

Development Standards Committee

September 17, 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 (DSC) Meeting on August 20, 2014.
- III. Consideration and Action to amend the Neighborhood Criteria for the Stellar Point in Indian Springs (TWA) Section 17 Block 2 Lots 1 – 31.
- IV. Request from the affected neighbor, Katherine M. Wade of 80 West Sandalbranch Circle, to consider and act upon a possible covenant violation related to home maintenance at the Diane Lyons Residence at 82 West Sandalbranch Circle. Village of Alden Bridge.
- V. Consideration and Action of the Applications and Violations in Section V recommended for Summary Action.
- VI. Review and Disposition of applications and violations.
 1. Request to appeal of the Residential Design Review Committee’s decision to not allow proposed tree removals.
Kurt Carpenter
31 Amulet Oaks Place
Lot 44, Block 1, Section 8 Village of Sterling Ridge
 2. Request for a rehearing and consideration and action regarding the Development Standards Committee’s original action and conditions of approval for a Detached patio cover and bathroom that was not built as approved and extends beyond the rear twenty five foot setback and did not include sealed plans submit sealed plans.
Jose Huerta
50 Nocturne Woods Place
Lot 24, Block 1, Section 44 Village of Sterling Ridge
 3. Variance request for a proposed room addition encroaches into the thirty foot development and building zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
 4. Variance request for pool equipment which was not considered to be architecturally compatible in mass, scale and proportion and may cause an impact on adjacent properties.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
 5. Variance request for proposed perimeter fencing including a decorative gate with wording and incorporated water feature that may not be considered architecturally compatible with the neighborhood, must comply with the currently adopted international building code for security barrier fencing, and may exceed the maximum height allowed.
Myles Woloshyn
3 Players Trail

Lot 30, Block 1, Section 32 Village of Sterling Ridge

6. Variance request for a proposed Koi pond which extends beyond the twenty five foot platted building line and extends beyond the sixty five development zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
7. Variance request for a proposed driveway expansion which exceeds the maximum allowed width
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
8. Variance request for a paving, pool decking and fire pit that extends beyond the fifty foot rear building zone and thirty foot rear development zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
9. Variance request for a cabana with summer kitchen that extends beyond the fifty foot rear building zone and thirty foot rear development zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
10. Variance request for a proposed attached patio cover with integrated summer kitchen and fireplace that would extend beyond the 25 foot rear setback.
Randy and LeQueta Faust
7 Lenox Hill Drive
Lot 36, Block 1, Section 20 Village of Indian Springs (TWA)
11. Consideration and action to amend the initial land use designation in order to increase the maximum amount of living area allowed.
Scott & Julia Lile
3 East Horizon Ridge Place
Lot 7, Block 1, Section 17 Village of Indian Springs (TWA)
12. Variance request for a conceptually proposed room addition and summer kitchen that exceeds the maximum amount of a living area allowed.
Scott & Julia Lile
3 East Horizon Ridge Place
Lot 7, Block 1, Section 17 Village of Indian Springs (TWA)
13. Variance request for the conceptually proposed garage that will extend beyond the sixty five foot front building setback line.
Bill and Terri Varner
91 Trinity Oaks Circle
Lot 31 Block 1, Section 14 Village of Indian Springs (TWA)
14. Consideration and action for a proposed home business.
Gretel Hoffmaister
11 Blue Wildflower Place

Lot 10, Block 1, Section 95 Village of Sterling Ridge

15. Variance request for a proposed patio cover with integrated summer kitchen and fireplace that will extend beyond the forty foot rear building setback line.
Tim and Kara Teuscher
46 Heritage Hill Circle
Lot 4, Block 3, Section 14 Village of Indian Springs (TWA)
16. Variance request for a pool that will exceed the maximum amount of water surface area allowed.
Patrick and Stephanie Kerim
74 North Bacopa Drive, 77389
Lot 13, Block 4, Section 7 - Village of Creekside Park
17. Variance request for a proposed conceptual garage conversion that will not retain parking for two cars or provide at least 135 square feet of storage in the garage or added to the dwelling.
Diego Cortes
326 North Rush Haven Circle
Lot 26, Block 2, Section 8 Village of Indian Springs (TWA)
18. Variance request for a proposed detached patio cover that will extend beyond the fifteen foot rear setback line.
Roger Davila Jr
22 Westwinds Circle
Lot 39, Block 1, Section 67 Village of Alden Bridge
19. Variance request for a proposed patio cover that will extend beyond the fifteen foot rear setback line.
Andrew Taylor
26 Watermint Place
Lot 31, Block 1, Section 84 Village of Alden Bridge
20. Variance request for the existing pool equipment that encroaches into the side yard easement, by more than three feet.
Tony Verdi
6 East Gaslight Place
Lot 9, Block 1 Section 26 Village of Alden Bridge
21. Variance request for an existing fence that extends beyond over ten foot platted building line.
Rene R. Thibodaux
3 Wistful Vista Place
Lot 21, Block 1, Section 23 Village of Alden Bridge
22. Variance request for existing pool decking that extends beyond the five foot side and ten foot rear yard easements.
Jose Padilla
38 Glade Bank Place
Lot 37, Block 1, Section 6 Village of Alden Bridge
23. Variance request for existing pavers and fire pit that extend beyond the five foot side and ten foot rear yard easements.
David Gogineni
98 East Green Gables
Lot 39, Block 3, Section 9 Village of Alden Bridge

24. Variance request for existing pavers that are located in the Street-Right- of- Way
Guy Giardina
22 Dovewing Place
Lot 20, Block 1, Section 6 Village of Alden Bridge
25. Variance request for an existing wood deck that will extend beyond the fourteen and ten foot rear easements.
Martha Salas and Sergio Tronco
18 Blue Wildflower Place
Lot 3, Block 1, Section 95 Village of Sterling Ridge
26. Variance request for an existing trellis with swing which was not considered to be compatible or appropriate in scale, color or mass to the architectural character of the dwelling and the neighborhood, when acted upon by the Residential Design Review Committee.
Michael Trey Harris
18 Star Iris Place 77375-4997
Lot 30, Block 1, Section 14 Village of Creekside Park West
27. Variance request for existing trellises that exceed the maximum height allowed for the area in which they are located.
Clinton Eric Scott
22 Little Falls Place, 77375-4848
Lot 31, Block 1, Section 5 Village of Creekside Park West
28. Variance request for existing trellises that exceed the maximum height allowed for the area in which they are located.
Green Set LLC Series O
35 Witherbee Place, 77375-4848
Lot 21, Block 1, Section 5 Village of Creekside Park West
29. Variance request for an existing storage shed on a concrete foundation pad that will extend beyond the five foot side yard easement.
Maria Elena Guerrero Alvarez
58 Shallowford Place, 77375-4982
Lot 13, Block 01, Section 11 Village of Creekside Park
30. Variance request for a patio cover, fireplace with integrated summer kitchen and pizza oven that will extend beyond the twenty foot building zone setback, the summer kitchen is located under the structure.
Teresa Blackwell & Jacqueline Frank
3 Player Pond Place
Lot 19, Block 2, Section 23 Village of Sterling Ridge
31. Variance request for an existing fence that does not comply with the design and height of the Development Criteria for Section 55 of Alden Bridge and extends beyond the ten foot platted building line of the lot.
Jeffrey Nellis
3 Ivy Garden Street
Lot 26, Block 3, Section 55 Village of Alden Bridge
32. Variance request for an existing swimming pool with wood deck that encroaches into the right side yard easement.
Aune Albanese
19 South Creekmist Place
Lot 14, Block 1, Section 8 Village of College Park

33. Variance request for an existing cabana with summer kitchen that encroaches into the easement, and has an unacceptable roofing material.
Aune Albanese
19 South Creekmist Place
Lot 14, Block 1, Section 8 Village of College Park
34. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Juan Esponda
6 Celeste Court, 77375-4848
Lot 4, Block 2, Section 3 Village of Creekside Park West
35. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Live Woodlands Real Estate L.L.C.
7 Celeste Court, 77375
Lot 2, Block 2, Section 3 Village of Creekside Park West
36. Variance request for an existing fountain that is not located a minimum of twenty feet back from the street pavement edge and does not respect all platted building lines. Additionally the fountain was not considered to be appropriate in scale, color, and mass to the architectural character of the dwelling and the neighborhood, when reviewed by the Residential Design Review Committee.
Edward Rivero
94 Hamlin Lake Drive, 77375
Lot 66, Block 1, Section 9 Village of Creekside Park West
37. Variance request to allow a tree removal that was disapproved by the Residential Design review Committee.
David R. Scarborough
91 Cezanne Woods Drive
Lot 116, Block 1, Section 21 Village of Sterling Ridge
38. Consideration and action regarding outstanding covenant violations on the home.
Maria De Lourdes Lavin and Gloria Torres
22 Fraiser Fir Place, 77389-5559
Lot 19, Block 1, Section 5 Village of Creekside Park
39. Consideration and action regarding outstanding covenant violations on the home.
Julio Alberto Gonzalez Barrera and Samantha Gonzalez
51 Canterborough Place, 77375-3102
Lot 50, Block 2, Section 2 Village of Creekside Park
40. Consideration and action regarding outstanding covenant violations on the home.
Brandon and Kristina Delgado
79 Wood Drake Place, 77375-4971
Lot 6, Block 2, Section 4 Village of Creekside Park
41. Consideration and action regarding outstanding covenant violations on the home.
Jacquelyn H Stephens
6 South Creekmist Place, 77375-3744
Lot 8, Block 1, Section 8 Village of College Park
42. Consideration and action regarding outstanding covenant violations on the home.
Miguel Enrique Baltazar Rodriguez

19 Tallgrass Way, 77389-4967
Lot 6, Block 2, Section 14 Village of Creekside Park

43. Consideration and action regarding outstanding covenant violations on the home.

Amy Mauck
7 Davis Cottage Court, 77385-3470
Lot 99, Block 2, Section 3 Village of College Park

44. Consideration and action regarding outstanding covenant violations on the home.

Jose Jirash and Virginia Garcia De
2 Pirouette Place, 77382-2873
Lot 26, Block 1, Section 49 Village of Sterling Ridge

45. Consideration and action regarding outstanding covenant violations on the home.

Craig A and Sharon A Johnson
31 Ashworth Court, 77385-3484
Lot 15, Block 1, Section 12 Village of College Park

46. Consideration and action regarding outstanding covenant violations on the home.

Freddy A Lugo Collazos
30 Emery Mill Place 77384-4747
Lot 43, Block 02 Section 86 Village of Alden Bridge

47. Consideration and action regarding outstanding covenant violations on the home.

Brent Doucette
7 Silk Tree Place, 77384-5042
Lot 34, Block 2, Section 81 Village of Alden Bridge

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn




Property Compliance Manager
For The Woodlands Township