

Development Standards Committee

July 15, 2015 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 (DSC) Meeting on June 17, 2015.
- III. Consideration and Action of the Applications and Violations in Section VI recommended for Summary Action.
- IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- V. Reconvene in Public Session
- VI. Review and Disposition of applications and violations.
 1. Consideration and action for variance request and approval for existing pole mounted Signs (Commercial Identification Displays) located in the parking lot at Windvale Shopping Center in the Village of Alden Bridge.
Brixmor Property Group – Owner
Point of Sale Outdoor Media - Leaseholder
Windvale Shopping Center
9420 College Park Drive
Section 46 Block 490 Lot 500
 2. Consideration and action for final approval of phase 1 construction at The Woodlands High School to add a parking lot addition in preparation for a future proposal for an expansion to the athletics wing.
The Woodlands High School
6101 Research Forest Drive
Lot 100, Block 101, Section 67 Village of Cochran's Crossing
 3. Consideration and action regarding the final plans for the proposed new building construction including landscaping.
AT&T Pinecroft
28033 Interstate I-45
Lot 0581, Block 0599, Section 0999, Village of Town Center
 4. The proposed fence would be located beyond the owner's lot in the Common Open Space and would exceed the maximum height allowed.
Michele Morris
12 Sawmill Grove Court
Lot 17, Block 01, Section 41, Village of Grogan's Mill

5. Variance request for existing improvements, including a patio, patio cover and driveway widening that causes the lot to exceed the maximum amount of hard surface area allowed.
Grazes
103 Golden Shadow Circle
Lot 86, Block 4, Section 4, Village of Cochran's Crossing
6. Consideration and action for approval of proposed building and door signs which may require a possible variance of the Shopping Center Criteria.
LouLou's Beignets
8000 Research Forest Drive Suite 255
Lot 400, Block 257, Section 47 Village of Alden Bridge
7. Consideration and action for variance request of existing building sign at The Windvale Shopping Center
Tiger-Rock Martial Arts
9420 College Park Drive Suite 185
Lot 500 Block 490, Section 46 Village of Alden Bridge
8. Variance request for a proposed fence that will exceed the maximum height of six feet as required by the Development Criteria for Section 60 of Alden Bridge
Percy Lormand III
31 South Downy Willow Circle
Lot 8 Block 1 Section 60 Village of Alden Bridge
9. Variance request for proposed patio that does not respect the rear ten foot easement and a proposed walkway that is not located a minimum of 1 foot away from the property line.
Joanne Meier
30 Musgrove Place
Lot 59 Block 1, Section 78 Village of Alden Bridge
10. Variance request for a proposed driveway widening will exceed the maximum width allowed for a driveway.
Chet Molbert
30 Orchard Pines Place
Lot 6 Block 3 Section 56 Village of Alden Bridge
11. Variance request for a proposed spa and deck that will not respect the rear ten foot easement.
Matthew G Bullard
27 Harvest Wind Place
Lot 7 Block 1, Section 62 Village of Alden Bridge
12. Request for approval for an attached patio cover extension.
Dario Ramirez
15 South Greenprint Circle
Lot 45 Block 2, Section 8 Village of Creekside Park
13. Variance request for a proposed patio that will exceed the maximum allowed hard surface area.

Michael Wing
6 Sonnet Grove Court
Lot 22 Block 1, Section 18 Village of Alden Bridge

14. Variance request for existing pavers and patio that do not respect the side five foot easement.
Cosme Onesimo Iglesias Rios
6 Wood Drake Place
Lot 68 Block 1, Section 4 Village of Creekside Park West
15. Variance request for existing shed that does not respect the rear ten foot and side five foot easements.
Scott & Anica Arena
59 North Spinning Wheel Circle
Lot 15 Block 1, Section 56 Village of Sterling Ridge
16. Variance request for existing shed, paving and trellis that does not respect the side five foot easements.
Gregory & Mary Plourde
23 Renoir Trail Place
Lot 42 Block 1, Section 21 Village of Sterling Ridge
17. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ryan M Wilkins
34 East Stedhill Loop
Lot 55, Block 1, Section 99 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.
Mauricio Nageishi
35 Golden Orchard
Lot 34 Block 1, Section 95 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.
Michael Jeffrey Sebastian
47 Red Moon Place
Lot 26, Block 1, Section 7 Village of Creekside Park West
20. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rodrigo Orozco Montes De Oca
19 Valley Cottage Place
Lot 5, Block 1, Section 26 Village of Creekside 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.
Victor David Guerrero Resendiz

30 North Fremont Ridge Loop
Lot 17 Block 1, Section 23 Village of Creekside 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.
Jorge E. Concepcion Castillo
19 South Sage Sparrow Circle
Lot 9, Block 3, Section 11 Village of Creekside Park
23. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Haxell Alberto Lavallo Mora
23 Indigo Bunting Place
Lot 50, Block 1, Section 13 Village of Creekside Park
24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
William Hall
34 Footbridge Way
Lot 2, Block 4, Section 36 Village of Creekside Park
25. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rafael Barrenechea
42 Shallowford Place
Lot 17 Block 1, Section 11 Village of Creekside Park West
26. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Kirk Kirkendall
72 Artist Grove Place
Lot 22, Block 1, Section 21 Village of Sterling Ridge
27. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Gladys Teresa Sansores Noverola
59 Benedict Canyon Loop
Lot 15, Block 1, Section 60 Village of Sterling Ridge
28. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Barry Sinclair
266 Liriope Court
Lot 67 Block 1 Section 99 Village of Alden Bridge
29. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
June Mabry

130 Chorale Grove Court
Lot 8 Block 1 Section 81 Village of Alden Bridge

30. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Patricia L. Riese
234 West Misty Dawn Drive
Lot 5 Block 2, Section 5 Village of College Park

31. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Derek Whitener
67 Drifting Shadows Circle
Lot 42 Block 2, Section 7 Village of College Park

32. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Faith Anne Thomas
7 Bowie Bend Court
Lot 19 Block 1, Section 1 Village of College Park

33. Request for approval or a home business for copier storage and repair.

Christopher B May
167 W Bristol Oak Circle
Lot 3 Block 1, Section 11 Village of Alden Bridge

34. Variance request for proposed home construction that connects two dwellings that does not meet the Covenants, Standards, Development Criteria and Initial Land Use Designation.

Mark and Susanne Davies
2 Courtland Green Street
Lot 1 Block 3, Section 55 Village of Alden Bridge

35. Variance request for proposed home construction that connects two dwellings that does not meet the Covenants, Standards, Development Criteria and Initial Land Use Designation.

Susanne Maher
6 Courtland Green Street
Lot 2 Block 3, Section 55 Village of Alden Bridge

36. Variance request for proposed swimming pool with decking that does not respect the rear ten foot easement.

Arturo Zarate
182 North Vesper Bend Circle
Lot 8 Block 1, Section 30 Village of Sterling Ridge

37. Variance request for a proposed patio cover that does not respect the rear 25 foot setback.

Kacie & Carl Bendele
66 South Fair Manor Circle
Lot 8, Block 2, Section 78 Village of Sterling Ridge

38. Variance request for a proposed room addition that exceeds the living area allowed, the proposed patio cover and fireplace encroaches into the 25 foot rear setback.
James & Elizabeth Kelly
7 Daylight Ridge
Lot 17 Block 2, Section 19 Village of Sterling Ridge
39. Variance request for a proposed patio cover with a summer kitchen and pergola that exceed the maximum allowed hard surface area.
Martin & Debra Miller
63 Silvermont Drive
Lot 6 Block 1, Section 26 Village of Sterling Ridge
40. Variance request for a proposed patio cover with a summer kitchen that does not respect the rear 20 foot setback.
Chad Chamberlain
146 West Valera Ridge Place
Lot 17 Block 1, Section 31 Village of Creekside Park
41. Variance request for a proposed fountain that does not respect the front 10 foot easement, the 20 foot building line and is not located at least 20 feet from the street pavement edge.
Raymond Haley
46 Terrace Mill Circle
Lot 10 Block 1, Section 36 Village of Sterling Ridge
42. Variance request for a proposed color change that may not be architecturally compatible with the neighborhood character.
Juan Pablo Quintan & Manuela Imaz
90 Millsap Circle
Lot 5 Block 1, Section 67 Village of Sterling Ridge
43. Variance request for a proposed pool that exceeds the maximum allowed hard surface area.
David Miller
130 South Bluff Creek Circle
Lot 34 Block 2, Section 73 Village of Alden Bridge
44. Variance request for existing planter beds located in the rear ten and side five foot easement.
Jason & Sharon Davis
54 Panterra Way
Lot 43 Block 1, Section 74 Village of Sterling Ridge
45. Variance request for an existing wire grid trellis that exceeds the height allowed for a trellis located in an easement.
Jack McMains
3 Mellow Wood Place
Lot 23 Block 1, Section 12 Village of Indian Springs (TWA)

VII. Consideration and action regarding Neighborhood Criteria for College Park, Harper's Landing

Section 3 Block 1 Lots 66-89

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn



A handwritten signature in black ink, reading "Stephanie B. Bero".

Property Compliance Manager
The Woodlands Township