Development Standards Committee April 16, 2014 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 Meeting on March 19, 2014 and a Special DSC Meeting on October 8, 2013.
- **III.** Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action.
- **IV.** Review and Disposition of applications and violations.
 - 1. Variance request for neighborhood entry sign.

Lakeside Cove

Village of Grogan's Mill

2. Consideration and Action for signage for the Grogan's Mill Farmers Market

Grogan's Mill Shopping Center

Village of Grogan's Mill

3. Variance request for an existing air conditioning window unit that was not installed less than six inches above natural grade, is visible from adjacent property, does not match the color of the siding, and exceeds one unit per lot.

Barbara S Price

31 North Wilde Yaupon Court

Lot 06, Block 05, Section 03 Indian Springs WCA

4. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.

Christian Hoffman

19 Valera Ridge Drive

Lot 26, Block 1, Section 17 Village of Creekside Park

5. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.

Andrea French

107 West Valera Ridge Place

Lot 6, Block 1, Section 31 Village of Creekside Park

6. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

Alicia Zeringue

102 Wood Drake Place

Lot 44, Block 1, Section 4 Village of Creekside Park West

7. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

Uriel Arana

10 Pleasant Point Place

Lot 50, Block 1, Section 8 Village of Creekside Park

8. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line. Julia Ramos

6 Red Wagon Drive

Lot 29, Block 1, Section 7 Village of Creekside Park

9. Variance request for an existing generator that does not respect the five foot side easement.

Christian Pierce

27 Trilling Bird Place

Lot 7, Block 3, Section 81 Village of Alden Bridge

10. Variance request for an existing play structure that does not respect the rear ten foot easement.

Rodolfo Meyer

31 Scenic Mill Place

Lot 1, Block 3, Section 9 Village of Alden Bridge

11. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line and a water feature that exceeds the maximum allowed height.

Steven Strong

38 Glenleigh Place

Lot 39, Block 1 Section 15 Village of Indian Springs (TWA)

12. Variance request for an existing shed that does not respect the side five foot easement.

Richard and Jean Rines

2 Rolling Ridge Court

Lot 25, Block 1 Section 11 Village of College Park

13. Variance request for an existing pergola with a solid roof that does not respect the rear 20 foot building setback.

Robert J Smith

18 Trellis Gate Street

Lot 4, Block 1, Section 55 Village of Alden Bridge

14. Variance request for an existing pergola with a solid roof that does not respect the rear 20 foot building setback.

Troy and Connie Johnston

11 North Seasons Trace

Lot 3, Block 1, Section 19 Village of Sterling Ridge

15. Variance request for an existing driveway widening that exceeds the maximum width allowed.

Mark Sheehy

6 Garland Grove Place

Lot 19, Block 2 Section 10 Village of Indian Springs (TWA)

16. Variance request for existing pergola with hard surface that exceeds the maximum allowed for the lot and paving that also does not respect the rear easement and landscape borders that exceed the height allowed in the rear and side easements.

Robert Hopkins

154 East Lansdowne Circle

Lot 12, Block 1 Section 27 Village of Indian Springs (TWA)

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

Michael Lynn Richardson

99 North Rambling Ridge Place

Lot 51, Block 2 Section 4 Village of College 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.

Justin Baca

14 Timberlea Place

Lot 31, Block 2, Section 63 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.

Doris J. Handrock

19 Painted Canyon Place

Lot 10, Block 1, Section 8 Village of Indian Springs (TWA)

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

Taylor R Wilhite

70 East Greywing Circle

Lot 28, Block 4, Section 6 Village of Alden Bridge

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

Adriana Sandoval

59 South Rambling Ridge Place

Lot 47, Block 1, Section 8 Village of College Park

22. Rehearing for an existing dog run that not located a minimum of three feet from all perimeter fencing or the property line, is located immediately adjacent to a property line of another residential lot and may have an adverse impact on neighboring properties or residents and was previously disapproved by the Development Standards Committee.

Manuel Calero

15 Taupewood Place

Lot 43, Block 3, Section 74 Village of Alden Bridge

23. Variance request for a proposed CONCEPT room addition that will exceed the maximum living area allowed. Vijayakumar Swaminathan

138 South Queenscliff Circle

Lot 11, Block 1, Section 13 Village of Sterling Ridge

24. Variance request for a proposed play structure that does not respect the 10 foot rear easement.

Christopher D Allen

131 South Merryweather Circle

Lot 67, Block 1, Section 82 Village of Alden Bridge

25. Variance request for a proposed driveway expansion that will exceed the maximum allowed width.

Craig Heiser

15 Bessdale Court

Lot 43, Block 1, Section 65 Village of Sterling Ridge

26. Consideration and action to appeal the Residential Design Review Committee condition of approval regarding the location of pool equipment.

Amy Walsh and Jon Albregts

67 East Crystal Canyon Court

Lot 50, Block 1, Section 1 Village of Creekside Park

27. Consideration and action to appeal the Residential Design Review Committee condition of approval regarding the location of pool equipment.

Luis Adolfo Arguelles Rabell

27 East Wolf Cabin Circle

Lot 13, Block 6, Section 14 Village of Creekside Park

28. Variance request for an existing trampoline that does not respect the side five foot easement.

Shawn Williams

54 Roger Dell Court

Lot 12, Block 1, Section 82 Village of Sterling Ridge

29. Variance request for an existing shed that exceeds maximum height and size allowed.

Naomi Depriest

34 Teakwood Place

Lot 26, Block 1, Section 82 Village of Alden Bridge

30. Variance request for existing shed that does not respect the side five foot easement.

Van J Brackin

134 West Greywing Circle

Lot 4, Block 4, Section 6 Village of Alden Bridge

- **V.** Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code
- VI. Reconvene in Public Session
- **VII.** Consideration and Action of the Amended and Restated Agreement with Regard to Delegation of Covenant Responsibilities from the Development Review Committee to the Development Standards Committee.
- **VIII.** Consideration and Action regarding the Delegation of Indian Springs Residential Design Review Committee duties.
- **IX.** Consideration and Action regarding the Residential Development Standards.
- X. Public Comments
- XI. Member Comments
- XII. Staff Reports
- XIII. Adjourn

NS HANDS

Property Compliance Manager For The Woodlands Township

Malihar B. 620