

**Development Standards Committee**

**November 20, 2013 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 Meetings on October 16, 2013.
- III. Consideration and Action of the Applications and legal items in Section VI recommended for Summary Action.
- IV. **Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071 of the Texas Government Code regarding the Request by the owner of 6 Turtle Rock Court to consider and act on an existing tree located at 10 Turtle Rock Court, which is considered to be in need of removal, according to the affected neighbor.**
- V. **Reconvene in Public Session.**
- VI. Review and Disposition of applications and violations.
  1. Request by the owner of 6 Turtle Rock Court to consider and act on an existing tree located at 10 Turtle Rock Court, which is considered to be in need of removal, according to the affected neighbor.  
Edward Gardere  
10 Turtle Rock Court  
Lot 06, Block 04, Section 28, Village of Panther Creek
  2. Consideration and Action to allow a twelve story office building  
Hughes Landing - Project Champion Development  
1835 Hughes Landing Boulevard  
Village of Town Center
  3. Consideration and Action to allow a thirteen story office building  
Hughes Landing - Project Champion Development  
Hughes Landing - Project Champion  
1825 Hughes Landing Boulevard  
Village of Town Center
  4. Consideration and Action to allow a twelve story parking garage  
Hughes Landing - Project Champion Development  
1835 and 1825 Hughes Landing Boulevard  
Village of Town Center
  5. Consideration and action to allow concept approval of 3 new buildings and variance request for the buildings to encroach into the building setback line along South Panther Creek Drive.  
Trinity Episcopal Church  
3901 S. Panther Creek Drive  
Lot 0280, Block 00457, Section 0007 Village of Panther Creek
  6. Variance request for a proposed swimming pool that is not in keeping with the standards.  
Lenny Jue  
7 Pleasure Cove Drive

Lot 04, Block 02, Section 24, Village of Panther Creek

7. Variance request for a proposed two story deck that will encroach into the rear setback.  
Lenny Jue  
7 Pleasure Cove Drive  
Lot 04, Block 02, Section 24, Village of Panther Creek
8. Consideration and Action regarding outstanding covenant violations on the home.  
Brandon Higbie  
7 Stillglen Court  
Lot 37, Block 02, Section 01, Village of Panther Creek
9. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.  
Vicente Suarez  
10 Marin Creek Place  
Lot 19, Block 1, Section 22 Village of Creekside Park
10. Variance request for a proposed room addition that will exceed the maximum living area allowed per the Development Criteria for Section 20 Village of Sterling Ridge  
Kevin Dunleavy  
26 Desert Rose Place  
Lot 28, Block 1, Section 20 Village of Sterling Ridge
11. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.  
Timothy Hertel  
11 Desert Rose Place  
Lot 18, Block 1, Section 20 Village of Sterling Ridge
12. Variance request for a proposed patio that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.  
Ann Leoni  
58 Camber Pine Place  
Lot 26, Block 1, Section 61 Village of Alden Bridge
13. Variance request for a proposed driveway widening will exceed the maximum width allowed of 16 feet for a driveway.  
Douglas Owyang  
30 Teakwood Place  
Lot 27, Block 1, Section 82 Village of Alden Bridge
14. Variance request for a proposed patio cover that will exceed the maximum allowable percent coverage of hard surface area.  
John T Miller  
94 North Linton Ridge Circle  
Lot 13, Block 1, Section 34 Village of Alden Bridge
15. Variance request for an existing driveway that exceeds the maximum allowed width.  
Joshua and Jessica Meador  
47 Butternut Grove Place  
Lot 21, Block 1, Section 4 Village of Creekside Park West
16. Variance request for an existing trampoline and pavers that do not respect the easements.

Bryan Toma  
38 Beckonvale Court  
Lot 38, Block 1, Section 6 Village of Sterling Ridge

17. Variance request for an existing play structure that does not respect the rear easement.  
Packard Holdings LLC  
7 Red Adler Place  
Lot 16, Block 1, Section 42 Village of Sterling Ridge
18. Variance request for paving that does not respect the side five foot easement.  
Steve D Thompson  
15 Wooded Brook Drive  
Lot 9, Block 2, Section 12 Village of Alden Bridge
19. Variance request for an existing patio cover extends beyond the 20 foot building rear setback and sealed plans for an existing room addition  
June S Mabry  
130 Chorale Grove Court  
Lot 8, Block 1, Section 81 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.  
Veronica Guadalupe Galnares Mier Teran  
22 Pendleton Park Point  
Lot 21, Block 1, Section 64 Village of Sterling Ridge
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Matt Chapman  
14 Coughton Court  
Lot 15, Block 1, Section 54 Village of Sterling Ridge
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Matthew Pine  
23 East Shale Creek Circle  
Lot 6, Block 1, Section 20 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.  
Javier Gonzalez Jimenez  
51 North Regan Mead Circle  
Lot 47, Block 2, Section 29 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.  
Rene Mendez  
58 West French Oaks Circle  
Lot 14, Block 1, Section 49 Village of Sterling Ridge
25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

James A Geerlings  
34 Lamps Glow Place  
Lot 48, Block 2, Section 5 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.  
Sudhakar Kalaga  
102 North Winterport Circle  
Lot 28, Block 1, Section 5 Village of Alden Bridge
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Troy Herrera  
99 North Merryweather Circle  
Lot 59, Block 1, Section 82 Village of Alden Bridge
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Steve Murski  
82 North Rambling Ridge Place  
Lot 37, Block 2, Section 4 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.  
Brian P Murkowski  
42 South Downy Willow Circle  
Lot 3, Block 2, Section 60 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.  
Vinod Ramayanam  
75 Drifting Shadows Circle  
Lot 40, Block 2, Section 7 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.  
John Mitchell Jr.  
215 Fairwind Trail Court  
Lot 22, Block 2, Section 11 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.  
Daniel Brauweiler  
3 Mirror Ridge Court  
Lot 84, Block 1, Section 18 Village of Indian Springs (TWA)
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Marsha Young  
118 North Shawnee Ridge Circle  
Lot 8, Block 1, Section 22 Village of Indian Springs (TWA)

34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Antonio Enrique Cancino Chavez  
2 Mariscal Place  
Lot 24, Block 3, Section 10 Village of Creekside Park
35. Request for approval for a Home Business for residential real estate investment.  
Paul Brundage  
6 Sunspree Place  
Lot 25, Block 2, Section 64 Village of Alden Bridge
36. Appeal of the swimming pool permit condition to replant six 30 gallon native trees.  
Paul Phelps  
51 Lively Oaks Place  
Lot 16, Block 1, Section 10 Village of Alden Bridge
37. Variance request for a proposed garage door color change to dark mahogany which is not in keeping with the neighborhood character.  
Thomas Jones  
7 Pascale Creek Place  
Lot 106, Block 1, Section 21 Village of Sterling Ridge
38. Variance request for a proposed patio cover with fireplace that does not respect the 40 foot rear setback.  
Antonio and Iraczu Torres  
38 North Freemont Ridge Loop  
Lot 15, Block 1, Section 23 Village of Creekside Park
39. Variance request for a proposed fence will be of an unacceptable fencing material and the unfinished side of the existing wood fence will be visible to the tract of land  
Hendrick Christoffel DeWet  
15 Vista Mill Place  
Lot 32, Block 1, Section 11 Village of Alden Bridge
40. Variance request for an existing garage conversion that does not meet the development criteria in which the garage must have parking for three cars.  
David Fernandez  
55 North Bacopa Drive  
Lot 3, Block 6, Section 7 Village of Creekside Park
41. Variance request for proposed sports court that does not respect the rear 30 foot setback.  
Kathryn Eberwein  
47 Player Point Drive  
Lot 12, Block 1, Section 32 Village of Sterling Ridge
42. Variance request for a proposed Detached Patio Cover will not respect the 20 foot rear building setback.  
Jack L Dyer  
64 North York Gate Court  
Lot 10, Block 2, Section 19 Village of Alden Bridge
43. Variance request for an existing fence that exceeds the maximum allowable height, the left side yard walkway exceeds the maximum allowable width, and backyard paving encroaches into the side yard easement.  
Larry & Ginny Cutburth

66 Hunting Path Place  
Lot 23, Block 2, Section 13 Village of Indian Springs (TWA)

44. Variance request for an existing fence which is not an approvable design.

Jose Maldonado  
7 Yarbrough Court  
Lot 26, Block 5, Section 15 Village of Creekside Park

45. Variance request for an existing fence that does not respect platted building line.

James H Larkin III  
2 Royal Ridge Place  
Lot 14, Block 2, Section 37 Village of Alden Bridge

46. Variance request for a proposed patio cover does not respect the 15 foot rear yard setback.

Joaquin Samper  
35 Herons Flight Place  
Lot 32, Block 1, Section 37 Village of Creekside Park

**VII.** Consideration and Action regarding the Residential Development Standards.

**VIII.** Public Comments

**IX.** Member Comments

**X.** Staff Reports

**XI.** Adjourn



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

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Property Compliance Manager  
For The Woodlands Township