

Development Standards Committee

November 14, 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 Meetings on October 3, 2012, October 17, 2012 and October 30, 2012.
- III. Request for approval for The Indian Springs Village Association to have Boy Scout Troop 772 install American Flags in the Indian Springs Village at the Chandler Creek entrance and at Forest Gate Park and Falconwing Park.
- IV. Consideration and Action of the Applications in Section V recommended for Summary Action.
- V. Review and Disposition of Applications
 1. Variance request for proposed rear yard elevated decks that will be located beyond the thirty foot rear setback and would encroach into the ten foot rear easement.
Marvin Haass and Nikki J. Post
5 North Autumnwood Way
Lot 45, Block 02, Section 31 Village of Grogan's Mill
 2. Variance request for proposed paver pathways, that will be located in the five foot side and ten foot rear yard easements, will cause the driveway to exceed the maximum width allowed and exceeds the maximum amount of hard surface area allowed for the lot.
Marvin Haass and Nikki J. Post
5 North Autumnwood Way
Lot 45, Block 02, 31 Section Village of Grogan's Mill
 3. Variance request for a proposed driveway that will exceed the maximum width allowed.
Jim and Carolyn Ritchie
6 Watertree Ct
Lot 23, Block 03, Section 44 Village of Grogan's Mill
 4. Variance request for a proposed second story balcony that would be located beyond the twenty five foot rear building setback.
Gregg and Teri Johnson
106 South Timber Top Drive
Lot 03, Block 01, Section 15 Village of Grogan's Mill
 5. Variance request for a proposed trash and recycle cart screen, which will not be set back three feet from the front facade of the dwelling.
Janet & Nancy Nufer
15 West Mistybreeze Circle
Lot 3, Block 5, Section 1, Village of Cochran's Crossing
 6. Variance request for a proposed six foot fence replacement, which would be located less than five feet back from the front facade and located beyond the ten foot platted building line.
Nicholas De Simone/Heidi E De Simone
109 South Golden Arrow Cir

Lot 1, Block 3, Section 12, Village of Cochran's Crossing

7. Consideration and Action to proceed with legal action for outstanding covenant violations on the home.
Norma Amaya
61 North Deerfoot Circle
Lot 14, Block 2, Section 28 Village of Grogan's Mill
8. Variance request for a proposed wood deck that will be located on the zero-lot-line side of the property will not be a minimum of two feet from the property line and will be immediately adjacent to the fence that is located on the property line.
Simon Boddison
138 North Camellia Grove Circle
50 Marble Rock Place
Lot 6, Block 1, Section 80 Village of Alden Bridge
9. Variance request for a proposed gazebo will extend beyond the rear 20 foot building setback.
Shawn Paul Tupper
71 Alden Glen Drive
Lot 18, Block 1, Section 20 Village of Alden Bridge
10. Variance request for a proposed patio cover that will not respect the rear 20 foot setback.
William Harness
3 Antico Court
Lot 10, Block 1, Section 61 Village of Sterling Ridge
11. Variance request for a proposed detached patio cover that encroaches into the 20 foot rear setback.
Chris and Kelli Laney (Kelli Brenham)
58 Spincaster Drive
Lot 17, Block 1, Section 30 Village of Creekside Park
12. Variance request for a proposed summer kitchen is not located a minimum of 10 feet from the adjacent property line.
Chris Laney and Kelli Brenham
58 Spincaster Drive
Lot 17, Block 1, Section 30 Village of Creekside Park
13. Variance request for an existing deck that is located in the ten foot rear yard easement.
Glenn R Higginbotham
50 North Brookside Circle
Lot 28, Block 2, Section 58 Village of Alden Bridge
14. Variance request for an existing storage shed exceeds the maximum height of seven feet allowed for a plastic shed.
Troy Herrera
99 North Merryweather Circle
Lot 59, Block 1, Section 82 Village of Alden Bridge
15. Variance request for an existing storage shed is located in the five foot side yard easement, exceeds the maximum height of seven feet for a plastic shed, and is not completely screened by a six foot solid fence.
Scott M Floco
95 North Merryweather Circle
Lot 58, Block 1, Section 82 Village of Alden Bridge

16. Variance request for existing paving that does not respect the ten foot rear easement.
Martin Smith
58 North Arrow Canyon Circle
Lot 7, Block 2, Section 3 Village of Creekside Park
17. Variance request for existing steps that do not respect the ten foot rear easement.
Mark Ciaglia
11 Shimmering Aspen Circle
Lot 1, Block 1, Section 19 Village of Creekside Park
18. Variance request for an existing play structure that does not respect the rear ten foot easement and the tarp is patterned.
Jeremy Stumpf
26 South Crisp Morning Circle
Lot 4, Block 3, Section 93 Village of Alden Bridge
19. Appeal of RDRC decision to require relocation for an existing play structure and trampoline that does not respect the rear ten foot or side five foot easements.
Michael and Meghan Bostic
70 West Lasting Spring Circle
Lot 21, Block 1, Section 8 Village of Creekside Park
20. Variance request for an existing play structure that does not respect the rear ten foot easement
Christopher and Jennifer Clark
78 N. Creekmist Place
Lot 9, Block 2, Section 4 Village of College Park (Harper's Landing)
21. Request for approval of a Home Business
Charles Dressler
67 Degas Park Drive
Lot 96, Block 1, Section 21 Village of Sterling Ridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Leanne Gonzales
7 English Lavender Place
Lot 33, Block 2, Section 24 Village of Sterling Ridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Helen L De Paep
42 Spinning Wheel Circle
Lot 4, Block 3, Section 56 Village of Sterling Ridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Julie Ann McDaniel
2 Ginger Springs Place
Lot 17, Block 1, Section 14 Village of College Park (Harper's Landing)

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Carmen Angles Prats – El Caobo Inc.
177 Bauer Point Circle
Lot 6, Block 3, Section 6 Village of Creekside Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Alfred Amparan Garza
110 East Cove View Trail
Lot 85, Block 1, Section 6 Village of Creekside Park
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Richard M Starley
27 Forest Perch Place
Lot 28, Block 1, Section 93 Village of Alden Bridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Sergio Cesar
30 Long Hearth Place
Lot 33, Block 2, Section 5 Village of Alden Bridge
29. Consideration and Action for Concept Approval of a one story general office building with approximately 10,800 square feet of office space.
OCS Office Bldg.
Parcel 5KK-1b2, Village of Grogan's Mill
Westridge Road & South Park Drive
30. Consideration and Action to allow temporary directional signs
BYRD Automotive
2445 High Timbers Drive
Lot 0630, 0910 Block 0547, Section 6, Village of Town Center.
31. Variance request for a pool located in the easement and beyond the rear platted building line.
Sneller Custom Homes
2 West Isle
Lot 17, Block 1, Section 25, Village of Panther Creek
32. Variance request for a proposed kitchen addition that will be located beyond the twenty five foot rear building setback; and will cause the lot to exceed the maximum living area allowed.
Carlos Girault Ruiz and Susana Bernardi
10603 Whisper Willow Place
Lot 34, Block 07, Section 06 Village of Grogan's Mill
33. Variance request for a proposed deck that will be located within the ten foot rear easement.
Carlos Girault Ruiz and Susana Bernardi
10603 Whisper Willow Place
Lot 34, Block 07, Section 06 Village of Grogan's Mill

34. Variance request for a proposed shed that will not be screened by a six foot solid fence; and will be located in the five foot side yard easement.
Aisa Sanders
6 Roseling Rd.
Lot 68, Block 02, Section 13 Village of Grogan's Mill
35. Request for a rehearing for an existing shed located in the rear easement previously disapproved by the DSC on September 19, 2012.
Leonardo Ballesteros
82 South Scribewood Circle
Lot 16, Block 1 , Section 40 Village of Sterling Ridge
36. Variance request for proposed summer kitchen that is less than ten feet from the adjacent property line and both the proposed summer kitchen and attached arbor will project past the six and a half foot side building setback.
John C. Flaughner
71 Vintage Path Place
Lot 13, Block 2, Section 11 Village of College Park (Grogan's Forest)
37. Variance request for an existing detached patio cover is located in the five foot side yard easement and has an unacceptable corrugated roofing material.
Lawrence D Loomis Price
46 Firethorn Place
Lot 23, Block 3, Section 3 Village of Alden Bridge
38. Variance request for a proposed pool with pool equipment that will encroach upon the five foot side yard easement on the non a/c side more than the two foot allowance
Kenneth R Stein
174 Lattice Gate Street
Lot 35, Block 1, Section 55 Village of Alden Bridge
39. Variance request for an existing play structure that does not respect the rear ten foot easement.
Robert & Jennifer Kulis
14 Rosy Finch Place
Lot 10, Block 4, Section 11 Village of Creekside Park
40. Variance request for an existing play structure that does not respect the rear ten foot easement.
David A Allan
90 Harvest Wind Place
Lot 24, Block 1, Section 62 Village of Alden Bridge

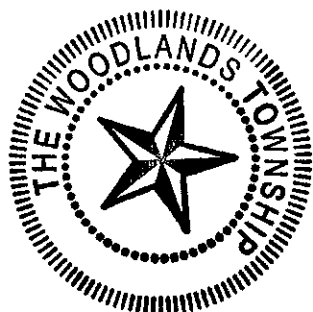
VI. Consideration and Action to modify the Neighborhood Criteria for the Village of Panther Creek Section 20, Block 1 Lots 1-34 Village of Panther Creek

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn



Paulina Blasco

Property Compliance Manager

For The Woodlands Township