

**Development Standards Committee**

**May 16, 2012 at 5:30 PM**

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

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of the minutes of Development Standards Committee Meeting on April 18, 2012.
- III. Consideration and Action of the minutes of the Development Standards Committee meetings on February 15, 2012, February 20, 2012 and March 21, 2012.
- IV. Consideration and Action of the public forum related to Sign Standards
- V. Consideration and Discussion of revisions to the Residential Development Standards.
- VI. Review and Disposition of Commercial Applications
  - McDonalds's Restaurant
  - 4600 Woodlands Parkway
  - Panther Creek Village Center
  - Application for exterior improvements: Remodel and update the building facades.
- VII. Consideration and Action of the Applications in Section VIII, recommended for Summary Action.
- VIII. Review and Disposition of Residential Applications
  1. Request for approval of a home business.
    - William Watkins
    - 11 Serenity Woods Place
    - Lot 10, Block 3, Section 13 Village of Alden Bridge
  2. Variance request for a proposed patio that will not be located a minimum of two feet from the property line.
    - Kevin Cole
    - 14 Currymead Place
    - Lot 3, Block 1, Section 69 Village of Alden Bridge
  3. Variance request for a proposed shed that will exceed the maximum floor area allowed and the maximum height allowed.
    - Paul Baker
    - 7 North Benton Woods Circle
    - Lot 6, Block 1, Section 43 Village of Alden Bridge
  4. Variance request for proposed summer kitchen that is not located at least ten feet from the side property line.
    - Craig Grossgart
    - 2 Panamint Court
    - Lot 13, Block 1, Section 22 Village of Creekside Park
  5. Variance request for a proposed fence stain that is not an approvable color.
    - Kenneth C. Kaser, Jr.
    - 3 Verdin Place
    - Lot 31, Block 1, Section 13 Village of Creekside Park

6. Variance request for a proposed driveway and walkway that will exceed the maximum width allowed.  
Rajnikant Kushwaha  
15 Greycrest Place  
Lot 20, Block 1, Section 50 Village of Alden Bridge
7. Variance request for proposed fireplace that will not respect the 40 foot rear building setback.  
Robert and Diane Sullivan  
35 North Fair Manor Circle  
Lot 9, Block 1, Section 78 Village of Sterling Ridge
8. Variance request for proposed room addition will not respect the 13 foot side building setback line.  
Barton Peterson  
31 Gabled Pines Place  
Lot 31, Block 1, Section 45 Village of Alden Bridge
9. Variance request for existing retaining walls that are located in the ten foot front yard easement.  
Aaron and Billie Easterling  
168 Bristol Bend Circle  
Lot 19, Block 3, Section 8 Village of Alden Bridge
10. Variance request for existing retaining walls that are located in the ten foot front yard easement.  
Mukhtar & Zahina Kadri  
172 Bristol Bend Circle  
Lot 20, Block 3, Section 8 Village of Alden Bridge
11. Variance request for an existing fence stain that is not an approvable color.  
Neville J. Darlaston  
142 Pinto Point Place  
Lot 74, Block 1, Section 12 Village of Creekside Park
12. Variance request for an existing storage building that is located in the side five foot easement.  
Kristin Sohns  
6 Dapple Gray Street  
Lot 44, Block 1, Section 9 Village of Sterling Ridge
13. Variance request for existing play structure located in the rear ten foot easement.  
Chris and Heidi Goodwin  
7 Caulfield Court  
Lot 2, Block 1, Section 40 Village of Sterling Ridge
14. Variance request for an existing driveway extension that exceeds the maximum width allowed.  
Gary and Robin Cunningham  
34 South Dulcet Hollow Circle  
Lot 49, Block 1, Section 7 Village of Sterling Ridge
15. Variance request for an existing driveway extension that exceeds the maximum width allowed and is partially located in five foot side easement.  
Wade Wilson  
94 East Sterling Pond Circle  
Lot 53, Block 3, Section 3 Village of Alden Bridge

16. Variance request for an existing shed that is located in the rear ten easement. Homeowner is also appealing the RDRC decision to require a certified arborist report to remove a tree.  
Elkin and Tina Moore  
79 South Regan Mead Circle  
Lot 39, Block 2, Section 29 Village of Sterling Ridge
17. Variance request for an existing patio which is located in the side five foot and rear ten easements and a walkway that exceeds the width allowed and is located in the rear ten foot easement.  
Joe Prothro  
55 East Foxbriar Forest Circle  
Lot 15, Block 2, Section 79 Village of Alden Bridge
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Tommy Jernigan  
7 Glen Erin Drive  
Lot 40, Block 1, Section 61 Village of Alden Bridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Robert C Smith  
30 South Silver Crescent Circle  
Lot 22, Block 3, Section 1 Village of Alden Bridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Jacqueline M Tockey  
18 South Planchard Circle  
Lot 4, Block 3, Section 68 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Justin Baca  
14 Timberlea Place  
Lot 31, Block 2, Section 63 Village of Alden Bridge
22. Request for rehearing of a play structure by an affected neighbor.  
Ron and Kathy Cashwell – Affected Neighbor  
Kevin Delahunty - Owner  
34 Columbia Crest Place  
Lot 24, Block 1, Section 1 Village of Sterling Ridge
23. Request for rehearing of a home business permit.  
Ben Stallings  
150 Golden Autumn Place  
Lot 11, Block 3, Section 84 Village of Alden Bridge
24. 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

25. Variance request for a proposed pool, fire pit and cabana are over the maximum percent coverage of hard surface area allowed for the lot and the proposed cabana does not respect the 20 foot rear building setback.  
Corcoran Kratt  
91 South Plum Crest Circle  
Lot 5, Block 2, Section 64 Village of Alden Bridge
26. Variance request for proposed swimming pool encroaches into the ten foot rear easement.  
William Eberwein  
42 North Freemont Ridge Loop  
Lot 14, Block 1, Section 23 Village of Creekside Park
27. Variance request for proposed patio in rear ten foot easement.  
James Hill Lillie  
26 Danby Place  
Lot 26, Block 1, Section 6 Village of Creekside Park West
28. Variance request for proposed summer kitchen that is not located at least ten feet from the property line.  
David Hogland and Alison Grylls  
15 West Beckonvale Circle  
Lot 2, Block 2, Section 6 Village of Sterling Ridge
29. Variance request for a proposed pool that may create a significant negative neighbor impact due to a steep elevation change in the yard.  
Gerardo and Ingrid Amado  
66 West Shale Creek Circle  
Lot 15, Block 2, Section 20 Village of Sterling Ridge
30. 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
31. Variance request for existing awning material is corrugated plastic, which is not an approvable roofing material.  
Troy and Daniella Laubsch  
143 East Foxbriar Forest Circle  
Lot 3, Block 2, Section 79 Village of Alden Bridge
32. Variance request for existing garage conversion to living area without sealed plans and would not allow garage to provide adequate parking for 3 cars – a requirement of the Development Criteria.  
Cecilia Villareal  
42 Cove View Trail  
Lot 27, Block 1, Section 6 Village of Creekside Park
33. Variance request for existing basketball goal and pad location in street right of way and the easement, and it is not located at least 20' back from the street pavement edge.  
Oscar Piembert Culebro  
26 Woodmoor Place  
Lot 38, Block 2, Section 91 Village of Sterling Ridge
34. Variance request for an existing fence that is not set back at least five feet from the front facade of the home.  
Christopher Degan

163 South Queenscliff Circle  
Lot 2, Block 2, Section 13 Village of Sterling Ridge

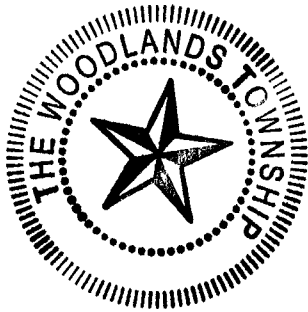
35. Variance request for an existing fence that is not set back at least five feet from the front facade of the home.  
Darren and Erin Hart  
167 South Queenscliff Circle  
Lot 1, Block 2, Section 13 Village of Sterling Ridge

IX. Public Comments

X. Member Comments

XI. Staff Reports

XII. Adjourn



  
Property Compliance Manager  
For The Woodlands Township