

Development Standards Committee

June 5, 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 May 1st, 2019.**
- 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 VI and VII recommended for Summary Action.**
- VI. Consideration and Action of the Commercial Applications and Covenant Violations.**
 - A. Request for a rehearing regarding the parking lot lighting.
Rigaku Americas Corporation
9009 New Trails Drive
Lot 6500 Block 0547, Section 0999 Village of Research Forest
 - B. Variance request for a play area that encroaches over the building and forest preserve lines.
Tridan II LLC/ Action Behavior Centers
3606 Research Forest Drive
Lot 0210 Block 0547 Section 0999 Village of Research Forest
 - C. Variance request for a mailbox that was installed without obtaining a permit prior to installation.
Centro NP Holdings 12 SPE LLC / Armed Forces Career Center
9420 College Park Drive, Suite 155-160
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
 - D. Consideration and action for the addition of two canopies with incorporated heaters, fans in the drive thru area.
Chick-Fil-A Inc.
3425 College Park Drive
Lot 0808 Block 0388 Section 0999 Village of College Park
 - E. Variance request to allow hours of construction that would not be in accordance with the Construction Hours defined in the Commercial Planning and Design Standards.
Chick-Fil-A Inc.
3425 College Park Drive
Lot 0808 Block 0388 Section 0999 Village of College Park
 - F. Consideration and action for the conceptual plan for a dumpster enclosure that will not match the building materials.
Faith Bible Church
5505 Research Forest Drive
Lot 0100 Block 0319 Section 0067 Village of Cochran's Crossing

- G. Variance request to clear the mid-growth of the forest preserve.
Technology Forest Partners
4185 Technology Forest Drive
Lot 6565 Block 0547 Section 0999 Village of Research Forest

- H. Variance request to clear the mid-growth of the forest preserve.
Technology Forest Partners
4223 Research Forest Drive
Lot 6568 Block 0547 Section 0999 Village of Research Forest

- I. Variance request for the removal of undergrowth within the forest preserve along Forest Crossing Drive that was removed prior to obtaining a permit.
KCP RE LLC / KinderCare Learning Center
9005 Forest Crossing Drive
Lot 4500 Block 0051 Section 0999 Village of Research Forest

- J. Variance request for a building sign package with raceway mounting that includes one sign that exceeds the maximum height allowed, a logo that is not registered with color as a feature of the mark and exceeds the maximum size allowed, and a second illuminated sign for the address numbers.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- K. Variance request for a wrought iron fence that requires tree and shrub removal and encroaches in to the forest preserve.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- L. Variance request for two monument signs that include a logo that is not registered as shown and exceeds the maximum size allowed
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- M. Variance request for a proposed parking addition that encroaches into the forest preserve and removes a landscaped island.
WDPK LLC/ Signorelli
1401 Woodlands Parkway
Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

- N. Variance request for two building signs which contain a logo that is not registered and a business name that is not trademarked and includes a cabinet sign that contains a business clarifier.
Creekside 2012 Commercial LLC / Lovebean Coffee House
8522 Creekside Forest Drive Suite D100
Lot 0515, Block 0515, Section 0386 Village of Creekside Park

- O. Consideration and action for the existing archery range station and proposed backdrop.
YMCA of Greater Houston
6145 Shadowbend Drive
Lot 0200 Block 0163 Section 0047 Village of Cochran's Crossing
- P. Consideration and action to amend a condition of approval.
24 Waterway LLC / Vander Dys Jewelers
24 Waterway Avenue
Lot 2640 Block 0599 Section 0999 Village of Town Center
- Q. Consideration and action for the replacement of existing walkways, ADA parking space configuration and the improvement of utility connections for the new fire sprinkler system.
Texas VOA Elderly Housing / Harvestwood Apartments
4550 S. Panther Creek Drive
Lot 0390 Block 0045 Section 0007 Village of Panther Creek
- R. Consideration and action for the proposed exterior building remodel that includes painting, redesigning pumps, replacing trashcans and painting the dumpster enclosure.
Big Diamond / Valero-Circle K
8101 Woodlands Parkway
Lot 0800 Block 0499 Section 0046 Village of Sterling Ridge
- S. Variance request for the building sign of a new tenant in the building that has a logo that exceeds the 10% allowed by the Standards.
Big Diamond / Valero-Circle K
8101 Woodlands Parkway
Lot 0800 Block 0499 Section 0046 Village of Sterling Ridge
- T. Variance request for a monument sign that contains two panels of equal sizes, two different logos and one logo is not registered and incorporates two LED displays for gasoline pricing.
Big Diamond / Valero-Circle K
8101 Woodlands Parkway
Lot 0800 Block 0499 Section 0046 Village of Sterling Ridge
- U. Consideration and action to amend the approved plan and allow the existing brick to be maintained on the building.
Skipper Beverage Co Inc.
1480 Sawdust Road
Lot 0350 Block 0599 Section 0006 Village of Grogan's Mill
- V. Consideration and action for the proposed monument sign that would allow the existing brick without painting to match the current proposal for existing brick on the building
Skipper Beverage Co Inc.
1480 Sawdust Road
Lot 0350 Block 0599 Section 0006 Village of Grogan's Mill
- W. Variance request for a proposed building sign that does not match the registered trademarked logo.
Columbia Texas Grogan's Mill
9391 Grogan's Mill Road
Lot 0210 Block 0599 Section 0999 Village of Research Forest

- X. Consideration and action for a new building sign.
 Centro NP Holdings 12 SPE LLC / Partners Dentures and Implants
 9420 College Park Drive, Suite 230
 Lot 0500 Block 0490 Section 0046 Village of Alden Bridge

- Y. Consideration and action for the expansion of an existing dumpster enclosure.
 Parkwood II Woodlands LLC
 10055 Grogan's Mill Road
 Lot 0340 Block 0547 Section 0006 Village of Town Center

- Z. Consideration and action on the replacement of the roof with a new asphalt membrane roof material.
 Gulf States Utilities
 9425 Pinecroft Drive
 Lot 0360 Block 0599 Section 0999 Village of Research Forest

- AA. Consideration and action for the addition of a tenant panel on both monument signs and directional sign at the entrance of the building.
 Spirit of Texas Bank SSB / Berkshire Hathaway
 30350 FM 2978 Road
 Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge

- BB. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
 Sakekawa
 4221 Research Forest Drive
 Lot 6567, Block 547, Section 999 Village of Research Forest

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

- 1. Request for a rehearing regarding the Development Standards Committee action for a proposed swimming pool and decking that do not respect the rear ten-foot easement, which was reviewed by the full committee and acted on at the meeting of February 20, 2019.

- 2. Consideration and action to pursue legal action for outstanding Covenant violations.
 Tracy Glassel
 27 Wintergrass Place
 Lot 7, Block 1, Section 41 Village of Alden Bridge

- 3. Consideration and action to pursue legal action for outstanding Covenant violations.
 Michael & Susan Postus
 127 South Rocky Point Circle
 Lot 11, Block 2, Section 5 Village of Creekside Park

- 4. Consideration and action for the proposed new home construction.
 Gregory L Albert
 17 Coralvine Court
 Lot 60, Block 02, Section 20 Village of Grogan's Mill

5. Variance request for the proposed pool and decking, that will exceed the maximum amount of hard surface area allowed.
Gregory L Albert
17 Coralvine Court
Lot 60, Block 02, Section 20 Village of Grogan's Mill
6. Variance request for a concept garage addition.
Jean-Marc Pivert
38 Skyflower Drive
Lot 10, Block 03, Section 22 Village of Panther Creek
7. Consideration and action regarding outdoor lighting.
Aziz Jamaluddin
46 West Isle Place
Lot 08, Block 01, Section 25 Village of Panther Creek
8. Variance request for existing 2nd story balcony with attached building that does not include sealed plans.
Kristopher Hebert
90 Yewleaf Drive
Lot 05, Block 01, Section 07 Village of Panther Creek
9. Variance request for window air conditioning unit that is not located on the side or rear of the property.
Kristopher Hebert
90 Yewleaf Drive
Lot 05, Block 01, Section 07 Village of Panther Creek
10. Variance request for an existing play structure swing that is not located in the side or rear yard.
Morgan & Melanie Whatley
27 Falling Star Road
Lot 02, Block 04, Section 14 Village of Panther Creek
11. Variance request for existing play structure that encroaches into the rear easement.
Morgan & Melanie Whatley
27 Falling Star Road
Lot 02, Block 04, Section 14 Village of Panther Creek
12. Variance request for a proposed garage addition that would encroach into the seven-foot side setback for the lot and would exceed the maximum hard surface area allowed.
Michael Feuerbacher
35 Huntsmans Horn Circle
Lot 17, Block 01, Section 35 Village of Grogan's Mill
13. Request for a rehearing regarding the proposed driveway widening that will exceed the maximum width allowed.
Bryan Adams
66 Cascade Springs Place
Lot 32, Block 04, Section 02 Village of Cochran's Crossing

14. Request for a time extension to resolve the existing paint color on the home, not in accordance with the Committee action.
Tracy Dunn
2707 N Logrun Drive
Lot 03, Block 01, Section 02 Village of Grogan's Mill
15. Variance request for a proposed patio cover which will be located beyond the twenty-foot rear building setback.
Anthony Lee Helms
38 Biscay Place
Lot 15, Block 01, Section 21 Village of Cochran's Crossing
16. Variance request for existing pool decking that encroaches into the ten-foot rear and 5-foot side yard easement. In addition, the pool decking exceeds the maximum amount of Hard Surface Area allowed.
Ross T Kruchten
39 Edgemire Place
Lot 42, Block 02, Section 23 Village of Cochran's Crossing
17. Variance request for a proposed patio cover with summer kitchen that will encroach into the 20-foot rear building setback.
Ross T Kruchten
39 Edgemire Place
Lot 42, Block 02, Section 23 Village of Cochran's Crossing
18. Variance request for a proposed patio cover that will encroach into the twenty-foot rear building setback and includes plan that were sealed by a professional engineer that is not designated as a structural engineer
Stephen Scarborough
1 Crestone Place
Lot 68, Block 04, Section 04 Village of Cochran's Crossing
19. Consideration and action for a proposed tree to be removed.
Jason Ronan
10 Kittiwake Court
Lot 21, Block 01, Section 23 Village of Grogan's Mill
20. Variance request for the proposed pool decking that would cause the lot to further exceed the maximum hard surface area allowed.
Martin Medina
81 N Deerfoot Circle
Lot 17, Block 02, Section 28 Village of Grogan's Mill
21. Variance request for an existing storage shed that exceeds the maximum height and size allowed and encroaches into the rear and side easements
Salvador & Noemi Lopez
16 E. Bigelow Oak Court
Lot 59, Block 01, Section 03 Village of Panther Creek
22. Variance request for an existing fence that was built with the construction side members facing outward from the lot.
Vera Jane Goulait
42 Willowwood Circle
Lot 67, Block 00, Section 01 Village of Panther Creek

23. Variance request for an existing fence that was built with the construction side members facing outward from the lot.
Christie Chaly
38 Willowwood Circle
Lot 68, Block 00, Section 01 Village of Panther Creek
24. Variance request for a proposed fence that will exceed the maximum height allowed and does not meet the style requirements of the Neighborhood Criteria.
Barry Q Kienholz
62 Deerfern Place
Lot 32, Block 02, Section 23 Village of Cochran's Crossing
25. Variance request for a fence that exceeds the maximum height allowed.
Charles Merdian
6 Spindrift Place
Lot 04, Block 01, Section 43 Village of Panther Creek
26. Variance request for a fence that exceeds the maximum height allowed.
Terry Northrup
10 Spindrift Place
Lot 03, Block 01, Section 43 Village of Panther Creek
27. Variance request for an existing patio cover that was constructed without sealed plans.
Theodore C Rall Jr
11 Barnstable Place
Lot 14, Block 03, Section 06 Village of Cochran's Crossing
28. Variance request for an existing patio that encroaches into the twenty-five foot platted building line; encroaches into the five-foot side yard easement, ten-foot rear yard easement, and five foot Storm Sewer Easement.
Douglas Gana
163 W Coldbrook Circle
Lot 01, Block 03, Section 25, Village of Cochran's Crossing
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
David Jonash
2 Hidden View Place
Lot 59, Block 01, Section 17, 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.
John Alan Weigant
2 Larks Aire Place
Lot 61, Block 01, Section 37, Village of Cochran's Crossing
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
John A Thomas
11 Autumn Crescent
Lot 17, Block 02, Section 09, Village of Cochran's Crossing

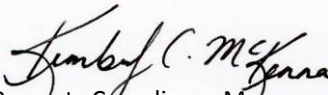
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Keith La France
6 S High Oaks Circle
Lot 01, Block 06, Section 38 Village of Grogan's Mill
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Violet L Virina
107 S Timber Top Drive
Lot 08, Block 02 Section 15 Village of Grogan's Mill
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Topwater Resources LLC
5 W. Broken Oak Court
Lot 114, Block 01, Section 02 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.
Signorelli Investment Company LTD
67 Windsail Place
Lot 05, Block 02, Section 33 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.
Ryan Bennett
82 Yewleaf Drive
Lot 01, Block 01, Section 7 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.
Kathleen Rodosovich
226 S Berryline Circle
Lot 07, Block 02, Section 36 Village of Panther Creek

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn


Property Compliance Manager
For The Woodlands Township

