

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

Staff Present: Kimberly McKenna and Sharon Davis

**I. Welcome/Call Meeting to Order.**

The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:31 p.m.

**II. Approve the minutes of the meeting of September 4, 2013.**

The minutes of the previous meeting were reviewed. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the minutes as presented. Ken Anderson abstained. The motion carried.

**III. Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.**

Chairwoman Deborah Sargeant presented the summary list of applications, as presented through staff recommendation. The list consisted of items 2, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22. It was moved by Chris Florack and seconded by Kim Hess to approve the items listed on the summary list as presented in staff recommendation. The motion carried unanimously.

**IV. Review and Disposition of Applications and Covenant Violations**

1. Consideration and Action regarding a detached building for storage of the Grogan's Mill Village Association Farmer's Market equipment.  
Randall's Food and Drugs LP  
2250 Buckthorne Place  
Lot 0855-0001, Block 0547, Section 0006 Village of Grogan's Mill  
This item was reviewed by the full committee. Dana Denton was present to address the committee. It was moved by Ken Anderson and seconded by Kim Hess to approve the storage shed as presented, on the condition the forest preserve is maintained to screen the view and the storage shed is located behind the screened enclosure. The motion carried unanimously.
2. Consideration and Action for final approval for the 36,794 square foot, one story multi-purpose & classroom addition.  
The Woodlands United Methodist Church – Harvest Worship Center  
2200 Lake Woodlands Drive  
Lot 860 Block 0547 Section 999 Village of Research Forest  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to withdrawn this item from the agenda. The motion carried unanimously.
3. Consideration and action for concept approval and variance request for Hughes Landing Hotel.  
1855 Hughes Landing Blvd.  
This item was reviewed by the full committee. The staff provided a PowerPoint presentation of the improvements and master plan. It was moved by Kim Hess and seconded by Ken Anderson to approve the concept proposal on the condition the overall height of the structure does not exceed one hundred fifteen feet. The motion carried unanimously.
4. Variance request for a color change of a door and shutters that is not in keeping with the neighborhood character.  
Edward and Lynn Liss

38 Delphinium Place

Lot 68, Block 02, Section 29, Village of Sterling Ridge

This item was reviewed by the full committee. The home owner was present to address the committee. The committee discussed visiting the property and reviewing the improvements. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny as proposed and require the owner seek to obtain approval to modify the color of the shutters and allow the front door to remain in the current color. The motion carried unanimously.

5. Request by owner of 6 Turtle Rock Court to consider and act on a tree 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  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to table this item from the agenda. The motion carried unanimously.
6. Consideration of a Violation of the Residential Development Standard 3.6 Prohibiting Commercial Type Vehicles  
J. Frank and Cydney Pearce  
15 North Autumnwood Way  
Lot 41, Block 02, Section 31, Village of Grogan's Mill  
This item was reviewed by the full committee. The staff provided a presentation noting the applicable standards, information received by staff monitoring and neighbor inquiries. It was then moved by Chris Florack and seconded by Kim Hess to determine the vehicle was not considered to be in violation of the Standards. The motion carried unanimously.
7. Variance request for existing paver walkway which exceeds the maximum width allowed and is not located a minimum of one foot from the adjacent property.  
Helion H Sardina  
10 Stonecroft Place  
Lot 07, Block 01, Section 56, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the existing paver walkway on the condition 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.
8. Variance request for a proposed patio cover with summer kitchen and fireplace that will not comply with the conditions of approval as defined by the Residential Design review Committee.  
Scott Peterson  
94 West Wedgemere Circle  
Lot 29, Block 01, Section 11, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the proposed patio cover on the condition the owner plant and maintain 4 fifteen gallon native evergreen trees in place of the trees removed for the addition. Improvements must meet code and pass final inspection. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
9. Variance request for a proposed room addition that encroaches into the twenty foot rear setback.  
Sean Pelow  
78 Winter Wheat Place  
Lot 10, Block 01, Section 06, Village of Indian Springs  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the proposed room addition on the condition the improvement meet code and pass final inspection. Improvements must meet code and pass final inspection. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

10. Variance request for a proposed picket style fence that will be located beyond the twenty five foot building line.  
David K Wilson / Dilyn Loveless  
23 Lyric Arbor Circle  
Lot 10, Block 02, Section 38, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the fence on the condition he owner modify the fence in accordance with the revised marked survey. Additionally the owner must plant and maintain native evergreen vegetation to the exterior of the fence to soften the view to the street. The fence must meet code and pass final inspection. The motion carried unanimously.
11. Variance request for proposed flagstone pool decking that would be located within the ten foot rear easement.  
Raymon C. Barlow III  
15 Cedarwing Lane  
Lot 13, Block 01, Section 32, Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the proposed flagstone 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 and may be subject to removal. The motion carried unanimously.
12. Consideration and Action to appeal the conditions of the Development Standards Committee to plant and maintain native evergreen vegetation to screen the room addition and garage expansion from view of adjacent properties.  
Wincenty and Ludmilla Kaminski  
10 Snowbird Place  
Lot 110, Block 04, Section 04, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the request to rescind the committee's condition of approval regarding replants on the condition the owner must maintain the tree at the rear of the property and in the event the tree is dead the owner must plant and maintain one native evergreen tree or shrub to soften and screen the view. The motion carried unanimously.
13. Variance request for an existing picket style fence that is located beyond the twenty five foot building line, exceeds the maximum height allowed, and is constructed with a rot board that exceeds the maximum height allowed.  
Jeanne Marie Lewis  
3 Bough Leaf Place  
Lot 51, Block 01, Section 40, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the fence as presented. Pool barrier fence must meet code and pass final inspection. The motion carried unanimously.
14. Consideration and action for an existing home business.  
Tyrania Davidson  
1 Hasting Oak Court  
Lot 55, Block 09, Section 07, Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the business on the condition the home business is subject to revocation for the following reasons: The Business does not adhere to the standards for home businesses or at the discretion of the Plan Review Committee. The Home business permit is approved for two years and subject to resubmission for approval in October of 2015. The motion carried unanimously.
15. Variance request for the existing retaining wall that is located within the ten foot rear easement. The engineer who signed the plans is certified as industrial.  
J. Sucar & Sons LLC

10718 East Timberwagon Circle  
Lot 07, Block 06, Section 06, Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to approve the retaining wall as presented. The retaining wall must meet code and pass final inspection. Retaining wall must not cause security barrier issue for adjacent properties. The motion carried unanimously.

16. Variance request for an existing storage building which exceeds the maximum height allowed for buildings that are built with materials that do not match the dwelling and encroaches into the five foot side yard easement.

James Lee  
7 Storm Mist Place

Lot 08, Block 01, Section 51, Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to deny the variance as presented and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the storage shed from the lot when the owner, no longer owns the home, sells or transfers title or when the storage building is in disrepair and requires replacement. The memorandum will be recorded at 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.

17. Variance request for an existing fence that was built with the construction side facing outward from the lot.

Glenn Taylor  
35 West Southfork Pines Circle

Lot 07, Block 02, Section 17, Village of Panther Creek

This item was reviewed by the full committee. The staff provided a presentation noting the location and the original action of the committee. The neighbor was present for the item. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the existing fence as proposed and require the owner correct the fence to comply with the Standards. The motion carried unanimously.

18. Variance request for an existing storage shed that encroaches into the left side five foot side yard easement.

Glenn Taylor  
35 W Southfork Pines Cir

Lot 07, Block 02, Section 17, Village of Panther Creek

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess to deny the existing storage shed as presented and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the storage shed from the lot when the owner, no longer owns the home, sells or transfers title or when the storage building is in disrepair and requires replacement. The memorandum will be recorded at 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.

19. Variance request for an existing wildlife release cage which was not considered to be aesthetically appropriate and may cause neighbor impact, when reviewed by the Residential Design Review Committee.

Joel Barnett  
94 West Wilde Yaupon

Lot 04, Block 07, Section 03, Village of Indian Springs

This item was reviewed by the full committee. The staff provided a presentation noting the location and the adjacent properties. The home owner was present for this item. It was moved by Chris Florack and seconded by Danie van Loggerenberg to deny the structure as proposed and conditionally approve the improvement under the following conditions. The owner must apply within 30 days for a solid six foot six inch perimeter fencing to screen the view of the structure to adjacent properties. Additionally, the owner must plant and maintain native evergreen ornamental shrubbery and or trees that will screen the view of the structure from adjacent properties. The corrugated material at the base of the structure must be, modified to a clear color consistent with the material on the lower middle section of the structure. The owner must modify the roof to a permanent material that has been trimmed and all on length and remove the fence planks currently on the structure. The motion carried unanimously.

20. Consideration and action on conditions placed on existing paving that encroaches into the rear and side easements and that exceeds the maximum amount of hard surface area per the Neighborhood Criteria  
Randall and Shelley Goddard  
16 West Southfork Pines Circle  
Lot 02, Block 03, Section 17, Village of Panther Creek  
This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the current status of the improvement and the committee original conditions of approval for the improvements. It was moved by Deborah Sargeant and seconded by Chris Florack to affirm the committee's original action and require the owner adhere to the conditions of approval from the meeting of February 6, 2013 requiring the owner to reduce the overall amount of pavers by: 1) Removing a minimum of a two foot wide section of pavers from the rear and side yard easement, 2) Add a planter bed to the side of the property, to reduce the hard surface and allow for more vegetation between the properties. The planter bed is considered as needed, based upon the completed figures of the overall hard surface once the pavers have been removed from the easement. The motion carried unanimously.
21. Consideration and action on conditions placed on an existing fence that exceeds the maximum height allowed.  
Randall and Shelley Goddard  
16 West Southfork Pines Circle  
Lot 02, Block 03, Section 17, Village of Panther Creek  
This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the current status of the improvement and the committee original conditions of approval for the improvements. It was moved by Deborah Sargeant and seconded by to affirm the committee's original action and require the owner adhere to the conditions of approval from the meeting of February 6, 2013 requiring the homeowner to reduce the overall height of the fence on the left side which serves as a trash and recycle cart screen. They said that the overall height of the L-shaped portion of fence should be no greater than the height required to screen the carts from view, which is six feet. Also, the fence must meet code and pass final inspection. The DSC also asked the homeowner to double-side the CSO portion of fence on the right side of the property and to plant and maintain significant vegetation to the front of the fence to soften and screen the view. The motion carried unanimously.
22. Variance request for an existing play structure that encroaches into the rear ten foot rear easement.  
Bradley Finger  
63 Indian Clover Drive  
Lot 28, Block 01, Section 11, Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Kim Hess 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 structure when the owner no longer owns the home, sells or transfers title when the structure is in disrepair and requires replacement. The memorandum will be recorded at 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. The motion carried unanimously.

**V. Public Comments**

There were no public comments.

**VI. Member Comments**

There were no member comments.

**VII. Staff Reports**

The staff provided an update on the residential standards and reminded the committee of the Joint Session at the end of October.

**VIII. Adjourn**

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 6:26p.m.