

Development Standards Committee

September 5th, 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 August 1st, 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.** Request for a rehearing regarding the building sign previously acted upon by the Development Standards Committee.
Avenida Brazil
1400 Research Forest Drive
Lot 5990 Block 0350 Section 1000 Village of Research Forest
 - B.** Variance request for a proposed sign package for window and door vinyl graphics that includes a logo that is not registered, products and services offered within the business and exceeds the maximum size allowed.
Avenida Brazil
1400 Research Forest Drive
Lot 5990 Block 0350 Section 1000 Village of Research Forest
 - C.** Consideration and action for the removal of 25 trees and additional vegetation on the property.
PHR Woodlands LLC / Holly Creek Apartments
333 Holly Creek Court
Lot 0210 Block 0045 Section 0040 Village of Panther Creek
 - D.** Variance request for a wood picket fence extension that will be attached to an existing brick perimeter fence/wall surrounding the play area.
La Petite Academy/ The Woodlands Montessori
1201 Many Pines Road
Lot 0240 Block 0599 Section 0036 Village of Grogan's Mill
 - E.** Variance Request for door vinyl graphics that contain a logo that is not Registered with the United States Patent and Trademark Organization nor with the Texas Secretary of State and contains two business names.
Deer Park 1996 LLC/ Yes to Youth
8701 New Trails Drive
Lot 0230 Block 0547 Section 00999 Village of Research Forest
 - F.** Variance request for a monument sign that is proposed to be located on Woodlands Parkway, which is oriented to a street that the church does not have frontage on; and includes street numbers on the sign for the street that is not part of the business address.
The Woodlands Bible Church
995 Pinyon Pine
Lot 0250 Block 0045 Section 0007 Village of Panther Creek

- G. Variance request for a proposed monument sign that includes a logo that is not trademarked.
Crossroads Baptist Church
5000 College Park Drive
Lot 0100, Block 0319, Section 0067 Village of College Park
- H. Variance request for a sign package that includes a building sign and door vinyl graphics that do not match.
SwimLabs
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- I. Consideration and action for final approval of building sign.
Hylai Tailor
8021 Research Forest Drive
Lot 0920 Block 0257 Section 0047 Village of Alden Bridge
- J. Consideration and action for the renewal of the temporary event located on site.
Petco
10864 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- K. Variance request to replace a building sign that does not match the existing door vinyl graphics or blade sign.
Sports Clips
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Sterling Ridge
- L. Consideration and action for the extension of the handicap parking ramp area.
Texas VOA Elderly Housing/ Harvestwood Apartments
4550 South Panther Creek Drive
Lot 0390 Block 0045 Section 0007 Village of Panther Creek
- M. Consideration and action for the replacement of exterior light fixtures.
Texas VOA Elderly Housing/ Harvestwood Apartments
4550 South Panther Creek Drive
Lot 0390 Block 0045 Section 0007 Village of Panther Creek
- N. Consideration and action for the concept plans to waterproof and repaint the exterior of the buildings.
MEPT Boardwalk Town Center LLC
2203 Riva Row
Lot 9412 Block 0547 Section 0060 Village of Town Center
- O. Consideration and action to replace the gate entrance and increase the height and length of the security fence adjacent to the Waterway.
The Waterway Lofts /Two Waterway Lofts
1 Waterway Court / 3 Waterway Court
Lot 000 Block 000 Section 0000 / Lot 0002 Block 0599 Section 0006 Village of Town Center
- P. Consideration and action for the concept plans to rebuild the porte-cochere to its original appearance adding an Avedek roof.
Woodlands Medical Building, LP
1011 Medical Plaza Drive
Lot 3800 Block 0599 Section 0999 Village of Research Forest

- Q. Variance request for a sign package that includes a building sign that exceeds the maximum size allowed, contains three lines of copy and a logo and tagline that are not trademarked, door vinyl graphics for the hours of operation and a banner that is not allowed per the shopping center criteria.
Vottron
3759 FM 1488
Lot 1907 Block 0549 Section 0047 Village of Alden Bridge
- R. Consideration an action to repaint the building.
Autohaus Anh
6801 Woodlands Parkway
Lot 0503 Block 0592 Section 0060 Village of Sterling Ridge
- S. Variance request for a proposed monument sign panel that contains a tagline that is not part of the registered name of the business.
Kean Miller
8301 New Trails Drive
Lot 2200 Block 0051 Section 0999 Village of Research Forest
- T. Consideration and action to install an awning over the curbside pickup area of the store.
HEB
9595 Six Pines Drive
Lot 07113 Block 0599 Section 0999 Village of Town Center
- U. Variance request for an illuminated monument sign that is located in a residential village and does not comply with the shopping center criteria.
McDonald's
9110 Gosling Road
Lot 1400 Block 0051 Section 0999 Village of Research Forest
- V. Consideration and action to repaint portions of the building and fuel station canopy.
Randall's
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- W. Variance request for a building sign that exceeds the maximum height allowed.
Folk Portraits
30420 FM 2978
Lot 0110 Block 0480 Section 0046 Village of Sterling Ridge

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

- 1. Request by the affected neighbor at 26 Forest Perch, to appeal the staff conditions of approval for the driveway widening at 27 Forest Perch in the Village of Alden Bridge.
26 Forest Perch- Fleming (Neighbor)
27 Forest Perch Place- Moser (Owner)
Lot 28 and 29, Block 1, Section 93 Village of Alden Bridge
- 2. Variance request for a proposed patio cover with summer kitchen that does not respect the 25-foot rear building setback.
Omar Athie
23 Hollyflower Place
Lot 27, Block 01, Section 15 Village of Creekside Park West

3. Variance request for a proposed patio cover that does not respect the 20-foot rear building setback.
Brandon Hoge
59 East Arbor Camp Circle
Lot 47, Block 01, Section 04 Village of Creekside Park
4. Request for approval for a renewal of an existing home business – Marketing/Public Relations.
Emily Oberton
3 Black Spruce Court
Lot 83, Block 01, Section 18 Village of Creekside Park
5. Request for approval for a renewal of an existing home business – Photography.
Payton Ruddock
74 Deer Plain Drive
Lot 13, Block 01, Section 24 Village of Creekside Park
6. Consideration and action for the proposed garage addition that may encroach over the building setback line.
Scott Miller
3 Forge Hill Place
Lot 14, Block 27, Section 01 Village of Indian Springs
7. Variance request for concept room addition that encroaches into the side setback and includes a garage addition that may cause an impact to adjacent properties.
Gary Dueboay
6 West Southfork Pines Circle
Lot 02, Block 01, Section 17 Village of Panther Creek
8. Variance request for a conceptually proposed new home construction that will encroach into the 25 foot rear building setback, would exceed the maximum living area allowed, may exceed the maximum hard surface area allowed, is was submitted with a proposed driveway and walkway that exceeds the maximum width allowed, has a first floor foundation that is not at least 14 inches above natural grade, and may not be considered to be architecturally compatible with the adjacent properties.
Thomas and Lisa O’Neill
70 North Timber Top Drive
Lot 23, Block 04, Section 13 Village of Grogan’s Mill
9. Variance request for the proposed removal of trees that are located more than five feet from the home or other existing permanent structure and cannot be demonstrated to pose a safety hazard through a written statement from a qualified individual.
David S Cos
160 W Shadowpoint Circle
Lot 16, Block 02, Section 08 Village of Cochran’s Crossing
10. Consideration and action for a home business application- Frozen Drink Machine Rentals.
Uriah W Dailey
15 Thornbush Place
Lot 42, Block 02, Section 28 Village of Cochran’s Crossing
11. Request for a rehearing by the affected neighbor at 2711 North Logrun Circle regarding the Development Standards Committee’s action of the fence at 2707 North Logrun Circle.
Jon and Taigi Fu (affected neighbor)
Tracy Dunn (owner)
2707 North Logrun Circle
Lot 03 and 05, Block 01, Section 02 Village of Grogan’s Mill

12. Variance request for the existing color change that was determined to be architecturally incompatible with other homes in the area when acted upon by the Grogan's Mill Residential Design Review Committee.
Tracy and Theresa Dunn
2707 North Logrun Circle
Lot 03, Block 01, Section 02 Village of Grogan's Mill
13. Consideration and discussion regarding previously approved home garage construction permit application for a second story balcony and patio cover.
Mandeep Singh
6 Leisure Lane
Lot 02, Block 01, Millbend Village Section 01 Village of Grogan's Mill
14. Variance request for conceptual addition that includes second story that may cause an impact to adjacent properties and was not considered architecturally compatible with the neighborhood, when acted upon by the Residential Design Review Committee.
Summer Flower
79 Bitterwood Circle
Lot 20, Block 01, Section 20 Village of Panther Creek
15. Variance request for the existing paver patio that is located within the ten-foot rear easement and extends beyond the property line.
Kevin and Huguette Shields
2710 North Logrun Circle
Lot 25, Block 02, Section 02 Village of Grogan's Mill
16. The existing patio cover is located within the ten-foot rear easement.
Kevin and Huguette Shields
2710 North Logrun Circle
Lot 25, Block 02, Section 02 Village of Grogan's Mill
17. Variance request for a landscaping addition.
David Reynolds
79 North Berryline Circle
Lot 46, Block 01, Section 35 Village of Panther Creek
18. Variance request for color change that was not considered to be architecturally compatible with the neighborhood when acted upon by the Residential Design Review Committee.
Scott Burns
20 Mellow Leaf Court
Lot 13, Block 02, Section 18 Village of Panther Creek
19. Variance request for a proposed fence that would be constructed with the unfinished side facing outward from the lot toward the street and would not be setback three feet from the front façade of the home.
Jeffrey C Burton
39 Summerwalk Place
Lot 13, Block 04, Section 33 Village of Cochran's Crossing
20. Variance request for the existing fence that was built with a gate that opens onto an adjacent property and was built without prior approval from the owner of the adjacent lot.
June Hatfield and Mary Sydow
76 West Timberspire Court
Lot 114, Block 04, Section 38 Village of Grogan's Mill

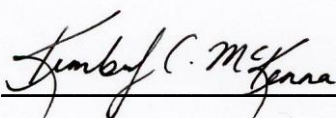
21. Variance request for an existing detached building that encroaches into the five foot easement and exceeds the maximum height allowed for buildings made of materials that do not match the dwelling.
David Stoddard
11010 Meadow Rue Street
Lot 27, Block 07, Section 07 Village of Grogan's Mill
22. Consideration and action for a Home Business Renewal- Science Quest
Jon Bartell
24 Tangle Brush Drive
Lot 10, Block 01, Section 06 Village of Panther Creek
23. Variance request for fence that was installed with the construction side of the fence facing outward from the lot.
Jon Bartell
24 Tangle Brush Drive
Lot 10, Block 01, Section 06 Village of Panther Creek
24. Variance request for the existing bollards that are located in the street right-of-way and exceed the maximum height allowed.
Michael Arrimbide
219 South Deerfoot Circle
Lot 01, Block 03, Section 28 Village of Grogan's Mill
25. Variance request for an existing fish pond that is located in the ten-foot rear yard easement.
Paul M Taube
128 West Trillium Circle
Lot 04, Block 03, Section 19 Village of Cochran's Crossing
26. Variance request for an existing fence that exceeds the maximum height allowed and is constructed with the unfinished side facing outward from the lot toward the street and adjacent property. In addition, the fence is constructed with two 6-inch rot boards that are not screened by vegetation from the adjoining street right of way.
Quentin Ray Mosher
55 South Stony Bridge Circle
Lot 50, Block 01, Section 10 Village of Cochran's Crossing
27. Variance request for a proposed solid fence that would not be located at least three feet back from the front façade of the dwelling.
Richard Lopushansky
39 Hollymead Drive
Lot 11, Block 02, Section 09 Village of Cochran's Crossing
28. Variance request for proposed gas pole lights that would exceed eight feet in height above natural grade.
Richard Lopushansky
39 Hollymead Drive
Lot 11, Block 02, Section 09 Village of Cochran's Crossing
29. Variance request for removal of a tree that is located more than five feet from the area of construction of a home, garage, or pool and pool decking and cannot be demonstrated to pose a safety hazard through a written statement from a qualified individual.
Richard Lopushansky
39 Hollymead Drive
Lot 11, Block 02, Section 09 Village of Cochran's Crossing

30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Bradley and Heather Carlson
81 South Wavy Oak Circle
Lot 14, Block 06, Section 07 Village of Panther Creek
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Vae & Mase Utopia LLC
106 East Wavy Oaks Circle
Lot 13, Block 08, Section 07 Village of Panther Creek
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Perry and Marie Andersson
56 Yewleaf Road
Lot 39, Block 03, Section 01 Village of Panther Creek
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Laurie Quoyeser
48 Yewleaf Road
Lot 42, Block 03, Section 01 Village of Panther Creek
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Sway 2014-1 Borrower LLC
38 S Waxberry Road
Lot 08, Block 05, Section 01 Village of Panther Creek
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Ma Guadalupe Sanchez Rocha
14 Summer Crest Circle
Lot 03, Block 04, Section 20 Village of Panther Creek
36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jason and Maribel Squier
9 Redberry Court
Lot 37, Block 09, Section 07 Village of Panther Creek
37. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Vanessa Koller
5 West Woodtimber Court
Lot 03, Block 02, Section 02 Village of Panther Creek
38. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Richard Grifno
19 Cattail Place
Lot 08, Block 18, Section 60 Village of Indian Springs

- 39. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Harold Denton, Jr.
10608 Wild Ridge Drive
Lot 51, Block 09, Section 01 Village of Grogan's Mill

- 40. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Urooj Badar
18 Watertree Court
Lot 20, Block 03, Section 44 Village of Grogan's Mill

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



Property Compliance Manager
For The Woodlands Township

