

Development Standards Committee
November 17, 2011 at 5:30 PM
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380

- I. Welcome/Call Meeting to Order
- II. Consideration and Action of Minutes of DSC Meeting on October 19, 2011.
- III. Consideration and Action of the Summary List
- IV. Consideration and Action regarding Commercial Planning and Design Standards, VI. Sign Standards
- V. Consideration and Discussion regarding Commercial Planning and Design Standards for Columbaria.
- VI. Review and Disposition of Commercial Applications
 - A. Request for Consideration and Action
Signage
Dairy Queen
2300 Buckthorne Place – File #01-010-0006-0547-0700
Village of Grogan’s Mill
 - B. Request for Consideration and Action
Sign Group #1
Memorial Herman Hospital
9250 Pineroft Drive - File #01-090-1000-0350-0200
Research Forest
 - C. Request for Consideration and Action
Sign Group #2
Memorial Hermann Hospital
9250 Pineroft Drive - File #01-090-1000-0350-0200
Research Forest
 - D. Request for Consideration and Action
Preliminary Approval
The Woodlands Township Central Fire Station
9951 Grogans Mill Road – 01-080-0006-0547-0335
Village of Grogan’s Mill
 - E. Report on “**Commercial Staff Approval List**” for November 17, 2011
- VII. Review and Disposition of Residential Applications
 1. Variance request for proposed driveway extension which will exceed the maximum allowed driveway width.
Steven and Tanis Morse
67 South Fair Manor Circle
Lot 17, Block 1, Section 78 Village of Sterling Ridge

2. Variance request for proposed paving that does not respect the five foot side easement.
Steven and Tanis Morse
67 South Fair Manor Circle
Lot 17, Block 1, Section 78 Village of Sterling Ridge
3. Variance request for a proposed wood deck will encroach into the fourteen foot CenterPoint easement.
Bryan Noel
3 Whitekirk Place
Lot 43, Block 2, Section 88 Village of Sterling Ridge
4. Variance request for a proposed summer kitchen is not located at least ten feet from adjacent property.
Andrew and Kimberly Kim
50 North Veilwood Circle
Lot 13, Block 1, Section 65 Village of Sterling Ridge
5. Variance request for proposed patio cover does not respect the 25 foot rear building setback.
Michael and Sarah Hammer
47 West Shale Creek Circle
Lot 15, Block 1, Section 20 Village of Sterling Ridge
6. Variance request for proposed patio does not respect the front twenty foot platted building line.
Candis Townsend
103 Ascot Way Court
Lot 77, Block 1, Section 70 Village of Alden Bridge
7. Variance request for a proposed swimming pool cover mechanism that encroaches into the five foot side easement.
Guillermo Garcia
14 Spring Basket Trail
Lot 1, Block 4, Section 7 Village of Creekside Park
8. Variance request for an existing summer kitchen is not located a minimum of ten feet from the adjacent property line.
Marcus and Alicia Beal
251 West Tupelo Green
Lot 82, Block 1, Section 13 Village of Creekside Park
9. Variance request for an existing summer kitchen is not located a minimum of ten feet from the adjacent property line.
Thomas and Carolyn Moran
43 South Chandler Creek Circle
Lot 11, Block 3 , Section 13 Village of Indian Springs – TWA
10. Variance request for an existing play structure that is located in the ten foot rear easement.
William Houston
3 North Regan Mead Circle
Lot 80, Block 2, Section 29 Village of Sterling Ridge
11. Variance request for an existing storage shed that encroaches partially into the rear ten foot easement, exceeds the maximum height allowed and exceeds the maximum floored area allowed.
Corazon Empleo
138 South Star Ridge

Lot 12, Block 1, Section 51 Village of Sterling Ridge

12. Variance request for an existing dog house that exceeds maximum height allowed.
Corazon Empleo
138 South Star Ridge
Lot 12, Block 1, Section 51 Village of Sterling Ridge
13. Request for approval of a home business.
Joann Casey
3 Carmeline Drive
Lot 64, Block 1, Section 25 Village of Sterling Ridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Nora Walters
7 Capshaw Court
Lot 26, Block 2, Section 1 Village of College Park
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Edward Nisim Marcus Kattan
18 Milepost Court
Lot 33, Block 1, Section 73 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.
Jackie L. White II
97 North Sage Sparrow Circle
Lot 29, Block 3, Section 11 Village of Creekside Park
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Javier Lamuno
139 North Sage Sparrow Circle
Lot 43, Block 3, Section 11 Village of Creekside Park
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brian P Murkowski
42 South Downy Willow Circle
Lot 3, Block 2, Section 60 Village of Alden Bridge
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jose Ruben Ferrer Del Rio
39 North Shimmering Aspen Circle
Lot 8, Block 1, Section 19 Village of Creekside Park
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Joaquin Martinez
43 North Shimmering Aspen Circle

Lot 9, Block 1, Section 19 Village of Creekside Park

21. Consideration and Action regarding final approval for a room addition and second story balcony, which includes proposed changes to the previously approved concept plans.
Bharat Latthe
37 Leeward Cove Drive
Lot 2, Block 2, Section 24 Village of Panther Creek
22. Variance request for proposed yard structure-trash can enclosure which is not in keeping with the character of the neighborhood.
Edward and Patricia Commender Send Reminder
7 Mariscal Place
Lot 13, Block 1, Section 10 Village of Creekside Park
23. Rehearing request for an existing shed that is located in the five foot side easement and is not located behind a six foot solid fence.
Octavio and Marcela Velasco
35 West Archwyck Circle
Lot 3, Block 2, Section 42 Village of Sterling Ridge
24. Request for approval of a home business.
Curtis Proske
66 Marble Wood Place
Lot 16, Block 1, Section 4 Village of College Park (Grogan's Forest)
25. Variance request for proposed shed may create a negative neighbor impact.
Roger and Joan Tietze
98 South Scribewood Circle
Lot 12, Block 1, Section 40 Village of Sterling Ridge
26. Variance request for proposed fence that will exceed the maximum height allowed; existing deck is located in the five foot side yard easement by two feet and existing storage shed exceeds the maximum height allowed for this type of shed.
Michael Griggs
18 Cloud Bank Place
Lot 63, Block 1, Section 93 Village of Alden Bridge
27. Variance requests for existing fence stains that are not approvable colors.
Stewart Severino
6 Rosy Finch Place
Lot 8, Block 4, Section 11 Village of Creekside Park
28. Variance request for proposed circular driveway is not in keeping with the character of the neighborhood.
Jose Beltran
171 West Black Knight Drive
Lot 31, Block 1, Section 84 Village of Sterling Ridge
29. Variance request for proposed metal roof for the covered patio is not in keeping with the character of the neighborhood.
Francisco Fierro
7 Sprite Woods Place
Lot 25, Block 1, Section 42 Village of Sterling Ridge

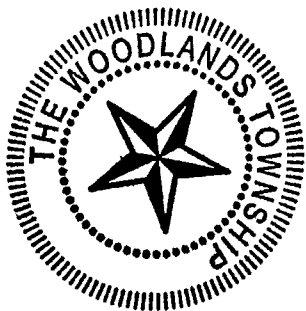
30. Variance request for an existing patio that is located in the side five foot and rear ten foot easement; also the patio and a fire pit are over the maximum allowed hard surface area for the lot.
Robert and Agatha Nolan
11 Trellis Gate Street
Lot 9, Block 1, Section 55 Village of Alden Bridge
31. Variance request for removal of two trees that do not meet conditions for tree removal according to the Residential Development Standards.
Jason and Traci Phenes
15 Player Vista Place
Lot 17, Block 1, Section 84, Village of Sterling Ridge
32. Variance request for two existing trellises located in the front yard flowerbed are not in keeping with the character of the neighborhood.
Marshall Yohana
3 Signature Crest Court
Lot 1, Block 1, Section 32 Village of Sterling Ridge
33. Variance request for proposed fence will not have the finished side facing outward to the street or any tract of land.
Camilo and Maga Uribe
110 North Linton Ridge Court
Lot 9, Block 1, Section 34 Village of Alden Bridge

VIII. Public Comments

IX. Member Comments

X. Staff Reports

XI. Adjourn




Property Compliance Manager
For The Woodlands Township