

Development Standards Committee

March 18, 2015 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 February 18, 2014.
- III. Consideration and Action of the Applications and Violations in Section IV recommended for Summary Action.
- IV. Review and Disposition of applications and violations.
 1. Consideration and Action for the installation of a temporary small sale trailer with integrated landscaping in planters.
The Woodlands Land Development LP.
1 Waterway Square Place
Lot 9556, Block 599, Section 999, Village of Town Center
 2. Consideration and action to replace the building sign and monument sign.
Extra Space Storage
12190 West Branch Crossing
Lot 120, Block 78 Section 46 Village of Sterling Ridge
 3. Variance request for a proposed fence that will not respect the side building line.
Luther W. Kea
22 Lantana Trail
Lot 9 Block 1 Section 4 Village of Alden Bridge
 4. Variance request for a proposed fence that will not comply with the Neighborhood Criteria for fence height along Flintridge Drive.
Charles L. Densmore, Jr. and Anita Tiller
3 Agate Stream Place
Lot 1 Block 1, Section 12 Village of Indian Springs (TWA)
 5. Variance request for a proposed fence that will not comply with the Neighborhood Criteria for fence height along Flintridge Drive.
Jack Sandefur
7 Agate Stream Place
Lot 2 Block 1, Section 12 Village of Indian Springs (TWA)
 6. Variance request for a proposed fence that will not comply with the Neighborhood Criteria for fence height along Flintridge Drive.
Brian Finnegan
11 Agate Stream Place
Lot 3 Block 1, Section 12 Village of Indian Springs (TWA)
 7. Variance request for a proposed basketball goal that does not respect the ten foot easement.
Stephanie Armstrong
51 Pendleton Park Point

Lot 12 Block 1, Section 64 Village of Sterling Ridge

8. Variance request for a proposed patio cover that does not respect the 20 foot rear building setback.
Alejandro and Carrie Lezama
39 East Hullwood Circle
Lot 7 Block 2, Section 2 Village of Creekside Park West
9. Variance request for a proposed pool that exceeds the maximum water surface allowed.
Adam and Jessica Benigni
50 Sandwell Place
Lot 26, Block 1, Section 9 Village of Creekside Park
10. Variance request for existing pool decking that does not respect the rear ten foot easement and pavers that do not respect the rear ten foot and side five foot easements.
Seanacy O Cash
2 Sweet Birch Place
Lot 16 Block 4, Section 40 Village of Alden Bridge
11. Variance request for an existing shed that does not respect the rear ten foot easement.
Andrew and Jillian Simms
23 Sagamore Ridge Place
Lot 24, Block 1, Section 14 Village of Creekside Park
12. Variance request for an existing fence structure with an unacceptable fencing material.
Haley Garcia
70 Lake Reverie Place
Lot 18 Block 1, Section 17 Village of Creekside Park West
13. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jorge Luis Canavati Hadjopoulos
27 North Heritage Hill Circle
Lot 12 Block 1, Section 14 Village of Indian Springs (TWA)
14. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Alejandro M. Cabrera
6 Sawbridge Circle
Lot 1, Block 1, Section 29 Village of Creekside 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.
Sawbridge Development LLC
27 Sawbridge Circle
Lot 5 Block 2, Section 29 Village of Creekside 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.
Anand Rajaraman
55 Delphinium Place
Lot 49, Block 2, Section 29 Village of Sterling Ridge

17. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Nancy MacDonell & Troy A. Gjerde
2 Granite Path Place
Lot 8 Block 3, Section 4 Village of Creekside 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
Andrew M. & Keely A. Snyder
34 Tallgrass Way
Lot 4 Block 1, Section 14 Village of Creekside Park
19. 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 & Vivian Susana Barba
18 Planchard Court
Lot 34, Block 1, Section 68 Village of Sterling Ridge
20. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ian R & Aileen L Stoneberg
95 West Horizon Ridge Place
Lot 13, Block 2, Section 17 Village of Indian Springs (TWA)
21. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Martha & William R. Miranda
123 Gildwood Place
Lot 4 Block 1, Section 13 Village of Creekside Park West
22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Mauricio Boy
15 Gull Rock Place
Lot 39 Block 2, Section 5 Village of Creekside Park
23. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Aitor Ibarrache Egana
11 South Linton Ridge Circle
Lot 36 Block 3 Section 34 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.
Patricio Fabian Hidalgo Estrada
10 Ranchers Trail
Lot 31, Block 1, Section 24 Village of Creekside Park
25. Variance request for a proposed pergola with incorporated outdoor living area that may have neighbor impact.
Alejandro Zermeno
63 South Victoriana Circle
Lot 16 Block 1, Section 7 Village of Creekside Park

26. Variance request for a proposed patio cover that does not respect the rear 30 foot setback.
Omar Kordy
31 South Knightsgate Circle
Lot 27, Block 1, Section 18 Village of Sterling Ridge
 27. Variance request for a proposed driveway extension that exceeds the maximum width allowed.
Stephen Bowen
7 Birchwood Place
Lot 53 Block 1, Section 15 Village of Sterling Ridge
 28. Variance request for a proposed outdoor living area, which includes patio cover, fireplace and summer kitchen that extends beyond the rear 40 foot setback and a chimney that will not be brick or stone as required by the Neighborhood Criteria for Section 49 of Alden Bridge.
John M. Mizell
38 Freestone Place
Lot 35 Block 1, Section 49 Village of Alden Bridge
 29. Variance request for proposed living area that will exceed the maximum living area allowed.
Travis and Monica Brashear
78 East Beckonvale Circle
Lot 11 Block 1, Section 6 Village of Sterling Ridge
 30. Variance request for removal of two trees that do not meet the tree removal requirements of the Standards.
Leonard Giovingo, Jr.
79 Silvermont Drive
Lot 2 Block 1, Section 26 Village of Sterling Ridge
 31. Variance request for a proposed pool that exceeds the maximum water surface allowed.
Librado Melendez
14 Galleta Court
Lot 16 Block 2, Section 12 Village of Creekside Park
 32. Variance request for a proposed pool with fire pit that exceeds the maximum allowed hard surface area.
Don Collier
59 Prosewood Drive
Lot 17 Block 1, Section 1 Village of College Park (Grogan's Forest)
 33. Variance request for a proposed detached patio cover which does not respect the 20 foot rear setback and a proposed fence that is not an approvable style and is not keeping with the neighborhood's existing character.
Robert Picone
15 Opaline Place
Lot 9 Block 2, Section 58 Village of Alden Bridge
 34. Variance request for a proposed room addition that will exceed the maximum living area allowed for section 29 of Sterling Ridge and a proposed patio cover that may not be compatible with neighborhood character.
Timothy Masters
10 Olde Rose Court
Lot 9, Block 2, Section 29 Village of Sterling Ridge
- V.** Consideration and Action to amend the Neighborhood Criteria for Nobel Bend in Alden Bridge Section 49 Block 1 Lots 1-7 35, 36, 45 and 46

Block 1 Lots 8-34 37-44 and Block 2 Lots 1-8.

- VI.** Consideration and Action to amend the Neighborhood Criteria for Peaceful Canyon in Indian Springs Section 12 Block 1 Lots 1-12, 25-27 and 32-34.
- VII.** Public Comments
- VIII.** Member Comments
- IX.** Staff Reports
- X.** Adjourn



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

Property Compliance Manager
The Woodlands Township