

Development Standards Committee

July 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 (DSC) Meeting on June 18, 2014 and Special DSC Meeting on June 19, 2014.
- III. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
- IV. Consideration and Action to amend the Neighborhood Criteria for the Indigo Sky Neighborhood in Indian Springs (TWA) Section 8a Block 1 Lots 1, 13-16, 31 and Block 2 Lots 1-7, 9-11, 31-32 and Lenox Hill Neighborhood in Indian Springs (TWA) Section 20 Block 1 Lots 1 – 56, Block 2 Lots 1 - 7
- V. Review and Disposition of applications and violations.
 - 1. Variance request for a proposed cabana with bath and summer kitchen that will exceed the maximum living area allowed of per the Development Criteria for Section 54 Village of Sterling Ridge and encroach the rear 20 foot setback.
Edwin Ojeda
22 Regan Court
Lot 24, Block 1, Section 54 Village of Sterling Ridge
 - 2. Variance request for a proposed patio cover that does not respect the rear 25 foot setback
Jason Gwynne
79 Old Sterling Circle
Lot 15, Block 2, Section 3 Village of Sterling Ridge
 - 3. Variance request for a proposed front yard patio that will extend beyond the 25 foot front platted building line.
Christopher Roth Weir
26 Night Heron Place
Lot 17, Block 2, Section 2 Village of Alden Bridge
 - 4. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Alex Svetlitski
26 Player Vista Place
Lot 7, Block 1, Section 84 Village of Sterling Ridge
 - 5. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Walter Nimocks
39 Rosedown Place
Lot 59, Block 1, Section 44 Village of Alden Bridge
 - 6. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
[REDACTED]
[REDACTED]
[REDACTED]
 - 7. Variance request for a proposed patio cover that does not respect the 40 foot rear yard building setback

Steven and Patricia Werner
2 Nesting Crane Court
Lot 37, Block 1, Section 6 Village of Creekside Park

8. Variance request for a proposed patio cover that does not respect the 30 foot rear yard building setback.
Rafael Barrenechea
42 Shallowford Place
Lot 17, Block 1, Section 11 Village of Creekside Park West
9. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
Toby Hays
179 Lindenberry Circle
Lot 1, Block 2, Section 27 Village of Creekside Park
10. Variance request for an existing patio that is located on the zero-lot-line side and is not a minimum of two feet from the property line.
Teresita Soraire
11 Timberstar Street
Lot 17, Block 3, Section 42 Village of Alden Bridge
11. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.
Gary Galbraith
170 North Almondell Way
Lot 6, Block 2, Section 98 Village of Sterling Ridge
12. Variance request for existing play structure/tree house that encroaches upon the five foot side yard easement and contains more than 36 square feet of a single elevated floor area.
Kevin Schneider
14 Wooded Brook Drive
Lot 36, Block 1, Section 12 Village of Alden Bridge
13. Variance request for an existing storage shed that is not screened by a solid fence and pavers that do not respect the five foot side easement.
Newton R. Houston
50 East Sandalbranch Circle
Lot 30, Block 1, Section 18 Village of Alden Bridge
14. Variance request for an existing trash and recycle cart screen that is more than three feet into the side easement and exceeds the maximum height allowed.
F. G. Adair
166 East Elm Crescent
Lot 3, Block 1, Section 4 Village of Alden Bridge
15. Variance request for existing pavers that do not respect the side five foot easement.
Bryan Clyde Scott
99 Sheerborne Court
Lot 61, Block 1, Section 26 Village of Alden Bridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Albert Nurick
34 Twisted Birch Place Court

Lot 14, Block 1, Section 3 Village of Indian Springs WCA

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Vannak Marroquin
51 Orchid Grove Place
Lot 15, Block 2, Section 7 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.
Thomas and Melanie Nonmacher
215 South Walden Elms Circle
Lot 6, Block 2, Section 42 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.
Ricardo Bayon
22 Thicket Grove Place
Lot 39, Block 1, Section 16 Village of College 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.
Donald Warren
3 Rolling Ridge Court
Lot 26, Block 1, Section 11 Village of College Park
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Donnette Lockhart
247 Hazelcrest Drive
Lot 2, Block 2, Section 18 Village of Indian Springs (TWA)
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Kelly Reeves Mahoney
11 Largo Woods Place
Lot 8, Block 3, Section 21 Village of Indian Springs (TWA)
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Claudia Leonardo
127 East Bracebridge Circle
Lot 10, Block 2, Section 21 Village of Indian Springs (TWA)
24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Anne Albanese
19 Creekmist Place
Lot 14, Block 1, Section 8 Village of College Park

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Derek Whitener
67 Drifting Shadows Circle
Lot 42, Block 2, Section 7 Village of College Park
26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Fang Liu
47 Thicket Grove Place
Lot 54, Block 1, Section 16 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.
Mauricio Martin Franzoni
51 Aventura Place
Lot 31, Block 1, Section 28 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.
David G Johnson
42 South Piney Plains Circle
Lot 11, Block 2, Section 7 Village of Alden Bridge
29. Variance request for an existing play structure that does not respect the rear ten foot easement and causes impact to adjacent properties.
Jed Chute
14 Leaf Trace Court
Lot 28, Block 1, Section 3 Village of Indian Springs WCA
30. Variance request for an existing home business that has employees that frequently travel to the home and has business vehicles that park on the street and property and may have a negative impact.
Bryan Clyde Scott
99 Sheerborne Court
Lot 61, Block 1, Section 26 Village of Alden Bridge
31. Rehearing for CONCEPT approval of a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.
Jason Oefinger
38 West Mirror Ridge Circle
Lot 17, Block 1, Section 18 Village of Indian Springs (TWA)
32. Appeal request by an affected neighbor of an existing house color approved by the RDRC.
John Vaglienty
74 Trellis Gate Street
Lot 21, Block 2, Section 35 Village of Alden Bridge
33. Variance request for a fence color that is not be a muted shade.
Teresita Soraire
11 Timberstar Street
Lot 17, Block 3, Section 42 Village of Alden Bridge

34. Request for appeal of the Residential Design Review Committee's decision to not allow proposed tree removals.
Kurt Carpenter
31 Amulet Oaks Place
Lot 44, Block 1, Section 8 Village of Sterling Ridge
35. Request for appeal of the Residential Design Review Committee's decision to not allow proposed tree removals.
Perwaiz Kahn
11 Broadweather Place
Lot 90, Block 1, Section 50 Village of Alden Bridge
36. Variance request for a proposed waterfall that does not respect the side five foot easement and a proposed walkway and wall that does not respect the rear ten foot easement.
Walter Keyser
34 Witherbee Place
Lot 7, Block 1, Section 5 Village of Creekside Park West
37. Variance request for a proposed driveway widening that will exceed the maximum width allowed and a summer kitchen that is not at least ten feet from the adjacent property line.
Energy Storke, L.L.C.
131 West Arbor Camp Circle
Lot 68, Block 1, Section 4 Village of Creekside Park
38. Variance request for a proposed sport court that does not respect the 25 foot rear yard setback
Gregory and Tara Montgomery
58 South Shasta Bend Circle
Lot 3, Block 1, Section 22 Village of Creekside Park
39. Request for appeal of the Residential Design Review Committee's conditions of approval to require screening of the pool equipment and the approved location of the equipment.
Jivko Kirov
30 Player Green Place
Lot 6, Block 1, Section 18 Village of Sterling Ridge
40. Variance request for a proposed patio cover with fireplace that does not respect the rear 20 foot setback and a summer kitchen that is not at least ten feet from the adjacent property line.
Heriberto Rodriguez
39 Spincaster Drive
Lot 37, Block 1, Section 30 Village of Creekside Park
41. Variance request for existing trellises that do not respect the side five foot or rear ten foot easement.
Natalie Lattin
190 West Greywing Circle
Lot 5, Block 2, Section 6 Village of Alden Bridge
42. Variance request for a trampoline that does not respect the side five foot or rear ten foot easement.
Omar Kordy
31 South Knightsgate Circle
Lot 27, Block 1, Section 18 Village of Sterling Ridge
43. Variance request for an existing driveway that exceeds the maximum width allowed.
Daniel and Dedra Kashin

159 West Hullwood Court
Lot 10R, Block 1, Section 2 Village of Creekside Park

- VI.** Public Comments
- VII.** Member Comments
- VIII.** Staff Reports
- IX.** Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Lero". The signature is written in a cursive style.

Property Compliance Manager
For The Woodlands Township