

**Development Standards Committee**

**February 20, 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 January 16, 2013.
- III. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
- IV. Consideration and Action regarding the display and placement of The Flag of The United States of America, which will be provided by Cub Scout Pack 889 in the Village of Alden Bridge.
- V. Review and Disposition of items for the Villages of Alden Bridge, Creekside Park, Indian Springs TWA, Sterling Ridge and College Park.
  1. Variance request for proposed fences that will not comply with the Development Criteria for Section 70 of Alden Bridge - Proposed fences will be over the maximum height of six feet, will not be of one design, and will not be capped picket.  
Ashley Greens Homeowners Association  
Ashley Green  
Lots 1-9, 25, 37-39, 40-45, 48, 49, 50-52,55-59, 60, 80, 81 Block 1, Section 70 Village of Alden Bridge
  2. Variance request for a proposed shed does not respect the side five foot and rear ten foot easements and the shed exceeds the height allowed for placement in the easements.  
Jose Luis and Karen Pedraza  
38 Bowie Bend Court  
Lot 32, Block 1, Section 1 Village of College Park
  3. Variance request for a proposed shed that does not respect the side five foot and rear ten foot easements.  
Gabriel and Patricia Sabadell  
6 Wildever Place  
Lot 27, Block 1, Section 36 Village of Sterling Ridge
  4. Variance request for a proposed summer kitchen that will not be located a minimum of ten feet from the adjacent property line.  
Bryan Schorzman  
18 Glowing Star Place  
Lot 51, Block 3, Section 6 Village of Sterling Ridge
  5. Variance request for a proposed summer kitchen that will not be located a minimum of ten feet from the adjacent property line.  
Richard Graff  
39 Goldwood Place  
Lot 29, Block 1, Section 15 Village of Sterling Ridge
  6. Variance request for a proposed summer kitchen that will not be located a minimum of ten feet from the adjacent property line.  
Mark J. Winter  
50 West Wolf Cabin Circle

Lot 19, Block 5, Section 14 Village of Creekside Park

7. Variance request for an existing patio that is encroaching past the front building line.  
Rena C. Stevens  
58 South Bethany Bend Circle  
Lot 8, Block 1, Section 36 Village of Alden Bridge
8. Variance request for an existing summer kitchen that is not located a minimum of ten feet from the adjacent property line and a portion of the pool deck does not respect the side easement.  
Carlos Gonzalez  
87 Wood Manor Place  
Lot 31, Block 1, Section 12 Village of College Park (Grogan's Forest)
9. Variance request for two existing sheds that do not respect the side five foot and rear ten foot easements.  
Orlando Rodriguez  
55 North Spinning Wheel Circle  
Lot 14, Block 1, Section 56 Village of Sterling Ridge
10. Variance request for existing play structure does not respect the rear ten foot easement.  
Catherine and Stephen Gramss  
42 South Victoriana Circle  
Lot 6, Block 3, Section 7 Village of Creekside Park
11. Variance request for existing driveway widening that exceeds maximum width allowed for a driveway.  
David Sandel  
58 North Merryweather Circle  
Lot 7, Block 2, Section 82 Village of Alden Bridge
12. Variance request for an existing deck that does not respect the side five foot easement.  
E Eric Carlson  
79 North Merryweather Circle  
Lot 54, Block 1, Section 82 Village of Alden Bridge
13. Variance request for existing paving that does not respect the side five foot easement.  
Christopher J McGinniss  
95 East Green Gables Circle  
Lot 44, Block 1, Section 9 Village of Alden Bridge
14. Variance request for existing trampoline does not respect the side five or rear ten foot easements.  
Regier Family Living Trust  
15 Betony Place  
Lot 38, Block 1, Section 44 Village of Alden Bridge
15. Variance request for an existing wood deck that does not respect the ten foot rear yard easement, is not located a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.  
Daniel R Duplessis  
70 North Walden Elms Circle  
Lot 49, Block 1, Section 42 Village of Alden Bridge
16. Variance request for an existing wood deck that does not respect the ten foot rear yard easement,  
Robert D Wheeler

74 North Walden Elms Circle  
Lot 48, Block 1, Section 42 Village Alden Bridge

17. Variance request for an existing patio that does not respect the side five or rear ten foot easements and exceeds the maximum hard surface area.  
Gary N Boercker  
54 South Willow Point Circle  
Lot 59, Block 1, Section 33 Village of Alden Bridge
18. Variance request for an existing patio that does not respect the rear ten foot easement.  
Al Sanchez  
95 North Silver Crescent Circle  
Lot 58, Block 2, Section 1 Village of Alden Bridge
19. Variance request for existing summer kitchen that is not at least ten feet from the adjacent property line.  
Alfred Amparan Garza  
110 East Cove View Trail  
Lot 85, Block 1, Section 6 Village of Creekside Park
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Michael S Crusham  
58 South Wynnoak Circle  
Lot 4, Block 2, Section 57 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.  
Robert E Carter  
112 Snowdance Court  
Lot 23, Block 1, Section 5 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.  
Jeffery K Evans  
74 East Whistlers Bend Circle  
Lot 22, Block 1, Section 81 Village of Alden Bridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Concetta Arancio  
82 North Creekmist Place  
Lot 10, Block 2, Section 4 Village of College Park
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Toby Gaines  
99 Victoriana Circle  
Lot 25, Block 1, Section 7 Village of Creekside Park
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Gonzalo Silva Castillo

30 Mohawk Path Place  
Lot 89, Block 1, 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.  
Harper Real Estate Investors Inc.  
11 Long Hearth Place  
Lot 41, Block 2, Section 5 Village of Alden Bridge
27. Request for approval for a renewal of a Home Business.  
Al Sanchez  
95 North Silver Crescent Circle  
Lot 58, Block 2, Section 1 Village of Alden Bridge
28. Request for approval for a Home Business.  
Juan and Gabriela Rodriguez  
119 South Star Ridge Circle  
Lot 19, Block 3, Section 51 Village of Sterling Ridge
29. Request for approval for a home business.  
Stuart and Katie Gibbs  
58 East Stockbridge Landing Circle  
Lot 28, Block 1, Section 17 Village of Alden Bridge
30. Approval request for a revision of a Home Business  
Timothy Ryan Cappolino, Jr.  
27 Colewood Court  
Lot 14, Block 1, Section 68 Village of Sterling Ridge
31. Rehearing for shed that does not respect the side five foot easement previously disapproved by the Development Standards Committee.  
Leonardo Ballesteros  
82 South Scribewood Circle  
Lot 16, Block 1, Section 40 Village of Sterling Ridge
32. Variance request for an existing fence that has a rot board that exceeds maximum height allowed.  
Arron S Angle  
10 Verdant Valley Place  
Lot 24, Block 1, Section 23 Village of Alden Bridge
33. Variance request for a proposed trampoline that will not respect the rear ten foot easement and the side five foot easement.  
Gerardo and Ingrid Amado  
66 West Shale Creek Circle  
Lot 15, Block 2, Section 20 Village of Sterling Ridge
34. Variance request for a proposed sign that might have an adverse impact to the neighborhood's character.  
Tish Billeaudeau  
43 Cinnamon Teal Place  
Lot 11, Block 3, Section 1 Village of Alden Bridge
35. Variance request for a proposed pool with water surface area that exceeds the maximum allowed for the lot.

Brett A Bulcroft  
75 South Millport Circle  
Lot 58, Block 1, Section 40 Village of Alden Bridge

36. Variance request for an existing fence that exceeds the maximum height allowed, rot board exceeds the maximum height allowed and the fence was built with the construction side facing out.

John H Miller Jr.  
23 Moss Bluff Court  
Lot 40, Block 1, Section 22 Village of Alden Bridge

37. Variance request for existing pool decking that does not respect the rear ten foot easement, the existing fence, proposed patio cover, proposed summer kitchen and paving will extend beyond the ten foot side platted building line. In addition, the proposed patio cover and summer kitchen encroach upon the building setback of 20 foot for the rear of the dwelling

Karl Henry Watson  
11 Valleybrook Place  
Lot 28, Block 1, Section 58 Village of Alden Bridge

38. Variance request for concept approval of a fence that may not be architecturally compatible.

Robert and Karen Ronchetto  
71 East Black Knight Drive  
Lot 1, Block 3, Section 77 Village of Sterling Ridge

39. Variance request for play structure that has an elevated floor area that exceeds the allowed height.

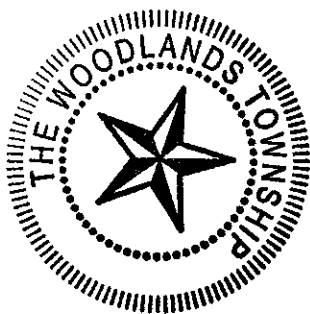
Alfred Amparan Garza  
110 East Cove View Trail  
Lot 85, Block 1, Section 6 Village of Creekside Park

**VI.** Public Comments

**VII.** Member Comments

**VIII.** Staff Reports

**IX.** Adjourn



  
Property Compliance Manager  
For The Woodlands Township