

**Development Standards Committee**

**May 20, 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 April 15, 2014 and May 4, 2015.
- 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. Variance request for approval of the final plans for the proposed garage addition that 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
  2. Consideration and action for the addition of a sail shade over the pool.  
Woodlands Country Club-Palmer Course  
100 Grand Fairway  
Lot 0001, Block 0257, Section 0060 Village of Cochran's Crossing
  3. Consideration and action regarding final approval of an addition, remodeling, interior remodel and fitness center.  
Woodlands Country Club-Palmer Course  
100 Grand Fairway  
Lot 0001, Block 0257, Section 0060 Village of Cochran's Crossing
  4. Variance request for the replacement of existing monument sign, that exceeds maximum size allowed for the logo and includes colors that do not meet sign criteria.  
Popeyes Louisiana Kitchen  
16828 Interstate 45N  
Lot 9033, Block 0555, Section 0999 Village of College Park
  5. Variance request for new monument signs that exceeds the maximum size allowed for the logo.  
Taco Bell  
4490 Panther Creek Pines  
Lot 0385, Block 0045, Section 0007 Village of Panther Creek
  6. Variance request for new building sign that is requesting to include a tagline under the registered name.  
NutriShop  
9300 Six Pines

Lot 7100, Block 0599, Section 0999 Village of Town Center

7. Variance request for a new building sign with various sizes and fonts.  
The Woodlands Smiles Dentistry and Orthodontics  
1500 Research Forest Drive  
Lot 9380, Block 0350, Section 1000 Village of Research Forest
8. Variance request for a temporary banner to be allowed an additional two weeks after the business opens.  
The Woodlands Smiles Dentistry and Orthodontics  
1500 Research Forest Drive  
Lot 9380, Block 0350, Section 1000 Village of Research Forest
9. Consideration and action for the request to remove two trees.  
Boardwalk at Town Center  
2203 Riva Row  
Lot 9412, Block 0547, Section 0060 Village of Town Center
10. Consideration and action to remodel the courtyard fountain and include the addition of a sign in the base of the fountain.  
Boardwalk at Town Center  
2203 Riva Row  
Lot 9412, Block 054, Section 0060 Village of Town Center
11. Consideration and action for the preliminary review for a new home construction that exceeds the maximum amount of living area allowed according to neighborhood criteria.  
Kyle Mathis  
21 Crinkleroot Court  
Lot 06, Block 01, Section 19 Village of Grogan's Mill
12. Consideration and Action to proceed with legal action, regarding outstanding covenant violation on the property.  
Ronald Feise  
2 W Mistybreeze Cir  
Lot 0001, Block 006, Section 01, Village of Cochran's Crossing
13. Variance request for a proposed pergola with paving and summer kitchen that will exceed the maximum percent coverage of hard surface area allowed.  
Alejandro Di Nunzio  
107 North Linton Ridge Circle  
Lot 7 Block 3, Section 34 Village of Alden Bridge
14. Variance request for an existing fence that does not meet the Development criteria for Section 8 of Creekside Park West  
James Powner  
155 West Wading Pond Circle  
Lot 39 Block 1 Section 8 Village of Creekside Park West

15. Variance request for a proposed waterfall/slide that will exceed the maximum height allowed.  
Jennifer Jones Willett  
62 North Wooded Brook Circle  
Lot 6 Block 1 Section 12 Village of Alden Bridge
16. Variance request for an existing shed that does not respect the side five foot easement and exceeds the maximum allowed height for a shed in the easement.  
Eric Veilleux  
54 Bowie Bend Court  
Lot 28 Block 1 Section 1 Village of College Park
17. Variance request for an existing shed that does not respect the side five foot easement and has an unacceptable roofing material.  
Michael L McKinney  
134 Silverpenny Drive  
Lot 74 Block 1 Section 99 Village of Alden Bridge
18. Variance request for existing pavers that do not respect the side five foot easement.  
Navid Malik  
31 East Twinvale Loop  
Lot 11 Block 1 Section 102 Village of Alden Bridge
19. Variance request for existing pavers that do not respect the rear ten foot easement.  
Michael and Margaret Valenti  
83 Sagamore Ridge Place  
Lot 39 Block 1 Section 14 Village of Creekside Park
20. Variance request for existing pavers that do not respect the side five foot and rear ten foot easements and a portion of the existing pond that does not respect the rear ten foot easement.  
Ruth Jeanette Douglas  
130 North Linton Ridge Circle  
Lot 4 Block 1 Section 34 Village of Alden Bridge
21. Request for approval of a home business.  
Keith Chiasson  
6 Skipwith Place  
Lot 7 Block 1 Section 15 Village of Sterling Ridge
22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Joshua and Tiffany Hulett  
138 Wimberly Way  
Lot 56 Block 1 Section 3 Village of College 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.  
Mauricio F Martin Franzoni  
51 Aventura Place

Lot 31 Block 1 Section 28 Village of Creekside Park

24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Francisco Javier Gomez Vaca

30 Player Vista Place

Lot 6 Block 1 Section 84 Village of Sterling Ridge

25. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Alejandro Ramirez Wendt

18 Sprite Woods Place

Lot 29 Block 1 Section 42 Village of Sterling Ridge

26. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home

Toss Stubbs and Heidi Baber

47 Ivy Garden Street

Lot 15 Block 3 Section 55 Village of Alden Bridge

27. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home

Houston L Garner

43 Wineberry Place

Lot 11 Block 1 Section 66 Village of Alden Bridge

28. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Pamela Haenelt

14 Sprite Woods Place

Lot 28 Block 1 Section 42 Village of Sterling Ridge

29. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Brian Benedict

140 North Wynnoak Circle

Lot 28 Block 2 Section 57 Village of Alden Bridge

30. Consideration and Action to review a possible covenant violation related to driveway color.

Jorge E Concepcion Castillo

19 South Sage Sparrow

Lot 9 Block 3 Section 11 Village of Creekside Park

31. Variance request for a proposed fence that will exceed the maximum height allowed for perimeter fencing and will not comply with Neighborhood Criteria for Section 11 of Alden Bridge.

Robert Sergent

35 Vista Mill Place

Lot 27 Block 1 Section 11 Village of Alden Bridge

32. Variance request for a concept approval for a proposed room addition/interior remodel that includes a basement with a below grade foundation and a proposed driveway that exceeds the maximum allowed width and does not comply with the material requirements per the Neighborhood Criteria for Section 21 Indian Springs (TWA).

Juan Luis Perez

134 East Bracebridge Circle

Lot 23 Block 1 Section 21 Village of Indian Springs (TWA)

33. Variance request for a proposed patio cover and summer kitchen that does not respect the rear 25 foot setback.

Tom Grohmann

122 South Curly Willow Circle

Lot 14 Block 1 Section 15 Village of Creekside Park West

34. Variance request for a proposed patio cover that does not respect the rear 15 foot setback.

Charles Muizers

90 East Canyon Wren Circle

Lot 20 Block 2 Section 13 Village of Creekside Park

35. Variance request for a proposed patio cover with a summer kitchen that may not be compatible with and appropriate in scale, color, and mass to the architectural character of the dwelling and the neighborhood.

Javier Guzman

39 South Bacopa Drive

Lot 13 Block 5 Section 7 Village of Creekside Park

36. Variance request for an existing patio cover with summer kitchen that does not respect the rear 25 foot setback.

Kiran Emmi

31 North Player Manor Circle

Lot 10 Block 2 Section 82 Village of Sterling Ridge

37. Variance request for an existing pool decking that does not respect the side five easements, an existing patio cover that does not respect the 15 foot rear yard setback and an existing landscape border that is not located two feet back from the street edge.

Rebecca Steele

42 West Canyon Wren Circle

Lot 8 Block 2 Section 13 Village of Creekside Park

38. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Edwin Ojeda

22 Regan Court

Lot 24 Block 1 Section 54 Village of Sterling Ridge

## **V. Public Comments**

**VI.** Member Comments

**VII.** Staff Reports

**VIII.** Adjourn



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

---

Property Compliance Manager  
The Woodlands Township