

Development Standards Committee

July 19 2017 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Consideration and action regarding the minutes of the meeting of June 21, 2017.
- III. Consideration and Action of the Applications and Covenant 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 the status of the development of St. Anthony of Padua
- VII. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and Action regarding the exterior lighting and recent modifications to the lights at the property.
Rittenhouse Baptist Church, Inc.
23 Treasure Cove Drive
Lot 36, Block 01, Section 24 Village of Panther Creek
 2. Receive, consider and act on an appeal from an affected party at 67 W Trillium regarding the Cochran's Crossing Residential Design Review Committee's action to approve the color change at 71 W Trillium Circle.
Ricardo M Araki
71 West Trillium Circle
Lot 51, Block 02, Section 19 Village of Cochran's Crossing
 3. Consideration and action for the new home construction and improvements proposed that are not in accordance with the Committee's previous action.
Saint Christopher Holdings LLC – Emilio Guzman
2610 South Wildwind Circle
Lot 07, Block 10, Section 01 Village of Grogan's Mill
 4. Variance request for the proposed revised conceptual home and garage addition that requires review and action by the Development Standards Committee and causes the lot to exceed the maximum living area allowed.
Jason and Laurie Corzine
10911 Sweetspire Place
Lot 29, Block 05, Section 06 Village of Grogan's Mill
 5. Variance request for the proposed revisions to an existing tennis court that encroaches into the thirty-foot rear building setback, will include lighting that exceeds the maximum amount of pole lights allowed and the lights will exceed the maximum height of 20 feet.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill

6. Variance request for the proposed sculpture walls that are proposed to encroach into the fifty-foot front building setback.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill
7. Consideration and action regarding the proposed fountain located at the front of the home.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill
8. Consideration and action regarding the proposed dog run located at the rear of the home.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill
9. Variance request for proposed patio cover that does not respect the rear 15 foot setback.
Pamela Del Angel Bynum
46 Thicket Grove Place
Lot 33, Block 1, Section 16 Village of College Park
10. Variance request for an existing play structure that does not respect the side five foot or rear ten-foot easement.
Kristin Valicevic
31 South Greenprint Circle
Lot 41, Block 2, Section 8 Village of Creekside Park West
11. Variance request for an existing storage shed that does not respect the side five foot or rear ten foot easement.
Daniel Matthes
165 Fairwind Trail Drive
Lot 9, Block 2, Section 11 Village of College Park (Harper's Landing)
12. Variance request for proposed paving, water feature and yard structure that do not respect the ten foot rear easement.
Gary Johnson
69 Sundown Ridge Place
Lot 33, Block 1, Section 16 Village of Creekside Park West
13. Variance request for proposed rear fence that will exceed the maximum height allowed and does not comply with the Neighborhood Criteria for Section 7 of Alden Bridge
Jessica Tucker Spillers
19 Classic Oaks Place
Lot 22 Block 1 Section 7 Village of Alden Bridge
14. Variance request for proposed rear metal fence that is not an allowed design/material per the Development Criteria for Section 42 of the Village of Sterling Ridge.
David Halvorson
86 South Archwyck Circle
Lot 33 Block 1, Section 42 Village of Sterling Ridge
15. Variance request for an existing addition that exceeds the maximum allowed living area per the Development Criteria for Section 92 for the Village of Sterling Ridge.
Kass Copelin

103 North Almondell Circle
Lot 18 Block 3, Section 92 Village of Sterling Ridge

16. Variance request for existing paving that does not respect the ten foot rear easement.
Theodore Wurfel
159 East Concord Valley Circle
Lot 60 Block 1, Section 25 Village of Sterling Ridge
17. Variance request for a proposed sunroom addition that exceeds the maximum allowed living area per the Development Criteria for Section 24 for the Village of Sterling Ridge.
Roberta Pirone
50 North Abram Circle
Lot 9 Block 2, Section 24 Village of Sterling Ridge
18. Consideration and action regarding addition of two (2) flag poles
Conservatory Senior Housing at Alden LP
6203 Alden Bridge Drive
Lot 875, Block 257, Section 47 Village of Alden Bridge
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Carlos Horacio & Carmen Ramos
7 East Montfair Boulevard
Lot 12, Block 4, Section 68 Village of Sterling Ridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.
Clinton & Nancy Maxwell
15 Wild Orchid Court
Lot 23, Block 1, Section 7 Village of Harper's Landing at College Park
21. Consideration and action to pursue legal action for outstanding Covenant violations.
Francisco Javier Villa Escobosa & Ethel T Bazan
15 Prairie Falcon Court
Lot 29, Block 1, Section 12 Village of Creekside Park
22. Consideration and action to pursue legal action for outstanding Covenant violations.
Magda Ghobashy & Michaelangelo Perez
55 Paloma Bend Place
Lot 10, Block 1, Section 25 Village of Creekside Park
23. Consideration and action to pursue legal action for outstanding Covenant violations.
Gustavo Gutierrez & Veronica Ochoa
15 Jewelsford Court
Lot 16, Block 1, Section 13 Village of Sterling Ridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Michael NJ McLennan
100 North Winterport Circle
Lot 29, Block 01, Section 5 Village of Alden Bridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Monica Ayala Montemayor & Rodolf A Ayarzagotia
58 West Deer River Circle

Lot 9, Block 4, Section 14 Village of Creekside Park

26. Consideration and action to pursue legal action for outstanding Covenant violations.
James E & Leslie G Townsend
46 Barley Hall
Lot 34, Block 1, Section 9 Village of Sterling Ridge
27. Consideration and action to pursue legal action for outstanding Covenant violations.
Thomas A Pope
75 South Bardsbrook Circle
Lot 7, Block 2, Section 39 Village of Sterling Ridge
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Solomon Mansur Cohen
78 South Sawbridge Circle
Lot 20, Block 1, Section 29 Village of Creekside Park
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Troy K Dixon
38 East Gaslight Place; 77382-1401
Lot 1, Block 1, Section 26 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Timothy S Frederick
131 North Misty Dawn Drive; 77385-3650
Lot 22, Block 1, Section 5 Village of Harper's Landing at College Park
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Sean D & Jamie Ansley
23 Vinca Trail; 77382-5753
Lot 27, Block 1, Section 59 Village of Alden Bridge
32. Variance request for a short-term rental business in the home.
Jorge Alberto Novoa Yeo
42 Rocky Point Court
Lot 47, Block 1, Section 5 Village of Creekside Park
33. Variance request for a short-term rental business in the home.
Gerardo Aquirre Quiroz
162 West Hullwood Court
Lot 9, Block 1, Section 2 Village of Creekside Park
34. Variance request for a short-term rental business in the home.
Juan Manuel Lopez Ruiz
15 Eastwood Place
Lot 54 Block 1, Section 33 Village of Alden Bridge
35. Variance request for a house cleaning business in the home.
Carlos E Reyes
171 South Hollylaurel Circle
Lot 5 Block 2, Section 16 Village of Alden Bridge

36. Variance request for a sign that does not respect the front ten foot easement.
Walter R. Sassard Sr
150 Lattice Gate Street
Lot 2 Block 2 Section 35 Village of Alden Bridge
37. Variance request for a proposed fence that will exceed the maximum height allowed per the Residential Development Standards and the Development Criteria for Section 25 of the Village of Sterling Ridge.
Theodore Wurfel
159 East Concord Valley Circle
Lot 60 Block 1, Section 25 Village of Sterling Ridge
38. Variance request for a proposed fence that will exceed the maximum height allowed per the Residential Development Standards and the Development Criteria for Section 59 of Alden Bridge.
Ian Guthrie
73 Sugar Grove Court
Lot 39 Block 01 Section 59 Village of Alden Bridge
39. Request for rehearing for a proposed cabana with fireplace and summer kitchen that does not respect the eight foot side yard and 25 foot rear yard setbacks.
Philip R Inman
91 South Taylor Point Drive
Lot 29, Block 3, Section 13 Village of Alden Bridge
40. Variance request for proposed exterior lighting that exceeds the height allowed.
Jose Gomez Urquiza
46 Liberty Branch Blvd
Lot 4, Block 8, Section 32 Village of Creekside Park
41. Variance request to alter the driveway in a manner that is not consistent with the design of other driveways in the neighborhood and may impact neighborhood character.
Samuel T. Smith
50 Silver Lute Place
Lot 15, Block 2, Section 9 Village of College Park
42. Variance request for the proposed patio cover with integrated wood deck and summer kitchen that does not respect the 25-foot rear setback.
Tracey and Aaron Cooper
72 North Spring Trellis Circle
Lot 2, Block 1, Section 20 Village of Indian Springs (TWA)
43. Variance request for a proposed storage shed that does not respect the rear ten foot easement.
Brian Grubbs
2 Leaf Spring Place
Lot 30, Block 3, Section 10 Village of Alden Bridge
44. Variance request for an existing trampoline that does not respect the rear ten foot easement.
Joseph Horner
31 Valley Mead Place
Lot 31 Block 1 Section 76 Village of Alden Bridge
45. Variance request for a proposed front porch that does not respect the front building setback and platted building line.

Jean Buisine
70 East Beckonvale Circle
Lot 13, Block 1, Section 6 Village of Sterling Ridge

46. Variance request for the proposed patio cover that does not respect the rear 30 foot setback.


Santiago Pelaez
98 West Ambassador Bend
Lot 20, Block 1, Section 33 Village of Sterling Ridge

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn



Property Compliance Manager
For The Woodlands Township

