

Development Standards Committee

July 18, 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 June 20, 2012.
- III. Consideration and Action of the Applications in Section IV recommended for Summary Action.
- IV. Review and Disposition of Residential Applications
 1. Variance request for a proposed paving, fireplace, summer kitchen and gazebo that do not respect the rear 25 foot building line.
John and Edith McLaughlin
27 Lenox Hill Court
Lot 41, Block 1, Section 20 Village of Indian Springs (TWA)
 2. Variance request for a proposed attached patio cover and summer kitchen that do not respect the 25 foot rear setback.
Sally and John Magee
51 West Mirror Ridge Circle
Lot 10, Block 3 Section 18 Village of Indian Springs (TWA)
 3. Variance request for proposed summer kitchen that is not located at least ten feet from adjacent property line.
Arnold Erazo
7 Clare Point Drive
Lot 2, Block 1, Section 96 Village of Sterling Ridge
 4. Variance request for a proposed attached patio cover and summer kitchen that do not respect the 25 foot rear setback.
Robert and Brynn Beauchamp
66 West Mirror Ridge Circle
Lot 10, Block 1, Section 18 Village of Indian Springs (TWA)
 5. Variance request for proposed patio cover which extends beyond the 25 foot platted building line.
Kevin Teague
21 Stockbridge Landing Court
Lot 22, Block 2, Section 17 Village Alden Bridge
 6. Variance request for proposed patio that is partially located in the ten foot rear yard easement.
Michelle McKiernan
169 Musewood Court
Lot 43, Block 1, Section 92 Village of Alden Bridge
 7. Variance request for proposed patio that is partially located in the ten foot rear yard easement.
Karen Johns
131 North Villa Oaks Drive
Lot 34, Block 1, Section 52 Village of Alden Bridge

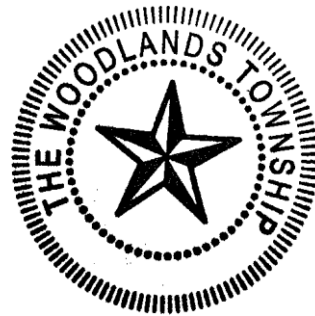
8. Variance request for proposed storage shed that is located in the rear and side easement and is not screened by a solid 6' high fence.
Matthew Lennox
15 Craven Park Court
Lot 32, Block 2, Section 93 Village of Sterling Ridge
9. Variance request for an existing pergola that is located in the rear ten foot easement.
Matthew Lennox
15 Craven Park Court
Lot 32, Block 2, Section 93 Village of Sterling Ridge
10. Variance request for an existing walkway that is wider than the maximum width allowed.
David and Andrea Osier
107 North Creekmist Place
Lot 17, Block 2, Section 4, Village of College Park (Harper's Landing)
11. Variance request for an existing driveway that will exceed the maximum width allowed.
Eli Omar Vargas Lopez
166 Bauer Point Circle
Lot 71, Block 1, Section 6 Village of Creekside Park
12. Variance request for an existing play structure that contains a single elevated floor area that exceeds the maximum allowed square footage.
Shahin & Cindy El-Sharif
78 South Freemont Ridge Loop
Lot 5, Block 1, Section 23 Village of Creekside Park
13. Variance request for existing pool that was built other than the approved and decking that appears to exceed the maximum percent coverage.
Erich and Lisa Polack
163 Bristol Bend Circle
Lot 15, Block 1, Section 8 Village of Alden Bridge
14. Variance request for an existing landscape border that is located in the ten foot rear yard easement.
Erich and Lisa Polack
163 Bristol Bend Circle
Lot 15, Block 1, Section 8 Village of Alden Bridge
15. Variance request for existing shed that is located in the side five foot easement and exceeds the maximum allowed height.
Bruce Waddell
207 South Brooksedge Circle
Lot 2, Block 3, Section 58 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brian & Kristin Murkowski
42 South Downy Willow Circle
Lot 3, Block 2, Section 60 Village of Alden Bridge

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Douglas McLennan
109 North Acacia Park Circle
Lot 10, Block 4, Section 28 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.
Albert Ramirez
155 Hansom Trail Street
Lot 13, Block 2, Section 9 Village of Sterling Ridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jorge Cardona Pelaez
62 Panterra Way
Lot 41, Block 1, Section 74 Village of Sterling Ridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Shadi Awwad
30 Valewood Place
Lot 15, Block 2, Section 102 Village of Alden Bridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Guillermo Cervantes A Luna
94 North Westwinds Circle
Lot 21, Block 1, Section 67 Village of Alden Bridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jason Halstead
10 Segó Lilly Court
Lot 70, Block 1, Section 13 Village of Creekside Park
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Shawn Dubois
94 North Rambling Ridge Place
Lot 40, Block 2, Section 4, Village of College Park (Harper's Landing)
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jeffrey Small
31 Sagamore Ridge Place
Lot 26, Block 1, Section 14 Village of Creekside Park
25. Consideration and action to verify the conditions of approval regarding the pool enclosure.
19 Tealbriar Circle
Eric Everett
Lot 5, Block 3, Section 15 Village of Indian Springs

26. Variance request for proposed pergola that may create negative neighbor impact.
Jeffery and Jennifer Langemeier
46 West Double Green Circle
Lot 15, Block 1, Section 77 Village of Sterling Ridge
27. Variance request for proposed patio cover that may create negative neighbor impact.
Sergio Ortiz
2 Beauty Bower Place
Lot 12, Block 1, Section 25 Village of Sterling Ridge
28. Approval request for proposed home business.
Matthew Carbery
75 South Bethany Bend Circle
Lot 18, Block 2, Section 36 Village of Alden Bridge
29. Variance request for proposed fence stain is not an approved color.
Jack and Nancy Landrum
3 Woodmoor Place
Lot 53, Block 2, Section 91 Village of Sterling Ridge
30. Variance request for proposed pool may create negative neighbor impact and the summer kitchen is not located at least 10 feet from property line.
Andreas Sadlier
130 East French Oaks Circle
Lot 48, Block 1, Section 49 Village of Sterling Ridge
31. Variance request for proposed trees to be removed that are not located within five feet of a house or other existing or proposed structures, are not considered a safety hazard and are not on the list of invasive or hazardous trees.
Susan Nilsen
43 West Honey Grove Place
Lot 24, Block 1, Section 31 Village Alden of Bridge
32. Variance request for proposed work shop will exceed the maximum floor area of 120 square feet and will not respect the 15 foot building setback for the rear of the dwelling and may have an adverse impact to neighboring properties and neighborhood.
Elizabeth A. Carlson
79 North Merryweather Circle
Lot 54, Block 1, Section 82 Village of Alden Bridge
33. Variance request for a proposed fence that will not respect the ten foot and 25 foot platted building lines.
William Ferebee
2 Sentinel Place
Lot 10, Block 2, Section 4 Village of Alden Bridge
34. Variance request for existing dog run that may have adverse impact to neighboring properties due to mass, scale, proportion.
Domingo Ibarra
175 West Sundance Circle
Lot 9, Block 3, Section 59 Village of Alden Bridge

35. Variance request for existing swimming pool/cabana/summer kitchen/fireplace submitted without required plans.
Douglas Lee
11 Tealbriar Circle
Lot 3, Block 3, Section 15 Village of Indian Springs (TWA)
36. Variance request for existing satellite dish that exceeds the installed height allowed for a large satellite dish and it is not screened from view.
Jose Luis Huerta
50 Nocturne Woods Place
Lot 24, Block 1, Section 44 Village of Sterling Ridge
37. Variance request for existing color change to the trim and garage door that is not in keeping with character of neighborhood.
Oscar and Suzette Uthman
78 South Warbler Bend Circle
Lot 5, Block 1, Section 2 Village of Sterling Ridge
38. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Eduardo Chavez
23 W. Isle Place
Lot 2, Block 1, Section 25 Village of Panther Creek
39. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Virginia Hamilton
84 Yewleaf Drive
Lot 02, Block 01, Section 07 Village of Panther Creek

- V.** Public Comments
- VI.** Member Comments
- VII.** Staff Reports
- VIII.** Adjourn



Kimberly C. McKenna-ADonoghue
Property Compliance Manager
For The Woodlands Township