

Development Standards Committee

March 19, 2014 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 the Development Standards Committee Meetings on February 19, 2014.
- III. Consideration and Action of the Amended and Restated Agreement with Regard to Delegation of Covenant Responsibilities from the Development Review Committee to the Development Standards Committee.
- IV. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
- V. Review and Disposition of applications and violations.
 1. Consideration and action regarding a 2-story addition including Worship Center, with classrooms and additional parking.
Faith Bible Church & Worship Center Building Addition
5505 Research Forest Drive
Lot 3, Block 761, Section 67 Village of Cochran's Crossing
 2. Consideration and action for allowance to operate a car wash in the mall area.
Let It Shine Car Wash
The Woodlands Mall
 3. Consideration and action to allow the submitted sealed drawing that was not sealed in accordance with the Committee's condition of approval.
Fadi Issa
43 North Lakemist Harbour Place
Lot 04, Block 01, Section 38, Village of Panther Creek
 4. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Craig W Mueller
15 Orchard Pines Place
Lot 16, Block 3, Section 56 Village of Alden Bridge
 5. Variance request for a proposed pool that will exceed the maximum hard surface area allowed.
Brian and Michelle Burchfiel
63 Lenox Hill Drive
Lot 50, Block 1 Section 20 Village of Indian Springs (TWA)
 6. Variance request for a proposed patio cover that does not respect the rear 25 foot setback.
Mario Loyo
7 South Marshside Place
Lot 10, Block 1, Section 21 Village of Creekside Park
 7. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
Christopher Goodwin
55 Wrangler Pass Drive

Lot 14, Block 1, Section 15 Village of Creekside Park

8. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Richard Harper
22 Nesting Crane Court
Lot 32, Block 1, Section 6 Village of Creekside Park
9. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
James Fraser Cruikshank
6 Herons Flight Place
Lot 24, Block 1, Section 37 Village of Creekside Park
10. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line, a room addition with proposed living area that exceeds the maximum allowed per the development criteria and patio cover and fireplace does not respect the 25 foot rear yard setback,
Allan and Nicole Coulton
18 Mohawk Path Place
Lot 92, Block 1, Section 6 Village of Creekside Park
11. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Henry Ortiz
6 Kittatinny Place
Lot 9, Block 4, Section 3 Village of Creekside Park
12. Variance request for proposed patio cover that will not respect the rear 20 foot building setback.
Juan Leon
78 Buck Trail Place
Lot 64, Block 3, Section 4 Village of Creekside Park
13. Variance request for an existing shed and pavers that do not respect the five foot side easement, the shed is not screened from an adjacent property by a six foot solid fence and additionally the wood deck rear yard does not respect the rear ten foot easement.
Hendrick Christoffel DeWet
15 Vista Mill Place
Lot 32, Block 1, Section 11 Village of Alden Bridge
14. Variance request for an existing putting green that does not respect the ten foot rear easement.
Lin Yang
47 South Garnet Bend
Lot 10, Block 2, Section 8 Village of Sterling Ridge
15. Variance request for pavers that do not respect the five foot side easement.
Horacio Fernandez
82 West Mirror Ridge Circle
Lot 6, Block 1, Section 18 Village of Indian Springs (TWA)
16. Variance request for an existing driveway addition that does not respect the side five foot easement.
Hyung Woo Kim
30 Dove Trace Circle
Lot 10, Block 2, Section 24 Village of Indian Springs (TWA)

17. Variance request for an existing driveway widening that exceeds the maximum width allowed and an existing walkway that exceeds the maximum width allowed and is not a minimum of one foot away from an adjoining property line.
David Koller
23 Rillwood Place
Lot 38, Block 2, Section 50 Village of Alden Bridge
18. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Newton R Houston
50 East Sandalbranch Circle
Lot 30, Block 1, Section 18 Village of Alden Bridge
19. Variance request for an existing fence design and height does not meet the Development Criteria for Section 55 of Alden Bridge and extends beyond the ten foot platted building line.
Toss Stubbs
47 Ivy Garden Street
Lot 15, Block 3, Section 55 Village of Alden Bridge
20. Variance request for an existing gazebo and wood deck that does not respect the side five foot easement.
John Williams
53 East Sandalbranch Circle
Lot 15, Block 2, Section 18 Village of Alden Bridge
21. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.
Juan Gonzalez Oses
55 South Greenprint Circle
Lot 12, Block 3, Section 7 Village of Creekside Park West
22. Variance request for an existing wood deck and paving that do not respect the five foot side yard easements and a rear patio that does not respect the ten foot rear yard easement.
John C Bagwell
34 Sun Loft Court
Lot 5, Block 3, Section 5 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.
Moussa Haidar
195 North Villa Oaks Drive
Lot 57, Block 1, Section 52 Village of Alden Bridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ricardo Chemor
7 Opaline Place
Lot 7, Block 2, Section 58 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.
Orlando Garciacano
18 Planchard Court
Lot 34, Block 1, Section 68 Village of Sterling Ridge

26. Request for a Rehearing for an existing dog run that not located a minimum of three feet from all perimeter fencing or the property line, is located immediately adjacent to a property line of another residential lot and may have an adverse impact on neighboring properties or residents and was previously disapproved by the Development Standards Committee.
Manuel Calero
15 Taupewood Place
Lot 43, Block 3, Section 74 Village of Alden Bridge
27. Request for approval for a proposed patio cover that was initially was disapproved by the DSC for not having sealed plans and may have an adverse impact on the neighborhoods existing character and neighboring properties.
Christine Salvador
15 Columnberry Court
Lot 24, Block 2, Section 84 Village of Alden Bridge
28. Variance request for a proposed patio cover does not respect the 20 foot rear setback.
Jose Mauricio San Roman Franco
7 Valley Cottage Place
Lot 2, Block 1, Section 26 Village of Creekside Park
29. Variance request for a proposed pergola and paving that will exceed the maximum percent coverage of hard surface area allowed for the lot.
Mark Canlas
24 North Goldenvine Circle
Lot 48, Block 1, Section 65 Village of Alden Bridge
30. Variance request for a proposed driveway expansion that will exceed the maximum allowed width.
David S Cook
10 Cane Mill Place
Lot 22, Block 3, Section 13 Village of Alden Bridge
31. Variance request for a Proposed CONCEPT room addition that will exceed the maximum living area allowed.
Vijayakumar Swaminathan
138 South Queenscliff Circle
Lot 11, Block 1, Section 13 Village of Sterling Ridge
32. Variance request for a proposed fireplace that does not respect the rear 30 foot setback.
Nina and John Evans
35 Player Vista Place
Lot 22, Block 1, Section 84 Village of Sterling Ridge
33. Variance request for a proposed swimming pool that will not respect the 25 foot platted building line for the front of the dwelling.
Jay Barry Strepman
92 Maple Path Place
Lot 35, Block 2, Section 37 Village of Alden Bridge
34. Variance request for a proposed patio cover with summer kitchen and fireplace that does not respect the rear 30 foot setback additionally the summer kitchen is not at least ten feet from the adjacent property line.
Jivko Kirov and Flora Ross
30 Player Green Place
Lot 6, Block 1, Section 18 Village of Sterling Ridge

35. Variance request for a proposed patio cover that may cause negative neighbor impact and a proposed summer kitchen that is not located at least ten feet from the property line.
Kevin and Sarah McEvoy
26 East Matisse Meadow Court
Lot 3, Block 1, Section 37 Village of Sterling Ridge
36. Variance request for a proposed room addition that will exceed the maximum living area allowed.
Bharath Srinivusan
139 South Abram Circle
Lot 39, Block 1, Section 24 Village of Sterling Ridge
37. Variance request for an existing patio cover that does not have sealed plans drawn by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.) and exceeds the maximum living area allowed.
Kelly M Sharp
14 Wind Harp Place
Lot 30, Block 1, Section 10 Village of Alden Bridge
38. Variance request for an existing shed that will not respect the side five foot easement.
David L Stetson
23 Pine Island Place
Lot 25, Block 3, Section 36 Village of Alden Bridge
39. Variance request for existing fence color that may not be in keeping with neighborhood character.
Korbin Family Trust
50 South Vesper Bend Circle
Lot 93, Block 2, Section 29 Village of Sterling Ridge
40. Variance request for an existing trampoline that does not respect the side five foot easement.
Shawn Williams
54 Roger Dell Court
Lot 12, Block 1, Section 82 Village of Sterling Ridge

VI. Consideration and Action regarding the Residential Development Standards.

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn



A handwritten signature in black ink, appearing to read "Stephanie B. Bero".

Property Compliance Manager
For The Woodlands Township