

Development Standards Committee

April 15, 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 March 18, 2014.
- III. Consideration and Action of the Applications and Violations in Section VI recommended for Summary Action.
- IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- V. Reconvene in Public Session
- VI. Review and Disposition of applications and violations.
 1. Consideration and action for variance request and approval for existing pole mounted Signs (Commercial Identification Displays) located in the parking lot at Windvale Shopping Center in the Village of Alden Bridge.
Brixmor Property Group – Owner
Point of Sale Outdoor Media - Leaseholder
Windvale Shopping Center
9420 College Park Drive
Section 46 Block 490 Lot 500
 2. Variance request for conceptual plans of a proposed Garage Addition which would be located beyond the sixty-five foot front Building Setback.
Gordon Massie
6 South Regent Oak
Lot 02, Block 02, Section 46 Village of Cochran's Crossing
 3. Consideration and Action to proceed with legal action for outstanding violations on the home.
Matthew Small
24 Fairmeade Bend Drive
Lot 05, Block 01, Section 16, Village of Panther Creek
 4. Consideration and action to replace and add an additional monument sign.
Marcel Crossing II Shopping Center
8000 McBeth Way
Section 46, Block 499 Lot 850 Village of Sterling Ridge
 5. Variance request for a proposed fence that is not an approvable style.
Andrius Minkevicius

2 Tillamook Court
Lot 12 Block 1, Section 5 Village of Creekside Park

6. Variance request for a proposed trash cart enclosure that is not set back 3' from the front façade of the dwelling.
Oscar Porras
30 North Chantsong Circle
Lot 34 Block 1, Section 5 Village of Sterling Ridge
7. Variance request for a proposed patio that will exceed the maximum percent coverage of hard surface area allowed.
Matthew J Malouf
50 South Silver Crescent Circle
Lot 26 Block 3, Section 1 Village of Alden Bridge
8. Variance request for a proposed pool that exceeds the maximum water surface allowed.
Shaun & Amy Wilkinson
111 South Vershire Circle
Lot 44 Block 1, Section 91 Village of Sterling Ridge
9. Variance request for a proposed patio cover that does not respect the 30 foot rear setback.
Mark and Stacy Stachowiak
50 North Knightsgate Circle
Lot 6, Block 2, Section 18 Village of Sterling Ridge
10. Consideration and action to appeal the conditions of approval regarding a summer kitchen and fire pit.
Adam & Nicole Bozick
10 Golden Orchard Place
Lot 21 Block 1, Section 95 Village of Sterling Ridge
11. Variance request for an existing trellis that does not respect the side five foot easement and exceeds the maximum allowed height.
David Tong
98 North Misty Dawn Drive
Lot 39 Block 2, Section 5 Village of College Park (Harpers Landing)
12. Variance request for an existing play structure that exceeds the maximum allowed square footage for elevated floor area.
Alfred Lastovica
67 Shallowford Place
Lot 9 Block 1, Section 11 Village of Creekside Park West
13. Variance request for an existing fence that does not meet the Development Criteria Section 55 of Alden Bridge.
Mark Andrew Davies and Susanne H.
2 Courtland Green Street
Lot 1 Block 3 Section 55 Village of Alden Bridge

14. Variance request for an existing fence that does not meet the Development Criteria Section 55 of Alden Bridge.
Susanne Maher
6 Courtland Green Street
Lot 2 Block 3 Section 55 Village of Alden Bridge
15. Variance request for a proposed walkway that exceeds width allowed and a landscape border that does not respect the front building line.
Brent & Kolette Miller
2 Wooded Path Place
Lot 18, Block 1, Section 43 Village of Sterling Ridge
16. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Susan Pitchford
23 Rolling Ridge Court
Lot 31 Block 1, Section 11 Village of College Park
17. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jeffery Evans
74 East Whistlers Bend Circle
Lot 22 Block 01 Section 81 Village of Alden Bridge
18. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Eleen Macian Rivero
54 Sawbridge Circle
Lot 14 Block 1, Section 29 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.
Steven Piotter
175 North Taylor Point Drive
Lot 02 Block 03 Section 13 Village of Alden Bridge
20. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home
Roy & Autumn Buchler
50 Spincaster Drive
Lot 18 Block 1, Section 30 Village of Creekside Park
21. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
James Kokkinis
11 Florian Court
Lot 65 Block 1, Section 1 Village of College Park

22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Justin & Paula M Baca
14 Timberlea Place
Lot 31 Block 2, Section 63 Village of Alden Bridge
23. Request for rehearing regarding the Development Standards Committee action 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 which was reviewed by the committee and acted on at the meeting of March 18, 2015.
John M. Mizell
38 Freestone Place
Lot 35 Block 1, Section 49 Village of Alden Bridge
24. Request for approval of a home business.
Thomas and Michelle Bolsch
15 Quintelle Court
Lot 4 Block 1, Section 64 Village of Sterling Ridge
25. 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
26. Variance request for a proposed pool and summer kitchen that exceeds the maximum allowed hard surface area.
Dennis Banks
110 North Concord Valley Circle
Lot 3 Block 2, Section 25 Village of Sterling Ridge
27. Variance request a proposed outdoor living area that incorporates a patio cover with a fireplace and summer kitchen does not respect the eight foot side and 30 foot rear building setbacks.
Brad and Christy Mize
170 East Bracebridge Circle
Lot 14 Block 1, Section 21 Village of Indian Springs (TWA)
28. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
Brent & Kolette Miller
2 Wooded Path Place
Lot 18, Block 1, Section 43 Village of Sterling Ridge
29. Variance request for a proposed pool concept that exceeds the maximum hard surface area allowed and the patio cover with summer kitchen concept exceeds the maximum hard surface allowed and does not respect the 20 foot rear and 6 foot side setback.
Luis Barrenechea

22 Hearthwick Road
Lot 6 Block 2, Section 2 Village of Creekside Park West

30. Variance request for a proposed room addition that exceeds the maximum allowed living area per the Neighborhood Criteria for College Park (Grogan's Forest) Section 1 Block 1 Lots 1-37.
David & Belynda Smith
22 Rymwick Court
Lot 32 Block 1, Section 1 Village of College Park (Grogan's Forest)
31. Variance request for a proposed trash can enclosure that does not meet the requirements for design and location.
Ryan M Wilkins
34 East Stedhill Loop
Lot 55 Block 1 Section 99 Village of Alden Bridge
32. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ryan M Wilkins
34 East Stedhill Loop
Lot 55 Block 1 Section 99 Village of Alden Bridge
33. Variance request for proposed pool and fire pit with pool equipment that does not respect the easement by more than three feet and a fence that does not respect the side building line as required for a corner lot.
Brooks & Sharon Aldrich
51 South Millsap Circle
Lot 9 Block 2, Section 67 Village of Sterling Ridge
34. Variance request for an existing dog run and house that are not at least three feet from the perimeter fencing adjacent to a residential lot.
Donald Warren
3 Rolling Ridge Court
Lot 26 Block 1, Section 11 Village of College Park (Harpers Landing)
35. Variance request for an existing fence that is not an approvable fence material. The existing sign is located outside the property line. The existing play structure is located in the rear and side yard easements.
Jose Joel Gonzalez Martinez
26 Gull Rock Place
Lot 47 Block 2, Section 5 Village of Creekside Park
36. Variance request for an existing patio cover with summer kitchen that was not built as approved and has adverse neighborhood impact.
Thomas and Lisa Wojahn
46 Corbel Point Way
Lot 52 Block 01, Section 16 Village of Creekside Park West

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Leno".

Property Compliance Manager
The Woodlands Township