

Development Standards Committee

December 15, 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 _____, 2016.
- III. Consideration and Action of the Applications and Covenant Violations in Section VIII, 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 Discussion regarding the status of the development of St. Anthony of Padua.
- VII. Consideration and action to the Neighborhood Criteria for Section 45 of The Village of Alden Bridge to increase the maximum height allowed for fence along the adjacent drainage ditch.
- VIII. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action to Amend the Seconded Amended Initial Land Use Designation for parcel of land 0.8115 acres of land in John Taylor Survey, A-547 Montgomery County Texas located at 2445 High Timbers, The Woodlands TX 77380 in the Village of Grogan's Mill.
 2. Variance request for the proposed new home construction and related improvements that will exceed the maximum living area allowed, exceed the maximum hard surface area allowed, is proposed to be located beyond the 40' front, 10' side and 25' rear setbacks, and has a proposed circular driveway that will be located within the five-foot side yard easement.
Boelkayam "Bo" Bohuslava
2413 Wild Wild Place
Lot 42, Block 10, Section 12 Village of Grogan's Mill
 3. Variance request to modify the existing forest preserve along feeder road to allow for added visibility of monument sign and entrance to the visitors approaching the hospital.
CHI St. Luke's Health-Lakeside Hospital
17400 St. Luke's Way
Lot 7725, Block 0555, Section 0999 Village of College Park
This item was heard by the full committee. The staff provided the committee with a presentation of the proposed forest preserve clearing in order to increase the visibility of the monument sign and entrance to the visitors approaching the hospital. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve limited clearing in two phases, if necessary:
 - Phase One: Limited mid-growth clearing that also allows for the removal of branches on trees located in the mid-growth range. The thinning should occur from 3-5 feet from natural grade and thin the area up to maximum height of 10 feet above natural grade. Also, additional plantings are required to thicken the area between the forest preserve and the parking lot.
 - Phase Two (if needed): Limited removal of trees which will provide better visibility of sign.

- The Covenant Administration Department staff must be present for a pre-site inspection regarding the specific foliage to be thinned. Additionally, the staff must be present at the time of removal. A representative from the Development Standards Committee may be called upon as needed by The Township staff. The mid-growth clearing work should be performed by a trusted landscape company that is familiar with The Woodlands Commercial Planning and Design Standards definition of “mid-growth clearing.”

The motion carried unanimously.

4. Consideration and action for storefront updates that include painting the door frame, trim and awning and applying blackout film on the window.
Boardroom Salon for Men
9595 Six Pines Drive
Lot 7113, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the blackout film is located on the windows for the portions that will hide storefront stock materials. The motion carried unanimously.
5. Variance request for a new sign package that includes a building sign that exceeds the maximum size allowed and includes colored vinyl decals on the door and windows.
Boardroom Salon for Men
9595 Six Pines Drive
Lot 7113, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve option 3 of the window vinyl graphics. Window graphics must be white only and restricted to the storefront door. Additionally, the owner must add a suite number at the door entry. Building sign must be reduced to a maximum height not to exceed 3 feet by reducing the overall sign and maintaining the existing design layout. The motion carried unanimously.
6. Variance request for a new building sign for the existing tenant.
3 Waterway Holdings LLC (Waste Connections)
3 Waterway Square Place
Lot 9700, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted on the condition the installation is in accordance with the revised plans. The motion carried unanimously.
7. Variance request for a monument sign that includes a logo that is not registered and trademarked and an address that does not comply with the Commercial Planning and Design Standards.
Genesis The Woodlands Healthcare Center
4650 S. Panther Creek Drive
Lot 0007, Block 0045, Section 0380 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner must ensure the Logo/Logotype must be registered with The Texas Secretary of State within one (1) year of this conditional approval (December 15, 2017). If not registered with The Texas Secretary of State at that time, applicant will be required to remove the sign until such time as the applicant can provide certification of a registered logo/logotype. By accepting this conditional approval, the applicant agrees to the terms outlined here. The motion carried unanimously.
8. Consideration and action for exterior updates that include new awnings and accent painting.
AT&T Pinecroft
28033 Interstate I-45
Lot 0581, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

9. Variance request for a sign package that includes logos on the building and monument signs that exceed the maximum size allowed.

AT&T Pinecroft

28033 Interstate I-45

Lot 0581, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the street address number referencing the highway is removed and installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

10. Final approval for the 5,000 square foot addition to an existing building.

The John Cooper School

1 John Cooper Drive

Lot 0230, Block 0592, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as on the condition the minimum parking ratio as defined in the Commercial Planning and Design Standards is met. All forest preserves must be forested in accordance with the Standards. The staff will evaluate existing vegetation and possible additional planting in the Forest preserve for compliance with the Standards. No sign package has been approved with this application. Any future signage will require review and action in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

11. Consideration and action for the final approval for the demolition of the existing Operations Building and rebuilding a new two story building in its place.

Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the plans and the Commercial Planning and Design Standards. No sign package has been approved with this application. Any future signage will require review and action in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

12. Consideration and action for the final approval to increase the depth of several existing canopies within the Pavilion area.

Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

13. Consideration and action for the final approval for the addition of a new building to be built around the existing VIP building.

Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. No sign package has been approved with this application. Any future signage will require review and action in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

14. Consideration and action for the final approval for improvements at northern, southern and VIP entrances.

Cynthia Woods Mitchell Pavilion
2005 Lake Robbins Drive
Lot 0290, Block 0599, Section 0999 Village of Town Center

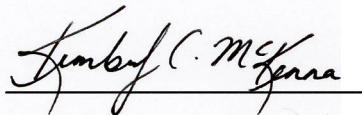
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition that final plans are submitted. The final plans should incorporate design elements that discourage climbing on the tensile structures, include all lighting specifications and identify any modifications to the approved landscape plan. Installation must be in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

15. Consideration and action for the final approval to rebuild the existing ramp and canopy system in the dock area to include adding a covered walkway extension into the building.

Cynthia Woods Mitchell Pavilion
2005 Lake Robbins Drive
Lot 0290, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the installation is in accordance with the approved plans and the Commercial Planning and Design Standards. The motion carried unanimously.

- IX. Public Comments
- X. Member Comments
- XI. Staff Reports
- XII. Adjourn



Property Compliance Manager
For The Woodlands Township

