

Development Standards Committee

November 1st, 2017 at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Ken Anderson, Walter Lisiewski, John Anderson, Ron Harris

Staff Present: Kimberly McKenna, Chris Feist, Joe Hans, Sharon Davis

Legal Counsel Present: Bret Strong

I. Welcome/Call Meeting to Order.

The meeting was called to order by Deborah Sargeant at 5:00 p.m.

II. Consideration and action regarding the minutes of the meeting of October 4, 2017 and the corrections to the minutes of August 2, 2017.

The minutes were reviewed by the committee. It was then moved by Ken Anderson and seconded by Walter Lisiewski to approve the minutes for the meeting of October 4, 2017 and the corrected minutes for the meeting of August 2, 2017 as presented. The motion carried.

III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

The Committee convened in executive session at 5:17p.m. in accordance with section 551.071 of the Texas Government Code to consult with legal counsel.

IV. Reconvene in Public Session.

The Committee reconvened in public session at 5:53 p.m.

V. Consideration and Action of the Commercial Applications and Covenant Violations in Section VII recommended for Summary Action.

These items were reviewed by the full committee. The list consisted of items E, F, H, and L through U. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

**VI. Consideration and Action of the Commercial Applications and Covenant Violations.
SEE ATTACHED EXHIBIT A**

VII. Consideration and Action of the Residential Applications and Covenant Violations in Section IX, recommended for Summary Action.

These items were reviewed by the full committee. The list consisted of items 3, 4, 7, 8, 9 through 13. It was moved by Walter Lisiewski and seconded by Chris Florack to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

**VIII. Consideration and Action of the Residential Applications and Covenant Violations.
SEE ATTACHED EXHIBIT B**

IX. Consideration and discussion regarding changes to the Residential Development Standards.

It was moved by Deborah Sargeant and seconded by Robert Heineman to table this item. The motion carried unanimously.

- X. Consideration and action regarding the regularly scheduled meeting through 2017 and 2018.**
The Committee confirmed their attendance for the remaining regularly scheduled meetings in 2017 and noted the 2018 meeting schedule should be posted after the Committee Member appointments for 2018 are established.
- XI. Public Comments**
There were no public comments.
- XII. Member Comments**
Walter Lisiewski asked about approved dates for commercial holiday displays and lighting, noting that some commercial properties already have displays and lights on before those approved dates.
- XIII. Staff Reports**
The staff noted the dates authorized for lighting displays and identified that we have placed some commercial properties on notice for failing to adhere to the specified dates. Additionally, the staff noted the staff noted in preparation of the recent dates, the staff sent letters to all commercial properties as a reminder.
- XIV. Adjourn**
There being no further business it was moved by Deborah Sargeant and seconded Walter Lisiewski to adjourn the meeting at 6:44 p.m. The motion carried unanimously.

COMMERCIAL ITEMS EXHIBIT A

- A. Consideration and action for the concept approval of the exterior renovation to a storefront.
CSHV Woodlands LP/ Bassett Furniture
1120 Lake Woodlands
Lot 0675, Block 0599, Section 0999 Village of Town Center
This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed improvements. It was moved by Walter Lisiewski and seconded by Chris Florack to deny as presented. The Committee suggested the owner revise the plan using the color scheme existing in that Pincroft Center and consider allowing only accents like the stacked stone enhancement and other modifications that draw attention to the storefront; and allow the proposed relocation of the front façade accent, provided the proposal is complete with a comprehensive set of plans. Plan Submissions for final should include a complete sign package, sample board, construction timeline and a complete set of plans that identifies the existing elevation and the proposed elevations and represent the exterior remodeling proposed for the storefront, all of which must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
- B. Receive, Consider and Act on the proposed “Ice Rink” signs for The Woodlands Township to be displayed on the Pavilion Event Center.
The Pavilion Event Center for The Ice Rink
2005 Lake Robbins Drive
Lot 0290, Block 0599, Section 0999 Village of Town Center
This item was heard by the full committee. The staff provided the committee with a presentation noting the proposed improvements. It was moved by Robert Heineman and seconded by Chris Florack to approve Sign A on the condition the sign is shifted over to balance over the vertical brick joins to the left of the “Pavilion” sign on the façade, and approve Sign B as presented. All anchor screws must be painted to match the color of the brick, when the sign is not displayed, and sign installation and specifications must be in accordance with the Commercial Planning and Design Standards and the provided sign specifications. John Anderson opposed the motion. The motion carried.
- C. Consideration and action on exterior and structural modifications to the façade at Panther Creek Shopping Center.
Regency Centers Panther Creek Shopping Center
4775 West Panther Creek Drive
Lot 0283, Block 0045, Section 0040 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Deborah Sargeant to deny the exterior structural remodel modifications as presented and suggest the owner replicate the design for the Randall’s storefront, including the façade, the columns that match the rest of the Shopping Center and the added clear story and roof tile design at the top of the Randall’s storefront. Additionally, the roof must match, the roof should be power washed to help match the new roof addition or the existing roof should be replaced so both new and old tiles on the roof look the same. The motion carried unanimously.
- D. Variance request for a proposed illuminated building sign that exceeds the maximum allowed height.
Gold’s Gym
4775 West Panther Creek Drive
Lot 0283, Block 0045, Section 0040 Village of Panther Creek
It was moved by Deborah Sargeant and seconded by Chris Florack to table this item and suggest the revision to the proposed storefront façade is submitted and the Gold’s Gym sign is modified to comply with the Standards after the modifications are made to the storefront and message center areas can be evaluated. The motion carried unanimously.
- E. Consideration and action to repaint the building.
Stepping Stones Childcare
10601 Falconwing Drive
Lot 0002 Block 0163, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the variance as presented. The motion carried unanimously.

- F. Consideration and action of the proposed walkway awning connecting the temporary building to the main school building.

The Woodlands United Methodist Church
2200 Lake Woodlands Drive/9201 Grogan's Mill Road
Lot 8650, Block 0547, Section 0999 Village of Research Forest
Lot 0650, Block 0599, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the approval is temporary and the improvement will eventually be removed when the temporary buildings require removal. Approval is conditioned upon the owner signing a Memorandum of Understanding that will be fully executed and filed in Montgomery County Real Property Records, requiring the awnings to be removed when the temporary buildings are no longer on the property. The motion carried unanimously.

- G. Variance request for existing door graphics that include a tagline, phone number and website.

Foundation Chiropractic
3759 FM 1488, Suite #175
Lot 1905, Block 0549, Section 0047 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Ken Anderson to deny as presented and require the owner come into compliance with the Commercial Planning and Design Standards for all standards related to size color and message. If all components of the Standards are met and the hours of operation are in compliance, the committee will grant a variance to allow the website to be included on the storefront door graphics. The motion carried unanimously.

- H. Consideration and action for the final phase of a one-story education building addition.

Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280, Block 0045, Section 0007, Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the following conditions:

- Provide elevation or overall height and design specification for the proposed fence surrounding the play area. Details must include design and height.
- Resubmit a revised plan that provides the canopy construction and requires proposed canopies to match the existing canopies in regard to materials and appearance.
- All downspouts on the front of the new building are finished and painted a color compatible with the brick and fascia color and are oriented so that they do not halt or materially impact drainage flowing off of or into neighboring tracts.
- The new DX condensing unit adjacent to northwest corner of building must not create an objectionable noise that would impact adjacent properties must be screen with a wood fence.
- Transformers, mechanical or electrical equipment must be screened from view with significant shrubs and trees.
- Revise the landscape plan demonstrating screening of any transformers, electrical or mechanical equipment and irrigation to staff. The staff will evaluate the final planting and determine if the plantings are sufficient in accordance with the Committee's actions.
- Clearing is only permitted within the Forest Preserve for utilities that cross the area perpendicular to the applicable Setback line and other Permitted Construction.
- Utility lines should be grouped together to minimize the number of crossings of a Forest Preserve.
- The contractor must ribbon off the Approved clearing limits with continuous white tape and call the staff for a Site inspection prior to the commencement of actual clearing.
- The Owner is responsible for contacting the staff to arrange a time to review the clearing tape in the field, and obtaining the issuance of a clearing permit/Approval by the Plan Review Committee or its designee prior to any clearing activity.

- Submit a construction schedules to staff and McCullough Junior High to coordinate schedules and minimize impact during peak school traffic hours and suggest commencing construction during the summer when school is not in session.
 - Owner must comply with the construction timeline identifying all work to be performed and the established completion date. Staff will perform routine site inspections to verify adherence to the construction timeline.
 - Owner must submit final location of portable restroom facility to the staff for final approval. Location should be designed furthest away from the pathway and more centralized to the church.
 - All construction and hours of operation must be in accordance with the Commercial Planning and Design Standards.
 - Owner must maintain the lot in good order and repair including routine on site cleanup.
 - Owner must comply with all requirements of the Commercial Planning and Design Standards, including but not limited to, hours of operation, staging and storing of materials, tree protection and maintenance of the Construction site.
 - The Department may not issue the permit until all revised drawings, details and specifications have been submitted for review and verification to be in accordance with the Committee’s conditions of approval.
- The motion carried unanimously.

I. Variance request for a permanent sign near the driveway entrance to the church.

Hope Pointe Church

3333 South Panther Creek Drive

Lot 0250, Block 0045, Section 0007 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Robert Heineman to deny the variance as presented and remove the sandwich board signs and suggest the owner consider a revised more permanent design for review. The motion carried unanimously.

J. Variance request to allow for the permanent installation of two banners on one frame with messages that will rotate periodically throughout the year and may contain a website.

Hope Pointe Church

3333 South Panther Creek Drive

Lot 0250, Block 0045, Section 0007 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Robert Heineman to deny the variance as presented and suggest the owner submit a more permanent design or structure to be used throughout the year and made of materials and colors that are compatible with the Main Building. The motion carried unanimously.

K. Variance request for a building sign that includes a logo that may not be trademarked, has three lines of copy and exceeds the maximum height allowed.

Define Body & Mind

4747 Research Forest Drive, Suite 100

Lot 0100, Block 0687, Section 0047 Village of Cochran’s Crossing

This item was heard by the full committee. A representative was present to address the committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Chris Florack to deny the variance as proposed and require the owner submit a revised sign package with sign placement as two lines of copy with “Define” on the left-hand side, “Body and Mind” on the right-hand side, and the dot and line above the words. Additionally, the logo must be trademarked with the USPTO or with the Texas Secretary of State within one year or the signage will need to be removed. Owner must submit any additional signage such as window vinyl decals or blade signs to the committee for review and action, prior to installation. The motion carried unanimously.

L. Variance request for the existing sign package for the “HEB Curbside” program that includes a logo that is not trademarked.

HEB Grocery

3601 FM 1488

Lot 2000 Block 0549, Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the following conditions: 1) Ground/surface directional signage is prohibited. 2) Only the directional signage specified in the Signage Site Plan are approved for installation. 3) Building sign is approved as submitted. The motion carried unanimously.

- M. Consideration and action for the concept approval for a renovation at Market Street including, but not limited to landscape, hardscape and signage renovations.

IMI MSW, LLC (Market Street)

9595 Six Pines Drive

Lots 7111, 7112, 7113, 7116, 7117, Block 0599, Section 0999 Village of Town Center

Lot 0260, Block 0547, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the Market Street Renovation on the following conditions:

- Preliminary submission must include enlarged plans and elevations of existing conditions with proposed demolition items, new proposed plans, elevations and construction details for full extents of work.
- New exterior lighting types must be submitted for review along with an associated photometrics plan at Preliminary submission.
- Ensure all keyed signage is included in Preliminary Submission.
- Submit a complete sign package for review and final action.
- Provide a construction timeline for all work performed including the completion date on final submission.

The motion carried unanimously.

- N. Variance request for clearing in addition to the allowed sixty (60) degree view corridor around a monument sign to increase visibility.

Children's Courtyard

8401 Kuykendahl Road

Lot 0046, Block 0458, Section 0110 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to deny as presented. The motion carried unanimously.

- O. Variance request for mid-growth clearing, near the driveway, for added visibility of pedestrians and children along walkway and trimming of tree limbs near a parking lot light fixture.

Children's Courtyard

8401 Kuykendahl Road

Lot 0046, Block 0458, Section 0110 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the Children's Courtyard mid-growth clearing on the following conditions:

- Tree limb trimming at the North Parking Lot light fixture must be restricted to a five-foot radius from the light fixtures and pole.
- The clearing at the Alden Bend Drive entrance is permitted for a clearing of no more than ten feet from the entrance curb into the Forest Preserve and to a height of no greater than ten feet.
- The contractor must ribbon off the approved clearing area with continuous white tape and call the staff for a Site inspection prior to the commencement of actual clearing.
- The Owner is responsible for contacting the staff to arrange a time to review the clearing tape in the field, prior to any clearing activity.

The motion carried unanimously.

- P. Consideration and action for the addition of a T-Mobile wireless communications facility on the roof of the parking garage.

T-Mobile Wireless Communications

1505 Lake Robbins Drive

Lot 3000, Block 0547, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the following conditions:

- All exposed equipment, cabinets and conduits must be painted to match surrounding building material colors.
- Chain-link fence base must include a concrete base to match the two existing equipment yards.
- The overall height of the chain-link fence and attachment details must match the two existing equipment yards in place.
- Install warning striping around the new equipment yard like the existing equipment yards in place.
- All improvements must comply with code.

The motion carried unanimously.

- Q. Variance request for an existing sign panel that includes a logo that is not trademarked and exceeds the maximum size allowed.

OnCenter Software

8708 Technology Forest Drive

Lot 5200, Block 0051, Section 0990 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the owner must provide verification that the logo is trademarked within one year of the permit date. If the trademark logo is not obtained the owner must remove the logo and seek to obtain a permit for a revised sign. The motion carried unanimously.

- R. Variance request for an existing sign panel that includes a logo that is not trademarked.

Sotex Fuels LLC

8708 Technology Forest Drive

Lot 5200 Block 0051, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the owner must provide verification that the logo is trademarked within one year of the permit date. If the trademark logo is not obtained the owner must remove the logo and seek to obtain a permit for a revised sign. The motion carried unanimously.

- S. Variance request to allow the installation of a temporary portable banquet style tent on the patio dining area during the holiday season.

Churrascos

21 Waterway Avenue

Lot 2629, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the installation of the temporary tents from November 30 through January 3 on the condition the owner place planted pots with vegetation to soften the view of the tent from the Waterway coordinate with staff to determine sufficient plantings for softening the view. Additionally, the owner must submit an application annually for the proposed installation of temporary tents. The motion carried unanimously.

- T. Consider and action on the extension to an existing metal awning.

Baker Hughes

9110 Grogan's Mill Road

Lot 0300, Block 0350, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the condition the owner must install the canopy with the color and materials that match the existing canopy. The owner must replant six (6) trees on the property for the removal of the six (6) trees. Trees can be installed anywhere on the lot. Improvement Installation must be in accordance with the specifications, meet code and pass inspection. The motion carried unanimously.

- U. Variance request for an existing building sign that includes the sign height and logo that exceed the maximum size allowed.

Petco

10864 Kuykendahl Road

Lot 0100, Block 0592, Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve as presented. Owner must maintain signage in good order and repair and in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

RESIDENTIAL ITEMS EXHIBIT B

1. Variance request for proposed patio cover that encroaches into the ten-foot side and forty-foot rear setbacks.
Martin Schnicer
31 Summer Port
Lot 06, Block 03, Section 42 Village of Panther Creek
This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation. It was moved by Chris Florack and seconded by Deborah Sargeant to deny as presented. The motion carried unanimously.
2. Variance request for a proposed driveway widening that will exceed the maximum width allowed.
Ammar N Yamani
54 Mystic Lake Circle
Lot 06, Block 01, Section 21 Village of Cochran's Crossing
This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Chris Florack to approve on the condition the driveway is widened only 9.5 feet to meet the walkway edge and taper down to meet existing driveway. Only trees marked 1, 2 and 3 may be removed. Staff must be notified when driveway addition is marked on the property prior to pouring concrete. Additionally, three (3), fifteen (15)-gallon sized trees are to be replanted anywhere on the lot. The motion carried unanimously.
3. Variance request for a proposed driveway widening that will exceed the maximum width allowed.
Paslay Living Trust
11 East Wedgemere Circle
Lot 09, Block 02, Section 11 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to approve as presented, on the condition the owner must maintain the native evergreen landscaping, bed at the front of the house. The motion carried unanimously.
4. Variance request for a proposed trellis that would cause the wood fence to exceed the maximum height allowed.
Thomas Nelson
199 South Pathfinders Circle
Lot 73, Block 06, Section 01 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to deny the variance as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the trellis portion of the perimeter fencing when the owner no longer owns the home, sells or transfers title or is no longer the primary resident. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must plant and maintain native trailing vines to screen the trellis. The motion carried unanimously.
5. Variance request for a color change that was not considered to be compatible with the home and the neighborhood when reviewed and acted upon by the Cochran's Crossing Residential Design Review Committee.
Brent S McCombs
14 Thistlewood Place
Lot 90, Block 04, Section 04 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Chris Florack to approve on the condition the owner plant trees and vegetation in the front yard for reforestation, once the remodeling is complete in accordance with the submitted landscaping plan. The motion carried unanimously.
6. Variance request for a proposed pergola that is not architecturally compatible when acted upon by the Residential Design Review Committee.
Jeff Harris
7 Meadowfair Court
Lot 23, Block 02, Section 14 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Chris Florack to approve on the condition the improvement meets code and passes final inspection. The motion carried unanimously.

7. Request for approval of a proposed home business.

Wei Jia Zhang

26 Plum Blossom Place

Lot 38, Block 01, Section 29 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to approve on the condition the owner must sign the memorandum regarding the conditions of a home business application noting the owner certification for compliance and licensing with The Federal Bureau of Alcohol, Tobacco, Firearms and Explosives. The memorandum will be recorded at the courthouse and binding on the land. Additionally, in accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons: A violation of the Standards occurs, the business does not adhere to the conditions of approval, or at the discretion of the Plan Review Committee, or a violation of the agreement. Home business permit must be renewed in two years or no later than November 1, 2019. The motion carried unanimously.

8. Variance request for a proposed wood fence that would exceed the maximum height allowed.

Donna Azodi

2 West Stony End Place

Lot 12, Block 03, Section 31 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to approve an eight-foot fence at the rear on the condition that the new fencing is stepped down to meet the height of adjacent fences on the side. Height should be tapered down to be flush with the adjoining fences at the property line. The motion carried unanimously.

9. Consideration and action regarding the request by Sean Dever to revoke the previously approved business in the home by Maria Mercedes Vargas Guerrero at 90 North Rushwing Circle Lot 21, Block 09, Section 01, due to impact it causes to his rental property at 89 North Rushwing Circle Lot 27, Block 08, Section 01.

Sean Dever

69 Spotted Deer Drive

Lot 01, Block 24, Section 01 Village of Indian Springs

This item was withdrawn.

10. Variance request for an existing wood fence that exceeds the maximum height allowed and is constructed with the unfinished side visible to the neighboring lot and adjacent tract of land.

Marcos Romasanta

6 Amber Fire Place

Lot 02, Block 02, Section 19 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to approve an eight foot tall fence at the rear on the condition that the new fencing is stepped down to meet the lower height at the property lines and requires written permission of the adjacent neighbor to have the unfinished side facing outward from the lot or add pickets to screen the unfinished side. In addition, the fence must meet code and pass inspection. The motion carried unanimously.

11. Variance request for an existing wood fence that exceeds the maximum height allowed.

Robert W Provost

10 Amber Fire Place

Lot 03, Block 02, Section 19 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to approve an 8' fence at the rear on the condition that the new fencing is stepped down to meet the lower height of the side fencing at the property line. The motion carried unanimously.

12. Variance request for proposed trash cart screen which is not located in accordance with the Residential Standards.

Maria Florencia Fernandez

1 Briervine Court

Lot 76, Block 02, Section 01 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski 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 trash can and recycle cart screen or set it back in accordance with the Standards at the time the owner sells the home, transfers title, is no longer the primary resident or when the screen is in disrepair and requires replacement. Additionally, the owner must allow significant trailing vines to grow along the lattice portion at the front of the screen to soften and screen the view. The motion carried unanimously.

13. Variance request for the existing material used to replace siding in several areas at the front of the home that was not considered to be architecturally compatible with the neighborhood, which is not in accordance with the Residential Standards.

Flipfinders USA

44 Indian Clover Drive

Lot 17, Block 02, Section 11 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Walter Lisiewski and seconded by Chris Florack to approve as submitted. The motion carried unanimously.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF Nov. 1, 2017

NAME (please print)	REPRESENTING	ADDRESS	ISSUE	SIGN- IN TIME	SIGNATURE
Thomas Nelson	Self/owner	199 S Pattinaders Cir 77381	H	4:38p	
Gelema Scally	DEFINE	4747 Research Forest Dr Ste 100 77381	K	4:56	
Romney Thomas	DEFINE	4747 Research Forest Dr Ste 100 77381	K	4:57	
Shannon Crites	HEB	HEB 1488	L	4:59	
Kenny Duggan	TEB	TEB Corp.	L	5:00	
Ma Mercedes Vargas	Self	90 N. Rushmore Dr Newport 77381		5:13	
Nathan Newbold	Dynamic Supply Pctc	10864 Kingsbridge	U		
Angela Paslay	Self	11 E Wedgemore	3	5:17	
Ammar Yamani	Self	54 Myrtle Lake Creek	.	5:15	
COLTON MORGAN STEVEN FREEMAN	KH	1400 WOODLARK FOREST	M	5:30	 