

Development Standards Committee

April 1, 2015 at 5:30 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

- I.** Welcome/Call Meeting to Order.
- II.** Consideration and action regarding the minutes of the meeting of March 4, 2015.
- III.** Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.
- IV.** Consideration and Action of the Applications and Covenant Violations.
 1. Request from the affected neighbor, Katherine M. Wade of 80 West Sandalbranch Circle, to consider and act upon a possible covenant violation related to lights at the Scott and Kathy Kamlet residence at 18 Stockbridge Landing Drive in the Village of Alden Bridge.
 2. Consideration and action to replace the existing monument sign.
Montfair at The Woodlands Apartments
10851 Montfair Boulevard
Lot 400, Block 458 Section 46 Village of Sterling Ridge
 3. Consideration and final action for the exterior remodel and renovations of the property.
Taco Bell
4490 Panther Creek Pines
Lot 0385, Block 0045, Section 0007 Village of Panther Creek
 4. Variance request for a new monument sign and building signs
Taco Bell
4490 Panther Creek Pines
Lot 0385, Block 0045, Section 0007 Village of Panther Creek
 5. Consideration and action regarding the installations of thirteen low voltage LED bronze landscaping flood lights at the Windward Cove entrance.
Windward Cove
Lot 0001, Block 0000, Section 0043 Village of Panther Creek
 6. Consideration and action regarding the conceptual proposal for a landscaped open space area for Panther Creek Shopping Center patrons including use of a patio and outdoor seating.
Crust Pizza/Regency Centers
Panther Creek Shopping Center
4775 West Panther Creek
Lot 0283, Block 0045, Section 0040 Village of Panther Creek
 7. Consideration and action for the previously approved construction of a temporary parking lot.
RFL No. 4 Limited Partnership
2445 Technology Forest Boulevard
Lot 6302, Block 0547, Section 0999 Village of Research Forest
 8. Consideration and action for the addition of a tenant panels to existing monument sign
RFL No. 4 Limited Partnership
2445 Technology Forest Boulevard
Lot 6302, Block 0547, Section 0999 Village of Research Forest

9. Consideration and action of final approval for a new building sign for Dr. Jaimie Kocian.
Lake
2520 Research Forest Drive
Lot 8003, Block 0547, Section 0999 Village of Research Forest
10. Consideration and action for the final approval of the exterior improvements, remodeling of the outdoor dining area and landscaping of Crisp restaurant.
Lake
2520 Research Forest Drive
Lot 8003, Block 0547, Section 0999 Village of Research Forest
11. Variance request for a proposed driveway widening that would exceed the maximum width allowed.
Matthew and Jennifer Travis
27 Misty Grove Circle
Lot 07, Block 04, Section 59 Village of Grogan's Mill
12. Variance request for a proposed driveway widening that would exceed the maximum width allowed.
Catherine A Fambrini
19 Skyland Place
Lot 24, Block 06, Section 06 Village of Cochran's Crossing
13. Variance request for a proposed tree removal that does not meet the requirements for removal per the Residential Standards.
Shelley Cory
87 Rush Haven Drive
Lot 09, Block 25, Section 01 Village of Indian Springs
14. Variance request for a proposed tree removal that does not meet the requirements for removal per the Residential Standards.
Gary S Hirstein
10 East Wedgemere Court
Lot 08, Block 01, Section 11 Village of Cochran's Crossing
15. Variance request for a proposed detached pergola with summer kitchen that would not comply with the conditions of approval by the Residential Design Review Committee, requiring the owner redesign the proposal so that no trees are removed.
James Bonsall
31 Amber Sky Place
Lot 18, Block 02, Section 18 Village of Cochran's Crossing
16. Variance request for a proposed swimming pool, spa and pool decking that would not comply with the conditions of approval by the Residential Design Review Committee, requiring the owner redesign the proposal so that no more than eight trees are removed.
James Bonsall
31 Amber Sky Place
Lot 18, Block 02, Section 18 Village of Cochran's Crossing
17. Variance request for a proposed pool enclosure that would encroach into the rear and side building setbacks.
David M Buckner
35 Palmer Green Place
Lot 12, Block 05, Section 55 Village of Cochran's Crossing
18. Variance request for a proposed trash and recycle cart screen that would be constructed of a material that is not an approved material.
Terry Lee Mathis
5 Water Mark Way

Lot 08, Block 01, Section 44 Village of Cochran's Crossing

19. Consideration and action for a proposed home business renewal.
Patrick L Mann
7 Box Turtle Lane
Lot 33, Block 01, Section 32 Village of Grogan's Mill
20. Variance request for a home business renewal.
Jamie Kramer
15 Mellow Leaf Court
Lot 22, Block 02, Section 18 Village of Panther Creek
21. Consideration and action for a conceptual plan review for a front porch, second story room addition, structural window change, and fireplace.
Omar Gonzales Nuncio and Gabriela Topete Vargas
15 Golden Place
Lot 21, Block 22, Section 01 Village of Indian Springs
22. Variance request for a proposed detached building that will encroach into the rear easement.
Jeanne Price
22 Silver Canyon Place
Lot 38, Block 06, Section 06 Village of Cochran's Crossing
23. Variance request for a proposed patio cover with related fireplace that would be located beyond the twenty five foot rear building setback.
Chris and Carmen Hill
4 Buttonbush Court
Lot 09, Block 01, Section 17 Village of Grogan's Mill
24. Consideration and action to proceed in amending the the initial land use designation for a proposed room addition garage addition and carport requiring a variance
Greg and Christie Webb
41 Doe Run Drive
Lot 20, Block 01, Section 16 Village of Grogan's Mill
25. Variance request for a proposed room addition that would cause the lot to exceed the maximum living area allowed as determined by the Neighborhood Criteria and the Initial Land Use Designation for the lot and would exceed the second story plate height. The proposed garage addition and carport would be located beyond the ten foot side setback as determined by the Neighborhood Criteria.
Greg and Christie Webb
41 Doe Run Drive
Lot 20, Block 01, Section 16 Village of Grogan's Mill
26. Variance request for proposed pool decking would cause the lot to exceed the maximum hard surface area allowed.
Gary Owen and Maria Williams
34 Eagle Court
Lot 20, Block 01, Section 22 Village of Grogan's Mill
27. Variance request for an existing rear yard patio cover and related summer kitchen that are located beyond the rear building setback, encroach into the rear easement and cause the lot to exceed the maximum hard surface area allowed.
Gary Owen and Maria Williams
34 Eagle Court
Lot 20, Block 01, Section 22 Village of Grogan's Mill
28. Variance request for an existing fence that is not located at least three feet back from the front facade of the dwelling.
Gary Owen and Maria Williams

34 Eagle Court
Lot 20, Block 01, Section 22 Village of Grogan's Mill

29. Variance request for an existing rear fence that is located beyond the platted building line exceeds the maximum height allowed and the portion adjacent to the garage is not setback at least three feet from the front façade.
Lori McKell and Connie Ramsdell
48 Whisper Lane
Lot 15, Block 01, Section 02 Village of Grogan's Mill
30. Variance request for an existing fence that exceeds the maximum height allowed and the design does not comply with the Neighborhood Criteria for the lot.
Terry L Peterson
15 Mistflower Place
Lot 49, Block 02, Section 21 Village of Cochran's Crossing
31. Variance request for the existing fence that is not located at least three feet back from the front façade of the dwelling.
Kevin and Lacey Homan
27 Leisure Lane
Lot 11, Block 01, Section 01 Village of Grogan's Mill
32. Variance request for the existing trash and recycle cart screen that is not located at least one foot back from the front façade of the dwelling.
Kevin and Lacey Homan
27 Leisure Lane
Lot 11, Block 01, Section 01 Village of Grogan's Mill
33. Variance request for an existing walkway that exceeds the maximum width allowed.
Alfred F DeGrazia Jr
19 East Summer Storm Circle
Lot 05, Block 01, Section 31 Village of Cochran's Crossing
34. Variance request for an existing stacked stone fountain that encroaches into the rear yard easement.
William Cepica
131 South Castlegreen Circle
Lot 01, Block 02, Section 52 Village of Cochran's Crossing
35. Variance request for an existing patio with stacked stone seating wall that encroaches into the rear yard easement.
William Cepica
131 South Castlegreen Circle
Lot 01, Block 02, Section 52 Village of Cochran's Crossing
36. Variance request for the existing perimeter walkway that exceeds the maximum width allowed in areas and was not considered architecturally compatible with the home or neighborhood in terms of mass, scale and proportion when acted on by the Grogan's Mill Residential Design Review Committee.
Alejandro Roviroso Martinez
47 and 51 N Longspur Drive
Lots 09 and 10, Block 04, Section 45 Village of Grogan's Mill
37. Variance request for an existing bridge that is located in the street right-of-way.
Enzo and Signe Aconcha
5 North Deerfoot Circle
Lot 02, Block 02, Section 28 Village of Grogan's Mill
38. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
Lakshmi Munuswamy
15 Treevine Court

Lot 03, Block 01, Section 30, Village of Cochran's Crossing

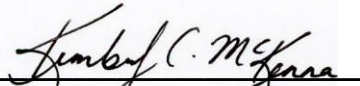
39. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
A&J Premier Rental Properties
34 North Duskwood Place
Lot 03, Block 03, Section 26, Village of Cochran's Crossing
40. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
Richard Robinson
43 Lush Meadow Place
Lot 19, Block 03, Section 19, Village of Cochran's Crossing
41. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
Judith Barnes
67 North Pathfinders Circle
Lot 106, Block 06, Section 01, Village of Cochran's Crossing
42. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
James E Mathis Jr
75 Hollymead Drive
Lot 08, Block 01, Section 09, Village of Cochran's Crossing
43. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
Philomena M Cannizzaro
111 West Golden Arrow Circle
Lot 12, Block 01, Section 21, Village of Cochran's Crossing
44. Consideration and action to proceed with legal action for outstanding covenant violations on the home.
Michael Pinon
251 South Berryline Circle
Lot 01, Block 01, Section 36, Village of Panther Creek

V. Public Comments

VI. Member Comments

VII. Staff Reports

VIII. Adjourn


Property Compliance Manager
For The Woodlands Township

