

Development Standards Committee

April 17, 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 Special Meeting on February 27, 2013 and the Development Standards Committee Meetings on March 20, 2013.
- III. Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action.
- IV. Review and Disposition of applications.
 1. Variance request for a proposed second story balcony that was considered may adversely impact the neighboring properties when reviewed by the Residential Design Review Committee.
Victor Maia
1 Greenridge Forest Ct
Lot 34, Block 03, Section 14 Village of Panther Creek
 2. Variance request for a proposed driveway that exceeds the maximum width allowed for a three car garage.
Victor Maia
1 Greenridge Forest Ct
Lot 34, Block 03, Section 14 Village of Panther Creek
 3. Variance request for a proposed porte-cochere and home garage addition above the garage and connected to the existing dwelling that was considered to pose an impact to neighboring properties and may adversely impact the neighborhood's character when reviewed by the Residential Design Review Committee.
Victor Maia
1 Greenridge Forest Ct
Lot 34, Block 03, Section 14 Village of Panther Creek
 4. Variance request for a proposed closet expansion at the front of the home that was considered may be located as an impact to neighboring properties and may adversely impact the neighborhood's character when reviewed by the Residential Design Review Committee.
Victor Maia
1 Greenridge Forest Ct
Lot 34, Block 03, Section 14 Village of Panther Creek
 5. Consideration and Action regarding existing covenant violations.
Mary Martin
55 Wind Whisper Court
Lot 39, Block 2, Section 38 Village of Grogan's Mill
 6. Variance request for proposed summer kitchen that is not located at least ten feet from the adjacent property line.
John and Kristen Wright
75 North Altwood Circle
Lot 8, Block 1 Section 23 Village of Indian Springs (TWA)

7. Variance request for proposed front yard patio and walkway encroach into the ten foot easement and twenty foot front building line.
Sharon Kay Cowher
38 Brakendale Place
Lot 24, Block 1, Section 18 Village of Creekside Park
8. Variance request for proposed fireplace and pergola that do not respect the 20 foot rear setback.
Michael J. and Nancy Becker
83 South Freemont Ridge Loop
Lot 1, Block 2, Section 23 Village of Creekside Park
9. Variance request for proposed summer kitchen summer kitchen and pizza oven are not located at least ten feet from the adjacent property line.
Mario Portela
15 English Heather Place
Lot 67 Block 1, Section 3 Village of Sterling Ridge
10. Variance request for a proposed new living area will exceed the maximum allowed per the Development Criteria.
Gerardo Ruiz Olloqui Vargas
110 East Canyon Wren Circle
Lot 25, Block 2, Section 13 Village of Creekside Park
11. Variance request for a proposed new living area will exceed the maximum allowed per the Development Criteria.
Robert Brown
74 South Fair Manor Circle
Lot 9 Block 2, Section 78 Village of Sterling Ridge
12. Variance request for a proposed walkway will exceed hard surface area and maximum width and will not be located at least one foot from the fence.
Richard and Jennifer Haag
103 South Longsford Circle
Lot 5 Block 2, Section 12 Village of Sterling Ridge
13. Variance request for a proposed shed that does not respect the side five foot easement.
Kendall J Manning
143 North Bethany Bend Circle
Lot 40, Block 3, Section 36 Village of Alden Bridge
14. Consideration and action to appeal the Residential Design Review Committee decision to disapprove the removal of a tree.
Kenneth Lackey
7 Dahlia Trail Place
Lot 10 Block 1, Section 20 Village of Sterling Ridge
15. Variance request for a proposed fence that is taller than six feet which is not allowed by the Neighborhood Criteria.
Billy R Wallace
83 Pleasant Bend Place
Lot 2, Block 1, Section 23 Village of Alden Bridge

16. Variance request for an existing driveway extension that exceeds the maximum width allowed.
Chris Robbins
15 Weeping Spruce Place
Lot 24, Block 1, Section 84 Village of Alden Bridge
17. Variance request for an existing patios do not respect the ten foot rear and five foot side yard easements.
Alfredo M Fernandez Lopez
2 North Plum Crest Circle
Lot 41, Block 1, Section 64 Village of Alden Bridge
18. Variance request for an existing play structure that does not respect the rear ten foot easement.
Julio C. Abril
183 West New Harmony Trail
Lot 10, Block 2, Section 21 Village of Creekside Park
19. Variance request for an existing play structure that exceeds the height allowed and has floor area that exceeds the allowable amount.
Terry Wayne Akers
107 North Spincaster Court
Lot 10, Block 2, Section 17 Village of Creekside Park
20. Variance request for an existing shed that does not respect the side five foot easement and exceeds the maximum height allowed.
Michael and Jennifer Hoiden
34 Murmuring Creek Place
Lot 32, Block 2 Section 6 Village of College Park
21. Variance request for an existing trash and recycle cart screen with pavers is less than the minimum height required and it does not respect the five foot side yard easement.
JBS Management Corporation
129 West Elm Crescent Drive
Lot 9, Block 2, Section 4 Village of Alden Bridge
22. Variance request for an existing trampoline that does not respect the ten foot rear easement
Michael S Crusham
58 South Wynnoak Circle
Lot 4, Block 2, Section 57 Village of Alden Bridge
23. Variance request for existing storage shed does not respect the ten foot rear yard easement.
Jeremy D Downing
90 North Flickering Sun Circle
Lot 69, Block 1, Section 93 Village of Alden Bridge
24. Existing storage shed does not respect the five foot side yard easement and exceeds the maximum allowed and the unfinished side of a portion of the existing fence is visible to the street.
Mark Hunter
162 West Slatestone Circle
Lot 1, Block 2, Section 50 Village of Alden Bridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Veronica Guadalupe Galnares Mier Teran

22 Pendleton Park Point
Lot 21, Block 1, Section 64 Village of Sterling Ridge

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
John Magee
51 Mirror Ridge Circle
Lot 10, Block 3, Section 18 Village of Indian Springs (TWA)
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 Wright
58 Sandwell Place
Lot 24, Block 1, Section 9 Village of Creekside Park
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Marjorie Brooks
109 North Villa Oaks Drive
Lot 27, Block 1, Section 52 Village of Alden Bridge
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jay Pasale
58 North Pinto Point Circle
Lot 41, Block 1, Section 12 Village of Creekside Park
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Carole Rougeou Johnson
187 West Sterling Pond Circle
Lot 65, Block 2, Section 3 Village of Alden Bridge
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Christopher Daigle
119 East Lasting Springs Circle
Lot 29, Block 2, Section 8 Village of Creekside Park
32. Variance request for a proposed new living area will exceed the maximum allowed per the Development Criteria.
Alan Hedengren
18 North Queenscliff Circle
Lot 62 Block 1, Section 13 Village of Sterling Ridge
33. Consideration and action regarding an alternate proposal for a proposed workshop that exceeds the allowable height and may be visible through the wrought iron fence and exceeds 120 square feet and proposed shed.
Jeff Newcom
14 Wood Manor Place
Lot 47, Block 1, Section 12 Village of College Park (Grogan's Forest)
34. Request for approval for a home business.

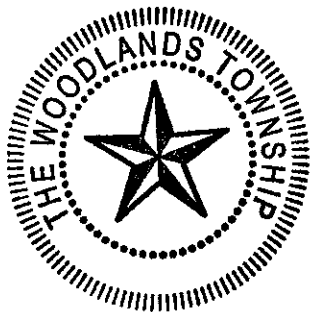
Donald F. McGee
55 Sagamore Ridge Place
Lot 32, Block 1, Section 14 Village of Creekside Park

35. Variance request for Concept approval for a attached garage addition that does not respect the side five foot easement and does not respect the side 20 foot development setback and front 55 foot development setback.
Rick Wark
2 South Gary Glen Circle
Lot 37 Block 1, Section 23 Village of Sterling Ridge
36. Rehearing regarding a proposed patio cover that does not respect the 30 foot rear setback
Hamid Sarshar
11 Chivary Oaks Court
Lot 8 Block 4, Section 77 Village of Sterling Ridge
37. Request for a rehearing regarding an existing gazebo that does not respect the rear ten foot easement or the rear building line.
Julio Schmithalter
74 South Dove Trace Circle
Lot 4, Block 2, Section 24 Village of Indian Springs (TWA)
38. Variance request for proposed roof that is not an approvable material.
Rod and Stacie Pitts
119 South Trinity Oaks Circle
Lot 37, Block 1 Section 14 Village of Indian Springs (TWA)
39. Variance request for proposed summer kitchen that is not located at least ten feet from the adjacent property line.
Bill Friebe
106 West Lansdowne Circle
Lot 24, Block 1 Section 27 Village of Indian Springs (TWA)
40. Variance request for a proposed patio cover and fireplace that do not respect the 25 foot rear setback and a summer kitchen that is not ten feet from the adjacent property line.
Jason B. Blake
22 Mohawk Path Place
Lot 91, Block 1, Section 6 Village of Creekside Park
41. Variance request for a proposed sports court that may cause impact to neighboring properties and may not be architecturally comparable due to mass, scale and proportion.
Zareh R. Vazquez
23 South Pinto Point Circle
Lot 7, Block 2, Section 12 Village of Creekside Park
42. Variance request for a proposed fence that will not meet the Development Criteria for Section 64 of Alden Bridge.
Thomas W Griffith
6 Candlespice Place
Lot 2, Block 1, Section 64 Village of Alden Bridge
43. Variance request for a proposed sports court will not respect the rear 20 foot setback and a small portion of the goal does not respect the rear ten foot easement.

Chad Moore
95 North Almondell Circle
Lot 16 Block 3, Section 92 Village of Sterling Ridge

44. Variance request for a proposed sports court will not respect the rear 25 foot setback and requires removal of trees.
Blaik Wisenbaker
24 Wooded Path Place
Lot 13 Block 1, Section 43 Village of Sterling Ridge
45. Variance request for a proposed retaining wall that does not respect the side easement and is greater than 18" in height, additionally a secondary retaining wall and a side yard walkway.
Patrick and Patricia Mullen
75 Heritage Hill Circle
Lot 30, Block 1 Section 14 Village of Indian Springs (TWA)
46. Variance request for sports court that does not respect the rear building line, requires removal of trees, and is one of two proposed courts (only one is allowed) and a shuffleboard court is one of two proposed courts (only one is allowed).
Patrick and Patricia Mullen
75 Heritage Hill Circle
Lot 30, Block 1 Section 14 Village of Indian Springs (TWA)
47. Variance request for an existing detached patio cover and patio that does not respect the ten foot rear yard easement and the rear building setback line.
Kirby Gremillion
7 Willow Point Place
Lot 2, Block 1, Section 33 Village of Alden Bridge
48. Variance request for an existing yard structure that is not compatible with and appropriate in scale, color and mass to the architectural character of the dwelling and the neighborhood.
David F. De Roode
3 Wood Manor Place
Lot 10, Block 1 Section 12 Village of College Park

- V. Consideration and Action regarding the Residential Development Standards.
- VI. Public Comments
- VII. Member Comments
- VIII. Staff Reports
- IX. Adjourn




Pauline B. Bono
Property Compliance Manager
For The Woodlands Township