

Development Standards Committee
December 19, 2012 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 Development Standards Committee Meetings on November 14, 2012.
- III. Consideration and Action of the Applications in Section V recommended for Summary Action.
- IV. Consideration and Action of the design of the Veggie Grow Wall in the Community Garden at Alden Bridge Sports Fields.
- V. Review and Disposition of Applications
 1. Variance request for a proposed patio cover that will extend beyond the rear 30 foot building setback.
James and Sheri Barth
163 East Bracebridge Circle
Lot 16, Block 2, Section 21 Village of Indian Springs (TWA)
 2. Variance request for a proposed fireplace with will encroach into the side building setback.
O'Neill McDonald
66 Vintage Path Place
Lot 20, Block 2 Section 11 Village of College Park/Grogan's Forest
 3. Variance request for a proposed storage shed which exceeds the maximum floor area allowed.
Tim and Angie Smith
55 Hearthwick Place
Lot 17, Block 4, Section 2 Village of Creekside Park
 4. Variance request for a proposed retaining wall that will not respect the rear ten foot easement.
David P Richoux
43 Hermit Thrush Place
Lot 45, Block 1, Section 79 Village of Alden Bridge
 5. Consideration and Action regarding conditions of approval for a pool previously acted upon by the Development Review Committee which required the pool to be stepped down and the pool equipment does not respect the side five foot easement.
Rob and Maggie Kite
47 Spincaster Drive
Lot 39, Block 1, Section 30 Village of Creekside Park
 6. Variance request for a proposed summer kitchen is not located a minimum of 10 feet from the adjacent property line.
Rob and Maggie Kite
47 Spincaster Drive
Lot 39, Block 1, Section 30 Village of Creekside Park
 7. Variance request for a proposed summer kitchen is not located a minimum of 10 feet from the adjacent property line.

Darren and Jennifer Rush
31 Red Moon Place
Lot 23, Block 1, Section 7 Village of Creekside Park

8. Variance request for an existing basketball goal that is located in the five foot side yard easement.
Christopher Gilbert
34 East Loftwood Circle
Lot 18, Block 3, Section 77 Village of Sterling Ridge
9. Variance request for an existing storage shed that encroaches into the easement and exceeds the maximum height of seven feet for a plastic shed
Jerry Armstrong
54 Prosewood Drive
Lot 24, Block 1, Section 1 College Park (Grogan's Forest)
10. Variance request for an existing paving exceeds the maximum allowed hard surface area and does not respect the side and rear easements.
Jerry Armstrong
54 Prosewood Drive
Lot 24, Block 1, Section 1 College Park (Grogan's Forest)
11. Variance request for an existing flagstone walkway set in crushed rock is wider than the four feet maximum width allowed for a walkway.
Karen Walker
122 South Merryweather Circle
Lot 14, Block 2, Section 82 Village Alden Bridge
12. Variance request for existing play house that does not respect the ten foot rear easement.
Ty Garner
2 South Dulcet Hollow Cir
Lot 57, Block 1, Section 7 Village of Sterling Ridge
13. Variance request for existing patio that do not respect the ten foot rear easement.
John V Cronkhite
86 East Foxbriar Forest Circle
Lot 17, Block 1, Section 79 Village Alden Bridge
14. Variance request for an existing shed that does not respect the rear ten foot and side five foot easements and exceeds the maximum allowed for a shed made of plastic material.
Thomas F Kernan
11 Almond Branch Place
Lot 17, Block 2, Section 57 Village of Alden Bridge
15. Variance request for an existing trampoline that does not respect the rear ten foot and side five foot easements.
David W Warner
62 South Wynnoak Circle
Lot 5, Block 2, Section 57 Village of Alden Bridge
16. Variance request for an existing trash and recycle cart screen is not setback three feet from the front façade and a portion of the fence is less than the minimum height..
Morris A Keene
50 West Fairbranch Circle

Lot 61, Block 1, Section 44 Village of Alden Bridge

17. Consideration and Action regarding conditions of approval for a shed previously acted upon by the Development Review Committee.

John Citso
79 North Silver Crescent Circle
Lot 30, Block 2, Section 1 Village Alden Bridge

18. Request for approval of a Home Business

James Jia Xu
51 Prosewood Drive
Lot 15, Block 1, Section 1 Village of College Park (Grogan's Forest)

19. Request for approval of a Home Business

William M Bass
54 North Goldenvine Circle
Lot 40, Block 1, Section 65 Village of Alden Bridge

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

Rupino Guo
2 Split Rail Place
Lot 28, Block 1 Section 24 Village of Indian Springs (TWA)

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

Vinod Ramayanam
75 Drifting Shadows Circle
Lot 40, Block 2, Section 7 Village of College 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.

Steven Goldman
123 North Delta Mill Circle
Lot 52, Block 1, Section 1 Village of College 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.

Heath Derkowski
7 Fresh Pond Place
Lot 44, Block 1, Section 25 Village of Sterling Ridge

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

Janet C Wingerter
150 South Walden Elms Circle
Lot 29, Block 1, Section 42 Village of Alden Bridge

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

Michael Langton
30 Verbena Bend Place

Lot 30, Block 2, Section 52 Village of Alden Bridge

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
John Mitchell, Jr.
215 Fairwind Trail Court
Lot 22, Block 2, Section 11 Village of College Park
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
William Eberwien
42 North Freemont Ridge Loop
Lot 14, Block 1, Section 23 Village of Creekside Park
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Richard Scardino
99 East Cove View Trail
Lot 52, Block 1, Section 6 Village of Creekside 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.
Alfred Amparan Garza
110 East Cove View Trail
Lot 85, Block 1, Section 6 Village of Creekside Park
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Mohamed Seijari
50 South April Mist Circle
Lot 15, Block 1, Section 13 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.
Terry Wayne Cart
11 South Creekmist Place
Lot 12, Block 1, Section 8 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.
Donald Warren
3 Rolling Ridge Court
Lot 26, Block 1, Section 11 Village of College Park (Harpers Landing)
33. Consideration and Action of the conceptual proposal for a building expansion and parking garage addition.
First Baptist Church of The Woodlands
11801 Grogan's Mill Road
Lot 500, Block 599, Section 6, Village of Grogan's Mill
34. Consideration and Action for the revised plans for the patio cover and related fireplace located beyond the twenty five foot rear building setback, which was approved at the Development Standards Committee meeting of October 3, 2012.

Mike and Ally Seder
31 Star Fern Pl
Lot 08, Block 01, Section 54 Village of Grogan's Mill

35. Variance request for a proposed attached patio cover that exceeds the hard surface area allowed and extends into the 20 foot rear building setback.
Karla Hoskins
11 Ramey Heights Court
Lot 40, Block 1, Section 12 Village of College Park/Grogan's Forest
36. Request for approval of a Home Business
Rick Osborne
26 English Lavender Place
Lot 24, Block 2, Section 24 Village of Sterling Ridge
37. Appeal of the Residential Design Review Committees decision to require replanting 3x30 gallon native trees on lot.
Christopher Riggs
27 Bethany Bend Drive
Lot 3, Block 2, Section 36 Village of Alden Bridge
38. Variance request for a proposed pool and summer kitchen which will exceed the maximum hard surface area allowed.
Alejandro and Sandra Ibarra
27 Doeskin Place
Lot 36, Block 3, Section 59 Village of Alden Bridge
39. Variance request for proposed pool equipment that will encroach into the side five foot easement.
Jose Antonio Bandin
42 Spotted Lily Way
Lot 10, Block 02, Section 96 Village of Sterling Ridge
40. Variance request for proposed pergola and summer kitchen which may have possible negative neighbor impact.
Jose Antonio Bandin
42 Spotted Lily Way
Lot 10, Block 02, Section 96 Village of Sterling Ridge
41. Variance request for proposed summer kitchen which is less than ten feet from the adjacent property, fireplace which does not respect the 25 foot rear setback, paving which is over allowed the maximum allowed hard surface area and an arbor which may cause negative neighbor impact.
Tracie & Lisa Baker
39 Silver Maple Place
Lot 22, Block 1, Section 3 Village of Sterling Ridge
42. Appeal of the Residential Design Review Committees decision to require plantings as a screen.
David Tarkowski
10 Childres Pond Court
Lot 26, Block 1, Section 2 Village of Creekside Park
43. Variance request for existing trash cart enclosure that has an access gate that is not located at rear or side and a retaining wall that does not respect the side five foot easement.
Richard Laner

18 Valcourt Place
Lot 5, Block 2, Section 3 Village of Sterling Ridge

44. Variance request for an existing color on the dwelling that is not approvable per the Standards.
Christopher M & Kim Biggerstaff
67 Pleasant Bend Drive
Lot 6, Block 1, Section 23 Village Alden Bridge

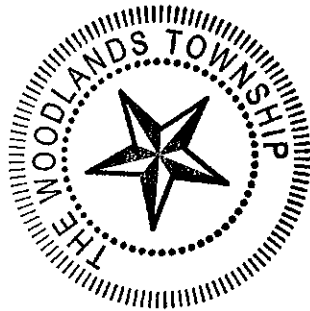
45. Variance request for an existing gazebo does not respect the rear setback and has an unacceptable roofing material
Todd W. Wilkens
2 Noble Bend Place
Lot 46, Block 1, Section 49 Village of Alden Bridge

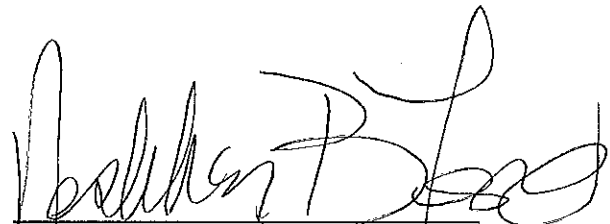
VI. Public Comments

VII. Member Comments

VIII. Staff Reports

IX. Adjourn




Property Compliance Manager
For The Woodlands Township