

Development Standards Committee

September 7, 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 August 3, 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 proposed building mounted sign.
Ria's Liquor
30340 FM 2978 Road Suite 120
Lot 220, Block 78, Section 46 Village of Sterling Ridge
 2. Consideration and action for proposed building mounted sign.
Nutty Scientists
8000 McBeth Way Suite 165
Lot 850, Block 499, Section 46 Village of Sterling Ridge
 3. Consideration and action for approval for major remodel of building exterior, drive thru lanes, parking and variance for building signage.
McDonald's USA
6730 Woodlands Parkway
Lot 400, Block 592, Section 0 Village of Sterling Ridge
 4. Variance request for an existing driveway that exceeds the maximum width allowed and does not respect the side five foot easement.
Josh Loftus
2 Camplight Court
Lot 01 Block 02, Section 24 Village of Creekside Park
 5. Appeal request by an affected neighbor at 22 Serenity Woods Place of the Development Standards Committee's conditions for an outdoor living area located at 47 South Taylor Point Drive that encroaches into the rear setback and paving that exceeds the maximum amount of hard surface area allowed.
Edward D. Arens
47 South Taylor Point Drive
Lot 36, Block 03, Section 13 Village of Alden Bridge
 6. Variance request for a monument sign design element
Retreat at The Woodlands
4400 College Park Drive
Lot 100, Block 51, Section 67 Village of Alden Bridge

7. Variance request for a sign package for an apartment complex that includes directional, leasing center, directory, apartment numbers and hours signs.
Boardwalk at Town Center
2203 Riva Row
Lot 9412, Block 0547, Section 0060 Village of Town Center
8. Variance request to allow a design element that is not a registered logo on new signs for an apartment complex including monument, directional, directory, parking, and hours of operation signs.
Plantation at The Woodlands Luxury Apartments
3720 College Park Drive
Lot 9500, Block 0388, Section 0067 Village of College Park
9. Variance request regarding the existing solar panel pipe color that does not match and is not compatible with solar panels, roof, siding, or trim color, which is not in accordance to the Residential Standards.
Paul A. Hanslik
6 South Buck Ridge
Lot 10, Block 03, Section 29 Village of Panther Creek
10. Variance request for the addition of a tagline description on previously approved building signs.
Churrascos
21 Waterway Avenue
Lot 2629, Block 0599, Section 0999 Village of Town Center
11. Variance request to replace a monument sign panel that includes more than one tenant name and would have a total of five tenants noted.
TriEagle Energy/Crius Energy
2620 Technology Forest Boulevard
Lot 9145, Block 0547, Section 0999 Village of Research Forest
12. Variance request for a building sign that exceeds the maximum height allowed and also includes a cabinet sign.
Salata The Next Generation Salad Bar
3091 College Park Drive
Lot 9051, Block 0555, Section 0000 Village of College Park
13. Consideration and action for the remodeling to the existing entrance that includes blackout film on a portion of the windows.
Salata The Next Generation Salad Bar
3091 College Park Drive
Lot 9051, Block 0555, Section 0000 Village of College Park
14. Consideration and action for the preliminary approval of an exterior remodel of an existing restaurant.
Taco Bell
3103 College Park Drive
Lot 9057, Block 0555, Section 0000 Village of College Park
15. Variance request for new sign package that includes a new monument sign panel that does not match the building signs proposed.
Taco Bell
3103 College Park Drive
Lot 9057, Block 0555, Section 0000 Village of College Park
16. Variance request for a new sign package that includes a new building sign that does not match the monument sign.
Taco Bell

3103 College Park Drive
Lot 9057, Block 0555, Section 0000 Village of College Park

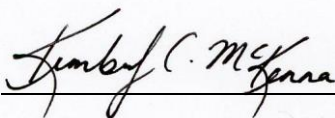
17. Consideration and action for the new tenant proposed for an existing storefront that includes signage.
Suit Supply
9595 Six Pines Drive
Lot 7111, Block 0599, Section 0999 Village of Town Center
18. Consideration and action of applications from Crown Castle NG Central LLC, to replace existing street light poles with new light poles that will contain a small cell network. New nodes are proposed in the following locations:
 - #1 – Six Pines Drive, north of Lake Woodlands
 - #2 – Grogan’s Mill Road, south of Lake Front Circle
 - #3 – Lake Front Circle, north of Lake Woodlands Drive
 - #4 - Lake Woodlands Drive, West of Grogan’s Mill Road
 - #5 – Six Pines Drive, north of Lake Robbins
 - #6 – Woodloch Forest Drive, north of Lake Robbins Drive
19. Variance request to remove portions of the mid-growth in the forest preserve.
Panda Express
3375 College Park Drive
Lot 0813, Block 0388, Section 0999 Village of College Park
20. Variance request for new sign package that includes a monument sign that does not match the building sign or the shopping center criteria.
Panda Express
3375 College Park Drive
Lot 0813, Block 0388, Section 0999 Village of College Park
21. Variance request for a new sign package that includes building signs on three faces of the building and does not match the monument sign.
Panda Express
3375 College Park Drive
Lot 0813, Block 0388, Section 0999 Village of College Park
22. Variance request for a revised new home construction application that encroaches into the front and side yard setback.
K & C Classic Homes
26 West Isle Place
Lot 12, Block 01, Section 25 Village of Panther Creek
23. Variance request for the conceptually proposed room addition that will cause the lot to exceed the maximum living area allowed as determined by the Neighborhood Criteria for the lot and the project was submitted without sealed plans.
Juan and Maria Celaya
11427 Slash Pine Place
Lot 13, Block 01, Section 08 Village of Grogan’s Mill
24. Variance request for the proposed new home construction that will encroach on the fifteen foot side setbacks as determined by the Neighborhood Criteria for the lot and the proposed exterior lighting fixtures may not shield visibility of the lamp from the street or adjacent properties and direct the illumination upward or downward and therefore the plans as submitted are not in keeping with the Standard.
T Michael Cryer
9 North Longspur Drive
Lot 05, Block 05, Section 45 Village of Grogan’s Mill

25. Variance request for the proposed home construction that would encroach into the fifty foot Pipeline Easement, and the forty foot front setback.
Vernon Marcel Veldekens
25 Doe Run Drive
Lot 01, Block 04, Section 16 Village of Grogan's Mill
26. Variance request for the sports court that would encroach into the twenty foot Sanitary Sewer Easement and thirty foot rear setback
Vernon Marcel Veldekens
25 Doe Run Drive
Lot 01, Block 04, Section 16 Village of Grogan's Mill
27. Variance request for a pool that would be located within the fifty foot Pipeline Easement
Vernon Marcel Veldekens
25 Doe Run Drive
Lot 01, Block 04, Section 16 Village of Grogan's Mill
28. Variance request for the tree proposed to be removed.
Patricia Fitzgerald
149 Grogan's Point Road
Lot 29, Block 01, Section 49 Village of Grogan's Mill
29. Variance request for the proposed room addition would be located beyond the seven foot side setback and would cause the lot to exceed the maximum living area allowed.
Joe Hagle
2 Thimbleberry Court
Lot 30, Block 02, Section 20 Village of Grogan's Mill
30. Variance request for a proposed patio cover that encroaches into the twenty-five (25) foot rear setback.
Mario Cassier
47 Highland Circle
Lot 03, Block 02, Section 28 Village of Panther Creek
31. Variance request for a proposed summer kitchen that encroaches into the twenty-five (25) foot rear setback.
Mario Cassier
47 Highland Circle
Lot 03, Block 02, Section 28 Village of Panther Creek
32. Variance request for a proposed metal awning at the front and side of the home which is not an acceptable material.
Elwin Cornelisse
4 Robin Springs Place
Lot 25, Block 02, Section 03 Village of Cochran's Crossing
33. Variance request for an existing fence gate that exceeds the maximum height allowed.
Scott W Macmillan
58 Meadowridge Place
Lot 24, Block 01, Section 33 Village of Cochran's Crossing
34. Variance request for the existing fence that is not the required style according to the Neighborhood Criteria for the lot.
Jerry and Daisy McMillian
116 W. High Oaks Circle
Lot 24, Block 01, Section 42 Village of Grogan's Mill

35. Variance request for the existing rear eight foot fence that does not step down to meet neighbors six foot fence in accordance with the original conditions of approval on the final permit.
Donald C. Backer
26 S. Berryline Circle
Lot 53, Block 02, Section 35 Village of Panther Creek
36. Variance request for an existing patio cover and related decking that encroaches into the five foot side utility easement and was not submitted with the required sealed plans. In addition the Palapas roof material is not an approvable roof material.
Hugh B. Smith II
164 Eagle Rock Circle
Lot 01, Block 01, Section 05 Village of Indian Springs
37. Variance request for an existing driveway color that was not considered to architecturally compatible with the home and the neighborhood when acted on by the Residential Design Review Committee.
Julie G. Klein
78 S. Castlegreen Circle
Lot 20, Block 01, Section 52 Village of Cochran's Crossing
38. Variance request for an existing attic conversion that was completed without an approval, does not include sealed plans, exceeds the maximum living area per the Neighborhood Criteria, and was determined to have an impact on the neighborhood when acted on by the Residential Design Review Committee.
Robert W. Wallace
14 S. Lakemist Harbor Place
Lot 12, Block 01, Section 38 Village of Panther Creek
39. Consideration and action regarding the time extension request 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
40. Consideration and action regarding the time extension request for an additional 6 months to leave two storage PODS in her driveway during remodeling.
Stephanie Ruckert
60 Woodhaven Wood Drive
Lot 31, Block 04, Section 28 Village of Grogan's Mill
41. Consideration and action to proceed with legal action, regarding existing violations on the home.
Craig L. McGrath
27 Summithill Place
Lot 29, Block 02, Section 10, Village of Cochran's Crossing
42. Consideration and action to proceed with legal action, regarding existing violations on the home.
William L. Ackerman
59 N. Crossed Birch Place
Lot 02, Block 01, Section 50, Village of Cochran's Crossing
43. Consideration and action to proceed with legal action, regarding existing violations on the home.
Vivir Realty LLC
80 Fallenstone Drive
Lot 01, Block 04, Section 01, Village of Cochran's Crossing

- 44. Consideration and action to proceed with legal action, regarding existing violations on the home.
 Alan Turner
 128 E. Pathfinders Circle
 Lot 67, Block 07, Section 01, Village of Cochran's Crossing
- 45. Consideration and action to proceed with legal action, regarding existing violations on the home.
 Celeste Marguerite Thomas
 59 Hillock Woods
 Lot 14, Block 01, Section 66 Village of Grogan's Mill
- 46. Consideration and action to proceed with legal action, regarding existing violations on the home.
 Kelly D. Mora
 1112 East Red Cedar Circle
 Lot 12, Block 01, Section 10 Village of Grogan's Mill
- 47. Consideration and action to proceed with legal action, regarding existing violations on the home.
 James A. Thornton Living Trust
 1812 N. Red Cedar Circle
 Lot 26, Block 03, Section 10 Village of Grogan's Mill

- VII.** Consideration and Discussion regarding the status of the development of St. Anthony of Padua
- VIII.** Consideration and Action regarding the installation of and duration of display for Seasonal Holiday Decorations on Commercial Properties.
- IX.** Consideration and action regarding the adoption of the International Residential Building Code.
- X.** Public Comments
- XI.** Member Comments
- XII.** Staff Reports
- XIII.** Adjourn



 Property Compliance Manager
 For The Woodlands Township

