Member Comments  
**X.** Staff Reports  
**XI.** Adjourn

  
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Property Compliance Manager  
For The Woodlands Township

