

Development Standards Committee

December 6th, 2017 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 of November 1, 2017.
- 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 discussion regarding Consideration regarding the Commercial Planning and Design Standards related to Forest Preserve clearing requests and the interpretation of view corridors based upon different types of commercial properties
- VI.** Consideration and Action of the Commercial Applications and Covenant Violations in Section VII recommended for Summary Action.
- VII.** Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and action regarding the final plans for the East Shore Place commercial development
East Shore Place
203 East Shore Drive
Lot 0300, Block 0350, Section 0999 Village of Town Center
 - B. Variance request for the concept proposal of an exterior renovation to a storefront that does not meet the required colors and materials specified in the Pinecroft I & II Shopping Center Criteria.
CSHV Woodlands LP/ Bassett Furniture
1120 Lake Woodlands
Lot 0675, Block 0599, Section 0999 Village of Town Center
 - C. Variance request for the proposed sign package that includes vinyl decals that advertise products, are not the approvable color and include concessionaries, proposes a building sign that may exceed the maximum height allowed and proposes monument sign panels.
CSHV Woodlands LP/ Bassett Furniture
1120 Lake Woodlands
Lot 0675, Block 0599, Section 0999 Village of Town Center
 - D. Consideration and action regarding the addition of an emergency generator to the St. Teresa Center.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive / 7985 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
 - E. Receive, Consider and Act on the request for an extension of time to complete the Committee's conditions of approval related to the required modifications to the fence.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive / 7985 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
 - F. Variance request for a proposal to enlarge the view corridor clearing by exceeding the allowed measurement.
College Park Village Center (Riddhi Doshi @Finial Group)

3335 College Park Drive
Lot 0806 Block 0388, Section 0999 Village of College Park

- G. Variance request for a monument sign that does not meet the required text color as prescribed in the Criteria.
McAlister's Deli (College Park Village)
3335 College Park Drive
Lot 0806 Block 0388, Section 0999 Village of College Park
- H. Consideration and action regarding the existing building enclosure for the curbside grocery pickup program.
HEB Grocery
26500 Kuykendahl Road
Lot 0525 Block 0509, Section 0386 Village of Creekside
- I. Variance request for a sign package that includes the addition of two building signs, existing window/door vinyls that advertise services offered within the business and includes existing directional and parking signs.
HEB Grocery
26500 Kuykendahl Road
Lot 0525 Block 0509, Section 0386 Village of Creekside
- J. Variance request for the replacement of multiple tenant panels on two existing monument signs that may not match the building sign and includes logos that exceeds the maximum size allowed.
Pinecroft I
1440 Lake Woodlands Drive
Lot 8300 Block 0599, Section 0999 Village of Town Center
- K. Variance request for a building sign that exceeds the maximum size allowed.
Pinecroft I/Quizno's
1440 Lake Woodlands Drive
Lot 8300 Block 0599, Section 0999 Village of Town Center
- L. Consideration and action regarding addition of a new monument sign panel.
Guardant Health
2700 Technology Forest Blvd.
Lot 9136 Block 0547, Section 0999 Village of Research Forest
- M. Consideration and action for the addition of a gazebo in the garden area.
Rigaku Americas Corporation
9009 New Trails Drive
Lot 6500 Block 0547, Section 0999 Village of Research Forest
- N. Consideration and action regarding the addition of a new monument sign panel.
New Trails Surgical Center
9303 New Trails Drive
Lot 6600 Block 0547, Section 0999 Village of Research Forest

VIII. Consideration and Action of the Residential Applications and Covenant Violations in Section IX, recommended for Summary Action.

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

- 1. Consideration and Action regarding the exterior lighting modification at the property and verification of compliance with the Standards.
Rittenhouse Baptist Church, Inc.

23 Treasure Cove Drive
Lot 36, Block 01, Section 24 Village of Panther Creek

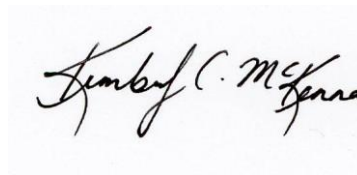
2. Variance request for the conceptually proposed new home construction and related improvements that includes a walkway and driveway that would exceed the maximum width allowed and the driveway will be located within the ten-foot easement.
Guillermo Ritchey
2701 South Wildwind Circle
Lot 05, Block 09, Section 01 Village of Grogan's Mill
3. Variance request for the proposed nine-foot trellis that would encroach into the side easement.
Paul Aubert
51 North Buck Ridge
Lot 14, Block 02, Section 29 Village of Panther Creek
4. Request by an affected neighbor to appeal the decision of the Grogan's Mill Residential Design Review Committee regarding an approved front yard lattice at 83 Lakeside Cove.
David Norton (Owner of the lattice)
83 Lakeside Cove
Lot 08, Block 03, Section 01 Village of Grogan's Mill, Lake Harrison
Rhonda Smith (Affected Neighbor appealing the Committee Action)
11 Black Cormorant Place
Lot 18, Block 1, Section 3 Village of Grogan's Mill, Lake Harrison
5. Variance request for the proposed swimming pool and spa that will exceed the maximum amount of water surface area allowed.
Nathan and Jenny Kim
34 Secluded Trail
Lot 09, Block 04, Section 01 Village of Grogan's Mill, Lakeside Cove
6. Variance request for a proposed patio cover, fireplace and summer kitchen that would encroach into ten-foot side building setback and would exceed the maximum amount of hard surface area allowed.
John C Bulovas Sr
12 Ivy Pond Place
Lot 09, Block 02, Section 45 Village of Cochran's Crossing
7. Variance request for a proposed room addition that was not considered to be compatible with the home and the neighborhood when reviewed and acted upon by the Residential Design Review Committee.
Ammar H Ansari
6 Petalcup Place
Lot 19, Block 03, Section 23 Village of Cochran's Crossing
8. Variance request for the proposed yard structure (utility box cover) that would be in the street right-of-way.
John Peter Casserly
10 Smokerise Place
Lot 03, Block 02, Section 06 Village of Cochran's Crossing
9. Variance request for a proposed putting green that will encroach more than five feet into the ten-foot rear and into the five-foot side yard easement.
Christopher R Hill
107 Wind Ridge Circle
Lot 11, Block 02, Section 30 Village of Cochran's Crossing
10. Variance request for existing walkway that does not respect the requirement to be located one foot away from the property line.

Glenn Davis
246 South Berryline Circle
Lot 02, Block 02, Section 36 Village of Panther Creek

11. Variance request for an existing play structure that encroaches into the ten-foot rear yard easement.
Ian N Dohalick
19 Summithill Place
Lot 31, Block 02, Section 10 Village of Cochran's Crossing
12. Variance request for an existing detached storage building that encroaches into the five-foot side and ten-foot rear yard easements.
Ian N Dohalick
19 Summithill Place
Lot 31, Block 02, Section 10 Village of Cochran's Crossing
13. Consideration and action to pursue legal action for outstanding Covenant violations.
Sharon Buchanan
27 Auburn Path Drive
Lot 7, Block 1, Section 47 Village of Alden Bridge
14. Consideration and action to pursue legal action for outstanding Covenant violations.
Zhai & Minghua Li Mu
181 South Hollylaurel Circle
Lot 1, Block 2, Section 16 Village of Alden Bridge
15. Consideration and action to pursue legal action for outstanding Covenant violations.
Norberto C & Barbara Valdes
135 West Sundance Circle
Lot 19, Block 3, Section 59 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.
Frank William Lewitsch
3 Windledge Place
Lot 44, Block 02, Section 18 Village of Cochran's Crossing
17. Consideration and action to pursue legal action for outstanding Covenant violations.
Randall M Kerbow II
47 South Stony Bridge Circle
Lot 52, Block 01, Section 10 Village of Cochran's Crossing
18. Consideration and action to pursue legal action for outstanding Covenant violations.
Eliezer Arce Jr
50 Treescape Circle
Lot 51, Block 01, Section 16 Village of Cochran's Crossing
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Patricia Stapleton
23 Larks Aire Place
Lot 67, Block 01, Section 37 Village of Cochran's Crossing
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Bruce A Robinson
16 Hollymead Drive
Lot 03, Block 01, Section 08 Village of Cochran's Crossing

21. Consideration and action to pursue legal action for outstanding Covenant violations.
Cesar Vargas
102 East Mistybreeze Circle
Lot 26, Block 06, Section 01 Village of Cochran's Crossing
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Judith Barnes
67 North Pathfinders Circle
Lot 106, Block 06, Section 01 Village of Cochran's Crossing

- X.** Public Comments
- XI.** Member Comments
- XII.** Staff Reports
- XIII.** Adjourn



Property Compliance Manager
For The Woodlands Township

