

Development Standards Committee  
June 17, 2020 at 5:00 p.m.  
The Woodlands Township

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, Bob Adams, Arthur Bredehoft and Mary Funderburg

Members Absent: John A. Brown

Staff Present: Neslihan Tesno, Kimberly McKenna, and Hennie van Rensburg

Legal Counsel: Bret Strong

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

Chair Walter Lisiewski called the meeting to order at 5:00 p.m and declared there was a quorum.

**II. Public Comments**

Staff read the guidelines for public comment. There were no Public Comments.

**III. Consideration and action regarding the minutes of the May 20, 2020 meeting.**

Chair Walter Lisiewski asked for a motion to approved the minutes of the May 20, 2020 meeting. Bob Adams requested a modification to Commercial Item D: The dumpster enclosure masonry should actually be finished with either an ethos cover or it needs to be a split face CMU. The motion carried and the amended minutes were accepted.

**IV. Consideration and action regarding the delegation of authority in accordance with the Covenants, Restrictions, Easements, Charges and Liens in The Woodlands during the Coronavirus (COVID-19) Pandemic.**

**V. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.**

**VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.**

Staff presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items C & D. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-15 and 17. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented.

**VII. Consideration and Action of the Commercial Applications and Covenant Violations.**

**A. Consideration and action for a proposed small cell network standalone pole.**

AT&T

12468 Sawmill Road

Lot 0006 Block 0599 Section 0450 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the presentation by the staff. The Committee deliberated on the design, applicable standards, location and proximity to existing structures. It was then moved by Bob Adams and seconded by John Anderson to deny as presented and require the owner revise and resubmit with a location in the median that utilizes an existing utility pole. Submission must be reviewed by the plan review committee or its designee and must include the following conditions:

- The tower height is acceptable at a maximum of 30'-0" tall.

- The tower and any equipment cabinet finish color to be compatible with approved colors for other local Stealth Towers.
- Any equipment cabinet shall be screened with vegetation.
- Warning signage is to be kept to a minimum and placed away from visibility of the public right-of-way.
- Hours of construction shall avoid "Rush Hour" times of the day.
- At applicant's sole expense each pole and any equipment including antenna shroud must be maintained in good order and repair.
- At applicant's sole expense, each pole and any equipment must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.
- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage. In the event the repair cannot be completed within 3 days of noted damage, applicant is to contact the Covenant Administration designated staff to discuss the amount of time needed and determine if further action is required by the Committee.
- Applicant must place and maintain contact information on each pole in a location readily viewable so that repair issues can be reported to applicant.
- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.
- Applicant must obtain the appropriate permissions and other authority from any applicable third party with respect to installation of the poles and any associated equipment.
- AT&T must sign and execute a release and indemnity agreement regarding these conditions of approval and noting the following: The Woodlands Township has the exclusive right to remove any poles and associated equipment for failure to comply with the conditions of approval stated above and in no event shall The Woodlands Township be held responsible for any damage or injury involving the poles.
- All written agreements, including but not limited to the release and indemnity, permits or other documentation is subject to legal review and approval of legal counsel for the Development Standards Committee.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

B. Consideration and action for the installation of a temporary metal canopy system in the drive through area of the parking lot.

Chick-Fil-A Inc.

1660 Lake Woodlands Drive

Lot 7150 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The committee reviewed the presentation by the staff. A representative was present to address the Committee. The Committee deliberated on the improvement, issues as it relates to time proposed for the structure, and the reasons for its need. It was then moved by Walter Lisiewski and seconded by Robert Heinemann to approve as a temporary installation on the following conditions:

- Must be maintained in good order and repair.
- Shift tent forward as much as possible to allow unobstructed use of some parking spaces.
- Owner must remove all existing tents and umbrellas prior to the installation of the temporary tent.
- Temporary tent must be removed no later than August 31, 2020. In the event that Chick Fil A opens the dining area prior to this date, the tent must be removed prior to the dining room opening to allow for the appropriate parking requirements.
- Must comply with Commercial Planning and Design Standards.
- As a follow up to our discussion, the committee would like the owner to consider limiting the number of lights applied to the tent and looking for solutions to restrict the light emanating outside of the tent. Suggestions discussed were enclosing the exposed a frame portion of the tent or possibly applying shields to screen the

lighting. This is not a condition of approval, but the committee would greatly appreciate any accommodations for consideration.

The motion carried unanimously.

- C. Consideration and action for the conceptually proposed building and parking addition, some of which is covered, an outdoor recreation space, dumpster enclosure, and mailbox.

Steele Industries, LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

This item was reviewed under the commercial summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the conceptually proposed plans on the following conditions:

- Provide a tree survey overlaid with the concept site plan to review trees that may be impacted by the proposed site layout. Where possible, the site plan shall be revised to save trees.
- Provide a site coverage calculation indicating the percentage of paving and building coverage as a ratio to the entire property area.
- Conditional Approval is granted for Steele Industries to move forward with a Preliminary Submission for Parking Modifications and Building Expansion. Comprehensive details and plans from all disciplines are required for review and written approval.
- No site-work or building construction is to begin at this time. Project design must progress through a Preliminary and Final review by the appropriate community review committees having jurisdictional authority. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- D. Variance request to allow a temporary banner that announces a business name, includes a logo with a registered word mark but the registration does not include the actual design logo depicted on the sign and exceeds the amount of time allowed for display.

Kwik Kar Lube & Repair

6801 Woodlands Parkway

Lot 0503 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the commercial summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the temporary banner on the following conditions:

- Existing building sign is to be removed. The exterior façade at the removed sign location shall be repaired to like-new condition.
- Revise the temporary banner to include “Kwik Kar Lube & Repair” and “Now Open” to meet The Woodlands Commercial Planning & Design Standards.
- The owner must provide proof of registration with the USPTO or Texas Secretary of State within one year of approval for the registered design for Kwik Kar Lube & Repair with the stylized “Flying Letters (K, i, K, and a)” and color claim to yellow letters outlined in black for all the words of that mark.
- The applicant may display the temporary banner for six (6) weeks.
- The applicant shall submit for a permanent building sign within three (3) weeks of this written approval.
- If the applicant does not submit for permanent building signage within the allotted timeline, the temporary banner must be removed immediately.
- Remove any type of exterior signage not in compliance with The Woodlands Standards to include, but not limited to, paper notices, a-frames, and product advertisements. No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and action prior to fabrication and installation. The Committee will allow Kwik Kar Lube & Repair with the stylized “Flying Letters (K, i, K, and a)” and color claim to yellow letters outlined in black for all the words of that mark for future building and monument signage, provided proof of registration is retained in accordance with these conditions of approval.

The motion carried unanimously.

## VIII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for an existing pool barrier fence and partial repair and replacement, that includes portions that are located off of the property line and repairs that have the construction side members facing outward toward the neighboring lot.

Dudley K Parker Jr

14 Bough Leaf Pl

Lot 36, Block 01, Section 40 Village of Cochran's Crossing

This item was heard by the full Committee. The owner and affected neighbor were both present to address the Committee. The Committee deliberated on history of the issue, responses from both parties, applicable standards and potential solutions. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the variance as presented and require the owner resubmit an application with a marked survey that is in accordance with the Residential Development Standards regarding height, design and location. The Committee will grant a variance for the face orientation of the fence to be constructed smooth side in and allowing the construction members to face outward from the lot on the following conditions:

- The resident paying for the construction of the fence may have the smooth side facing them to remove any trespassing concerns during installation and for ease of future repairs to any pickets.
- No portion of the construction side members may be visible to the street.
- The fence must meet code and pass final inspection.

Please be advised a portion of the existing shared fence is designated as the security barrier for more than one property. All property owners who use a portion of shared property line fencing as their secure pool barrier are required to obtain a new code inspection by a third-party qualified inspector. All property owner's will be advised to obtain a new code inspection for their address and their pool, to determine that the shared fence meets code and passes a final inspection. Additionally, it is advised that any owner of a pool barrier be required to install temporary security barrier fencing any time a portion of the permanent secure barrier fencing is compromised, removed or rebuilt.

The motion carried unanimously.

2. Variance request for a proposed patio cover that will not respect the rear 20 foot building setback.

Amid Farahani

11 Hithervale Court

Lot 12, Block 01, Section 66 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the patio cover on the condition it passes inspections and meets code and Standards. Staff will determine if additional evergreen vegetation is required to screen upon completion of the project. The motion passed unanimously.

3. Variance request for a proposed fence that will exceed the maximum height allowed and will not meet Neighborhood Criteria for Section 11 of Alden Bridge

Le and Nguyen Revocable Trust

11 South Bristol Oak Court

Lot 59 Block 01, Section 11 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the proposed fence and to allow the 8'6" height. The smooth side of the fence should face to the street and the adjacent reserve. The motion passed unanimously.

4. Variance request for an existing driveway that was painted a color that may not be in keeping with neighborhood character.

Prasanna Josi

106 Bantam Woods Drive

Lot 67, Block 01, Section 06 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the driveway color as submitted. The homeowner must keep the driveway in good conditions. John Anderson voted against the motion; all others voted in favor. The motion carried

5. Variance request for proposed tree removal.

Robert E Oberg

95 East Slatestone Circle

Lot 34 Block 01 Section 50 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the tree removal on the conditions that the applicant plant a 30 gallon native tree. The motion passed unanimously.

6. Request for approval for a renewal of a home business: Management Consulting

William B. Watkins

11 Serenity Woods Place

Lot 10 Block 03, Section 13 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the home business. Any clients must park in applicant's driveway. The permit is valid for a period of 2 years then it must be renewed. The homeowner must submit the application for renewal prior to June 2022. The Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. The motion passed unanimously.

7. Request for approval of a home business: Baking cakes and pastries.

Andrea M. Lovaglio

6 Bonwick Court

Lot 26 Block 01, Section 68 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the home business. All clients must park in applicant's driveway. The permit is valid for a period of 2 years then it must be renewed. The homeowner must submit the application for renewal prior to June 2022. The Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. The motion passed unanimously.

8. Review and acceptance of required landscape plan and drainage for an existing swimming pool that does not respect the rear ten foot easement that was originally reviewed by the Development Standards Committee on June 19, 2019.

Victor Garcia

26 Red Moon Place

Lot 32, Block 01, Section 07 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to accept receipt of the required written partial releases of 2' (foot) of the 10' (foot) easements held by 1) Utility companies and 2) The Woodlands Land Development Company under certain covenant easements in order to accommodate improvements into the released 2' (feet) of the easement and further subject to execution by the Owner of an Memorandum of Agreement in a form acceptable to the Township and its legal counsel detailing the conditions for approval and retention of rights under the existing Covenants and Standards related to the improvements including but not limited to retain rights under the covenant easements. Conditions include but not limited to compliance with the submitted landscape and drainage plans and meeting code and passing inspections.

Additionally the Committee accepts the landscape plan and drainage plan and calculations. Staff will review upon completion to determine compliance to conditions. The motion passed unanimously.

9. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Neal & Georgina Garratt

119 North Concord Valley Circle, The Woodlands Texas, 7782-1390

Lot 50, Block 1, Section 25 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by submitting an application and obtaining approval for pool barrier fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

10. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Abdullatif Al Ibrahim & Deanna M Dacke

146 South Star Ridge Circle; 77382-1463

Lot 10, Block 1, Section 51 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by repairing or replacing damaged fence pickets) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Thomas S Richards

30 New Dawn Place; 77385-3678

Lot 23, Block 1, Section 13 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing algae/mildew from exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Luis E Aguilar

39 North Star Ridge Circle

Lot 8, Block 3, Section 51 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by storing the basketball goal to meet The Woodlands Residential Development Standards and by continuing to park entirely on concrete or other approved hard-surface material) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Wirdansyah Lubis

27 Woodmoor Place; 77354-3311

Lot 48, Block 2, Section 91 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing debris which includes newspaper, package paper, and other household items from front porch and by repainting or replacing garage door which will require submitting an application and obtaining approval) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Raymundo Valle

38 South Bacopa Drive

Lot 6, Block 4, Section 7 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing algae/mildew from exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

15. Variance request for a proposed Swimming Pool and Pool Decking that do not respect the 30 foot rear and 8 foot side Development Setback.

Marshall Yohana

3 Signature Crest Court

Lot 1, Block 01, Section 32 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and

seconded by Mary Funderburg to conditionally approve the pool and pool decking. The homeowner must plant and maintain one native 30 gallon tree; additionally, the homeowner must plant evergreen screening (trees/shrubs) at least 7' tall at time of planting to right side. Staff is to review upon completion. The pool equipment must be screened with evergreen shrubs if it is visible to street. Any fence used for screening requires an application. The project must meet code and pass inspections. No encroachment into any easements is allowed. The motion passed unanimously.

16. Request for approval of a home business: Dog Breeding

Pat Dody

2 Archer Oaks Place

Lot 25, Block 03, Section 29 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the home business for a period of 6 months; the permit must then be renewed. The homeowner must submit application for renewal prior to December 2020. Only two dogs are allowed to be outside at any time. The Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. Walter Lisiewski voted against the motion, all other members voted in favor. The motion carried.

17. Variance request for proposed decking that does not respect the side five foot easement.

Jonathan Helfin

26 Burgess Bend Way

Lot 04, Block 04, Section 33 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed decking on the condition that stabilized sand or impervious base is not used; the decking material must be pervious. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

18. Variance request for a proposed generator that projects one foot further into the side five foot easement than is allowed by the Standards.

Billy R. Varnado

27 Villa Canyon Place

Lot 28, Block 02, Section 18 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and an affected neighbor called in and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve the generator on the condition that the applicant must meet code and standards and pass all inspections. Timing of self - testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. If required additional remedies to reduce noise levels to acceptable levels will be determined as needed. Generator must be screened from view of street with evergreen vegetation. All conditions must be met within 150 days of approval. The motion carried unanimously.

19. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.

Paul Till

36 Violet Sunset Lane

Lot 01, Block 02, Section 38 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Robert Heineman and seconded by Walter Lisiewski to approve the proposed patio cover on the condition the project passes inspections and meets code and Standards. The homeowner must plant and maintain dense vegetative screening (evergreen trees or shrubs) at least 7 feet in height at



the time of planting to the rear and the street side of the patio cover to minimize impact to adjacent properties. Additionally, the homeowner must submit a landscape plan to show the required screening. Staff will determine if additional evergreen vegetation is required to screen upon completion of the project. If required the additional planting must be evergreen trees or shrubs at least 7 feet in height at the time of planting. The patio cover may not encroach into any easement. The motion carried unanimously.

20. Variance request for a proposed patio cover that does not respect the 25 foot rear setback.

Oswaldo Amador

19 North Bantam Woods Circle

Lot 05, Block 03, Section 06 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the proposed patio cover as presented. The homeowner must revise the patio cover to a smaller structure with less of an encroachment, smaller footprint and lower height or change the design to a flat roof that complies with the Standards. The Committee recommendations include altering to the design to a hip roof or flat roof sloped to rear. The motion carried unanimously.

21. Variance request for an existing trellis attached to a fence that exceeds the maximum height allowed and is not an approved fence design.

Jeremiah J. Horn

38 Liberty Branch Blvd

Lot 06, Block 08, Section 32 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to table this item. Staff was instructed to contact two other residents with trellises in the easements and ask them to submit applications so the three can be reviewed at the same time. Staff will place this item on a future DSC agenda. The motion carried unanimously.

22. Variance request for an existing driveway widening that exceeds the maximum width allowed and the existing stain design may not meet the standard for neighborhood character or architectural compatibility.

Ashwin Somasundaram

27 Floral Vista Drive

Lot 26, Block 01, Section 41 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny the existing driveway widening as presented. The homeowner must bring the driveway into compliance within six months. The motion carried unanimously.

#### **IX. Member Comments**

Arthur Bredehoft told the Committee that the RDRC's are anxious to resume their regular meeting schedules. Bob Adams inquired about changing his vote on the Chick-fil-A item. John Anderson suggested adding a requirement that the awning be a tan color.

#### **X. Staff Reports**

There were no staff reports.

#### **XI. Adjourn**

Chair Walter Lisiewski asked for a motion to adjourn. Robert Heineman made the motion and Arthur Bredehoft seconded. The meeting was adjourned at 8:08 p.m.