

Development Standards Committee

February 19, 2014 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 January 15, 2014.
- III. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
- IV. Review and Disposition of applications and violations.
 1. Variance request for an in-ground pool, spa and retaining wall which exceeds the maximum amount of hard surface area allowed and may cause an impact to adjacent properties.
Fadi Issa
43 North Lakemist Harbour Place
Lot 04, Block 01, Section 38, Village of Panther Creek
 2. Consideration and action for conceptual approval for a two story office addition and two story parking garage addition with integrated fitness center.
Geosouthern Campus Phase II
1425 Lake Front Circle
Lot 0350, Block 0599, Section 0999 Village of Town Center
 3. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Jeff Moss
34 Lake Reverie Place
Lot 9, Block 1, Section 17 Village of Creekside Park West
 4. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Flint Hindman
18 South Swanwick Place
Lot 8, Block 2, Section 3 Village of Creekside Park West
 5. Variance request for a proposed shed that may cause negative impact.
Robert Baumgartner
67 North Seasons Trace
Lot 17, Block 1, Section 19 Village of Sterling Ridge
 6. Variance request for proposed patio cover with bath that will not respect the rear 20 foot building setback and will exceed the maximum allowed living area.
Luis Barrenechea
26 Shallowford Place
Lot 21, Block 1, Section 11 Village of Creekside Park West
 7. Variance request for an existing play structure that does not respect the five foot side easement.
Sonya Fitzpatrick
107 North Delta Mill Circle
Lot 48, Block 1, Section 1 Village of College Park

8. Variance request for an existing shed that does not respect the side five foot easement.
Vannak Marroquin
51 Orchid Grove Place
Lot 15, Block 2, Section 7 Village of College Park
9. Variance request for an existing play structure that does not respect the side five foot and the rear ten foot easements.
David L Stetson
23 Pine Island Place
Lot 25, Block 3, Section 36 Village of Alden Bridge
10. Variance request for an existing waterfall/slide exceeds the maximum height and appealing requirements to plant and maintain evergreen vegetation to screen waterfall/slide from right side neighbor.
Kenneth W Hammock
18 Pleasant Bend Drive
Lot 15, Block 2, Section 23 Village of Alden Bridge
11. Consideration and action to appeal the conditions of approval regarding an existing driveway that exceeds the maximum width allowed.
Christopher Ryan Bearb
26 Broadweather Place
Lot 81, Block 1, Section 50 Village Alden Bridge
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Keith Wolf
107 West Arbor Camp Circle
Lot 58, Block 1, Section 4 Village of Creekside Park
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brent Doucette
7 Silk Tree Place
Lot 34, Block 2, Section 81 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.
Larry Holliday
35 Cypress Bayou Court
Lot 31, Block 1, Section 24 Village of Alden Bridge
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rex Tucker
11 Ambassador Bend
Lot 40, Block 1, Section 33 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.
Dennis Zaiser
50 Whetstone Ridge Court

Lot 20, Block 1, Section 74 Village of Sterling Ridge

17. Consideration and Action to appeal the original decision of the DSC to require screening for a patio cover.
Jason Blake
22 Mohawk Path Place
Lot 91, Block 1, Section 6 Village of Creekside Park
18. Request for a rehearing for a proposed sports court that will not respect the rear 25 foot setback and may create negative neighbor impact.
Daniel Simoni
75 Nocturne Woods Place
Lot 19, Block 1, Section 44 Village of Sterling Ridge
19. Variance request for a proposed patio cover that does not respect the rear 20 foot building setback and may have mass, scale proportion concerns.
Johnny Greene
79 West Canyon Wren Circle
Lot 28, Block 1, Section 13 Village of Creekside Park
20. Variance request for a patio cover and fireplace that does not respect the rear 40 foot building setback.
Richard Harper
22 Nesting Crane Court
Lot 32, Block 1, Section 6 Village of Creekside Park
21. Variance request for a proposed patio cover with fireplace that does not respect the rear 20 foot setback, summer kitchen is not at least ten feet from the adjacent property line and the pool equipment may cause negative impact.
Matthew Breedlove
10 Dewlight Place
Lot 9, Block 1, Section 96 Village of Sterling Ridge
22. Variance request for a proposed water fountain that may have negative impact and a patio that does not respect the rear ten foot easement.
David Heup
23 Libretto Court
Lot 28, Block 1, Section 27 Village of Sterling Ridge
23. Variance request for a proposed patio cover that does not respect the rear 25 foot setback.
Joseph La Canfora
43 Amulet Oaks Place
Lot 47, Block 1, Section 8 Village of Sterling Ridge
24. Variance request for a proposed basketball goal that will not respect the side five foot easement.
Bryan Chappelle
15 Pondera Point Drive
Lot 15, Block 1, Section 13 Village of Creekside Park West
25. Variance request for an existing patio cover that does not have sealed plans drawn by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.) and may have an adverse impact on the neighborhoods existing character and neighboring properties.

Christine Salvador
15 Columnberry Court
Lot 24, Block 2, Section 84 Village of Alden Bridge

26. Variance request for an existing dog run that not located a minimum of three feet from all perimeter fencing or the property line, is located immediately adjacent to a property line of another residential lot and may have an adverse impact on neighboring properties or residents

Manuel Calero
15 Taupewood Place
Lot 43, Block 3, Section 74 Village of Alden Bridge

27. Variance request for an existing gazebo and pavers that do not respect the rear ten foot easement.

John E Kacher
39 Webb Creek Place
Lot 10, Block 1, Section 46 Village of Alden Bridge

28. Variance request for existing pavers that do not respect the five foot side and ten foot rear yard easements, the existing gazebo encroaches into the ten foot rear yard easement and extends beyond the 20 foot rear setback. The summer kitchen also does not respect the rear 20 foot setback. Additionally all improvements exceed the maximum percent coverage of hard surface area allowed for the lot.

James C Carlton
31 North Goldenvine Circle
Lot 39, Block 2, Section 65 Village of Alden Bridge

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