

**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 November 16, 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. Rehearing for variance for a building and monument sign.  
Allergy & ENT Associates  
10847 Kuykendahl Road Suite 100  
Lot 551, Block 592, Section 60 Village of Indian Springs TWA
  2. 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.
  3. 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 Wind Place  
Lot 42, Block 10, Section 12 Village of Grogan's Mill
  4. 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
  5. 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

6. 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
7. 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
8. 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
9. 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
10. 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
11. 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(WCA)
12. 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
13. 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
14. 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
15. 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

16. 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
17. Variance request for a Proposed Room Addition that exceeds the allowed Living Area per the Development Criteria for Section 21 of Creekside Park West.  
Daniel Merlo  
2 Pebble Pocket  
Lot 12 Block 03, Section 21 Village of Creekside Park West
18. Variance request for existing shed that does not respect the rear ten foot and side five foot easements.  
Marc Celia  
263 Genesee Ridge Court  
Lot 32, Block 2, Section 11 Village of Harper's Landing @ College Park
19. Variance request for existing shed that does not respect the rear ten foot easement.  
Debra Congram  
59 South Archwyck Circle  
Lot 7 Block 2, Section 42 Village of Sterling Ridge
20. Variance request for existing artificial turf that is not allowed as landscaping material.  
Jeffrey Nellis  
3 Ivy Garden Street  
Lot 26 Block 3 Section 55 Village of Alden Bridge
21. Variance request for existing pergola with unapproved roof material  
Dustin and Elizabeth Hasselgren  
70 Wimberly Way  
Lot 73, Block 1, Section 3 Village of Harper's Landing @ College Park
22. Variance request for existing fence with construction side facing outward to a tract of land.  
Timothy J Booth  
27 South Bristol Oak Circle  
Lot 55 Block 1 Section 11 Village of Alden Bridge
23. Consideration and action to pursue legal action for outstanding Covenant violations.  
Stephen E Fischer  
15 Garland Grove Place  
Lot 15, Block 2, Section 10 Village of Indian Springs (TWA)
24. Consideration and action to pursue legal action for outstanding Covenant violations.  
Maria Echeverry  
118 Zephyr Bend Place  
Lot 29, Block 1, Section 4 Village of Grogan's Forest at College Park
25. Consideration and action to pursue legal action for outstanding Covenant violations.  
Chi D & Thang D Bui

11 Daffodil Meadow Place  
Lot 3, Block 1, Section 25 Village of Creekside Park West

26. Consideration and action to pursue legal action for outstanding Covenant violations.  
Miguel Eduardo Soberon Bulle Goyri  
46 Wood Drake Place  
Lot 58, Block 1, Section 4 Village of Creekside Park West
27. Consideration and action to pursue legal action for outstanding Covenant violations.  
Ashok & Jasishree Nayar  
131 Prairie Dawn Circle  
Lot 2, Block 1, Section 14 Village of Harper's Landing at College Park
28. Consideration and action to pursue legal action for outstanding Covenant violations  
Monica Macias Tubilla  
83 Birch Canoe Drive  
Lot 17, Block 1, Section 20 Village of Creekside Park West
29. Consideration and action to pursue legal action for outstanding Covenant violations.  
Keith Wooden  
10 Silk Tree Place  
Lot 37, Block 2, Section 81, Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.  
Maria Adela Aguilar  
50 East Stedhill Loop  
Lot 51, Block 1, Section 99, Village of Alden Bridge
31. Consideration and action to review and determine if the Development Standards Committee's conditions have been met 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 3, Section 13 Village of Alden Bridge
32. Variance request for removal of trees that do not meet requirements for removal per the Standards.  
Blake Roberts  
51 South Dulcet Hollow Circle  
Lot 11, Block 2, Section 7 Village of Sterling Ridge
33. Rehearing of conditions of approval for a variance request for a wood fence that exceeds the maximum height allowed, extends beyond the side platted building line more than standards allow and will not meet the Development Criteria for Section 79 of Alden Bridge  
Janis A Seuthe Revocable Living Trust  
51 Heartridge Court  
Lot 16 Block 02 Section 79 Village of Alden Bridge
34. Rehearing for a proposed outdoor living area with a summer kitchen that does not respect the 25-foot rear setback.  
Erik and Donna Davidsen  
23 Serenity Woods Place  
Lot 13, Block 3, Section 13 Village of Alden Bridge

35. Request to rehear the conditions of approval for a color change of the dwelling by the property owner and affected neighbors.  
Joseph W Templet  
38 Ivy Garden Street  
Lot 10 Block 3 Section 35 Village of Alden Bridge
36. Request for approval of a proposed Sport Court that may have neighbor impact.  
Steven & Shelly Brewer  
54 Blairs Way  
Lot 1, Block 1, Section 23 Village of Creekside Park West
37. Request for approval of a home business for online clothing sales.  
Matthew J Sokol  
126 Marlberry Branch Court  
Lot 1 Block 1, Section 84 Village of Alden Bridge

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



A handwritten signature in black ink, appearing to read "Stephanie B. B. 2010", is written over a light-colored rectangular background. Below the signature is a solid horizontal line.

Property Compliance Manager  
For The Woodlands Township

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call 281-210-3800 or email [ADA@thewoodlandstowship-tx.gov](mailto:ADA@thewoodlandstowship-tx.gov).

Agendas can be viewed on the Township's website at <http://tx-thewoodlandstowship2.civicplus.com/Archive.aspx?AMID=74>