

Development Standards Committee

October 3rd, 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 September 5th, 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.** Authorize the DSC to modify the existing Standards related to Short Term Rentals and application process and postpone action related to STR facilities until further notice.
- VI.** Reconvene in Public Session.
- VII.** Consideration and Action of the Commercial Applications and Covenant Violations.
 - A.** Consideration and action of the final plans for a building expansion.
Trademark Six Pines
9595 Six Pines Drive
Lot 0260 Block 0547 Section 0999 Village of Town Center
 - B.** Variance request for a sign package that includes a building sign and two existing temporary “opening soon” banners that contain a website and exceed the maximum time and number allowed.
Teriyaki Madness
1501 Lake Robbins Drive
Lot 3000 Block 0599 Section 0999 Village of Town Center
 - C.** Variance request for three temporary “Coming Soon” window and door vinyl wraps that exceed the maximum size and time allowed and include a logo that is not trademarked.
Mahoney’s Texish Bar and Restaurant
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center
 - D.** Variance request to permanently store four trailers and one storage container in the existing parking spaces, which would be visible to the neighboring residential tract.
Christ Church United Methodist Church
6363 Research Forest Drive
Lot 0400 Block 0101 Section 0067 Village of Cochran’s Crossing
 - E.** Variance request for two temporary banners that is not a neutral background color, contains concessionaires, and contains a logo that is not registered and a website.
First Baptist Church of The Woodlands
11801 Grogan’s Mill
Lot 0500 Block 0599 Section 0006 Village of Grogan’s Mill
 - F.** Variance request to extend the time allowed by the Development Standards Committee to display a temporary Project Identification sign.

The Woodlands Land Development Company/Glade Arts Foundation
2000 Woodlands Parkway
Lot 4400 Block 0547, Section 0999 Village of Town Center

- G. Variance request for the proposed additional exterior lighting that exceeds the maximum amount of foot candles measured at the property line.
Stream Data Centers
4001 Technology Forest
Lot 2150 Block 0547 Section 0999 Village of Research Forest
- H. Variance request to display a banner that advertises services provided within the business.
Bear Branch Family Dentistry
30420 FM 2978
Lot 0110 Block 0480 Section 0046 Village of Sterling Ridge
- I. Variance request for a proposed fenced in dog run that is located on an easement.
Texas V.O.A. Elderly Housing/ Harvestwood Apartments
4550 South Panther Creek Drive
Lot 0390 Block 0045 Section 0007 Village of Panther Creek
- J. Consideration and action for a building addition for the purposes of adding a free weight gym area; and the installation of windows to the existing building.
Panther Creek Shopping Center/Gold's Gym
4775 West Panther Creek Drive
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- K. Variance request to allow propane tank dispensers to be located at the property.
Wal-Mart
3040 College Park Drive
Lot 9007 Block 0555, Section 0000 Village of College Park
- L. Consideration and action for a generator and concrete pad proposed in a new location.
Crown Castle GT CO LLC
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest
- M. Consideration and action for the addition of antennas and equipment to the existing cell phone tower.
Crown Castle GT CO LLC
1090 Lake Front Circle
Lot 0901 Block 0599 Section 0999 Village of Research Forest
- N. Variance request for existing door vinyl graphics that do not match the building sign and include color and a website.
Smoothie King
1440 Lake Woodlands Drive
Lot 8300 Block 0599 Section 0999 Village of Town Center
- O. Consideration and action to repaint the building.
Jortney, LLC/Adcetera
1490 Research Forest Drive
Lot 9401 Block 0350 Section 1000 Village of Research Forest
- P. Variance request for a proposed monument sign that includes a tagline that is not trademarked.
Jortney, LLC/Adcetera
1490 Research Forest Drive

Lot 9401 Block 0350 Section 1000 Village of Research Forest

- Q. Variance request for the installation of sidewalks that will be ADA complaint and requires trees and vegetation to be removed.
Town Center One
1450 Lake Robbins Drive
Lot 5300 Block 0599 Section 0999 Village of Town Center
- R. Consideration and action for a roof replacement.
Waterway II
10001 Woodloch Forest Drive
Lot 9002 Block 0599 Section 0999 Village Town Center
- S. Variance request for a building sign that includes a cabinet sign for the tag line.
SwimLabs
9420 College Park Drive
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- T. Variance request for the proposed additional construction entrance that includes a tree removal and was not proposed in the original permit.
Memorial Hermann NICU
9250 Pinecroft Drive
Lot 2901 Block 0350 Section 0000 Village of Research Forest

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

1. Request for approval for a proposed home improvement that includes a patio cover with second floor balcony, spiral staircase, outdoor bathroom and a variance request for a mudroom which exceeds the maximum living area allowed.
Omar Morales
35 Desert Rose Place
Lot 23, Block 1, Section 20 Village of Sterling Ridge
2. Variance request for the proposed driveway replacement would be located within the five-foot sanitary sewer easement and ten-foot rear easement, both of which are not in keeping with the Standard.
Garland and Kelley Grady
1 Southgate Drive
Lot 01, Block 03, Section 45 Village of Grogan's Mill
3. Variance request for the proposed room addition that would encroach into the six-foot side yard setback and would exceed the maximum hard surface area allowed.
Brian and Angela Spake
36 North Havenridge Drive
Lot 52, Block 01, Section 10 Village of Panther Creek
4. Consideration and action for the proposed home business-College Consulting.
Susan Pignetti
20 Painted Sunset
Lot 12, Block 01, Section 65 Village of Grogan's Mill
5. Consideration and action to appeal the decision of the Residential Design Review Committees action for the Trash and Recycle Cart Screen, designed in accordance with the Standards.
Pete Roach
10 Mayfair Grove Court

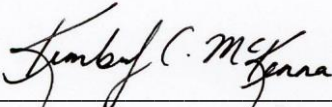
Lot 05, Block 02, Section 10 Village of Panther Creek

6. Variance request for a storage building that exceeds the maximum height allowed.
Karen Williams
20 Dellforest Court
Lot 25, Block 02, Section 09 Village of Panther Creek
7. Variance request for an existing fence that exceeds the maximum height allowed.
Clint and Sarah Hankla
3 Green Blade Lane
Lot 20, Block 02, Section 20 Village of Grogan's Mill
8. Variance request for the proposed fence that does not meet the minimum height allowed, according to the Criteria.
Jane Rayburn
54 Bellweather Court
Lot 08, Block 01, Section 46 Village of Panther Creek
9. Variance request for a proposed screened enclosure that would encroach into the twenty-foot rear building setback.
James C Harville Jr
10 Moonseed Place
Lot 013, Block 03, Section 12 Village of Cochran's Crossing
10. Variance request for the existing driveway widening that exceeds the maximum width allowed.
Jason Ronan
10 Kittiwake Court
Lot 21, Block 01, Section 23 Village of Grogan's Mill
11. Variance request for the existing paver patio that encroaches into the ten-foot rear easement.
Kevin and Huguette Shields
2710 North Logrun Circle
Lot 25, Block 02, Section 02 Village of Grogan's Mill
12. Variance request for the existing patio cover that encroaches into the ten-foot rear easement.
Kevin and Huguette Shields
2710 North Logrun Circle
Lot 25, Block 02, Section 02 Village of Grogan's Mill
13. Variance request for the existing fence that is located beyond the owner's property in into the Open Space Reserve.
Kevin and Huguette Shields
2710 North Logrun Circle
Lot 25, Block 02, Section 02 Village of Grogan's Mill
14. Consideration and action regarding the approved rehearing for the existing pool barrier fence that was previously acted upon by the Development Standards Committee.
Jon and Taigi Fu (affected neighbor)
Tracy Dunn (owner)
2707 N Logrun Circle
Lot 03, Block 01, Section 02 Village of Grogan's Mill
15. Consideration and discussion regarding previously approved home garage construction permit application for a second story balcony and patio cover that was not built in accordance with the approved plans.
Mandeep Singh
6 Leisure Lane

Lot 02, Block 01, Millbend Village Section 01 Village of Grogan's Mill

16. Variance request for the existing exterior lights that were not considered to be an approved design for permanent use when acted upon by the Residential Design Review Committee and may create an impact when viewed from adjacent properties.
Penny Mayville
3023 North Millbend Drive
Lot 01, Block 05, Section 07 Village of Grogan's Mill
17. Variance request for an existing shed that is located in the side and rear easements, encroaches into the rear building setback, exceeds the maximum height for buildings made of metal or materials that do not match the home and exceeds the maximum amount of floor area allowed.
William Dickerson
58 North Elm Branch Place
Lot 02, Block 02, Section 51 Village of Grogan's Mill
18. Variance request for some proposed travertine pavers for a walkway, patio and firepit, that will exceed the maximum width allowed for a walkway and would cause the lot to exceed the maximum hard surface area allowed.
Delayne Etheridge
2706 Timberjack Place
Lot 10, Block 06, Section 06 Village of Grogan's Mill
19. Variance request for the conceptually proposed detached structure/ hobby shop that will encroach into the seven-foot side setback and 25-foot rear setback, it would be located within the 50-foot drainage easement, would cause the lot to exceed the maximum living area allowed if constructed as livable space and would exceed the maximum hard surface area allowed.
Delayne Etheridge
2706 Timberjack Place
Lot 10, Block 06, Section 06 Village of Grogan's Mill
20. Variance request for the conceptually proposed patio cover with related fireplace and summer kitchen that will cause the lot to exceed the maximum hard surface area allowed.
Delayne Etheridge
2706 Timberjack Place
Lot 10, Block 06, Section 06 Village of Grogan's Mill
21. Variance request for an existing fence that was installed with the construction side members facing outward from the lot.
Rosa Maria Bocanegra
46 Willowwood Circle
Lot 66, Block 00, Section 01 Village of Panther Creek
22. Variance request for the existing fence that was installed the construction side members facing outward from the lot.
Lisa Hughes
16 North Autumnwood Way
Lot 21, Block 02, Section 31 Village of Grogan's Mill
23. Variance request to appeal the conditions of approval requiring the replant of one fifteen-gallon tree.
Roger and Sonya Nicholson
14 Atrium Woods Court
Lot 69, Block 01, Section 35 Village of Panther Creek

- IX.** Public Comments
- X.** Member Comments
- XI.** Consideration and action to reschedule the regularly scheduled meeting for November and December 2018.
- XII.** Consideration and Action to authorize the DSC to promulgate rules related to window and door vinyl graphic and prohibiting review for Commercial Properties with existing violations; and discussion regarding the Commercial Planning and Design Standards.
- XIII.** Staff Reports
- XIV.** Adjourn



Property Compliance Manager
For The Woodlands Township

