

Development Standards Committee
March 6, 2013 at 5:30 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas, 77381
Minutes

Members present: Deborah Sargeant, Robert Heineman, Kim Hess, Ken Anderson, Herman Weindel, Danie van Loggerenberg and Chris Florack

Staff Present: Chris Feist, Hennie van Rensburg and Kim McKenna

Council Present: Adam Looney

I. Welcome/Call Meeting to Order

The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:35 p.m.

II. Approve the minutes of the meetings of February 6, 2013

The minutes of the previous meeting were reviewed; It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes as presented.

III. Consideration and Action of the Applications in Section IV & item V, recommended for Summary Action.

Chairwoman Deborah Sargeant presented the summary list of applications, as presented through staff recommendation. The list consisted of items 4, 11, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40 and V. It was moved by Ken Anderson and seconded by Chris Florack to approve the items listed on the summary list as presented. The motion carried unanimously.

I. Review and Disposition of Applications

1. Consideration and action regarding the proposed monument sign.

Venture Tech Center II

3200 Research Forest Drive

Lot 0220 Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to withdraw this item from the agenda.

2. Consideration and action regarding the proposed building sign.

Venture Tech Center II

3200 Research Forest Drive

Lot 0220 Block 0547, Section 0999 Village of Research Forest

This item was reviewed by the full committee. The tenant was present to address the committee. The staff presented the committee with a presentation noting the improvements. The committee discussed visibility, impact and precedent. Deliberations regarding alternate lighting schematics were discussed. It was then moved by Chris Florack and seconded by Deborah Sargeant to allow the portion of the sign, "CSMA" to be a back lit LED sign. However, the rest of the sign could not be back lit. In addition the tenant should design a landscape lighting plan, in accordance with the Standards to provide lighting that will identify the building in the evening hours. Furthermore, the tenant should coordinate with staff member Kim McKenna regarding the proposed landscape lighting prior to installation. Kim Hess was opposed to the motion. The motion carried.

3. Consideration and action of the proposed tenant suite sign.

1440 Lake Front Circle

Lot 0570, Block 0599, Section 0999 Village of Research Forest

This item was reviewed by the full committee. The staff presented the committee with a presentation noting the improvement. It was then moved by Kim Hess and seconded by Ken Anderson to approve the proposed tenant suite sign as presented. The motion carried unanimously.

4. Consideration and Action of New Home Construction

2608 Majesty Row

Lot 3, Block 1, Section 12, Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve the new home construction as presented. The motion carried unanimously.

5. Consideration and action regarding a 2-story addition including Worship Center, with classrooms and additional parking.
Faith Bible Church & Worship Center Building Addition
5505 Research Forest Drive
Lot 3, Block 761, Section 67 Village of Cochran's Crossing
This item was reviewed by the full committee. The staff presented the committee with a presentation noting the improvements. It was noted the proposal was a conceptual. It was then moved by Kim Hess and seconded by Chris Florack to approve the concept as proposed, including an encroachment into the forest preserve by ten feet at the corner of the parking lot and the existing sports field provided the final submission allows for integrated median island with vegetation in the proposed parking lot; and the proposed median islands are enlarged to allow for more landscaping. The motion carried unanimously.
6. Variance request for a proposed swimming pool, spa and water feature. Portions of the pool and decking will encroach into the rear and side yard easements. The pool and water feature may cause an impact to the adjacent property, and the water feature will exceed the maximum height allowed.
Gary and Deborah Packer
3 Regent Square
Lot 01, Block 01, Section 45 Village of Panther Creek
This item was reviewed by the full committee. The owner was present to address the committee. The staff presented the committee with a presentation noting the improvements, previous actions by the committee and the history regarding the two parcels of land owned by The Packer's. It was noted that legal counsel had reviewed the documents for both parcels of land and the proposed improvement on the property. The committee discussed impact to adjacent properties and the modifications made to the proposed improvements to alleviate some of those concerns. It was then moved by Chris Florack and seconded by Kim Hess to approve the proposed improvement on the condition they meet code and pass final inspection. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
7. Variance request for the proposed pool equipment, which encroaches into the rear easement.
Gary and Deborah Packer
3 Regent Square
Lot 01, Block 01, Section 45, Village of Panther Creek
This item was reviewed by the full committee. The owner was present to address the committee. The staff presented the committee with a presentation noting the improvements, previous actions by the committee and the history regarding the two parcels of land owned by The Packer's. It was noted that legal counsel had reviewed the documents for both parcels of land and the proposed improvement on the property. The committee discussed impact to adjacent properties and the modifications made to the proposed improvements to alleviate some of those concerns. It was then moved by Chris Florack and seconded by Kim Hess to approve the proposed improvement on the condition they meet code and pass final inspection. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
8. Variance request for a proposed summer kitchen, which encroaches into the rear easement.
Gary and Deborah Packer
3 Regent Square
Lot 01, Block 01, Section 45, Village of Panther Creek
This item was reviewed by the full committee. The owner was present to address the committee. The staff presented the committee with a presentation noting the improvements, previous actions by the committee and the history regarding the two parcels of land owned by The Packer's. It was noted that legal counsel had reviewed the

documents for both parcels of land and the proposed improvement on the property. The committee discussed impact to adjacent properties and the modifications made to the proposed improvements to alleviate some of those concerns. It was then moved by Chris Florack and seconded by Kim Hess to approve the proposed improvement on the condition they meet code and pass final inspection. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

9. Variance request for proposed wing walls which encroach into the rear easement.

Gary and Deborah Packer

3 Regent Square

Lot 01, Block 01, Section 45, Village of Panther Creek

This item was reviewed by the full committee. The owner was present to address the committee. The staff presented the committee with a presentation noting the improvements, previous actions by the committee and the history regarding the two parcels of land owned by The Packer's. It was noted that legal counsel had reviewed the documents for both parcels of land and the proposed improvement on the property. The committee discussed impact to adjacent properties and the modifications made to the proposed improvements to alleviate some of those concerns. It was then moved by Deborah Sargeant and seconded by Kim Hess to approve the proposed improvement on the condition they meet code and pass final inspection. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

10. Consideration and action for paved stepping stones and wing walls/columns located in the Restricted Open Space Reserve.

Gary and Deborah Packer

.0650 Acres Restricted Reserve A

Lot 01, Block 00, Section 45, Village of Panther Creek

This item was reviewed by the full committee. The owner was present to address the committee. The staff presented the committee with a presentation noting the improvements, previous actions by the committee and the history regarding the two parcels of land owned by The Packer's. It was noted that legal counsel had reviewed the documents for both parcels of land and the proposed improvement on the property. The committee discussed impact to adjacent properties, the land use documents and the modifications made to the proposed improvements to alleviate some of those concerns regarding improvements in this tract of land. It was then moved by Deborah Sargeant and seconded by Kim Hess to approve the proposed improvement on the condition they meet code and pass final inspection. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

11. Variance request for a proposed fence, which will not be located at least five feet back from the front façade of the dwelling.

Cynthia McDermott

5 Berrypick Lane

Lot 06, Block 01, Section 11 Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner must maintain vegetation to the front of the fence that softens and screens the view. The motion carried unanimously.

12. Variance request for proposed pool decking, which will exceed the maximum hard surface area allowed.

Cynthia McDermott

5 Berrypick Lane

Lot 06, Block 01, Section 11 Village of Grogan's Mill

This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements including a proposal to modify a portion of the decking to allow for permeable substance to reduce some of the hard surface area proposed. It was then moved by Deborah Sargeant and seconded by Kim Hess to conditionally approve the proposed pool and decking as proposed. The committee favored the original proposal. The owner must ensure that the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

13. Variance request for proposed pool decking, which will exceed the maximum amount of hard surface area allowed.
Timothy Blanchard
130 Quiet Oak Cir
Lot 85, Block 02, Section 05, Village of Cochran's Crossing
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the proposed pool and decking as proposed. The owner must ensure that the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
14. Variance request for tree removal.
Timothy Blanchard
130 Quiet Oak Cir
Lot 85, Block 02, Section 05, Village of Cochran's Crossing
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. The committee reviewed the trees and their proximity to the proposed improvements. It was then moved by Deborah Sargeant and seconded by Kim Hess to deny the variance request for the pine tree in the rear easement area outside of the pool. However the tree proposed for removal that is within the pool and decking is allowed on the condition the owner must plant and maintain one fifteen gallon native evergreen tree anywhere on the lot. The motion carried unanimously.
15. Variance request for a proposed driveway widening, which will exceed the maximum width allowed.
Joyce Lynn Alpha
99 S Castlegreen Cir
Lot 08, Block 02, Section 52, Village of Cochran's Crossing
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. The committee reviewed the overall design, the driveways in the area and the overall width of the extended driveway. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the driveway widening as proposed and suggest the owner redesign the driveway extension and submit it to the committee for further review. The motion carried unanimously.
16. Variance request for a proposed game room which will not respect the twenty foot rear setback.
Danie van Loggerenberg
18 Pebble Hollow Ct
Lot 60, Block 02, Section 32 Village of Panther Creek
This item was reviewed by the full committee. The staff presented the committee with a presentation noting the improvements. It was moved by Chris Florack and seconded by Deborah Sargeant to approve the improvement as presented. The motion carried unanimously.
17. Variance request for a proposed room addition, which encroaches into the seven foot side setback.
Thomas and Carolyn Boak
2720 Logrun Cir.
Lot 19, Block 02, Section 02 Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented. Improvements must meet code and pass final inspection. The improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
18. Variance request for the proposed driveway replacement, which would exceed the maximum width allowed and would encroach into the five foot side yard easement.
Thomas and Carolyn Boak
2720 Logrun Cir.
Lot 19, Block 02, Section 02 Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve as

presented. The improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

19. Variance request for a proposed driveway replacement which would encroach into the five foot side yard easement.

Chad W Haley

8 Linnet Chase Pl

Lot 80, Block 02, Section 03, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented. The improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

20. Variance request for a proposed pool barrier fence that would not meet the requirements of the Neighborhood Criteria and would be constructed with a rot board visible to the adjacent street.

11 Mistyhaven Pl

Lot 03, Block 01, Section 16, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented and allow the owner to install a solid fence. Fence must meet code and pass final inspection. The motion carried unanimously.

21. Variance request for tree removal.

Mary-Lynne Lasco

114 W Copper Sage Cir

Lot 06, Block 04, Section 12, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented, on the condition the owner must plant and maintain two fifteen gallon native evergreen trees anywhere on the lot. The motion carried unanimously.

22. Variance request for a proposed shed, which will encroach into the ten foot rear easement.

James Pennington

5 Woodchuck Lane

Lot 28, Block 01, Section 26 Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed or seek to obtain a permit for the shed in compliance with the Standard, when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the shed is in disrepair and requires replacement, whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

23. Variance request for a proposed garage addition, which encroaches into the five foot side yard easement.

Brian and Renee Leighton

11411 Slash Pine Place

Lot 05, Block 01, Section 08 Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals. Additionally, request the owner obtain a release of easement agreement for the property. The motion carried unanimously.

24. Variance request for an existing boat dock, which was not built in accordance with the approved permit.

Rafael Chavez Monzon

82 Windward Cove

Lot 05, Block 01, Section 42 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented. Approval by this committee does not constitute approval by any easement holders or sub home owner's association. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

25. Variance request for an existing putting green, which encroaches into the rear twenty foot easement. Rafael Chavez Monzon

82 Windward Cove

Lot 05, Block 01, Section 42 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented. Approval by this committee does not constitute approval by any easement holders or sub home owner's association. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

26. Variance request for the existing flagstone pavers, which are located within the five foot side yard easement.

William and Marilyn Thomas

1 Crinkleroot Ct.

Lot 16, Block 01, Section 19 Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented, on the condition the owner must maintain the solid fencing to the rear of the structure and maintain the existing vegetation to the rear of the property, which softens and screens the view of the improvement. Additionally, the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

27. Variance request for existing paving, which encroaches into the ten foot rear easement and encroaches over the rear property line.

John Jurrius

10 Hampton Pl

Lot 20, Block 01, Section 45 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to table this item to the following meeting. The motion carried unanimously.

28. Variance request for a portion of the existing fence, which does not meet the requirements of the Neighborhood Criteria for the lot.

Alastair J Dykes

19 Seders Walk

Lot 23, Block 03, Section 16, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented and allow the owner to install a solid fence. Fence must meet code and pass final inspection. The motion carried unanimously.

29. Variance request for an existing pool barrier fence that does not meet the requirements of the Neighborhood Criteria.

Tracey J Kelley

7 Seder's Walk

Lot 26, Block 03, Section 16, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented and allow the owner to install a solid fence. Fence must meet code and pass final inspection. The motion carried unanimously.

30. Variance request for an existing detached building that exceeds the maximum height for detached building located in the easement.

Tracey J Kelley

7 Seder's Walk

Lot 26, Block 03, Section 16, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed or seek to obtain a permit for the shed in compliance with the Standard, when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the shed is in disrepair and requires replacement, whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

31. Variance request for an existing pool barrier fence that is not set back five feet from the front façade of the dwelling.
Eric Depoy

23 Indian Summer Place

Lot 49, Block 01, Section 29, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented on the condition the owner plant and maintain vegetation to the front of the fence to soften and screen the view from the street and maintain the existing vegetation to the side of the fence to soften and screen the view. The motion carried unanimously.

32. Variance request for the existing driveway widening, which exceeds the maximum width allowed.

Lyn Harvey Revocable Trust

9 Kearny Brook Pl

Lot 27, Block 03, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner maintain the existing vegetation and landscape bed to soften and screen the view from the street. Additionally the owner must not halt or materially impede drainage as defined in the residential standards. The motion carried unanimously.

33. Variance request for existing walkway which exceeds the maximum width allowed and is located beyond the twenty five foot platted building line.

Lyn Harvey Revocable Trust

9 Kearny Brook Pl

Lot 27, Block 03, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner maintain the existing vegetation and landscape bed to soften and screen the view from the street. Additionally the owner must not halt or materially impede drainage as defined in the residential standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

34. Variance request for an existing play house which encroaches into the ten foot rear yard easement.

John David Cronan Jr

3 Lantern Hollow Pl

Lot 53, Block 4, Section 12, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the play house, when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the play house is in disrepair and requires replacement, whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

35. Variance request for an existing fountain which encroaches into the five foot side yard easement.

Susan Tripson

14 Shallow Pond Pl

Lot 16, Block 6, Section 1 Village of Indian Springs

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the fountain, when the owner no longer owns the home, sells or transfers title, is no longer the primary resident, whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

36. Variance request for the existing paving, which encroaches into the five foot side yard easement.

Susan Tripson
14 Shallow Pond Pl

Lot 16, Block 6, Section 1 Village of Indian Springs

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve the pavers as presented. The owner must not halt or materially impede drainage as defined in the residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

37. Variance request for the existing stone bench yard structure, which encroaches into the ten foot rear and five foot side yard easement.

Susan Tripson
14 Shallow Pond Pl

Lot 16, Block 6, Section 1 Village of Indian Springs

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the fountain, when the owner no longer owns the home, sells or transfers title, is no longer the primary resident, whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

38. Variance request for the existing synthetic grass surrounding the pool area.

Patrick Fisher
11222 Falconwing Dr

Lot 10, Block 01, Section 15 Village of Indian Springs

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve as presented. The motion carried unanimously.

39. Variance request for an existing fence that is not set back five feet from the front façade of the dwelling.

Michael Anthony Ricciardi
46 S Indian Sage Cir

Lot 32, Block 3, Section 12, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner plant and maintain vegetation to the front corner of the home to soften and screen the view of the fence façade from the street. The motion carried unanimously.

40. Variance request for an existing pool barrier fence that is not set back five feet from the front façade of the dwelling and is constructed with a rot board that is visible.

Leslie C Jones
30 N Morning Cloud Cir

Lot 60, Block 01, Section 20, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner plant and maintain vegetation to the front corner of the home to soften and screen the view of the fence façade from the street. The motion carried unanimously.

41. Variance request for an existing driveway widening, which exceeds the maximum width allowed, is not considered as an approved driveway material and is located within the ten foot rear easement.
Joe Kim Davies
11009 North Millbend Drive
Lot 15, Block 5, Section 2, Village of Grogan's Mill
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. It was moved by Chris Florack and seconded by Deborah Sargeant to table this item and allow the committee to visit the property. The motion carried unanimously.
42. Variance request for the existing color change to the front deck, stairs and railings, which was not considered architecturally compatible with the home and neighborhood, when reviewed by the Residential Design Review Committee.
Steven and Kathy Willis
32 North Mossrock Road
Lot 08, Block 01, Section 47 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. The committee felt that the color was not architecturally compatible with the dwelling and the neighborhood. It was then moved by Deborah Sargeant and seconded by Ken Anderson to deny the color change as submitted and require the owner submit an application for review and action. The motion carried unanimously.
43. Variance request for an existing fence constructed with the construction side visible to the street.
Ching Kwei Kang
38 Carriage Pines Ct
Lot 17, Block 02, Section 35 Village of Panther Creek
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the variance request as submitted and require the owner modify to comply with the Standards. He motion carried unanimously.
44. Consideration and Action of Committee Action regarding status of existing trellis
Ching Kwei Kang
38 Carriage Pines Ct
Lot 17, Block 02, Section 35 Village of Panther Creek
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. It was then moved by Deborah Sargeant and seconded by Ken Anderson to deny the trellis as presented and require the owner remove the trellis. The motion carried unanimously.
45. Variance request for the existing pool barrier fence, which was constructed with a rot board that exceeds the maximum width allowed and is not screened from an adjacent street right-of-way.
Sharla Smith
2618 Rosewood Pl.
Lot 15, Block 03, Section 03 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. It was moved by Chris Florack and seconded by Deborah Sargeant to deny the variance as proposed and require the owner bring the fence into compliance with the Standard. The motion carried unanimously.
46. Variance request for an existing fence, which is constructed with the construction side visible to the street.
Roger D Richardson
10 E Brentwood Oaks Ct
Lot 19, Block 01, Section 16, Village of Panther Creek
This item was reviewed by the full committee. The home owner was present to address the committee. The staff presented the committee with a presentation noting the improvements. It was moved by Deborah Sargeant and

seconded by Chris Florack to deny the variance as proposed and require the owner bring the fence into compliance with the Standard. The motion carried unanimously.

II. Consideration and action to amend the Neighborhood Criteria in Cochran's Crossing Section 16 to remove the restrictions of capped shadow boxed fencing adjacent to Shadowbend.

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Ken Anderson and seconded by Chris Florack to approve the modification to the neighborhood criteria and record the amended document at the courthouse.

III. Consideration and discussion regarding the feedback received from the Residential Design Review Committee related to the sign Standards and Standard Operating Procedures of the Development Standards Committee.

Chairman Deborah Sargeant provided feedback to the committee regarding her visit with the Residential Design Review Committees. She also invited all of the committee's to attend the Joint Session scheduled for April 1, 2013.

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 Development Standards Committee process and procedure for notification procedure for variance requests.

The committee recessed into executive session at 7:16p.m. in accordance with section 551.071 of the Texas Government Code.

V. Consideration and action regarding the notification procedure for variance requests.

The Committee discussed the current procedure and some opportunities for changes. No further action was taken on this item.

VI. Reconvene in Public Session.

The committee reconvened in public session at 7:39 p.m.

VII. Public Comments

There were no public comments.

VIII. Member Comments

There were no member comments.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Chris Florack and seconded by Deborah Sargeant to adjourn the meeting at 8:18p.m. The motion carried unanimously.