

Development Standards Committee

August 19, 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 July 15, 2015.
- III. Consideration and Action of the Applications and Violations in Section IV recommended for Summary Action.
- IV. Review and Disposition of applications and violations.
 1. Variance request for the proposed monument sign.
Woodlands Resort & Conference Center
2301 N. Millbend Drive
Lot 0470, Block 0547, Section 0006 Village of Grogan's Mill
 2. Consideration and action to reconsider the revised mural proposed to be located on exterior wall.
Texas Children's Urgent Care
4775 W. Panther Creek Drive
Lot 0285, Block 0045, Section 0040 Village of Panther Creek
 3. Consideration and discussion regarding the conceptually proposed improvements that include adding a driveway between two properties and removing trees.
Spirit Filled Celebration Church
6565 Research Forest Drive
Lot 0200, Block 0101, Section 0067 Village of Cochran's Crossing
 4. Consideration and action to allow a request to amend the Initial Land Use Designation.
7253 East Capstone
Lot 0500, Block 0101, Section 0067 Village of Cochran's Crossing
 5. Consideration and action regarding the preliminary approval for the Master site plan and phasing plan.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing
 6. Consideration and Action to proceed with legal action for outstanding Covenant violations.
Jose Castellanos
2603 Rosewood Place
Lot 03, Block 03, Section 20 Village of Grogan's Mill

7. Variance request for to locate dumpster and parking in the side easement.
AT&T Pinecroft
28033 I-45
Lot 0581 Block 0599 Section 0999 Village of Town Center
8. Consideration and action for final approval and possible variance of proposed building signs.
IGi Playground
3759 FM 1488 Suite 250
Lot 1905 Block 549, Section 47 Village of Alden Bridge
9. Consideration and action for final approval of proposed building signs.
9 Round 30 Min Kickbox Fitness
3759 FM 1488 Suite 475
Lot 1907 Block 549, Section 47 Village of Alden Bridge
10. Variance request for a proposed attached patio cover that will not respect the rear 25 foot building setback.
Richard Doyle
23 Desert Rose Place
Lot 21, Block 1, Section 20 Village of Sterling Ridge
11. Variance request for a proposed attached patio cover that will not respect the rear 20 foot building setback
Roberto Amaya
30 Prism Point Place
Lot 68 Block 1, Section 18 Village of Creekside Park
12. Variance request for a proposed pool that will exceed the maximum allowed hard surface area and pool equipment that encroaches more than two feet into side easement.
Jack Naranjo
6 Carmeline Drive
Lot 3 Block 1, Section 25 Village of Sterling Ridge
13. Request for approval of a home business renewal for custom made table mats.
Charles Dressler
67 Degas Park Drive
Lot 96 Block 1, Section 21 Village of Sterling Ridge
14. Request for approval of a home business renewal for piano lessons.
Laguna Trust
59 Barley Hall Street
Lot 12 Block 3, Section 9 Village of Sterling Ridge
15. Variance request for an existing driveway that exceeds the maximum width allowed.
Jesus Espinoza
127 South Star Ridge Circle
Lot 21 Block 3, Section 51 Village of Sterling Ridge

16. Variance request for an existing walkway that does not respect the rear ten foot easement.
Javier A Franquet
90 South Millport Circle
Lot 1 Block 2, Section 40 Village of Alden Bridge
17. Variance request for existing wood deck that does not respect the side five foot easements.
Russell Gates
2 Valewood Place
Lot 22 Block 2, Section 102 Village of Alden Bridge
18. Variance request for an existing play structure that exceeds the maximum height allowed.
James and Angele Mayfield
11 Burgandy Oaks Court
Lot 22 Block 2, Section 15 Village of Creekside Park West
19. Variance request for existing paving that does not respect the rear and side easements
Michael Langton
30 Verbena Bend
Lot 30, Block 2, Section 52 Village of Alden Bridge
20. Variance request for an existing dog run that is not at least three feet from the property line.
Andrew Ahmuty
35 Whispering Thicket Place
Lot 35 Block 1, Section 9 Village of Creekside Park West
21. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Claire Schexnayder
55 South Hawthorne Hollow Circle
Lot 18 Block 2 Section 86 Village of Alden Bridge
22. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Luis Mendez
35 Wildever Place
Lot 36, Block 1, Section 36 Village of Sterling Ridge
23. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ziye Liu
14 Raindance Court
Lot 13, Block 3, Section 11 Village of College 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.
John Jefferson Jr.
79 North Indigo Circle

Lot 11, Block 4, Section 9 Village of Indian Springs (TWA)

25. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Robert Hunt
163 Hearthshire Circle
Lot 52, Block 2, Section 99 Village of Sterling Ridge
26. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michael Guzman
143 South Vesper Bend Circle
Lot 16, Block 2, Section 30 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.
Elizabeth Kaftan
24 Cheswood Manor Court
Lot 13, Block 2, Section 00 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.
Julie McDaniel
2 Ginger Springs Place
Lot 17, Block 1, Section 14 Village of College 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.
Jeffrey D Somerville
42 Westwinds Circle, 77382-5324
Lot 34, Block 1 Section 67 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.
Meredith Storms
31 Butterfly Branch Place
Lot 40, Block 2, Section 52 Village of Alden Bridge
31. 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
32. 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

33. Variance request for existing artificial turf located in the front and side yard.
Michael Langton
30 Verbena Bend
Lot 30, Block 2, Section 52 Village of Alden Bridge
34. Variance request for a proposed swimming pool that will exceed the maximum percent coverage of hard surface area for the lot.
Rick Reeves
147 South Goldenvine Circle
Lot 1 Block 2, Section 65 Village of Alden Bridge
35. Variance request for a proposed detached building that exceeds the maximum height allowed for storage shed built with materials that match dwelling
Richard Schmidt
2 North Scarlet Elm Court
Lot 46 Block 1 Section 60 Village of Alden Bridge
36. Variance request for proposed tree removals that do not meet the Woodlands Residential Development Standards for removal.
Alfredo Meinhardt
126 North Bethany Bend Circle
Lot 25 Block 1 Section 36 Village of Alden Bridge
37. Appeal of the conditions of approval for a swimming pool to require replanting ten 30 gallon native trees on lot.
Vincent and Pinky Yuskiewicz
27 Hedgedale Way
Lot 1, Block 5, Section 36 Village of Creekside Park
38. Appeal of the Residential Design Review Committee's decision to require replanting eight 30 gallon native trees on lot.
Joan Stoy
23 East Autumn Branch Circle
Lot 42 Block 1 Section 26 Village of Alden Bridge
39. Appeal of the Residential Design Review Committee's decision requiring 30 gallon native trees as replants on lot.
Amy L Allison
27 East Autumn Branch Circle
Lot 43 Block 1 Section 26 Village of Alden Bridge
40. Variance request for a proposed patio cover with a summer kitchen that does not respect the rear 20 foot setback.
Rohan J Lobo
126 West Stockbridge Landing Circle
Lot 4 Block 1, Section 17 Village of Alden Bridge

41. Variance request for a proposed privacy wall that does not respect the side one foot setback and it may cause negative neighbor impact.

George Booth

38 Rhapsody Bend Drive

Lot 14 Block 1, Section 27 Village of Sterling Ridge

V. Public Comments

VI. Member Comments

VII. Staff Reports

VIII. Adjourn



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

Property Compliance Manager
The Woodlands Township