

Development Standards Committee

September 16, 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 August 19, 2015.
- III.** Consideration and Action of the Applications and Violations in Section VII 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.** Consideration and Discussion regarding lot to lot drainage concerns, including but not limited to, 63 Glentrace Circle in the Village of Alden Bridge and the surrounding properties.
- VII.** Review and Disposition of applications and violations.
 1. The proposed pool barrier fence replacement would not be located entirely on the owner's property.
Ken Williams/NuWay Homes, LLC
32 Whisper Lane
Lot 09, Block 01, Section 02 Village of Grogan's Mill - Millbend Village
 2. Variance request for the proposed monument sign.
Woodlands Resort & Conference Center
2301 North Millbend Drive
Lot 0470, Block 0547, Section 0006 Village of Grogan's Mill
 3. Variance request for the proposed home reconstruction due to casualty damage repairs without required sealed plans.
Davena Liepman
10809 West Timberwagon Circle
Lot 15, Block 07, Section 06 Village of Grogan's Mill
 4. Variance request for a proposed attached patio cover that will not respect the rear 25 foot building setback.
David Dunaway
30 English Heather Place
Lot 56, Block 1, Section 3 Village of Sterling Ridge

5. Variance request for a proposed attached patio cover with summer kitchen that will not respect the rear 15 foot building setback
Shannon Barker
135 East Jagged Ridge Circle
Lot 24 Block 5, Section 14 Village of Creekside Park
6. Variance request for a proposed spa and pad 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
7. Variance request for an existing fence that does not respect the ten foot side building line.
Christy Leahey
19 Hearthshire Circle
Lot 1 Block 2, Section 99 Village of Sterling Ridge
8. Variance request for existing patio cover with paving that does not respect the side five foot easement.
Sambo Prak
34 East Misty Dawn Drive
Lot 55 Block 2, Section 5 Village of College Park
9. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Julie Hannibal
11 Bellisima Court
Lot 19 Block 1 Section 97 Village of Alden Bridge
10. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jorge A Ortiz
51 Tidwillow Place
Lot 22 Block 2, Section 2 Village of Creekside Park West
11. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jefferey M Graffagnino
22 Silk Tree Place
Lot 40, Block 2, Section 81 Village of 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.
Abendstern Holdings Inc.
18 Valley Oaks Circle
Lot 5 Block 1 Section 51 Village of Alden Bridge
13. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Newman 2008 Descendants TR
6 Wintergrass Place
Lot 18, Block 1, Section 41 Village of Alden Bridge

14. Appeal of the Residential Design Review Committees decision of a color change.
Ramona Wheeler
118 East Foxbriar Forest Circle
Lot 9, Block 1, Section 79 Village of Alden Bridge
15. Variance request for proposed pool with decking that does not respect the rear ten foot easement and may exceed the maximum percent coverage of hard surface area for the lot.
Jason and Yvonne Cowham
6 Cayuga Pond Court
Lot 35 Block 1, Section 2 Village of Creekside Park
16. Variance request for proposed outdoor living area that will extend beyond the side and rear setbacks for the dwelling. In addition, the outdoor living area and paving will exceed the maximum percent coverage of hard surface area for the lot.
Edward D Arens
47 South Taylor Point Drive
Lot 36 Block 3, Section 13 Village of Alden Bridge
17. Appeal of the Residential Design Review Committee's conditions regarding the driveway widening.
Chris Buter
3 Petaldrop Place
Lot 30 Block 1 Section 64 Village of Alden Bridge
18. Variance request for a proposed patio cover with summer kitchen and fireplace that does not respect the rear yard setback. Additionally, plans were sealed by a civil engineer, not a structural engineer as required per the standard.
Nicholas V. Colletti
7312 Lake Paloma Trail
Lot 9 Block 1, Section 11 Village of Creekside Park
19. Variance request for an existing fence that is not an approvable style per the Development criteria and exceeds the maximum height allowed, existing pool decking that does not respect the easements, existing trellis that does not respect the easement and exceeds the height allowed and an existing fireplace that has not been constructed as approved.
Tom and Jeanette Harris
51 East Crystal Canyon Circle
Lot 46 Block 1, Section 1 Village of Creekside Park
20. Variance request for existing wood deck that does not respect the rear ten foot and side five foot easements.
Joseph Kovacs
102 Buck Trail Place
Lot 58 Block 3, Section 4 Village of Creekside Park

21. Request for approval for a patio cover that was not built as approved by the Development Standards Committee.
Barrenechea Rafael and Salas Mariana
42 Shallowford Place
Lot 17, Block 1, Section 11 Village of Creekside Park West

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn



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

Property Compliance Manager
The Woodlands Township