

Development Standards Committee

October 16, 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 September 18, 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 for Preliminary Approval - (1) 12-Story Office Bldg., (1) 13-Story Office Bldg., (1) 12-Story Parking Garage
Project Champion in Hughes Landing
Village of Grogan's Mill at Lake Front Circle
 2. Consideration and action for additional clearing of lay-down area for construction materials during the construction of Project Champion
Project Champion in Hughes Landing
Village of Grogan's Mill at Lake Front Circle
 3. Consideration and action for final approval of additions and parking garage.
The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 0500, Block 0599, Section 0006 Village of Grogan's Mill
 4. Variance request for a proposed driveway that will exceed the maximum allowable width.
Anthony and Florence Zwigart
42 Raissance Court
Lot 20, Block 3, Section 11 Village of College Park
 5. Variance request for a proposed patio cover that does not respect the ten foot rear setback and the ten foot rear easement.
P Max Heimlich
42 Witherbee Place
Lot 5, Block 1, Section 5 Village of Creekside Park
 6. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.
John D Johnson
26 North Shasta Bend Circle
Lot 25, Block 1, Section 22 Village of Creekside Park
 7. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.
Nicolas Borda Barrero
2 Marin Creek Place
Lot 21, Block 1, Section 22 Village of Creekside Park
 8. Variance request for a proposed shed that encroaches the side five and rear ten foot easements

Douglas G Stobbe
66 South Plum Crest Circle
Lot 23, Block 1, Section 64 Village of Alden Bridge

9. Variance request for a proposed fountain that may not be compatible with neighborhood character and may create negative neighbor impact.
Sandeep Goel
59 East Black Knight Drive
Lot 4, Block 3, Section 77 Village of Sterling Ridge
10. Variance request for a proposed front yard patio that will extend beyond the rear 25 foot building line and a proposed rear patio will encroach upon the 10' rear yard easement of the lot.
Kathryn Messina
76 North Winterport Circle
Lot 35, Block 1, Section 5 Village of Alden Bridge
11. Variance request for a proposed driveway widening will exceed the maximum width
John Louis David
35 South Hawthorne Hollow Circle
Lot 21, Block 2, Section 86 Village of Alden Bridge
12. Variance request for an existing fence that will not respect the ten foot platted building line, exceeds the maximum height allowed and the rot board exceeds the maximum height allowed.
Donna E Kojak
39 East Twinvale Loop
Lot 9, Block 1, Section 102 Village of Alden Bridge
13. Variance request for an existing shed that does not respect the side five foot easement.
David Lawrence Bonura
139 South Winterport Circle
Lot 3, Block 2, Section 5 Village of Alden Bridge
14. Variance request for an existing patio cover without sealed plans.
Karl & Michelle Schneider
135 Prairie Dawn Circle
Lot 1, Block 1, Section 14 Village of College Park
15. Variance request for two existing sheds that do not respect the side five foot and rear ten foot easements.
Kevin Wayne Laird
131 North Downy Willow Circle
Lot 33, Block 1, Section 60 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Benjamin Benedict
3 Dunwood Springs Court
Lot 18, Block 1, Section 7 Village of College Park (Grogan's Forest)
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
John Rossi
23 Heather Bank Place

Lot 31, Block 1, Section 6 Village of Sterling Ridge

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Amanda Mussalli
2 Coverdell Park
Lot 29, Block 1, Section 26 Village of Sterling Ridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
James Ryan
10 Dapple Gray Street
Lot 43, Block 1, Section 9 Village of Sterling Ridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Denise French
2 Ramey Heights
Lot 45, Block 1, Section 12 Village of College 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.
Anthony Trinidad
3 Bark Bend Place
Lot 19, Block 1, Section 16 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.
Jeffrey Small & Jennifer Dunham
30 Patina Pines Place
Lot 7, Block 1, Section 7 Village of College Park/Grogan's Forest
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Roger Alan Harrison
11 Sentinel Place
Lot 18, Block 2, Section 4 Village of Alden Bridge
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Kate Laukien
38 Wrens Song Place
Lot 67, Block 3, Section 10 Village of Alden Bridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Pinakin Patel
118 North Downy Willow Circle
Lot 11, Block 2, Section 60 Village of Alden Bridge
26. Variance request for landscaping that is not compatible with the adjacent properties and neighborhood and has crushed rock that is not used in limited quantities.

Anna Sue Burton
55 South Mews Wood Court
Lot 9, Block 1, Section 12 Village of College Park

27. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.
Juan Tonatiuh Gonzalez Osas Barbosa
55 South Greenprint Circle
Lot 12, Block 3, Section 7 Village of Creekside Park
28. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback.
Ambalavanan Sachidanandam
42 New Dawn Place
Lot 26, Block 1, Section 13 Village of College Park
29. Variance request for a proposed patio cover with fireplace that does not respect the 25 foot rear building line.
James & Denise Essenberg
22 East Majestic Woods Place
Lot 4, Block 1, Section 17 Village of Sterling Ridge
30. Variance request to allow a civil engineer to seal plans for a proposed room addition and patio cover.
Paul & Francine White
39 South Crescendo Path Place
Lot 36, Block 1, Section 5 Village of College Park
31. Variance request for concept approval of a proposed patio cover with summer kitchen that does not respect the 25 foot rear building line and side seven foot building line.
Jason and Charla Balette
31 Lenox Hill Court
Lot 42, Block 1, Section 20 Village of Indian Springs
32. Variance request for a proposed patio cover that may have negative neighbor impact.
Roberto Rodriguez
27 Hearthshire Circle
Lot 3, Block 2, Section 99 Village of Sterling Ridge
33. Variance request for a proposed fence will exceed the maximum height allowed of 6', will not be set back from the front façade of the dwelling and wood fence will extend to front yard with construction side facing out.
Fidel Gonzalez
6 Trellis Gate Street
Lot 7, Block 1, Section 55 Village of Alden Bridge
34. Variance request for an existing fence that does not respect platted building line.
James H Larkin III
2 Royal Ridge Place
Lot 14, Block 2, Section 37 Village of Alden Bridge
35. Variance request for a yard sign, which is located in a Street Right of Way and is proposed for display every Thursday.
Charles Anderson
31 Quince Tree Place
Lot 93, Block 2, Section 4 Village of College Park

36. Variance requests for an existing rear patio that does not respect the rear or side easements; a proposed walkway that will exceed the maximum width and will not be a minimum of one foot from adjoining property line; Pavers that will extend beyond the 20 foot platted building line, that will not respect the easements, will not meet the 40% landscape coverage for the front yard and are located along streets edge and all improvements exceed the maximum percent coverage of hard surface area allowed for the lot.

Elizabeth Ford Morin
38 Musgrove Place
Lot 57, Block 1, Section 78 Village of Alden Bridge

37. Variance request for existing pergola that does not respect the side five and rear ten foot easements.

Aradio F Zambrano
73 North Old Cedar Circle
Lot 32, Block 1, Section 19 Village of Alden Bridge

38. Variance request for a window ac unit that is located on the front of the dwelling.

Allison Lehrmann
130 North Misty Dawn Drive
Lot 31, Block 2, Section 5 Village of College Park

39. Variance request for an existing dog house is located in the easement, exceeds the height allowed and is not located at least 3ft from the property line.

Belzahet Trevino
27 Filigree Pines Place
Lot 43, Block 1, Section 7 Village of Sterling Ridge

V. Consideration and Action regarding the Residential Development Standards.

VI. Public Comments

VII. Member Comments

VIII. Staff Reports

IX. Adjourn



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

Property Compliance Manager
For The Woodlands Township