

**Development Standards Committee
September 4th, 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 August 7, 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. Variance request for sidewalk sign used to advertise services and events available within the business.
Indian Springs Center / Cellar Twenty Four
6700 Woodlands Parkway, Suite 210
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
 - B. Consideration and action for outdoor seating.
Indian Springs Center / Cellar Twenty Four
6700 Woodlands Parkway, Suite 210
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
 - C. Consideration and action for an existing storage container.
1400 Research Forest Drive LLC / Avenida Brazil
1400 Research Forest Drive
Lot 5990 Block 0350 Section 1000 Village of Research Forest
 - D. Variance request for the removal of a portion of the forest preserve and request for the proposed removal of additional portions the forest preserve along Interfaith Way.
Brumbelow Properties LP / Esprit International School
4266 Interfaith Way
Lot 0250 Block 0045 Section 0000 Village of Panther Creek
 - E. Consideration and action to replace a portion of a wrought iron fence and add a new portion of fence.
Brumbelow Properties LP / Esprit International School
4266 Interfaith Way
Lot 0250 Block 0045 Section 0000 Village of Panther Creek
 - F. Variance request for an existing dumpster enclosure that does not fully screen the dumpster.
7950 Bay Branch Drive LLC / The Auberge at The Woodlands
7950 Bay Branch Drive
Lot 0257 Block 0047 Section 0040 Village of Alden Bridge

- G. Variance request for a proposed playground that may encroach into the forest preserve.
Impact Church of The Woodlands
5401 Shadowbend Place
Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing
- H. Variance request for two building signs one of which has a logo that is not trademarked.
Centro NP Holdings 12 SPE LLC / Shogun Japanese Grill
9420 College Park Drive, Suite 195
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- I. Variance request for the existing entry door that does not comply with the shopping center criteria, existing exterior lighting and interior window treatments.
Centro NP Holdings 12 SPE LLC / Shogun Japanese Grill
9420 College Park Drive, Suite 195
Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
- J. Variance request for an existing storage shed located in the forest preserve.
7950 Bay Branch Drive LLC / The Auberge at The Woodlands
7950 Bay Branch Drive
Lot 0257 Block 0047 Section 0040 Village of Alden Bridge
- K. Consideration and action for existing diesel generator.
7950 Bay Branch Drive LLC / The Auberge at The Woodlands
7950 Bay Branch Drive
Lot 0257 Block 0047 Section 0040 Village of Alden Bridge
- L. Variance request for two existing banners located on the monument sign that contain a logo that is not trademarked and exceed the maximum size and time for display allowed.
7950 Bay Branch Drive LLC / The Auberge at The Woodlands
7950 Bay Branch Drive
Lot 0257 Block 0047 Section 0040 Village of Alden Bridge
- M. Variance request for a monument sign that includes the entire street address and a logo that is not trademarked.
7950 Bay Branch Drive LLC / The Auberge at The Woodlands
7950 Bay Branch Drive
Lot 0257 Block 0047 Section 0040 Village of Alden Bridge
- N. Variance request for a proposed monument sign that includes panels that are not of equal size and the street name is in the address.
Evergreen Office 2012 LLC
1070 Evergreen Circle
Lot 0460 Block 0599 Section 0999 Village of Town Center
- O. Consideration and action for existing drop off lockers.
Conroe Starbits LTD/Tide Dry Cleaners
3068 College Park Drive
Lot 9003 Block 0555 Section 0999 Village of College Park

- P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Conroe Starbits Ltd / Tide Dry Cleaners
3068 College Park Drive
Lot 9003, Block 555, Section 999 Village of College Park
- Q. Consideration and action to modify the slope on sections of the pavement and walkway to comply with the American's with Disabilities Act requirements.
Alden Bridge Complex LLC / CVS Pharmacy
3705 FM 1488
Lot 1906 Block 0549 Section 0047 Village of Alden Bridge
- R. Consideration and action for existing outdoor seating area.
Technology Forest Partners LP / Aji Peruvian Grill
4223 Research Forest Drive, Suite 350
Lot 6568 Block 0547 Section 0999 Village of Research Forest
- S. Consideration and action for the proposed building and blade signs.
Regency Centers LP/Subway
4775 W. Panther Creek Drive, Suite 450
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- T. Consideration and action for the proposed raised platform and emergency generator and the replacement of existing cell tower equipment.
The Woodlands Commercial Prop
8100 Millennium Forest Drive
Lot 0100 Block 0163 Section 0067 Village of Cochran's Crossing
- U. Consideration and action for the existing outdoor seating area.
14-Grn Green Tree LLC Et Al / Caffe Di Fiore
10110 Woodlands Parkway
Lot 0300 Block 0458, Section 0046 Village of Sterling Ridge
- V. Consideration and action for the existing security cameras, speakers and terracotta pots located in the outdoor seating area.
GRI Woodlands Crossing LLC / Via Emilia Italian Restaurant
10700 Kuykendahl Road, Suite F
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- W. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Dream Medical Management Corp.
3074 College Park Drive
Lot 9130, Block 0555, Section 0999 Village of College Park
- X. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
American National Insurance / Walgreens
26288 Kuykendahl Road

Lot 0333, Block 0509, Section 00386 Village of Creekside Park

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

1. Request to amend the Development Standards Committee's conditions of approval for proposed patio cover with integrated fireplace and summer kitchen that will not respect the rear 30-foot setback or the side eight-foot setback.
Ryan J Sims
43 Glenleigh Place
Lot 22 Block 01, Section 15 Village of Indian Springs TWA
2. Consideration and Discussion regarding a request by 18 Timberlea Place concerning compliance with the Development Standards Committee's conditions of approval for a window at 14 Timberlea Place.
Zehren, Thomas E & Kathleen M / RELOCATION COMPANY
14 Timberlea Place
Lot 31, Block 02, Section 63 Village Alden Bridge
David Harlan
18 Timberlea Place
Lot 30, Block 2, Section 63 Village of Alden Bridge
3. Consideration and action to determine if the current fence between 18 and 14 Timberlea Place complies.
Zehren, Thomas E & Kathleen M / RELOCATION COMPANY
14 Timberlea Place
Lot 31, Block 02, Section 63 Village Alden Bridge
David Harlan
18 Timberlea Place
Lot 30, Block 2, Section 63 Village of Alden Bridge
4. Variance request for an existing fence that was rebuilt with the construction side facing the adjacent lot without the prior written consent of the neighbor.
St Christopher Holdings LTD
2610 S Wildwind Circle
Lot 07, Block 10, Section 01 Village of Grogan's Mill
5. Consideration and action for the demolition of the existing home and related tree removals necessary for the future new home proposed to exceed the maximum living area allowed by the Neighborhood Criteria for the lot.
Home Expo Showcase LLC
11033 Ellwood Street
Lot 07, Block 07, Section 07 Village of Grogan's Mill
6. Variance request for an existing color change that was not found to be compatible with the home and the neighborhood when acted upon by the Residential Design Review Committee.
Boyd and Julie Moore
31 Misted Lilac Place
Lot 50, Block 01, Section 37 Village of Cochran's Crossing
7. Variance request for the trees requested for removal that did not meet the requirements of the Residential Development Standards when reviewed and acted upon by the by the Residential Design Review Committee.
Gregg D Johnson
9 S Doe Run Drive
Lot 03, Block 01, Section 16 Village of Grogan's Mill

8. Variance request for the proposed detached building that will exceed the maximum height and square footage allowed and will be located in the five-foot side easement.
Norby "Buck" Foss
74 Northgate Drive
Lot 06, Block 12, Section 49 Village of Grogan's Mill
9. Variance request for an existing tree swing that is located in the street right of way.
Cay Price
2 Sand Piper PL
Lot 40, Block 02, Section 03 Village of Cochran's Crossing
10. Variance request for an existing tree swing that is located in the front yard.
Matthew K Hebert
20 Robin Springs Pl
Lot 31, Block 02, Section 03 Village of Cochran's Crossing
11. Variance request for an existing detached building that encroaches into the five-foot easement and exceeds the maximum height allowed
JR & Lydia Rodriguez
23 Terravale Court
Lot 32, Block 02, Section 11 Village of Panther Creek
12. Variance request for an existing Pergola with Pavers that encroaches into the side and rear yard easements.
Xiumei Wang
88 W Rainbow Ridge Circle
Lot 02, Block 03, Section 01 Village of Cochran's Crossing
13. Variance request for the existing pergola that encroaches into the rear easement.
Mach Group LTD
9 Box Turtle Lane
Lot 32, Block 01, Section 32 Village of Grogan's Mill
14. Variance request for an existing deck that encroaches into the rear easement.
Mach Group LTD
9 Box Turtle Lane
Lot 32, Block 01, Section 32 Village of Grogan's Mill
15. Variance request for an existing exterior light that is not mounted in fixtures that shield visibility of the lamp from the adjacent property.
Robert E Miller
91 Driftoak Cir
Lot 01, Block 02, Section 40 Village of Cochran's Crossing
16. Variance request for a fence that built with the construction side facing outward from the lot.
Allison Johnson
4 Ripple Rush Court
Lot 28, Block 01, Section 10 Village of Panther Creek
17. Consideration and action for a home business.
Terry Everett
2708 N Logrun
Lot 26, Block 02, Section 02 Village of Grogan's Mill

18. Consideration and action for a home business.
Melanie Horan
55 Rush Haven Drive
Lot 02, Block 23, Section 01 Village of Indian Springs
19. Consideration and action for a home business.
Craig Calligan
51 Acorn Cluster Court
Lot 02, Block 02, Section 35 Village of Panther Creek
20. Variance request to appeal the conditions of the Residential Design Review Committee for a tree removal.
Ruth Baker Robinson
19 Knoll Pines Court
Lot 23, Block 04, Section 14 Village of Panther Creek
21. Variance request to appeal the conditions of approval for tree replants.
Michael Delpier
15 Thorn Berry Place
Lot 11, Block 01, Section 04 Village of Indian Springs
22. Variance request for a tree removal.
Jorge Mitre
6 South Highland Court
Lot 04, Block 01, Section 28 Village of Panther Creek
23. Variance request for a garage addition that encroaches into the rear easement.
Alejandro Rodriguez
7 West Southfork Pines Circle
Lot 02, Block 02, Section 17 Village of Panther Creek
24. Variance request for a proposed Patio Cover that encroaches into side yard Building Setback.
John Leblanc
6 Cascade Springs Pl
Lot 24, Block 03, Section 02 Village of Cochran's Crossing
25. Variance request for a proposed patio cover with summer kitchen that encroaches into 25-foot rear Building Setback.
Paul W Watson
10 Bank Birch Pl
Lot 23, Block 02, Section 41 Village of Cochran's Crossing
26. Variance request for the proposed driveway widening, repair and added culvert curb in street right-of-way that was submitted without the required sealed property survey.
Manuel Blas Mirabal and Margaret Mirabal
181 Timber Mill Street
Lot 08, Block 04, Section 13 Village of Grogan's Mill
27. Variance request for an existing driveway with driveway borders that exceeds the maximum width allowed and encroaches the five-foot side easement.
Paul D. Jones
1777 Berryview Court
Lot 34, Block 01, Section 62 Village of Grogan's Mill

28. Variance request for a proposed storage building that would encroach into the 5-foot side yard easement.

Stacy Ballay
39 Trailhead Pl
Lot 21, Block 02, Section 19 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.

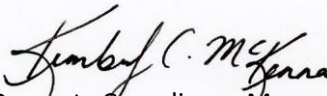
Jonathan Baker Hala
7 Tall Sky Place
Lot 11, Block 10, Section 01 Village of Indian Springs

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn


Property Compliance Manager
For The Woodlands Township

