

Development Standards Committee

May 4, 2016 at 5:30 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 April 6, 2016.
- III.** Consideration and Action of the Applications and Covenant Violations in Section VI, 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 Applications and Covenant Violations.
 1. Consideration and action for approval of monument sign and possible variance for logos.
Steele Building One
61 Carlton Woods Drive
Lot 1, Block 000, Section 12 Village of Sterling Ridge
 2. Consideration and action for approval of building mounted sign.
JEI Learning Center
8008 Ashlane Way Suite 120
Lot 825, Block 499, Section 46 Village of Sterling Ridge
 3. Consideration and action for approval of a building mounted sign and window graphics.
Spider Smart
9420 College Park Drive
Lot 500, Block 490, Section 46 Village of Alden Bridge
 4. Consideration and action for the approval of patio expansion, gas fireplace, trellis wrought iron fencing and decorative twin wire mesh landscape fencing.
The Republic Grille
30340 FM 2978 Suite 800
Lot 220, Block 78, Section 46 Village of Sterling Ridge
 5. Request for a rehearing regarding the conceptual room addition that would exceed the maximum living area per the Neighborhood Criteria and the Initial Land Use Designation.
Michael and Dawn Child
18 Greenridge Forest Court
Lot 25, Block 03, Section 14 Village of Panther Creek
 6. Consideration and action for the addition of a new building sign and store front awnings.
Marilyn Monroe Spas
24 Waterway Avenue
Lot 2640, Block 0599, Section 0999 Village of Town Center
 7. Variance request for existing patio seating that includes the display of a logo on the umbrellas.
Orange Leaf
1440 Lake Woodlands Drive

DSC Posted Agenda 05-04-16

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 8300, Block 0599, Section 0999 Village of Town Center

8. Variance request to install a sidewalk that does not comply with the Commercial Planning and Design Standards.
Chevron Phillips Chemical Company
10001 Six Pines Drive
Lot 9035, Block 0599, Section 0999 Village of Town Center
9. Consideration and Action to allow the home owner to proceed in amending the land use designation for Grogan's Mill Section 27.
Michael and Angela Tuller
11 Wild Ginger Court
Lot 13, Block 01, Section 27 Village of Grogan's Mill
10. Variance request for a proposed concept room addition will exceed the maximum allowed living area, as determined by the Initial Land Use Designation and Neighborhood Criteria and will include storage space that will be located beyond the ten foot side setback for the lot.
Michael and Angela Tuller
11 Wild Ginger Court
Lot 13, Block 01, Section 27 Village of Grogan's Mill
11. Variance request for the proposed detached building that will be used as a garage to store a golf cart which will exceed the maximum height allowed and the Neighborhood Criteria requires garages to be attached to the dwelling.
Glenn Cox
11116 Meadow Rue Street
Lot 19, Block 07, Section 07 Village of Grogan's Mill
12. Variance request for the existing driveway widening that exceeds the maximum width allowed.
Glenn Cox
11116 Meadow Rue Street
Lot 19, Block 07, Section 07 Village of Grogan's Mill
13. Variance request for a proposed patio cover that encroaches past the front twenty five foot platted building line.
Michael J. Althoff
18 South Cypress Pine Drive
Lot 15, Block 01, Section 24 Village of Panther Creek
14. Variance request for a proposed circular driveway that would cause the lot to exceed the maximum hard surface area allowed.
Rhesé Hoylman
26 Wakerobin Court
Lot 72, Block 02, Section 20 Village of Grogan's Mill
15. Variance request for a proposed fence that will exceed the maximum height allowed per the Neighborhood Criteria.
Barbara Macnair
15 Bitterwood Circle
Lot 04, Block 01, Section 20 Village of Panther Creek
16. Consideration and action regarding the proposed cul-de-sac arbor located in the road right of way and not considered to be one of the approved street right-of-way improvements.
Kim Blair
28 Paintedcup Court
Lot 58, Block 01, Section 18 Village of Grogan's Mill
17. Variance request for a proposed patio cover that will encroach past the rear forty foot setback.

DSC Posted Agenda 05-04-16

Jefy Mathew
6 West Windward Cove
Lot 22, Block 01, Section 42 Village of Panther Creek

18. Variance request for a proposed summer kitchen that will encroach past the rear forty foot setback.
Jefy Mathew
6 West Windward Cove
Lot 22, Block 01, Section 42 Village of Panther Creek
19. Variance request for a proposed fireplace that will encroach past the rear forty foot setback.
Jefy Mathew
6 West Windward Cove
Lot 22, Block 01, Section 42 Village of Panther Creek
20. Variance request for proposed wood decking that would encroach into the ten foot rear yard easement.
Jack M Roach
5 Linnet Chase Place
Lot 88, Block 02, Section 03 Village of Cochran's Crossing
21. Variance request for proposed paving that would encroach into the five foot side yard easement.
Jack M Roach
5 Linnet Chase Place
Lot 88, Block 02, Section 03 Village of Cochran's Crossing
22. Variance request for a proposed fence that would be constructed with the unfinished sides of the wood fence visible to an adjacent tract of land, through wrought iron at the rear.
Caroline Zirilli
35 Trailhead Place
Lot 33, Block 02, Section 19 Village of Cochran's Crossing
23. Variance request for proposed artificial turf in the rear yard which is not considered an approvable landscape material.
William Duran
11 Treasure Cove Drive
Lot 39, Block 01, Section 24 Village of Panther Creek
24. Consideration and action regarding a request for a time extension for the construction activity and incomplete improvements on the property.
Brian and Jill Schweiker
5 South Doe Run Drive
Lot 02, Block 01, Section 16 Village of Grogan's Mill
25. Variance request for existing play equipment that is stored in the front yard that can be seen from the street and adjacent properties at ground level when not in use and is considered an impact to adjacent properties.
Gayle Fisher
34 Stargazer Place
Lot 11, Block 01, Section 28 Village of Cochran's Crossing
26. Variance request to appeal the Staff's condition of approval requiring the owner to replant one (1) fifteen (15) gallon native tree anywhere on the lot.
John E Boyle
11 Shoreline Point Drive
Lot 06, Block 01, Section 26 Village of Panther Creek
27. Variance request for an existing fence that was built with the construction side facing outward from the lot and is not of a preapproved design.

Daniel and Maria Beck
10 Woodlot Court
Lot 11, Block 03, Section 28 Village of Grogan's Mill

28. Consideration and action for failure to adhere to the Panther Creek Residential Design Review Committee's conditional approval not to remove a tree from the lot.
Seth Lyman
150 North Berryline Circle
Lot 26, Block 02, Section 36 Village of Panther Creek
29. Variance request for existing artificial turf that is not an approvable landscape material.
Seth Lyman
150 North Berryline Circle
Lot 26, Block 02, Section 36 Village of Panther Creek
30. Variance request for an existing fence stain that was considered to be not compatible with the home and the neighborhood when viewed by the Residential Design Review Committee.
Richard B Herschmann
7 Silver Canyon Place
Lot 59, Block 01, Section 06 Village of Cochran's Crossing
31. Variance request for an existing fence that is not set back three feet from the front façade of the dwelling.
Vinson Revocable Trust
23 Poplar Hill Place
Lot 10, Block 05, Section 06 Village of Cochran's Crossing
32. Consideration and action to proceed with legal action, regarding existing violations on the home.
Perry Anderson
60 Yewleaf Road
Lot 37, Block 03, Section 01 Village of Panther Creek
33. Consideration and action to proceed with legal action, regarding existing violations on the home.
Perry Anderson
56 Yewleaf Road
Lot 39, Block 03, Section 01 Village of Panther Creek

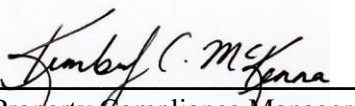
VII. Consideration and discussion of changes to the Residential Development Standards and upcoming public forum.

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn


Property Compliance Manager
For The Woodlands Township

