

Development Standards Committee

April 20, 2016 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Consideration and action regarding the minutes of the meeting of March 16, 2016
- III. Consideration and action regarding the minutes of the Development Standards Committee's special meetings of October 2, 2015, October 9, 2015, and April 1, 2016.
- IV. Consideration and Action of the Applications and Covenant Violations in Section VII, recommended for Summary Action.
- 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 Applications and Covenant Violations.
 1. Variance request for building and monument temporary banners that would not meet the requirements as stated in the Commercial Planning and Design Standards.
Dunkin' Donuts/Baskin Robbins
3085 College Park Drive
Lot 9058, Block 0555, Section 0000 Village of College Park
 2. Variance request for a building mounted sign for a sub-leased department within the Target store (CVS Pharmacy) which includes a logo that may exceed the maximum size allowed.
Target
1100 Lake Woodlands Drive
Lot 0590, Block 0599, Section 0999 Village of Town Center
 3. Consideration and action for the renewal of an existing home business.
Steven Gallia
2 West Trace Creek Drive
Lot 26, Block 02, Section 03 Village of Indian Springs
 4. Consideration and action for approval of addition of small service yard and riser room along with exterior painting as needed.
Chick Fil A
8020 Research Forest Drive
Lot 550, Block 257, Section 47 Village of Alden Bridge
 5. Variance request for proposed fence that will exceed the maximum height allowed.
Marty Bredehoft
46 Trellis Gate Street
Lot 2 Block 1 Section 35 Village of Alden Bridge
 6. Variance request for proposed fence that will exceed the maximum height allowed.
Thomas J Smith
50 Trellis Gate Street
Lot 1 Block 1 Section 35 Village of Alden Bridge
 7. Variance request for a proposed wrought iron fence that will not comply with the Development

Criteria for Section 12 in Creekside Park.
Gerrado Estrada
Participaciones Gestratto
98 North Pinto Point
Lot 63 Block 1, Section 12 Village of Creekside Park

8. Variance request for a proposed fence that will allow the unfinished side to be visible to another tract of land.
Casey B Pickard
7 Vista Mill Place
Lot 34 Block 01 Section 11 Village of Alden Bridge
9. Variance request for a proposed fence that will exceed the maximum height allowed per the Neighborhood Criteria for Section 22 in Alden Bridge
Stephen L. Ice
26 Cypress Lake Place
Lot 2 Block 1 Section 22 Village of Alden Bridge
10. Variance request for a proposed swimming pool that exceeds the maximum water surface area allowed.
Kenneth and Jennifer Malik
167 West New Harmony Trail
Lot 6 Block 2, Section 21 Village of Creekside Park
11. Variance request for a proposed patio cover that does not respect the rear setback.
David Domingue
191 North Vershire Circle
Lot 24, Block 1, Section 91 Village of Sterling Ridge
12. Variance request for proposed pavers for the pool decking, driveway, and walkways that may not be in keeping with the character of the neighborhood..
Jonathan Breazeale
30 Sutton Mill Place
Lot 41 Block 1, Section 3 Village of Sterling Ridge
13. Request to amend the conditions set by the Development Standards Committee for existing pool decking that exceeds the maximum allowed hard surface area.
Dennis Banks
110 North Concord Valley Circle
Lot 3 Block 2, Section 25 Village of Sterling Ridge
14. Variance request for an existing basketball goal that does not respect the side five foot easement.
Chris and Rebecca Hummel
23 North Curly Willow
Lot 5 Block 2, Section 15 Village of Creekside Park West
15. Variance request for an existing wood fence that extends beyond the ten foot platted building line.
Janice S Cain Revocable Living Trust
34 West Greenvine Court
Lot 50 Block 2 Section 37 Village of Alden Bridge
16. Variance request for an existing wood fence that has the unfinished side visible to a tract of land and does not meet the Development Criteria for Section 55 of Alden Bridge.
Robert T. Nolan
11 Trellis Gate Street

Lot 9 Block 1 Section 55 Village of Alden Bridge

17. Variance request for an existing play structure does not respect the five foot side and ten foot rear yard easements.
Peter Michael Cymbala
90 South Goldenvine Circle
Lot 31 Block 1, Section 65 Village of Alden Bridge
18. Variance request for an existing trash and recycle cart enclosure that is not screened from view and is not set back at least three feet from the front of the home.
Neil Churaman
115 East Lasting Spring Circle
Lot 28 Block 2, Section 8 Village of Creekside Park
19. Variance request for an existing play structure that may exceed the maximum height and floor area allowed.
Paul and Dawn Garcia
91 West Jagged Ridge
Lot 14 Block 8, Section 3 Village of Creekside Park
20. Variance request for an existing basketball goal that does not respect the front ten foot easement.
Donald Link
26 Beacons Light Place
Lot 27 Block 1, Section 19 Village of Creekside Park West
21. Variance request for an existing driveway that exceeds the maximum width allowed.
Christopher Johnston
62 West French Oaks Circle
Lot 15 Block 1, Section 49 Village of Sterling Ridge
22. Consideration and action for a proposed home business.
Julio Lopez
31 Solebrook Path
Lot 6 Block 2, Section 14 Village of Creekside Park West
23. Consideration and action to pursue legal action for outstanding Covenant violations.
ARLP Trust 3 % OCWEN Loan Servicing LLC
23 Marquise Oaks Place
Lot 6, Block 1, Section 45 Village of Sterling Ridge
24. Consideration and action to pursue legal action for outstanding Covenant violations.
Jack E Watkins III
103 West Hobbit Glen Drive
Lot 7, Block 2, Section 76 Village of Alden Bridge
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Randall A. Garver
134 South Goldenvine Circle
Lot 11, Block 1, Section 65 Village of Alden Bridge
26. Consideration and action to pursue legal action for outstanding Covenant violations.
Kenneth and Jennifer Wong
136 South Goldenvine Circle
Lot 10, Block 1, Section 65, Village of Alden Bridge

27. Consideration and action to pursue legal action for outstanding Covenant violations.
Adam Borden
162 South Sawbridge Circle
Lot 42 Block 1, Section 29 Village of Creekside Park
28. Consideration and action to pursue legal action for outstanding Covenant violations.
James F Bull
3 Sentinel Place; 77382-1051
Lot 20, Block 2, Section 4 Village of Alden Bridge
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Matthew A Temple
82 North Lace Arbor Drive
Lot 6 Block 3 Section 10 Village of Alden Bridge
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Antonio Roberto De Lilla Centrone
58 North Planchard Circle
Lot 11, Block 2, Section 68 Village of Sterling Ridge
31. Consideration and action to pursue legal action for outstanding Covenant violations.
Jeffrey Spencer Samules
22 Baccara Place
Lot 47 Block 1 Section 97 Village of Alden Bridge
32. Consideration and action to pursue legal action for outstanding Covenant violations.
John Jefferson Jr.
79 North Indigo Circle
Lot 11, Block 4, Section 9 Village of Indian Springs -TWA
33. Consideration and action to pursue legal action for outstanding Covenant violations.
Scott Schultz
10 West Prairie Dawn Circle
Lot 3, Block 2, Section 6 Village of Harper's Landing at College Park
34. Consideration and action to pursue legal action for outstanding Covenant violations.
Carole Broadbent
42 Drifting Shadows Circle
Lot 11, Block 1, Section 7 Village of Harper's Landing at College Park
35. Consideration and action for the existing satellite dishes at 118 North Pinto Point Circle, requested by an adjacent neighbor at 114 North Pinto Point Circle.
Jacob Gorsky
118 North Pinto Point Circle
Lot 68, Block 1, Section 12 Creekside Park
36. Variance request for a proposed patio cover that does not respect the 30 foot rear set back.
Tim Shelby
6922 Lake Paloma Trail
Lot 9R Block 1, Section 10 Village of Creekside Park

37. Variance request for a patio cover with associated fireplace, fire pit and tree removals that does not meet the required minimum living area per the ILUD and Development Criteria, the fence may exceed the maximum height allowed, the putting green does not respect the 15 foot development setback, and the pavers do not respect the rear ten foot easement and the 15 foot development setback.
Peter and Megan K. Shedden
7 Player Bend Drive
Lot 11, Block 1, Section 23 Village of Sterling Ridge
38. Variance request for pavers/walkway that do not respect the rear ten foot easement and the 15 foot development setback.
Peter and Megan K. Shedden
2 Saint Peter's Gate
Lot 10, Block 1, Section 23 Village of Sterling Ridge
39. Consideration and action for a proposed home business for martial arts lessons.
William Atteridge
22 Windswept Oaks Place
Lot 73 Block 1, Section 5 Village of College Park
40. Variance request for trampoline that does not respect the side five foot and rear ten foot easements and artificial ground cover.
Chad & Wendy Ryan
50 West Loftwood Circle
Lot 22 Block 3, Section 77 Village of Sterling Ridge
41. Variance request for a play structure that does not respect the rear ten foot easement and will require the removal of trees.
Joseph Beagle
2 Acadia Branch Place
Lot 6 Block 2, Section 23 Village of Alden Bridge
42. Variance request for an existing play structure that does not respect the side five foot easement.
Julio and Nicole Abril
183 West New Harmony Trail
Lot 10 Block 2, Section 21 Village of Creekside Park
43. Variance request for pool decking that will exceed the maximum allowed hard surface area for the lot.
Hubbard H Donald Jr.
58 East Sandalbranch Circle
Lot 28 Block 1 Section 18 Village of Alden Bridge
44. Consideration and action in regard to contractor compliance and deposit fees.

- VIII. Public Comments
- IX. Member Comments
- X. Staff Reports
- XI. Adjourn





Property Compliance Manager
For The Woodlands Township

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Agendas can be viewed on the Township's website at <http://tx-thewoodlandstowship2.civicplus.com/Archive.aspx?AMID=74>