

Development Standards Committee

September 18, 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 August 21, 2013.
- III. Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action.
- IV. Review and Disposition of applications and violations.
 1. Consideration and action regarding the application for preliminary approval of the additions and parking garage.
The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 500, Block 599, Section 6, Village of Grogan's Mill
 2. Consideration and action regarding preliminary approval and clearing approval.
3 Hughes Landing
 3. Consideration and action regarding a concept approval and variance request for a twelve level parking garage to be located past the forty foot building setback.
Project Champion
1825 & 1835 Hughes Landing Boulevard
 - 1825 Hughes Landing Blvd. – 13 level Office Bldg.
 - 1835 Hughes Landing Blvd. – 12 level Office Bldg.
 - 12 level Parking Garage
 4. Consideration and action regarding a possible violation of the Residential Development Standards regarding open storage of trailers.
Thomas Jr. and Andrea Edwards
3 North Autumnwood Way
Lot 46, Block 2, Section 31, Village of Grogan's Mill
 5. Variance request for a proposed attic conversation that encroaches into the twenty five foot rear setback.
Douglas C Cooper
18 Graceful Elm Court
Lot 56, Block 01, Section 35, Village of Panther Creek
 6. Variance request for a proposed driveway widening that exceeds the maximum width allowed.
Joe McGlaun
67 Tree Crest Circle
Lot 13, Block 27, Section 01, Village of Indian Springs
 7. Variance request for a front yard wrought iron fence with decorative columns that extends beyond the platted building line and has columns located within five feet of a lot boundary that adjoins a public street right of way.
Gary Ball
15 North Longspur Drive
Lot 1, Block 4, Section 45, Village of Grogan's Mill

8. Variance request for a proposed addition that will exceed the maximum allowed living area allowed per the Development Criteria.
Manuel Francisco Ruiz Camero
107 South Sawbridge Circle
Lot 17, Block 2, Section 29 Village Creekside Park
9. Variance request for a proposed patio cover that will not respect the rear 40 foot building setback.
Joseph Cardello
214 South Bauer Point Circle
Lot 59, Block 1, Section 6 Village of Creekside Park
10. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.
Joseph Cardello
214 South Bauer Point Circle
Lot 59, Block 1, Section 6 Village of Creekside Park
11. Variance request for proposed deck encroaches the side five and rear ten foot easements
Vannak Marroquin
51 Orchid Grove Place
Lot 15, Block 2 Section 7 Village of College Park
12. Variance request for a proposed shed that is not screened by a solid wood fence.
Jane Hardcastle
79 South Vershire Circle
Lot 20, Block 3, Section 91, Village of Sterling Ridge
13. Variance request for existing pool decking that does not respect the rear ten foot easement.
Dora Chavez and Raul Rojas
3 Snowbell Place
Lot 13, Block 2 Section 13 Village of Indian Springs (TWA)
14. Variance request for existing fence stain that is not an approved color.
Jeremy D Wier
126 North Sage Sparrow Circle
Lot 27, Block 4, Section 11 Village Creekside Park
15. Variance request for existing patio that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.
Steve R Marks
142 West Burberry Circle
Lot 6, Block 1, Section 97 Village of Alden Bridge
16. Variance request for existing patio that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.
William Noble
15 Timberstar Street
Lot 18, Block 3, Section 42 Village of Alden Bridge
17. Variance request for existing patio that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.
Mary Christine Cook
135 West Burberry Circle

Lot 3, Block 2, Section 97 Village of Alden Bridge

18. Variance request for existing patios that do not respect the side five and rear ten foot easements.
Robert A Messler III
134 Lattice Gate Street
Lot 6, Block 2, Section 35 Village of Alden Bridge
19. Variance request for an existing shed that does not respect the rear ten and side five foot easements.
James Bechtold
158 Prairie Dawn Circle
Lot 4, Block 3, Section 6, Village of College Park (Harper's Landing)
20. Variance request for existing play structure that does not respect the rear ten foot easement.
RH of Texas Limited Partnership
98 Lindenberry Circle
Lot 47, Block 1, Section 27 Creekside Park
21. Variance request for an existing storage shed that exceeds the maximum height allowed for a plastic shed.
Justin B Johnson
35 Camborn Place
Lot 45, Block 2, Section 86 Village of Alden Bridge
22. Variance request for an existing patio cover that does not have sealed plans.
Keith Hutchins
71 West Prairie Dawn Circle
Lot 23, Block 3, Section 6, Village of College Park (Harper's Landing)
23. Variance request for an existing shed that does not respect the side five foot easement.
Keith Hutchins
71 West Prairie Dawn Circle
Lot 23, Block 3, Section 6, Village of College Park (Harper's Landing)
24. Consideration and action in regard to Staff conditions of an existing walkway in the easement.
Jeff Kane and Katheryn Roberts
2 Woodmoor Place
Lot 32, Block 2, Section 91 Village of Sterling Ridge
25. Consideration and action in regard to Staff conditions to require replanting 3x30 gallon native trees on lot.
Carl David Whelchel IV
6 Silk Tree Place
Lot 36, Block 2, Section 81 Village of Alden Bridge
26. Request for approval for renewal of a home business for firearms.
Stanley Lawrence Jones
15 Wild Colt Place
Lot 19, Block 3, Section 9 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.
Medhi Naseri
135 South Delta Mill Circle
Lot 73, Block 1, Section 1 Village of College Park (Harper's Landing)

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Matthew R Schmittauer
54 Chamomile Court
Lot 80, Block 1, Section 6 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.
Ather Siddiqi
18 Peony Springs
Lot 22, Block 3, Section 21 Village of Indian Springs (TWA)
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
June M. Morgan
3 East Sienna Place
Lot 9, Block 1, Section 30 Village of Alden Bridge
31. Consideration and action regarding of a possible violation of Residential Development Standard regarding youth activity signs and a variance request for multiple youth activity signs.
Christine Langston
39 South Bethany Bend Circle
Lot 4, Block 2, Section 36 Village of Alden Bridge
32. Consideration and action regarding of a possible violation of Residential Development Standard regarding storage of trash and recycle carts.
Yuri Dershteller
2 Hawksbill Place
Lot 14, Block 2, Section 78 Village of Sterling Ridge
33. Request for an appeal by Jim Kennedy of 22 East Sienna Place regarding the approval of a wooden bridge yard structure at 30 East Sienna Place.
Rebecca L. Drake
30 East Sienna Place
Lot 17, Block 1, Section 30 Village of Alden Bridge
34. Variance request for proposed fence stain that is not an approved color.
Rhys Sheffer Birthwright
103 North Spincaster Court
Lot 9, Block 2, Section 17 Village of Creekside Park
35. Variance request for a proposed wrought iron fence that is not located on the owner's lot and is within a street right-of-way.
Clennan Moore
15 Overlyn Place
Lot 24, Block 1, Section 3, Village of College Park (Grogan's Forest)
36. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.
Charles J Bienvenu III
19 South Piney Plains Circle
Lot 3, Block 1, Section 7 Village of Alden Bridge

37. Variance request for a proposed patio cover that does not respect the 20 foot rear setback and may have negative neighborhood impact.
Kern Smith
42 West Frontera Circle
Lot 11, Block 3, Section 61 Village of Sterling Ridge
 38. Variance request for a proposed patio cover and fireplace that does not respect the 25 foot rear building line.
Troy & Connie Johnston
11 Seasons Trace
Lot 3, Block 1, Section 19 Village of Sterling Ridge
 39. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear building line.
Rick & Lynda Gustafson
31 Thymewood Place
Lot 21, Block 1, Section 4 Village of Sterling Ridge
 40. Variance request for a proposed Gym/Pool Cabana that does not respect the 50 foot rear building setback and has possible negative neighbor impact.
Antonio Neri
10 Player Pond Place
Lot 13, Block 2, Section 23 Village of Sterling Ridge
 41. Consideration and action to appeal the Residential Design Review Committee decision of approval regarding the condition to require repainting the front door to a muted shade.
Daniel R Frazier
42 East Autumn Branch Circle
Lot 4, Block 2, Section 26 Village of Alden Bridge
 42. Variance request for a color change of a door and shutters that is not in keeping with the neighborhood character.
Edward and Lynn Liss
38 Delphinium Place
Lot 68, Block 2, Section 29 Village of Sterling Ridge
 43. Variance request for a Play House that may cause negative neighbor impact
Sergio & Sara Gonzalez
2 Ivy Castle Court
Lot 22, Block 3, Section 80 Village of Sterling Ridge
 44. Consideration and action in regard to the Development Standards Committee's conditional approval of a front yard with more than a limited amount of rocks.
James Gibson
203 Brooksedge
Lot 3, Block 3, Section 58, Village of Alden Bridge
- V.** Consideration and Action regarding the Residential Development Standards.
- VI.** Consideration and Action regarding a Special Meeting of the Development Standards Committee to discuss Residential Development Standards.

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Bero". The signature is written in a cursive style.

Property Compliance Manager
For The Woodlands Township

