

Development Standards Committee

March 21, 2012 at 5:30 PM

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

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of Minutes of DSC Meeting on February 15, 2011.
- III. Consideration and Action of Minutes of DSC Meeting on February 20, 2011.
- IV. Consideration and Action to approve Neighborhood Criteria for the Village of Alden Bridge, Section 6
- V. Consideration and Action of the Summary List
- VI. Consideration and Action regarding the promulgation of rules for trash cans and recycle bins.
- VII. Review and Disposition of Commercial Applications
 - A. Report on “**Commercial Staff Action List**” for March 21, 2012
- VIII. Review and Disposition of Residential Applications
 1. Approval request for a proposed home business.
Ben Stallings
150 Golden Autumn Place
Lot 11, Block 3, Section 84 Village of Alden Bridge
 2. Variance request for two proposed summer kitchens that are not at least ten feet from the side property lines.
Charles and Courtney Davison
10 North Player Manor Circle
Lot 23, Block 1, Section 82 Village of Sterling Ridge
 3. Variance request for proposed pool equipment that will encroach further into the side yard easement than allowed by Standards.
Jose Antonio Bandin
43 North Spinning Wheel Circle
Lot 11, Block 1, Section 56 Village of Sterling Ridge
 4. Variance request for proposed fence stain that is not an approvable color.
Brett Buchanan
70 South Sage Sparrow Circle
Lot 17, Block 4, Section 11 Village of Creekside Park
 5. Variance request for proposed patio cover/cabana and summer kitchen that will encroach into the rear 40 foot building line.
Mark A. Ciaglia
11 Shimmering Aspen Circle
Lot 1, Block 1, Section 19 Village of Creekside Park

6. Variance request for proposed patio cover and summer kitchen that will encroach into the rear 25 foot building line.
Alberto Agostini
3 Folklore Court
Lot 1R, Block 2, Section 2 Village of Creekside Park
7. Variance request for proposed gazebo and fireplace that will not respect the 40 foot rear setback.
Carl E. Pittman
120 Trinity Oaks Circle
Lot 1, Block 2, Section 14 Village of Indian Springs – TWA
8. Variance request for an existing fence stain that is not an approvable color.
Carel and Annelie Du Toit
51 North Queenscliff Circle
Lot 35, Block 2, Section 13 Village of Sterling Ridge
9. Variance request for an existing summer kitchen that is not at least ten feet from the side property line.
Phil and Amber Gallaway
95 Wood Manor Place
Lot 33, Block 1, Section 12 Village of College Park (Grogan’s Forest)
10. Variance request for an existing play structure that is located in the ten foot rear yard easement.
Art Rosa
15 Snow Woods Court
Lot 46, Block 1, Section 3 Village of College Park (Harper’s Landing)
11. Variance request for existing play structure located in the rear ten foot easement and exceeds maximum height allowed by ten inches.
Chad Walter
47 South Piney Plains Circle
Lot 17, Block 1, Section 7 Village of Alden Bridge
12. Variance request for existing driveway borders that cause the driveway to exceed the maximum width allowed.
Charles McClain Jr.
114 South Abram Circle
Lot 20, Block 2, Section 24 Village of Sterling Ridge
13. Variance request for existing detached building that exceeds the maximum height, is located in the five foot side yard and ten foot rear yard easements and is not screened by a solid fence
Debera Hawkins Bertrand
51 South Bristol Oak Circle
Lot 49, Block 1, Section 11 Village of Alden Bridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michael J. Hoiden II
34 Murmuring Creek Place
Lot 32, Block 2, Section 6 Village of College Park (Harper’s Landing)
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Charles B Mack

23 Milepost Court
Lot 32, Block 1, Section 73 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.
Kevin Moran
35 Juniper Grove Place
Lot 9, Block 1, Section 44 Village of Alden Bridge
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
James Carlton
31 North Goldenvine Circle
Lot 39, Block 2, Section 65 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.
Michael Gerdts
71 Roslyn Bend Court
Lot 13, Block 2, Section 17 Village of Alden Bridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Charles Riggs
6 Howell Creek Place
Lot 69, Block 3, Section 36 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.
Jose A Fuentes Jr.
75 East Whistlers Bend Circle
Lot 17, Block 2, Section 81 Village Alden Bridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ray Scarborough
50 North Auburn Path Drive
Lot 25, Block 1, Section 47 Village Alden of Bridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home..
Scott K. Green
148 South Winterport Circle
Lot 9, Block 1, Section 5 Village of Alden Bridge
23. Variance request for a proposed conceptual room addition with covered patio area, which may cause an impact on neighboring properties and may not be architecturally compatible with the dwelling.
Timothy Seay
2614 South Wildwind Circle
Lot 3, Block 10, Section 1 Village of Grogan's Mill
24. Request for approval of a portable basket ball goal in a street right of way.

2, 7, 10, 11, 14, 15, 18, 19, 22, 23, 27, 31, and 35 Wildever Place
Lots 23-36 excluding lot 27, Block 1, Section 36 Village of Sterling Ridge

25. Request for rehearing for a proposed sign that may have an adverse impact to the neighborhood's character.
Michael M Tower
2 South Hawthorne Hollow Circle
Lot 86, Block 1, Section 86 Village of Alden Bridge
26. Request for rehearing for a proposed shade canopy that is not in keeping with the character of the neighborhood.
Alfonso Madrid
15 Shimmering Aspen Circle
Lot 2, Block 1, Section 19 Village of Creekside Park
27. Request for rehearing of a conditional approval of a variance request for proposed driveway that will exceed the maximum width allowed of 16 feet.
Amber Brawner
6 Archbriar Place
Lot 30, Block 1, Section 3 Village of Alden Bridge
28. Variance request for proposed patio cover/cabana and summer kitchen that may create a negative impact due to mass, scale and proportion.
Wilbert Gilberto Orlaineta Argente
2 Yarbrough Court
Lot 24, Block 5, Section 15 Village of Creekside Park
29. Variance request for a proposed pool bath that would not allow garage to provide adequate parking for 3 cars – a requirement of the Development Criteria and provide at least 135 sq. ft. of storage space per the standard.
Wilbert Gilberto Orlaineta Argente
2 Yarbrough Court
Lot 24, Block 5, Section 15 Village of Creekside Park
30. Variance request for proposed cabana, summer kitchen and pergola that may possibly create negative neighbor impact due to mass, scale, proportion.
Miguel Angel Orlaineta Argente
2 Freestone Stream Place
Lot 13, Block 5, Section 15 Village of Creekside Park
31. Variance request for a proposed bath that would not allow garage to provide adequate parking for 3 cars – a requirement of the Development Criteria and provide at least 135 sq. ft. of storage space per the standard.
Miguel Angel Orlaineta Argente
2 Freestone Stream Place
Lot 13, Block 5, Section 15 Village of Creekside Park
32. Variance request for proposed room addition that will exceed the maximum allowed living area.
Mark and Dana Falloon
7 Pendleton Park Point
Lot 2, Block 1, Section 64 Village of Sterling Ridge
33. Variance request for proposed play structure that is located in the rear ten foot easement and rock ground cover in rear yard is not used in limited quantities.
Kevin Delahunty

34 Columbia Crest Place
Lot 24, Block 1, Section 1 Village of Sterling Ridge

34. Variance request for proposed pool exceeds hard surface area allowed, the fireplace does not respect 25' rear setback and the summer kitchen is not located a minimum of 10' from adjacent property.

John and Stevi Venable
18 West Old Sterling Circle
Lot 89, Block 1, Section 3 Village of Sterling Ridge

35. Variance request for proposed color change to paint the brick white which is not in keeping with the neighborhood character.

Arturo Trevino and Bertha Prestamo de Trevino
30 Veilwood Circle
Lot 8, Block 1, Section 65 Village of Sterling Ridge

36. Variance request for existing Paving exceeds hard surface area allowed and front yard walkway encroaches into SROW and building line.

Derek and Theresa Sandberg
14 Carlyle Place
Lot 10, Block 1, Section 1 Village of Sterling Ridge

37. Variance request for existing attached cover was constructed so that it extends into the side five foot easement.

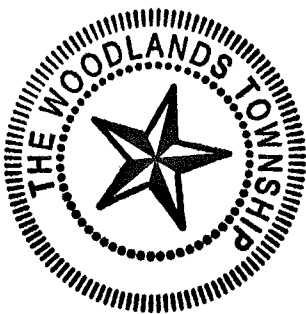
Raul Luzardo
94 Wood Manor Place
Lot 34, Block 1, Section 12 Village of College Park (Grogan's Forest)

IX. Public Comments

X. Member Comments

XI. Staff Reports

XII. Adjourn




Rosalinda Blasco
Property Compliance Manager
For The Woodlands Township