

Development Standards Committee

April 18, 2012 at 5:30 PM

The Woodlands Township
2801 Technology Forest Drive
The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of Minutes of DSC Meeting on March 21, 2011.
- III. Consideration and Action regarding the promulgation of rules for signs.
- IV. Consideration and Action of the Summary List
- V. Consideration and Action regarding the promulgation of rules for trash cans and recycle bins.
- VI. Review and Disposition of Residential Applications
 1. Request for approval of a home business.
Morris Joseph Diehl
10 Prairie Oak Drive
Lot 3, Block 1, Section 15 Village of College Park (Harper's Landing)
 2. Variance request for proposed patio cover/cabana and summer kitchen that may create a negative impact due to mass, scale and proportion.
Wilbert Gilberto Orlaineta Argente
2 Yarbrough Court
Lot 24, Block 5, Section 15 Village of Creekside Park
 3. Variance request for a proposed pool bath that would not allow garage to provide adequate parking for 3 cars – a requirement of the Development Criteria and provide at least 135 sq. ft. of storage space per the standard.
Wilbert Gilberto Orlaineta Argente
2 Yarbrough Court
Lot 24, Block 5, Section 15 Village of Creekside Park
 4. Variance request for existing living area that does not allow garage to provide adequate parking for 3 cars as required by Development Criteria.
Wilbert Gilberto Orlaineta Argente
2 Yarbrough Court
Lot 24, Block 5, Section 15 Village of Creekside Park
 5. Variance request for existing living area that does not allow garage to provide adequate parking for 3 cars as required by Development Criteria.
Miguel Angel Orlaineta Argente
2 Freestone Stream Place
Lot 13, Block 5, Section 15 Village of Creekside Park
 6. Variance request for existing living area that does not allow garage to provide adequate parking for 3 cars as required by Development Criteria.
Roger Gutierrez
34 Freestone Stream
Lot 5, Block 5, Section 15 Village of Creekside Park

7. Approval request for a proposed driveway that will exceed the maximum width allowed.
Karen Bergman
179 North Vesper Bend Circle
Lot 6, Block 2, Section 30 Village of Sterling Ridge
8. Approval request for a proposed driveway that will exceed the maximum width allowed.
Jeffrey Anderson
3 Lagato Place
Lot 27, Block 1, Section 44 Village of Sterling Ridge
9. Variance request for a proposed summer kitchen that is not located at least ten feet from the side property line.
Scott and Lorna Anderson
27 Player Oaks Place
Lot 5, Block 2, Section 72 Village of Sterling Ridge
10. Variance request for proposed patio cover that will not respect the 20' rear building setback.
Cathy Spurr
6 Willow Run Place
Lot 32, Block 2, Section 2 Village of Alden Bridge
11. Variance request for proposed patio cover and summer kitchen will not respect the 20 foot rear building setback line.
Grider Gordon
87 South Bluff Creek Circle
Lot 40, Block 1, Section 73 Village of Alden Bridge
12. Variance request for proposed summer kitchen that is not located at least ten feet from the side property line.
Marco A. Poisler
75 South Shimmering Aspen Circle
Lot 17, Block 1, Section 19, Village of Creekside Park
13. Variance request for proposed summer kitchen that is not located at least ten feet from the side property line.
Juan Domene
54 South Freemont Ridge Loop
Lot 11, Block 1, Section 23 Village of Creekside Park
14. Variance request for proposed summer kitchen that is not located at least ten feet from the side property line.
Andrew Sabatier
106 South Arrow Canyon Circle
Lot 28, Block 1, Section 3 Village of Creekside Park
15. Variance request for proposed patio cover does not respect the 40 foot rear building setback and the proposed summer kitchen is not located at least 10 feet from the adjacent property line.
Vicente Suarez Mafud
10 Marin Creek Place
Lot 19, Block 1, Section 22 Village of Creekside Park
16. Variance request for proposed patio cover that will not respect the rear 25 foot building line.
Ryan J. Wilson
11 Childres Pond Court
Lot 24, Block 1, Section 2 Village of Creekside Park

17. Variance request for a proposed patio cover and fireplace that will not respect the rear 20 foot building line.
Stephen and Annette Obrien
3 Almondell Court
Lot 4, Block 3, Section 92 Village of Sterling Ridge
18. Variance request for exiting fence stain that is not an approvable color.
Eduardo E. Chang
10 South Sage Sparrow Circle
Lot 2, Block 4, Section 11 Village of Creekside Park
19. Appeal of the conditions of a tree removal permit to require replanting a tree on the lot.
Michael and Laura Matheidas
14 Baylark Place
Lot 27, Block 1, Section 9 Village of Alden Bridge
20. Variance request for an existing wood deck and pergola which is located in the ten foot rear easement.
Khen Thach
6 Florian Court
Lot 62, Block 1, Section 1 Village of College Park (Harper's Landing)
21. Variance request for an existing flagstone patio which is located in the side five foot and rear ten easements.
Judith Martin
43 South Lace Arbor Drive
Lot 7, Block 2, Section 10 Village of Alden Bridge
22. Variance request for an existing driveway and patio/walkway that exceeds the size allowed by standards, and the patio/walkway is located beyond the front building line.
Manuel Haro
31 Lanesend Place
Lot 34, Block 1, Section 23 Village of Indian Springs (TWA)
23. Variance request for existing play structure located in the rear ten foot easement.
Christopher Fritsche
59 North Winterport Circle
Lot 22, Block 2, Section 5 Village of Alden Bridge
24. Variance request for existing play structure located in the rear ten foot easement.
Jayland D. Keeney
7 Spring Basket Trail
Lot 32, Block 1, Section 7 Village of Creekside Park
25. Variance request for existing play structure located in the side five foot easement.
Koy and Nicole Schoppe
47 West Beckonvale Circle
Lot 14, Block 2, Section 6 Village of Sterling Ridge
26. Variance request for existing storage building is located in the ten foot rear yard easement.
Vasileios & Christin Maschas
143 North Downy Willow Circle
Lot 36, Block 1, Section 60 Village of Alden Bridge

27. Variance request for existing storage building is located in the ten foot rear yard easement.
Mark Peterson
18 South Oriel Oaks Circle
Lot 32, Block 1, Section 62 Village of Sterling Ridge
28. Variance request for existing storage building is located in the ten foot rear yard easement.
Tarab Ali
123 Genesee Ridge
Lot 42, Block 1, Section 11 Village of College Park (Harper's Landing)
29. Variance request for existing detached building that is not located behind a six foot high solid fence.
Rex McIntosh
70 North Arrow Canyon Circle
Lot 4, Block 2, Section 3 Village of Creekside Park
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Bill Voss
98 North Mews Wood Court
Lot 18, Block 3, Section 10 Village of College Park (Grogan's Forest)
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
William C. Swan
130 South Arrow Canyon Circle
Lot 22, Block 1, Section 3 Village of Creekside Park
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Timothy Matthews
14 South Mews Wood Court
Lot 7, Block 1, Section 10 Village of College Park (Harpers Landing)
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Lillian Garcia
31 Mohawk Path Place
Lot 104, Block 1, Section 6 Village of Creekside Park
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Patricia Rovira
117 North Villa Oaks Drive
Lot 30, Block 1, Section 52 Village of Alden Bridge
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Noel I. Knowis
6 Vinca Trail
Lot 35, Block 1, Section 59 Village Alden Bridge
36. Rehearing for a proposed sign that may have an adverse impact to the neighborhood's character.

Michael M Tower
2 South Hawthorne Hollow Circle
Lot 86, Block 1, Section 86 Village of Alden Bridge

37. Consideration and action to amend the Initial Land Use Designation by requesting to increase the maximum amount of living area allowed in Grogan's Mill Section 31.
Marvin Haass
5 North Autumnwood Way
Lot 45, Block 2, Section 31 Village of Grogan's Mill
38. Variance request for proposed pavers, which will encroach into the side easement.
Vi Vuong
16 Spicebush Court
Lot 9, Block 5, Section 5 Village of Panther Creek
39. Request for rehearing of a conditional approval of a variance request for proposed driveway that will exceed the maximum width allowed of 16 feet.
Amber Brawner
6 Archbriar Place
Lot 30, Block 1, Section 3 Village of Alden Bridge
40. Variance request for a proposed shed that will be located in the rear easement, will not be screened by a six foot solid fence and exceeds the height allowed.
German Michel
34 Veilwood Circle
Lot 9, Block 1, Section 65 Village of Sterling Ridge
41. Variance request for proposed patio cover that will not respect the 20' rear building setback.
Javier Gonzales
7 South Dulcet Hollow Circle
Lot 19, Block 2, Section 7 Village of Sterling Ridge
42. Variance request for proposed room addition that exceeds the maximum living area allowed by the Amended Initial Land use Designation.
Walter Bentley III
11 Daylight Ridge
Lot 16, Block 2, Section 19 Village of Sterling Ridge
43. Variance request for proposed room addition that exceeds the maximum living area allowed by the Development Criteria and additionally the room addition and fireplace will not respect the 25' rear building setback.
Walter Bentley III
11 Daylight Ridge
Lot 16, Block 2, Section 19 Village of Sterling Ridge
44. Variance request for proposed permanent Basketball Goal encroaches into the 5 foot side utility easement.
Gerald K. Matthews
2 Childres Pond Court
Lot 28, Block 1, Section 2 Village of Creekside Park
45. Variance request for proposed sports court that will not respect the 25 foot rear building line and may create adverse neighbor impact.

Brauweiler
3 Mirror Ridge Court
Lot 84, Block 1, Section 18, Village of Indian Springs (TWA)

46. Variance request for proposed patio cover that will not respect the 25 foot rear building line.
Brauweiler
3 Mirror Ridge Court
Lot 84, Block 1, Section 18, Village of Indian Springs (TWA)
47. Variance request for proposed sports court that does not respect the 50 foot rear setback and may create adverse neighbor impact.
Antonio Neri
10 Player Pond Place
Lot 13, Block 2, Section 23 Village of Sterling Ridge
48. Variance request for proposed driveway will exceed the maximum width allowed of 16 feet.
Mark Klepacz
127 North Westwinds Circle
Lot 18, Block 2, Section 67 Village Alden Bridge
49. Variance request for proposed sports court that does not respect the 15 foot rear setback, the lights will be over the maximum wattage allowed and it may have an adverse impact to neighbors.
Chris & Jennifer Brotherhood
19 Watermint Place
Lot 42, Block 1, Section 84 Village Alden Bridge
50. Variance request for a proposed patio cover and fireplace that will not respect the 40 foot rear setback for golf course lots.
Mark and Lisa Clifford
106 Millsap Circle
Lot 1, Block 1, Section 67 Village of Sterling Ridge
51. Variance request for existing walkway in the side yards that does not leave one foot unpaved area next to the fence. Additionally the pavers installed on the sides and rear of the pool encroach the side and rear easements, and the property exceeds the maximum allowed hard surface area.
Paez
66 North Creekmist Place
Lot 6, Block 2, Section 4 Village of College Park (Harper's Landing)
52. Variance request for existing trampoline and play structure that will be located in the rear ten and side five foot easements.
Michael Tucker
35 Freestone Stream Place
Lot 20 , Block 5 , Section 15 Village of Creekside Park
53. Variance request for existing front yard patio that extends over the 25'platted building line and pavers and landscaping rocks used as ground cover for front yard that are not considered limited amounts and may have an adverse impact to the existing neighborhood's character
James Gibson
203 South Brooksedge Circle
Lot 3, Block 3, Section 58 Village of Alden Bridge

54. Variance request for existing fence that is located past the side ten foot building line.
Matthew and Joy Mitchell
3 Coughton Court
Lot 11, Block 1, Section 54 Village of Sterling Ridge
55. Variance request for existing driveway extension that exceeds the maximum allowable width.
Kenneth Ivanic
3 Cayuga Pond Court
Lot 29, Block 1, Section 2 Village of Creekside Park
56. Variance request for existing play structure that is located in the rear ten foot easement.
Joel Michael Eberlein
42 South Victoriana Circle
Lot 6, Block 3, Section 7 Village of Creekside Park

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn




Property Compliance Manager
For The Woodlands Township