

Development Standards Committee

January 16, 2013 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 December 5th and 19th, 2012.
- III. Consideration and Action of the Applications in Section IV & V recommended for Summary Action.
- IV. Review and Disposition of Applications for the Villages of Alden Bridge, Creekside Park, Sterling Ridge and College Park.
 1. Variance request for a proposed shed that will encroach into the side five foot easement and the existing right side front fence that exceeds the maximum height allowed.
Jason Everett
7 Bel Canto Green
Lot 16, Block 02, Section 10 Village Alden Bridge
 2. Variance request for an existing summer kitchen that is not located a minimum of 10 feet from the adjacent property line and two pergolas that do not respect the side easement and the rear easement.
Patricia McMahon Bonnot
6 Loxanhachee Place
Lot 63, Block 1, Section 4 Village of Creekside Park
 3. Variance request for an existing retaining wall that is located in the ten foot rear yard easement and a walkway wider than the maximum width allowed.
Douglas James Wall
114 North Taylor Point Drive
Lot 43, Block 1, Section 13 Village of Alden Bridge
 4. Variance request for an existing storage shed is located in the five foot side yard easement.
Travis Edmunds
142 West Russet Grove Circle
Lot 18, Block 1, Section 75 Village of Alden Bridge
 5. Request for approval of a Home Business
Salomon Mansur Cohen
19 Pintuck Place
Lot 46, Block 1, Section 12 Village of Creekside Park
 6. Variance request for an existing fence that exceeds maximum approved height allowed for fences with rot board.
Ashley Greens Homeowners Association
51 South Ashley Green
Lot 23, Block 1, Section 53 Village Alden Bridge
 7. Variance request for an existing fence that exceeds maximum approved height allowed for fences with rot board.

Ashley Greens Homeowners Association
63 West Ardsley Square Place
Lot 67, Block 1, Section 70 Village Alden Bridge

8. Variance request for an existing fence that exceeds maximum approved height allowed for fences with rot board.

Ashley Greens Homeowners Association
111 Ascot Way Court
Lot 79, Block 1, Section 70 Village Alden Bridge

9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

David Sandel
58 North Merryweather Circle
Lot 7, Block 2, Section 82 Village of Alden Bridge

10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Kesha B McLean
Property address: 242 South Walden Elms Circle
Lot 6, Block 1, Section 42 Village Alden Bridge

11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Michael Rock
127 West Burberry Circle
Lot 5, Block 2, Section 97 Village of Alden Bridge

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Moshe Karasanti
23 Rowan Tree Place
Lot 42, Block 1, Section 86 Village of Alden Bridge

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

James Steves
22 Granite Path Place
Lot 3, Block 3, Section 4 Village of Creekside Park

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Tanya L. Bryan
42 North Delta Mill Circle
Lot 2, Block 2, Section 1 Village of College Park

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Jason Williams
10 South Misty Canyon Place
Lot 5, Block 1, Section 4 Village of College Park

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Vanessa Moore
83 North Creekmist Place
Lot 23, Block 2, Section 4 Village of College Park (Harper's Landing)
17. 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
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Derek Whitener
67 Drifting Shadows Circle
Lot 42, Block 2, Section 7 Village of College Park
19. Consideration and Action for the revised plans for the proposed pool and summer kitchen which will exceed the maximum hard surface area allowed which was approved at the Development Standards Committee meeting of December 19, 2012.
Alejandro and Sandra Ibarra
27 Doeskin Place
Lot 36, Block 3, Section 59 Village of Alden Bridge
20. Variance request for a proposed generator that may have negative impact.
Stuart Smith
82 North Planchard Circle
Lot 17, Block 2, Section 68 Village of Sterling Ridge
21. Variance request for a proposed patio cover and fireplace that does not respect the rear 25 foot setback.
Gregory Daggett
26 Mosaic Point Place
Lot 8, Block 1, Section 6 - Village of Creekside Park
22. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
Mihai Marcu
18 South Pinto Point Circle
Lot 10, Block 1, Section 12 - Village of Creekside Park
23. Variance request for an existing wood deck is located in the 10' rear yard easement, but not palletized and not located a minimum of two feet from the property line and will be immediately adjacent to the fence that is located on the property line and existing pavers are located in the 10' rear yard easement.
Samantha J Wellman
126 West Burberry Circle
Lot 10, Block 1, Section 97 Village Alden Bridge
24. Variance request for existing pavers that are located in the five foot side yard easement and the proposed fence that will exceed the maximum height of 6'.
Lawrence D Loomis Price
46 Firethorn Place
Lot 23, Block 3, Section 3 Village of Alden Bridge

25. 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

V. Review and Disposition of Applications for the Villages of Panther Creek, Grogan's Mill, Indian Springs WCA and Cochran's Crossing.

- A. Consideration and Action to maintain the existing, temporary building which serves as a daycare that was approved in 2005.
Christ Church United Methodist
6363 Research Forest Drive
Lot 400, Block 101, Section 67 Village: Cochran's Crossing
- B. Consideration and Action regarding concept plans for the building expansion and handicap accessible remodel
Northwood Unitarian Universalist Church
Lot 207, Block 599, Section 36, Village of Grogan's Mill
- C. Request for rehearing regarding existing paving and retaining wall that encroaches into 5' side easement
Joseph Scroggins
18 Twelve Pines Court
Lot 33, Block 01, Section 14 Village of Panther Creek
- D. Request for rehearing regarding the Development Standards Committee action for the patio cover and related fireplace located beyond the twenty five foot rear building setback, which was reviewed by the full committee and acted on at the meeting of October 3, 2012.
Mike and Ally Seder
31 Star Fern Place
Lot 08, Block 01, Section 54 Village of Grogan's Mill
- E. Variance request for the existing fence, which was built with the construction side facing outward and exceeds the maximum height allowed.
Randall and Shelley Goddard
16 West Southfork Pines Circle
Lot 2, Block 3, Section 17 Village of Panther Creek
- F. Variance request for the existing paving, which encroaches into the rear and side yard easements and exceeds the maximum hard surface area.
Randall and Shelley Goddard
16 West Southfork Pines Circle
Lot 2, Block 3, Section 17 Village of Panther Creek
- G. Variance request for an existing patio that encroaches into the ten foot rear yard easement.
Scott and Linda James
7 Tanager Trail
Lot 14, Block 01, Section 07, Village of Cochran's Crossing
- H. Consideration and action to appeal the Residential Design Review Committee decision of approval regarding an existing detached pergola and variance request for existing detached pergola and associated concrete decking that encroach into the ten foot rear yard easement.

Dale Rahlfs
31 Petalcup Place
Lot 32, Block 3, Section 23, Village of Cochran's Crossing

- I. Consideration and action to allow for a time extension to comply with the Development Standards Committee action of November 2, 2011.
Pat Moritz
1 Muskmallow Court
Lot 30, Block 01, Section 19 Village of Grogan's Mill

- J. Variance request for a proposed detached patio cover with fireplace that will be located beyond the ten foot side yard Building Setback.
Thad P Dunbar
7 Ivy Pond Place
Lot 5, Block 2, Section 45, Village of Cochran's Crossing

- K. Consideration and action for a proposed home business.
Janet Skeels
98 Marabou Place
Lot 20, Block 02, Section 25 Village of Grogan's Mill

- L. Variance request for a proposed room addition, garage conversion and garage addition, which would be located beyond the rear building setback.
Doug Schroeder
1 Pastoral Pond Circle
Lot 05, Block 04, Section 60 Village of Grogan's Mill

- M. Variance request for a patio cover with integrated summer kitchen, fireplace and pergola, which would be located beyond the rear building setback.
Doug Schroeder
1 Pastoral Pond Circle
Lot 05, Block 04, Section 60 Village of Grogan's Mill

- N. Variance request for a proposed driveway widening, which would exceed the maximum width allowed.
Doug Schroeder
1 Pastoral Pond Circle
Lot 05, Block 04, Section 60 Village of Grogan's Mill

- O. Variance request for a proposed driveway replacement, which would cause the driveway to exceed the maximum width allowed.
Rhea Burdeaux and Robert Braden
10722 East Timberwagon Circle
Lot 05, Block 06, Section 06 Village of Grogan's Mill

- P. Variance request for a proposed driveway widening, which would cause the driveway to exceed the maximum width allowed.
James and Sara Bissig
11018 Meadow Rue Street
Lot 25, Block 07, Section 07 Village of Grogan's Mill

- Q. Variance request for the proposed room addition, which exceeds the maximum living area.
Mary Branson Leyenberger

86 S Trace Creek Drive
Lot 05, Block 02, Section 03 Village of Indian Springs

- R. Variance request for the proposed home remodeling, which would exceed the maximum living area allowed.
Emad Olrafie
1 Destiny Cove
Lot 14, Block 01, Section 43 Village of Panther Creek
- S. Variance request for a proposed solid fence, which will not be set back five feet from the front façade.
John and Joann Robinson
15 West Isle Place
Lot 21, Block 01, Section 25 Village of Panther Creek
- T. Variance request for a proposed addition which includes garage, living and entertainment areas and related tree removal, which was not considered architecturally compatible when reviewed by the Residential Design Review Committee.
George Turek
203 North Tranquil Path
Lots 18, Block 03, Section 63 Village of Grogan's Mill
- U. Variance request for the proposed driveway, which was not considered architecturally compatible when reviewed by the Residential Design Review Committee.
George Turek
203 North Tranquil Path
Lots 18, Block 03, Section 63 Village of Grogan's Mill
- V. Variance request for the proposed covered walkway, which will be located within the five foot side yard easements and beyond the property lines for lots 17 and 18.
George Turek
199 and 203 North Tranquil Path
Lots 17 and 18, Block 03, Section 63 Village of Grogan's Mill
- W. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Zareena Mohiuddin
159 W Coldbrook Circle
Lot 2, Block 3, Section 25, Village of Cochran's Crossing
- X. Variance request for an existing spa with associated decking that encroaches into the rear and side yard easements.
Juan Tonatiuh Gonzales Oses
80 Fallenstone Drive
Lot 1, Block 4, Section 1, Village of Cochran's Crossing
- Y. Variance request for an existing driveway extension which causes the driveway to exceed the maximum width allowed and is located in the side yard easement.
Jose T Villamediana
66 Cascade Springs Place
Lot 32, Block 04, Section 02, Village of Cochran's Crossing
- Z. Variance request for an existing walkway that exceeds the maximum width allowed and causes the driveway to exceed maximum width allowed.
Brenda Troutt

35 E Stony Bridge Court
Lot 13, Block 4, Section 10, Village of Cochran's Crossing

AA. Variance request for an existing driveway widening that exceeds the maximum width allowed, encroaches into the side yard easement, and is constructed of a material that is not considered to be an approvable hard surface.

John Delaney
5 Robin Springs Place
Lot 37, Block 2, Section 3, Village of Cochran's Crossing

BB. Variance request for an existing driveway widening that exceeds the maximum width allowed, encroaches into the side yard easement, and is constructed of a material that is not considered to be an approvable hard surface.

Brian Week
6 Robin Springs Place
Lot 26, Block 2, Section 3, Village of Cochran's Crossing

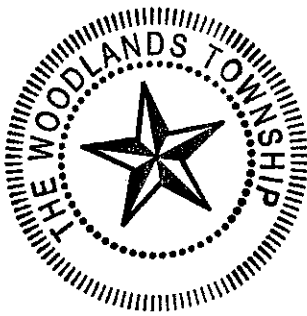
VI. Consideration and action regarding the Development Standard Committee's Operating procedures.

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn




Property Compliance Manager
The Woodlands Township