

**Development Standards Committee**

**February 6, 2019 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 January 9, 2018.**
- 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 of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**
- VI. Consideration and action regarding the conditions of approval and the requirements of the Memorandum of Agreement.  
St. Anthony of Padua Catholic Church  
7801 Bay Branch Drive  
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing**
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Variance request for two proposed monument sign panels that do not match the building sign and include logos that exceed the maximum size allowed.  
Dayton Hudson Corp/ Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center
  - B. Variance request for a sign package that includes a building sign and blade sign that are not considered to be compatible with the shopping center criteria.  
Regency Centers LP / Hollywood Feed  
4747 Research Forest Drive, Suite 200  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
  - C. Variance request for a sign package that includes a blade sign and a building sign that do not include a trademarked logo.  
Regency Centers LP / Palm Beach Tan  
4747 Research Forest Drive, Suite 460  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
  - D. Variance request for the existing decorative flags and lights displayed on the exterior of the tenant space.  
Regency Centers LP / The Woodlands Children's Museum  
4775 West Panther Creek Drive, Suite 280  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - E. Variance request for a freestanding sign that advertises events and activities.  
Regency Centers LP / The Woodlands Children's Museum

4775 West Panther Creek Drive, Suite 280  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek

- F. Variance request for proposed temporary signs that contain two different unregistered logos.  
YMCA of Greater Houston  
6145 Shadowbend Drive  
Lot 0200 Block 0163 Section 0047 Village of Cochran's Crossing
- G. Variance request for four temporary sandwich board signs, four flag signs, and a temporary tent.  
The Crossing Church  
6265 Shadowbend Place  
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- H. Variance request to relocate an information sign that differs from the approved design and encroaches into the forest preserve.  
First Church of Christ Scientist  
1340 N. Millbend Drive  
Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill
- I. Variance request for a proposed pathway that will encroach into the forest preserve in order to allow access to proposed picnic tables and seating area.  
First Church of Christ Scientist  
1340 N. Millbend Drive  
Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill
- J. Consideration and action for the existing patio seating.  
GRI Woodlands Crossing LLC / Via Emilia  
10700 Kuykendahl Road, Suite F  
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- K. Consideration and action to modify the approved lighting and fixture designs.  
Dirk Laukien  
2630 Technology Forest Blvd  
Lot 9146 Block 0547, Section 0999 Village of Research Forest
- L. Consideration and action for the proposed concept plans for a monument sign.  
Lone Star College System  
5000 Research Forest Drive  
Lot 0803 Block 0051 Section 0000 Village of Research Forest
- M. Consideration and action for the installation of solar panels on the roofs of two buildings.  
Hindu Temple of The Woodlands  
7601 South Forestgate Drive  
Lot 0300 Block 0592 Section 0000 Village of Indian Springs
- N. Consideration and action for the preliminary plans for the addition to the existing fellowship hall including a sidewalk and the removal of trees and vegetation.  
Woodlands United Methodist Church  
2200 Lake Woodlands Drive

Lot 8600 Block 0547 Section 0999 Village of Research Forest

- O. Consideration and action for proposed playground equipment.  
Trinity Episcopal Church  
3901 South Panther Creek Drive  
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
- P. Consideration and action for the proposed exterior renovations which include the addition of blackout film to an existing skylight and illuminated bollards to the entrance walkway.  
Spirit Filled Celebration Church  
6565 Research Forest Drive  
Lot 0200 Block 0101 Section 0067 Village of Cochran's Crossing
- Q. Consideration and action for the proposed removal of 35 trees with root conflicts or building safety concerns.  
PHR Woodlands LLC / Holly Creek Apartments  
333 Holly Creek Court  
Lot 0210 Block 0045 Section 0040 Village of Panther Creek
- R. Consideration and action for the temporary installation of a Magnetic Resonance Imaging trailer during equipment upgrade.  
Texas Children's Hospital  
17600 Interstate 45 South  
Lot 7709 Block 0555 Section 0999 Village of College Park
- S. Variance request for a sign package that includes two building signs that do not match, one of which exceeds the number of lines of copy allowed by the criteria and include two logos that are not registered together and exceed the maximum size allowed, two blade signs, one directional sign panel and three wayfinding sign panels with two logos that are not registered together.  
Creskide 2012 Commercial LLC / Baylor St. Luke's Medical Group  
8558 Creskide Forest Drive  
Lot 0515 Block 0509 Section 0386 Village of Creskide Park
- T. Variance request for the existing medical diagnostic testing box located on the front entry door that advertises a sub-leased department.  
Regency Centers LP / Texas Children's Urgent Care  
4775 W. Panther Creek Drive Suite 300  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
- U. Variance request for a sign package that includes a blade sign and building sign with returns that do not comply with the shopping center criteria.  
Reg8 Sterling Ridge / Linda Morgan's Unique Interiors  
6700 Woodlands Parkway Suite 220  
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- V. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Regency Centers LP / 9 Round  
4775 W. Panther Creek Drive, Suite 310  
Lot 285, Block 45, Section 40 Village of Panther Creek

- W. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Regency Centers LP / Massage Heights  
4775 W. Panther Creek Drive, Suite 220B  
Lot 285, Block 45, Section 40 Village of Panther Creek
- X. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Regency Centers LP / Robichau's Jewelry  
4775 W. Panther Creek Drive, Suite 245  
Lot 285, Block 45, Section 40 Village of Panther Creek
- Y. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Regency Centers / Subway  
6777 Woodlands Parkway, Suite 318  
Lot 500, Block 592, Section 60 Village of Indian Springs
- Z. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
US Regency Alden Bridge / Baskin Robbins  
8000 Research Forest Drive, Suite 315  
Lot 400, Block 257, Section 47 Village of Alden Bridge
- AA. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
US Regency Alden Bridge / Tide Dry Cleaners  
8000 Research Forest Drive, Suite 135  
Lot 400, Block 257, Section 47 Village of Alden Bridge
- BB. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Centro NP Holdings 12 SPE LLC / Tide Dry Cleaners  
9420 College Park Drive, Suite 150  
Lot 500, Block 490, Section 46 Village of College Park

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

- 1. Consideration and discussion regarding the status of this active legal property; and its compliance with the Covenant and Standards.  
Mohammed Farooq  
26 W Mistybreeze Circle  
Lot 07, Block 06, Section 01 Village of Cochran's Crossing
- 2. Variance request for an existing fence that is constructed with the unfinished side facing outward to the adjoining residential properties and the street.  
Mohammad I Farooq  
26 W Mistybreeze Circle

DSC Posted Agenda 02-06-19

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

Lot 07, Block 06, Section 01 Village of Cochran's Crossing

3. Consideration and action for the approved rehearing for a second story window on an attic conversion with a window that is not opaque to preserve privacy to adjacent lot when balcony was approved.  
C & AV Living Trust  
53 Doe Run Drive  
Lot 17, Block 01, Section 16 Village of Grogan's Mill
4. Variance request for a proposed garage addition would cause the lot to exceed the maximum living area allowed as established by the Neighborhood Criteria for the lot if considered as living area.  
Richard De Villarin  
12119 Gray Oak Place  
Lot 09, Block 09, Section 03 Village of Grogan's Mill
5. Variance request for an existing driveway widening exceeds the maximum width allowed.  
Richard De Villarin  
12119 Gray Oak Place  
Lot 09, Block 09, Section 03 Village of Grogan's Mill
6. Variance request for an existing solid front yard fence is not located at least three feet back from the front façade.  
Mark and Marianne Ochs  
22 Huntsman's Horn Circle  
Lot 21, Block 01, Section 18 Village of Grogan's Mill
7. Variance request for existing driveway that includes materials that are not allowed and is wider than the maximum width allowed  
Carlos E Araujo  
7 Lazy Morning Place  
Lot 27, Block 03, Section 01 Village of Indian Springs
8. Variance request for conditional approval of the RDRC to double-side fence or receive letter of approval from neighbor.  
Spitz Investment LLC  
72 Fallshire Drive  
Lot 03, Block 03, Section 12 Village of Panther Creek
9. Variance request for a proposed detached patio cover with a fireplace and summer kitchen that will be constructed beyond the 25-foot rear building setback.  
Marshall G Smith  
10 Plum Cove Court  
Lot 02, Block 02, Section 08 Village of Cochran's Crossing
10. Variance request for driveway that exceeds the maximum width allowed.  
Peter Roach  
10 Mayfair Grove Court  
Lot 05, Block 02, Section 10 Village of Panther Creek
11. Variance request for rear fence which does not meet minimum height requirement of four feet.  
Melvin Heuer  
54 Harbor Cove Drive

Lot 18, Block 02, Section 24 Village of Panther Creek

12. Variance request for fence that does not meet minimum height requirement of four feet.

Richard Taylor & Robyn West

46 Pleasure Cove Drive

Lot 16, Block 02, Section 24 Village of Panther Creek

13. Variance request for air conditioning unit installed higher than six feet from natural grade and is visible from ground level to the street and adjacent property.

Emad Elrafie & Nagwa Osman

1 Destiny Cove

Lot 14, Block 01, Section 43 Village of Panther Creek

14. Variance request for paving that encroaches into the five-foot side easement.

John Comeaux

74 Yewleaf Road

Lot 27, Block 03, Section 01 Village of Panther Creek

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

Mark and Leann Tromanhauser

9 Starviolet Street

Lot 55, Block 01, Section 17 Village of Grogan's Mill

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

Kenneth Young

35 Twilight Glen Court

Lot 30, Block 02, Section 36 Village of Panther Creek

**IX. Consideration and Discussion of the 2019 dates for scheduled meetings for Joint Session of the Development Standards Committee and Residential Design Review Committee members.**

**X. Public Comments**

**XI. Member Comments**

**XII. Staff Reports**

**XIII. Adjourn**

  
Property Compliance Manager  
For The Woodlands Township

