

Development Standards Committee

January 16, 2019 at 5:00 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Walter Lisiewski, John Anderson, John A. Brown, Bob Adams, Arthur Bredehoft and Bala Iyer

Members Absent: Robert Heineman

Staff Present: Neslihan Tesno, Kim McKenna, Sharlene Novak and Danielle Allen

Legal Counsel: Bret Strong (during Executive Session only)

I. Welcome/Call Meeting to Order.

Chair Walter Lisiewski called the meeting to order at 5:00 p.m.

II. Consideration and action regarding the minutes of the meeting of the regular DSC meeting of December 19, 2018 and the Special DSC meetings of November 1, 2018 and November 15, 2018.

The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve all minutes as presented. The motion passed unanimously.

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

The Committee recessed to Executive Session when the regular meeting adjourned at 5:01 pm.

IV. Reconvene in Public Session.

Executive Session adjourned at 5:30 pm. At this time John A. Brown left the meeting.

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

Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items F, G, H & I. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 1-6, 8, 10-15, 17-19 and 21. Item 26 was tabled and Items 9, 16, 20 and 22 were resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the items on the Residential Summary List as presented.

VI. Consideration and Action of the Commercial Applications and Covenant Violations.

- A. Variance request for a proposed monument sign that does not match the building sign, contains panels of unequal sizes, two separate trademarked logos; one of which exceeds the maximum size allowed and a moving LED message.

Skipper Beverage Co Inc.

1480 Sawdust Road

Lot 0350 Block 0599 Section 0006 Village of Grogan's Mill

This item was reviewed by the full committee. Representatives were present to address the committee. After deliberation, it was moved by Robert Heineman and seconded by John Anderson to deny the variance request as presented. The applicant is advised to revise and resubmit with the following conditions regarding the Building Sign. Remove the ACM banding around the building. The building sign must be redesigned with individual channel cut letters. The motion carried unanimously.

- B. Variance request for a proposed building sign that does not match the monument sign and includes a cabinet and a request for a vinyl decal logo applied to the air pump station.

Skipper Beverage Co Inc.

1480 Sawdust Road

Lot 0350 Block 0599 Section 0006 Village of Grogan's Mill

This item was reviewed by the full committee. Representatives were present to address the committee. After deliberation, it was moved by Robert Heineman and seconded by John Anderson to deny the monument sign as presented and require the owner revise and resubmit with the following. The owner must reduce the overall height of the sign to be no more than 6' feet tall. The sign base must comply with the Commercial Planning and Design Standards The base must not be raised more than eighteen (18) inches above natural grade, unless restricted by the physical conditions of the Site. The owner must remove the credit card LED display. The sign must be redesigned to incorporate single neutral aluminum panel with acrylic push through lettering. Finally, the material of the sign must closely match the materials of the building. The motion carried unanimously.

- C. Consideration and action for the exterior color change to the building and related improvements and incorporates a tri color aluminum band around three sides of the building.

Skipper Beverage Co Inc.

1480 Sawdust Road

Lot 0350 Block 0599 Section 0006 Village of Grogan's Mill

This item was reviewed by the full committee. Representatives were present to address the committee. After deliberation, it was moved by Robert Heineman and seconded by John Anderson to approve the color change to the building (incl. dumpster enclosure, light poles, & air pump machine.), with the following conditions. The owner must remove the Circle K decal from the air pump machine; and add more vegetation to properly screen the air pump machine from view. The light poles be painted Duradonic Bronze. The parking lot bollards are not approved at this time and the bollards around the gas pumps are not to be painted or changed. Paint colors for the building and dumpster enclosure are approved as presented. Finally, any changes to the lighting on the property must be submitted for review to the Development Standards Committee to be heard at a future meeting. The motion carried unanimously.

- D. Variance request for an existing illuminated sign in the window that advertises products available within the business.

Indian Springs at The Woodlands LTD / Edible Arrangements

6777 Woodlands Parkway, Suite 322

Lot 0500 Block 0592 Section 0060 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The Committee reviewed the proposal and the standards for illuminated signs within a tenant space. It was then moved by John Anderson and seconded by Bob Adams to deny the variance as presented. The Committee suggested the owner consider revising the sign location by placing the illuminated "Smoothie" sign on display, on the interior of the tenant's suite, set back and relocated in accordance with The Woodlands Commercial Planning and Design Standards. Illuminated signs displayed within a business must be placed on a wall in a location where they are not primarily visible from the outside of the building. Additionally, the committee identified that the owner could install a non-illuminated sign facing the storefront glass provided the installation was in accordance with the Commercial Planning and Design Standards requiring that signs displayed within a business must be placed a minimum of three (3) feet from exterior glass or other transparent exterior building material. The motion carried unanimously.

- E. Consideration and action to modify the material on the façade of the building that includes LED color changing lighting effects surrounding the entryway to the building.

1401 Woodlands Parkway LLC

1401 Woodlands Parkway

Lot 0250 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a presentation. The committee reviewed the information provided including the previously approved plans and potential neighbor impact. After deliberation, it was moved by Robert Heineman and seconded by Bob Adams to deny the proposal as presented and require that the owner revise and resubmit in accordance with the following conditions, The owner must modify the glass design on the tower to illuminate bottom section only and remove color changing LED feature, provide a photometric study that reflects the new lighting design, provide clarification of the extents of the conduit for the site lighting and provide specifications/cut sheets for new lighting design including dimmer and design related to the light intensity. The motion carried unanimously.

- F. Variance request for a proposed building sign that does not comply with the shopping center criteria for font style, maximum letter size and logo size.

The Plaza's at Alden Bridge LTD / Domino's Pizza

7901 Research Forest Drive, Suite 300

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions. The owner must reduce the "Domino's" overall letter height down to 15" to bring into compliance with the 2013 Center Signage Criteria. The (Registered) National brand logotype (font style) is approved for use for the "Domino's" individual channel letters. The letter faces per center criteria are to be white acrylic. Remove blue vinyl stroke around the "Domino's" letters. The domino logo will be permitted to remain 21.5" tall as submitted. Refinish (faded) raceway paint to match building façade. The LED Lighting to be white, at a 6000K color temperature. Provide new proofs showing actual proposed sign (to correct dimensions) within two (2) weeks of written conditional approval. All signs or displays both permanent or temporary, shall be submitted for review and written approval from the review committee before fabrication and installation of any signage. The "Open" sign is to be submitted for review and written approval. Must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- G. Consideration and action for the proposed temporary "Coming Soon" banner.

Indian Springs at The Woodlands LTD / Clean Juice

6777 Woodlands Parkway, Suite 200

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions. The mounting of the "Coming Soon" banner shall not damage the front façade of the building. Any damage caused will be required to be repaired immediately. The "Coming Soon" sign shall be limited to a display time of two weeks prior to business opening to the public and two weeks after per the standards. The owner must comply with Commercial Planning and Design Standards.

- H. Consideration and action for a proposed building sign.

Indian Springs at The Woodlands LTD / Clean Juice

6777 Woodlands Parkway, Suite 200

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve on the following conditions. The Individual channel letters to have a return depth of 6" per the center sign criteria, painted MBCI "Koko Brown". The Channel letters shall have trim cap to be 1/4" to match the color of the return, "Koko Brown." The middle section of the letter "A" shall be a cut-out to see through to the building façade such as the other channel letters. Sign to be installed centered within the

tenant's storefront width and centered vertically with the two tenant signs on both sides of the subject suite location. Any damage to the façade from the removal of previous building sign elements must be repaired to new condition prior to the installation of new building sign in order to avoid ghosting of any other tenant signage. Must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

- I. Consideration and action to modify the location of the portable restroom facilities previously acted upon.

Dayton Hudson Corp

1100 Lake Woodlands Drive

Lot 0590 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the revised plan on the following conditions. All materials must be stored within the containers or out of public view and storage containers must be maintained in good working order, free of trash and debris around the exterior. The owner must install eight (8) foot tall galvanized fencing with a green, brown, or black mesh to be erected around the containers to screen from view. The fire lane access throughout the site must be maintained during construction. Must comply with Commercial Planning and Design Standards including, but not limited to approved Hours of Construction 6:00 a.m.-8:00 p.m. Monday through Friday and 8:00 a.m.-8:00 p.m. Sundays and holidays. Exceptions to these hours must be submitted for review and final action by the Development Standards Committee or their Designee. The portable Restroom Facilities must be inside the fenced in area and maintained in good order and repair. The motion carried unanimously.

VII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for an existing fence that extends beyond the 10 foot platted building line more than allowed per The Residential Development Standards.

Danny Buie

2 Verdant Valley Place

Lot 22 Block 1 Section 23 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the fence as built. The homeowner must maintain the existing vegetation along the outside of the fence. The motion passed unanimously.

2. Variance request for an existing trash and recycle cart screen that is not setback a minimum of 3 feet from the front façade and does not appear to completely screen the containers from view.

Bryan Evans

3 Alden Glen Court

Lot 1 Block 1 Section 20 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to conditionally approve the cart screen. The homeowner must plant and maintain vegetation to screen the containers from the neighboring property. Vegetation must be a minimum of 4 feet in height. Upon completion, staff will determine if vegetation is sufficient. The motion passed unanimously.

3. Variance request for an existing driveway widening that exceeds the maximum width allowed.

Tiberiu Oancea

71 Degas Park Drive

Lot 97 Block 1, Section 21 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to disapprove the driveway widening and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the driveway extension from the property when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the driveway extension is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. 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 passed unanimously.

4. Request to amend the Residential Design Review Committee's condition requiring a tree planting on the property to allow planting a tree through the Gifts to Our Community Program.

Francisco Labanca

95 West Mirror Ridge Circle

Lot 2, Block 3, Section 18 Village of Indian Springs (TWA)

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to allow the homeowner to satisfy the tree planting requirement through the Gifts to Our Community Program. The motion passed unanimously.

5. Request for variance for existing play structure that does not respect the left five foot easement and the rear ten foot easement.

Christian Vogel

138 South Arrow Canyon Circle

Lot 20, Block 1, Section 3 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. 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 passed unanimously.

6. Consideration and action to pursue legal action for outstanding Covenant violations.

Miguel Angel Negrete Sordo

14 Kittatinny Place

Lot 11, Block 4, Section 3 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by repairing or replacing wrought iron fence) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

7. Consideration and action to pursue legal action for outstanding Covenant violations.

Jorge Ortiz

94 East Heritage Mill Circle

Lot 12, Block 3, Section 2 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to delay pursuit of legal action for 30 days. The owner must paint the wall air conditioning unit and conduit to match the brick, plant and maintain evergreen shrubs to screen the wall air conditioning unit and the trash cans to the adjacent property. Only two pets are to be placed or kept outside at any time. The motion passed unanimously.

8. Consideration and action to pursue legal action for outstanding Covenant violations.

Jan D Holland

74 North Knights Crossing Drive

Lot 12, Block 1, Section 81 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action if owner does not submit applications within 10 days and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by planting and maintaining three 30 gallon native trees, by planting dense evergreen vegetation at least three feet in height to screen pool equipment from view of street and adjacent properties, by planting and maintaining dense evergreen vegetation along right and left side fences to provide screening, by submitting applications and obtaining approval for any other improvements not previously submitted that surround your backyard, and by removing or submitting an application and obtaining approval for the driveway extension) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

9. Consideration and action to pursue legal action for outstanding Covenant violations.

Donnie Jackson

303 North Rush Haven Circle

Lot 31, Block 1, Section 8 Village of Indian Springs (TWA)

This item was resolved prior to the meeting.

10. Consideration and action to pursue legal action for outstanding Covenant violations.

Marc & Tracey Anatol

39 South Sage Sparrow Circle

Lot 14, Block 3, Section 11 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view and by repairing garage door) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

11. Consideration and action to pursue legal action for outstanding Covenant violations.

Victor M Solis

74 North Whistling Swan Place

Lot 20, Block 2, Section 21 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing commercial type vehicle from driveway other than period of pick-up and delivery) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

12. Consideration and action to pursue legal action for outstanding Covenant violations.

Carey Gartner

27 Hinterwood Way

Lot 32, Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the

owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting an application and obtaining approval for the play structure) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

13. Consideration and action to pursue legal action for outstanding Covenant violations.

Luis Granados

6 Pocket Flower Court

Lot 16, Block 1, Section 16 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

14. Consideration and action to pursue legal action for outstanding Covenant violations.

Esfera Real Estate USA LLC

310 Bloomhill Place

Lot 6, Block 2, Section 88 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting an application and obtaining approval for home business and by removing and storing trailer out of public view) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

15. Consideration and action to pursue legal action for outstanding Covenant violations.

Bradley J & Jennifer W Corekin

79 Pleasant Bend Place

Lot 3, Block 1, Section 23 Village of Alden Bridge

This item was resolved prior to the meeting.

16. Consideration and action to pursue legal action for outstanding Covenant violations.

Vicente Aguirre Cerda

155 North Burberry Park

Lot 103, Block 1, Section 60 Village of Sterling Ridge

This item was resolved prior to the meeting.

17. Consideration and action to pursue legal action for outstanding Covenant violations.

Andrew B & Gia M Burnett

111 West Bristol Oak Circle

Lot 17, Block 1, Section 11 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe

for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

18. Consideration and action to pursue legal action for outstanding Covenant violations.

Laszlo Benkovics & Ana L Paredes Mendez

7 Indigo Bunting Place

Lot 46, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

19. Consideration and action to pursue legal action for outstanding Covenant violations.

Alberto Barrenechea

54 North Linton Ridge Circle

Lot 23, Block 1, Section 34 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by submitting an application and obtaining approval for the fence) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

20. Consideration and action to pursue legal action for outstanding Covenant violations.

Jose M Barquin & Angelica P Martinez

59 Canoe Bend Drive

Lot 13, Block 2, Section 24 Village of Creekside Park

This item was resolved prior to the meeting.

21. Consideration and action to pursue legal action for outstanding Covenant violations.

Miriam D Anitua

38 Wood Drake Place

Lot 60, Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Bala Iyer to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations (by removing and storing the trash and recycle carts and debris (iron fence panels) out of public view) will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, 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 carried unanimously.

22. Consideration and action to pursue legal action for outstanding Covenant violations.

Jose L Jimenez Gonzalez & Martha S Vargas
155 Rocky Point Drive
Lot 7, Block 2, Section 5 Village of Creekside Park
This item was resolved prior to the meeting.

23. Consideration and action in regard to violations for removal of trees that do not meet the Standards for tree removal.

Paul Chang

10 Columberry Court

Lot 30 Block 2 Section 84 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Bala Iyer to table this item. The DSC directed their legal counsel to hire a certified arborist to assess the condition of the trees and to give a recommendation for the number and size of replacements. The motion passed unanimously.

24. Variance request for a removal of a tree that does not meet the Standards for tree removal.

Scott Burner

15 Renoir Trail Place

Lot 40 Block 1, Section 21 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the tree removal. The homeowner must plant and maintain one 65 gallon native tree on the property. The motion passed unanimously.

25. Consideration and action for renewal of a Home Business for piano lessons.

Peter Belbin

22 East Shale Creek Court

Lot 4 Block 2, Section 20 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. Several affected neighbors also address the Committee regarding parking and traffic issues associated with the business. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to temporarily approve the home business for 90 days. All clients must park on owner's driveway and the permit will be cancelled if any complaints are submitted in regard to the home business. The homeowner must return to DSC at the end of the 90 day trial. The motion passed unanimously.

26. Request for rehearing regarding the Development Standards Committee action for required planting conditions on a fence stain that is not an approvable color, which was reviewed by the full committee and acted on at the meeting of October 17, 2018.

Patrick Darjon

74 North Pinto Point Circle

Lot 45, Block 1, Section 12 Village of Creekside Park

This item was tabled at the homeowner's request.

VII. Consideration and action regarding contractor compliance and deposit fees.

This item was heard by the full committee. The staff provided the committee with details of repeated projects not built as approved and not inspected as required by Custom Pool Concepts and Richards Total Backyard Solutions. Rob Dickison of Custom Pool Concepts was present and addressed the committee. He regrets the two violation instances and stated his respect for the Standards and intention to follow them. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to waive the \$5,000 deposit requirement until and unless an additional violation occurs. It was further moved by Deborah Sargeant and Chris Florack to approve the increased deposit fees for Richards Total Backyard Solutions, who did not have a representative at the meeting, due to repeated violations in the past several years. Both motions carried unanimously.

VIII. Public Comments

Dennis Carmichael of 11 Laurelhurst addressed the Committee regarding vegetation at the St. Anthony of Padua site. Mr. Carmichael said at this time of year some of the trees have lost their leaves and some have died, allowing light coming from St. Anthony's to impact residences in Laurelhurst. He asked that the Committee visit the greenbelt to assess the situation.

IX. Member Comments

There were no Member Comments.

X. Staff Reports

There were no Staff Reports.

XI. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Arthur Bredehoft made the motion and John Anderson seconded. The meeting was adjourned at 8:01 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 1/16/19

NAME (PLEASE PRINT)	OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Angele Barzille	Contractor	ABC
William Kalkman	Contractor	E
Dennis Jole	Contractor	ABC
Jeremiah Baker	Contractor	ABC
Chuck Huesca	Contractor	8
Pop Dickson	Contractor	8
Denis Carmichael	11 Laurelhurst	
PETER BEASIN	Owner.	25.
Holly Burner	OWNER	24
Paul Chang	OWNER	23

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 1/16

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
VHEP Walker	18 E Stable Creek G	25
Serge Ortiz	94 E Heritage Mill Cir.	7