

**Development Standards Committee
December 4, 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 November 6th, 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. Consideration and action regarding the concept proposal for the addition of parking, some of which is covered, an outdoor recreation space, dumpster enclosure, lighting, mailbox and sidewalk modifications.
Steele Industries, LLC
61 Carlton Woods Drive
Lot 0001, Block 0000, Section 0012 Village of Sterling Ridge
 - B. Consideration and action for the existing linen shed located at the rear of the restaurant.
Technology Forest Partners LP / Shanghai Bistro
4223 Research Forest Drive, Suite 300
Lot 6568, Block 0547, Section 0999 Village of Research Forest
 - C. Consideration and action for existing exterior seating.
Technology Forest Partners LP / Shanghai Bistro
4223 Research Forest Drive, Suite 300
Lot 6568, Block 0547, Section 0999 Village of Research Forest
 - D. Consideration and action for two existing sheds located at the rear of the tenant space.
Indian Springs at Woodlands LTD / El Tiempo
6777 Woodlands Parkway, Suite 100
Lot 0002, Block 0592, Section 0060 Village of Indian Springs
 - E. Consideration and action for the existing grease trap located at rear of the tenant space.
Indian Springs at Woodlands LTD / El Tiempo
6777 Woodlands Parkway, Suite 100
Lot 0002, Block 0592, Section 0060 Village of Indian Springs
 - F. Consideration and action for the proposed demolition of the existing fuel station.
Centro NP Holdings 12 SPE LLC
9420 College Park Drive
Lot 0500, Block 0490, Section 0046 Village of Alden Bridge

- G. Consideration and action for the existing window blinds.
 Centro NP Holdings 12 SPE LLC / Partners Dentures & Implants
 9420 College Park Drive, Suite 230
 Lot 0500, Block 0490, Section 0046 Village of Alden Bridge

- H. Consideration and action for the proposed leasing identification sign.
 GS Parkside LP/The Biltmore Luxury Living
 10600 Six Pines Drive
 Lot 0200, Block 0599, Section 0036 Village of Grogan's Mill

- I. Consideration and action to modify the existing entry walks to comply with the American's With Disabilities Act requirements.
 Green Set LLC Series K / Panther Creek Professional Plaza
 4810 W. Panther Creek Drive
 Lot 0330, Block 0045, Section 0040 Village of Panther Creek

- J. Consideration and action for the existing patio seating.
 Creekside 2012 Commercial LLC / Lovebeans Coffee House
 8522 Creekside Forest Drive, Suite D100
 Lot 0515, Block 0509, Section 0386 Village of Creekside Park

- K. Consideration and action for the installation of a temporary building.
 The Ridge Community Church
 10801 Falconwing Drive
 Lot 0210, Block 0592, Section 0060 Village of Indian Springs

- L. Variance request for two proposed building signs that include some letters with a height that does not comply with the minimum size allowed and includes a logo that exceeds the maximum size allowed.
 SC Woodlands LLC / Low T Center
 6886 Woodlands Parkway, Suite C
 Lot 0107, Block 0499, Section 0046 Village of Sterling Ridge

- M. Consideration and action for the proposed building sign.
 SC Woodlands LLC / HerKare
 6886 Woodlands Parkway, Suite B
 Lot 0107, Block 0499, Section 0046 Village of Sterling Ridge

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

1. Consideration and action for the proposed demolition of a fire damaged home.
Robert L. Monday
138 W Valera Ridge Place, The Woodlands, Texas 77389-5152
Lot 19, Block 01, Section 31 Village of Creekside Park
2. Request for an extension of time to meet requirements of Development Standards Committee action regarding the existing fence.
St Christopher Holdings LTD
2610 S Wildwind Circle
Lot 07, Block 10, Section 01 Village of Grogan's Mill
3. Consideration and action for the proposed demolition of an existing home in preparation of the proposed new home construction.
Greg Webb Cornerstone Construction LLC
29 Doe Run Drive
Lot 23, Block 01, Section 16 Village of Grogan's Mill
4. Variance request for the proposed new home construction with related tree removal that encroaches into the 40-foot front yard setback.
Greg Webb Cornerstone Construction LLC
29 Doe Run Drive
Lot 23, Block 01, Section 16 Village of Grogan's Mill
5. Variance request for the proposed new home construction with related guesthouse that will exceed the maximum amount of living area allowed.
Van Blasingame
2601 S Wildwind Circle
Lot 01, Block 09, Section 01 Village of Grogan's Mill
6. Variance request for the proposed pool with related decking that will exceed the maximum amount of hard surface area allowed.
Ashley Walker
11433 Slash Pine Place
Lot 16, Block 01, Section 8 Village of Grogan's Mill
7. Variance request for the proposed pool and related decking that will encroach into the 50-foot rear drainage easement.
Gary Sawyers
2503 Wild Wind Place
Lot 40, Block 10, Section 12 Village of Grogan's Mill
8. Variance request for the proposed pergola that will encroach into the ten-foot side drainage easement.
Gary Sawyers
2503 Wild Wind Place
Lot 40, Block 10, Section 12 Village of Grogan's Mill

9. Variance request for the proposed color change was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Residential Design Review Committee.
Brett E. Bailey
36 N. Morningwood Court
Lot 20, Block 02, Section 38, Village of Grogan's Mill
10. Variance request for the proposed color change was not considered to be architecturally compatible with other homes in the area when reviewed and acted upon by the Residential Design Review Committee.
Antonio Orozco
9 Sandlily Court
Lot 05, Block 01, Section 09 Village of Grogan's Mill
11. Variance request for an existing entryway cover was not considered to be architecturally compatible with the home in the when reviewed and acted upon by the Residential Design Review Committee.
Alan Cagle
30 Gate Hill Dr
Lot 02, Block 21, Section 01 Village of Panther Creek
12. Variance request for existing color change to the front door and pillar that is not a muted shade and was not considered to be architecturally compatible with the home when reviewed and acted upon by the Residential Design Review Committee.
Joshua Hetzel
7 Purple Top Court
Lot 01, Block 03, Section 77 Village of Panther Creek
13. Variance request for existing fence that was built with the construction side facing outward from the lot.
Joshua Hetzel
7 Purple Top Court
Lot 01, Block 03, Section 77 Village of Panther Creek
14. Variance request for two trees out of six requested for removal that did not meet the conditions of approval when reviewed and acted upon by the by the Residential Design Review Committee.
Winston & Terri Jones
10 Coralberry Road
Lot 04, Block 01, Section 01 Village of Panther Creek
15. Variance request for two trees requested for removal that did not meet the conditions of approval when reviewed and acted upon by the by the Residential Design Review Committee.
Edward & Cathy Galyen
56 Towering Pines Drive
Lot 16, Block 03, Section 17 Village of Panther Creek
16. Variance request for the existing pergola and related deck that are located within the 10-foot rear and five-foot side easements.
Dustin Bynum
5 Chatterbird Lane
Lot 05, Block 02, Section 20 Village of Grogan's Mill

17. Variance request for an existing storage building that encroaches into the ten-foot rear yard easement.
Shannon Hicks
43 E Trillium Cir
Lot 01, Block 01, Section 19 Village of Cochran's Crossing
18. Variance request for an existing play structure that encroaches into the ten-foot rear yard easement.
Shannon Hicks
43 E Trillium Cir
Lot 01, Block 01, Section 19 Village of Cochran's Crossing
19. Consideration and Action regarding the proposed Short-Term Rental Application.
Juan Camillo Williams Muldoon
71 Pioneer Canyon Place
Lot 18, Block 1, Section 22 Village of Creekside Park West
20. Consideration and Action regarding the proposed Short-Term Rental Application.
Ricardo I. Miranda Perez
166 Tortoise Creek Way
Lot 8, Block 3, Section 8 Village of Creekside Park
21. Consideration and Action regarding the proposed Short-Term Rental Application.
Brooke & Debra Fritz
32 Fallenstone Drive
Lot 13, Block 04, Section 01 Village of Cochran's Crossing
22. Consideration and Action regarding the proposed Short-Term Rental Application.
RED Urban Square LLC
5 Sandlily Court
Lot 03, Block 01, Section 13 Village of Grogan's Mill
23. Variance request to appeal the conditions of approval requiring the owner to plant vegetation to soften and screen the view of the elevated deck to the rear and side neighbors.
Clinton White
18 Spotted Deer Drive
Lot 15, Block 23, Section 01 Village of Indian Springs
24. Variance request for the proposed room addition with related patio cover that will cause the lot to exceed the maximum hard surface area allowed.
Dawn Keating
20 Coralvine Court
Lot 48, Block 02, Section 20 Village of Grogan's Mill
25. Variance request for the proposed screened room that will cause the lot to exceed the maximum hard surface area allowed.
Dawn Keating
20 Coralvine Court
Lot 48, Block 02, Section 20 Village of Grogan's Mill

26. Variance request for the proposed patio cover and screened room that will encroach into the twenty-foot rear setback.
Scott Shmucker
23 West Misty Morning Trace
Lot 03, Block 03, Section 31 Village of Panther Creek
27. Variance request for a proposed patio cover that will encroach into the twenty-five foot rear setback.
Michele & Jesper Bidstrup
2 English Glade Court
Lot 40, Block 01, Section 36 Village of Panther Creek
28. Variance request for a proposed Summer Kitchen that will encroach into the twenty-five foot rear setback.
Michele & Jesper Bidstrup
2 English Glade Court
Lot 40, Block 01, Section 36 Village of Panther Creek
29. Variance request for a proposed deck that will encroach into the ten-foot rear easement.
Michele & Jesper Bidstrup
2 English Glade Court
Lot 40, Block 01, Section 36 Village of Panther Creek
30. Variance request for a proposed wood deck with related tree removal that would encroach into the ten-foot Water Line Easement and be located beyond the ten foot Building Line.
Alan Turner
128 E Pathfinders Cir
Lot 67, Block 07, Section 01 Village of Cochran's Crossing
31. Variance request for an existing mud room addition that did not include sealed plans and exceeds the maximum living area allowed.
Eduardo & Marcia Contreiras
31 Wood Cove Drive
Lot 18, Block 01, Section 24 Village of Panther Creek
32. Variance request for an existing 2nd story game room addition and attic and storage space converted to living area without the required sealed plans.
Eduardo & Marcia Contreiras
31 Wood Cove Drive
Lot 18, Block 01, Section 24 Village of Panther Creek
33. Variance request for the existing storage shed that exceeds the maximum height allowed.
David A. Stoddard
11010 Meadow Rue Street
Lot 27, Block 07, Section 07 Village of Grogan's Mill

34. Variance request for an existing fence that was built with the construction side facing outward from the lot.

Karen D. Williams

20 Dellforest Court

Lot 25, Block 02, Section 09 Village of Panther Creek

35. Consideration and action for a home business renewal.

Donnie Carpenter

11 Moon Beam Court

Lot 09, Block 02, Section 05 Village of Indian Springs

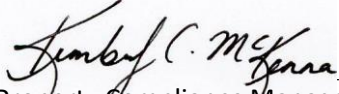
VIII. Consideration and action of applications from Verizon to replace 6 of the existing street light poles with new light poles that will contain a small cell network for Verizon.

IX. Public Comments

X. Member Comments

XI. Staff Reports

XII. Adjourn


Property Compliance Manager
For The Woodlands Township

