

Development Standards Committee

May 15, 2013 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 Meetings on April 17, 2013.
- III. Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action.
- IV. Review and Disposition of applications.
 1. Variance request for a proposed fence that will be located beyond the ten foot side platted building line.
Joe and Shirley Cusack
100 North Rockfern Ct.
Lot 28, Block 02, Section 65 Village of Grogan's Mill
 2. Variance request for a proposed new driveway that will be located in the five foot side yard easements and will exceed the maximum width allowed.
George and Linda Turek
199 and 203 N. Tranquil Path
Lots 17 and 18, Block 03, Section 63 Village of Grogan's Mill
 3. Variance request for a proposed new fence that exceeds the maximum height allowed and may extend beyond the front building line.
George and Linda Turek
199 and 203 North Tranquil Path
Lot 17 and 18, Block 03, Section 63 Village of Grogan's Mill
 4. Consideration and Action regarding Monument signage and advertising
Taco USA
7 Switchbud Place Ste. 194
Lot 840, Block 547, Section 6 Village of Grogan's Mill
 5. Variance request for the proposed patio cover with summer kitchen area that would encroach into the forty foot rear and fifteen foot side yard easement.
Jack B. Weaverling
87 North Windsail Place
Lot 20, Block 1, Section 33 Village of Panther Creek
 6. Variance request for a proposed remodel and room addition that will exceed the maximum living area allowed per the Development Criteria.
Michael Nordmann
34 Stanwick Place
Lot 25, Block 1, Section 3 Village of Sterling Ridge
 7. Variance request for a proposed patio cover that will not respect the 15 foot rear building setback.
Arlen D Allison
124 South Winterport Circle
Lot 18, Block 1, Section 5 Village of Alden Bridge

8. Variance request for a proposed driveway that exceeds the maximum width allowed and the summer kitchen is not located at least ten feet from the property line.
Shane and Missy O'Connor
129 Cezanne Woods Place
Lot 3, Block 1, Section 21 Village of Sterling Ridge
9. Variance request for a proposed driveway that exceeds the maximum width allowed .
Joe Don and Nancy Sanders
3 Lysander Place
Lot 20, Block 2, Section 39 Village of Sterling Ridge
10. Variance request for proposed driveway extension will exceed the maximum width allowed for a driveway and a portion of the brick pavers will encroach upon the five foot side yard easement.
James Tassone
35 Ginger Bay Place
Lot 45, Block 3, Section 3 Village of Alden Bridge
11. Variance request for proposed patio cover, fireplace and summer kitchen that does not respect the 25 foot rear setback.
James and Virginia Jolly
3 Mohawk Path Place
Lot 97, Block 1, Section 6 Village of Creekside Park
12. Variance request for proposed summer kitchen summer kitchen is not located at least ten feet from the adjacent property line.
Jeff and Suzie Shipley
142 Bauer Point Circle
Lot 77, Block 1, Section 6 Village of Creekside Park
13. Variance request for a proposed patio cover with a summer kitchen that does not respect the rear 20 foot setback.
Wade and Stephanie Watson
63 East Hullwood Circle
Lot 13, Block 2, Section 2 Village of Creekside Park
14. Variance request for a proposed swimming pool that exceeds maximum water surface area allowed and a summer kitchen that is not located ten feet away from the adjacent property line.
Luis Porras and Carmen Parra
34 South Pinto Point Circle
Lot 14, Block 1, Section 10 Village of Creekside Park
15. Variance request for a proposed summer kitchen is not located ten feet from the adjacent property line.
David and Sherry McClure
22 Beebrush Place
Lot 65, Block 1, Section 13 Village of Creekside Park
16. Variance request for a proposed summer kitchen is not located ten feet from the adjacent property line.
Tim Richardson
6 North Lansdowne Circle
Lot 49, Block 1 Section 27 Village of Indian Springs (TWA)

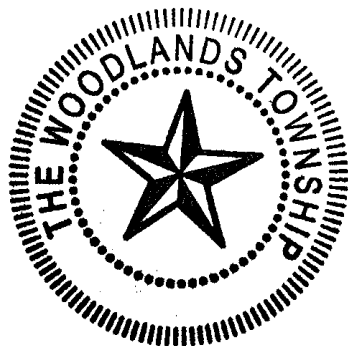
17. Variance request for removal of trees that do not comply with tree removal conditions in the Standards.
Mark Gubb
163 East Mirror Ridge Circle
Lot 37, Block 2 Section 18 Village of Indian Springs (TWA)
18. Variance request for a proposed driveway extension will exceed the maximum width allowed.
Makio Kawata
27 Broadweather Place
Lot 86, Block 1, Section 50 Village of Alden Bridge
19. Variance request for an existing fence stain is not an approvable color
Gonzalo Silva
30 Mohawk Path Place
Lot 89, Block 1, Section 6 Village of Creekside Park
20. Variance request for an existing patio that does not respect the five foot side yard easement.
Frank A Blanchard
6 Wrens Song Place
Lot 75, Block 3, Section 10 Village of Alden Bridge
21. Variance request for an existing trampoline that does not respect the rear ten foot easement.
Jason Williams
10 South Misty Canyon Place
Lot 5, Block 1 Section 4 Village of College Park
22. Variance request for an existing fish pond that does not respect the side five foot and rear ten foot easement.
Qing Tang
19 Scenic Brook Circle
Lot 27, Block 2, Section 14 Village of Sterling Ridge
23. Variance request for an existing fireplace that does not respect the 40 foot rear setback and the side easement, an existing fish pond encroaches into the 20 foot front building line, existing retaining wall encroaches into the 20 foot front building line, existing paving and driveway does not respect the side five foot easement, shed that does not respect the side five foot easement and exceeds the maximum height allowed.
Richard Scardino
99 East Cove View Trail
Lot 52, Block 1, Section 6 Village of Creekside Park
24. Variance request for an existing storage shed that does not respect the side five foot easement and a play structure that does not respect the rear ten foot easement.
Justin and Tiffany McClung
55 North Altwood Circle
Lot 24, Block 1 Section 23 Village of Indian Springs (TWA)
25. Variance request for an existing patio that extends beyond the 25 foot platted building line and does not respect the front ten foot easement of the lot.
Joseph W Skaptason
15 Owls Cove Place
Lot 22, Block 4, Section 6 Village of Alden Bridge

26. Variance request for an existing storage shed that does not respect the side five foot easement .
Joel M Aiken
11 Doeskin Place
Lot 40, Block 3, Section 59 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.
Jerome Jammal
182 West Sterling Pond Circle
Lot 87, Block 3, Section 3 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.
Francisco Javier Villa Escobosa
15 Prairie Falcon Court
Lot 29, Block 1, Section 12 Village of Creekside Park
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jennifer Ruppert
39 Bark Bend Place
Lot 28, Block 1, Section 16 Village of College Park
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Joel M Aiken
11 Doeskin Place
Lot 40, Block 3, Section 59 Village of Alden Bridge
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Oscar Ollivier Gutierrez
107 North Hawkhurst Circle
Lot 12, Block 2, Section 93 Village of Sterling Ridge
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rodney Cook
27 Ebony Oaks
Lot 39, Block 1, Section 56, Village of Sterling Ridge
33. Consideration and Action in regard to two youth activity signs on a property.
Christopher Fuentes
47 South Bethany Bend Circle
Lot 6, Block 2, Section 36 Village of Alden Bridge
34. Consideration and Action in regard to a request to appeal the Alden Bridge Residential Design Review Committee's condition to require the color change of a sign.
Michael M Tower
2 South Hawthorne Hollow Circle
Lot 86, Block 1, Section 86 Village of Alden Bridge

35. Consideration and Action in regard to a request to appeal the Alden Bridge Residential Design Review Committee's condition to repaint shutters to a color that is compatible with the existing colors for the dwelling and appropriate to its architectural character and to the neighborhood.
Shiv J Patel
58 Alden Glen Drive
Lot 7, Block 2, Section 20 Village of Alden Bridge
36. Variance request for proposed flagstone paving that does not respect the five foot side and ten foot rear easements and exceeds the allowable hard surface area and the pergola does not respect the ten foot rear easement.
Edward Spaulding
23 Julian Woods Place
Lot 27, Block 1 Section 20 Village of Indian Springs (TWA)
37. Variance request for proposed summer kitchen that will not be located ten foot away from the adjacent property line.
Derek McCoy
3 Sagamore Bend Place
Lot 21, Block 1, Section 73 Village of Alden Bridge
38. Variance request for proposed summer kitchen that will not be located ten foot away from the adjacent property line and the pergola may cause negative neighbor impact.
Darin Reeser
226 Vershire Circle
Lot 19, Block 2, Section 91 Village of Sterling Ridge
39. Variance request for a proposed exterior addition that requires sealed drawings.
Jose Huerta
50 Nocturne Woods Place
Lot 24, Block 1, Section 44 Village of Sterling Ridge
40. Request for approval of a home business.
Michael Stephen and Deidra Robbins
15 Serenity Woods Place
Lot 11, Block 3, Section 13 Village of Alden Bridge
41. Variance request for pool barrier fence with a proposed location and height that will not comply with the Neighborhood Criteria for Section 35 of Alden Bridge
Kurt P Kemmerly
34 Ivy Garden Street
Lot 9, Block 3, Section 35 Village of Alden Bridge
42. Variance request for a proposed fence that will exceed the maximum height allowed with rot board and the height of the rot board will exceed the maximum height. In addition, the fence will not meet the Development Criteria for Section 63 of Alden Bridge.
Michael K McMullen
6 Rockledge Drive
Lot 25, Block 1, Section 63 Village of Alden Bridge

- 43. Consideration and Action in regard to a request to appeal the Alden Bridge Residential Design Review Committee's condition of replanting 2x30 gallon native trees on lot.
Garey and Emily Bell
75 Musgrove Place
Lot 47, Block 1, Section 78 Village of Alden Bridge
- 44. Variance request for an existing bathroom addition that resulted in the garage not having the required two parking spaces.
Juan Musi Afif
26 Sheltered Arbor Court
Lot 7, Block 1, Section 41 Village of Sterling Ridge
- 45. Variance request for an existing driveway extension that exceeds the maximum width allowed for a driveway, existing pavers in side and rear yard do not respect the five foot side and ten foot rear yard easements, front yard pavers extend beyond the front 20 foot platted building line and the hard surface area on all existing improvements exceeds the maximum percentage allowed for the lot.
Margaret A Scrivener
19 East Honey Grove Place
Lot 24, Block 1, Section 30 Village of Alden Bridge
- 46. Variance request for an existing shed that may have negative neighbor impact and exceeds the maximum height allowed for a plastic shed.
Walter Pierce
30 Bryce Branch Circle
Lot 8, Block 1, Section 34 Village of Sterling Ridge
- 47. Variance request for an existing shed that does not respect the rear ten foot easement and exceeds the maximum height allowed for a plastic shed.
Seth Taylor Lyman
15 Columberry Court
Lot 24, Block 2, Section 84 Village of Alden Bridge
- 48. Variance request for an existing trash and recycle cart screen that is not setback three feet from front façade and the planted vegetation does not screen or soften the view of the lattice structure from the street and adjacent properties and color of trash can screen is not compatible with the color of the dwelling.
Kevin Dale Putman
6 Teakwood Place
Lot 33, Block 1, Section 82 Village of Alden Bridge

- V. Consideration and Action regarding the Residential Development Standards.
- VI. Consideration and Action regarding the revisions to the Development Standards Committee's meeting process overview document
- VII. Public Comments
- VIII. Member Comments
- IX. Staff Reports
- X. Adjourn



Kimberly C. McKenna

 Property Compliance Manager
 For The Woodlands Township