

**Development Standards Committee**  
**October 2<sup>nd</sup>, 2024, at 5:00 p.m.**  
**The Woodlands Township**  
**2801 Technology Forest Boulevard**  
**The Woodlands, TX 77381**  
**MINUTES**

**Members Present:** Walter Lisiewski, Dan Kolkhorst, John Anderson, Arthur Bredehoft, John Anthony Brown, Bob Adams & Mary Funderburg

**Staff Present:** Neslihan Tesno, Kim McKenna, Delilah Campos

**Counsel Present:** Peter Falivene

- I. Welcome.**
- II. Pledge of Allegiance.**
- III. Call Meeting to Order.**  
The meeting was called to order by Walter Lisiewski at 5:00 p.m. and a quorum was declared.
- IV. Receive, consider, and act upon adoption of the meeting agenda.**  
There was a motion to adopt the meeting agenda by Arthur Bredehoft and seconded by Bob Adams. The motion carried unanimously.
- V. Public Comment.**  
There were no public comments.
- VI. Consideration and action regarding the minutes of the meeting of August 7, 2024 and September 4, 2024.**  
A motion to approve the minutes was moved by Mary Funderburg seconded by Bob Adams. The motion carried unanimously.
- VII. Consideration and Action of items recommended for Summary Action.**  
**Commercial:** The Commercial Summary List consisted of items A & B. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.  
  
**Residential:** Staff presented the Residential Summary List consisting of Items 1-8, 10-12 & 14-38. There was a request by the owner of the property to remove item number 9 from the Residential Summary List. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as amended. The motion carried unanimously.
- VIII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**  
The committee recessed into executive session at 5:12 p.m.
- IX. Reconvene in Public Session.**  
The committee reconvened into public session at 5:33 p.m.
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
  - A.** Consideration and action for the proposed tenant sign criteria update.  
TW VOGMVC LLC  
7 Switchbud Place  
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill  
2230 Buckthorne Place  
Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

B. Consideration and action regarding the Certificate of Completion/Compliance for the athletic center.

The John Cooper School

1 John Cooper Drive

Lot 0230 Block 0592 Section 0060 Village of Indian Springs

This item was withdrawn and was not heard by the committee.

**XI. Consideration and Action of The Residential Applications and Covenant Violations.**

1. Consideration and action of a Short-Term Rental application.

39 Marabou Place

Lot 43, Block 02, Section 25 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards.

2. Consideration and action of a Short-Term Rental Renewal application.

186 Timber Mill Street

Lot 08, Block 03, Section 13 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards.

3. Consideration and action of a Short-Term Rental application.

15 Capewood Court

Lot 72, Block 02, Section 09 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee.

Property must be maintained per the Covenants and Standards.

4. Variance request for a proposed swimming pool that exceeds the maximum allowed water surface area.  
75 Wildflower Trace Place  
Lot 53 Block 01 Section 39 Village of Alden Bridge  
This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the swimming pool on the condition improvements comply with the standards, meet code and pass all inspections. Pool and decking may not encroach into any easement. Verify all CenterPoint Energy easements as they may differ from the covenant easements. Improvements must comply with submitted drainage plan. 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. Access area must be restored to original condition. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. No additional water or hard surface area allowed. The motion carried unanimously.
5. Variance request for a proposed driveway that will not respect the side five-foot easement and will extend past the garage façade.  
2 Birchwood Park Place  
Lot 52 Block 01, Section 15 Village of Sterling Ridge  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to allow the encroachment into the easement on the condition the maximum width of the driveway does not exceed 18' and a slight flare is added at the right-side of the driveway as it meets the street pavement edge. 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 the easement holders. The owner may not remove the tree to right of driveway. It is recommended that the owner consider replanting a tree (less than 6" diameter) that is in the planting bed to the left of the drive into the front yard. The motion carried unanimously.
6. Variance request for proposed tree removals that do not meet the Standards for removal.  
14 Sunny Oaks Place  
Lot 16 Block 02, Section 09 Village of Harper's Landing College Park  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the three tree removals as submitted. The motion carried unanimously.
7. Variance request for a proposed shed will encroach upon the five-foot and ten-foot rear yard easement of the lot. Additionally, the shed will exceed the maximum height allowed.  
82 East Fairbranch Circle  
Lot 28 Block 01 Section 44 Village of Alden Bridge  
This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional 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. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. The motion carried unanimously.

8. Consideration and action to appeal the Residential Design Review Committee decision of disapproval for a proposed garage door.  
43 Overland Heath Drive  
Lot 11, Block 04, Section 18 Village of Creekside Park West  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the garage door on the condition the trim must match the color of the existing trim on house and use opaque glass. The motion carried unanimously.
9. Variance request for an existing patio and walkway that encroaches the side five-foot easement and the walkway is not the required one foot from the property line.  
35 Tealight Place  
Lot 74, Block 02, Section 02 Village of Creekside Park West  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the paving from the property or the easement to comply with The Woodlands Residential Development Standards, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional 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 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. The motion carried unanimously.
10. Variance request for existing patio cover that has no sealed plans as required by the Standards and does not respect the rear 20 foot setback.  
31 Caulfield Court  
Lot 8 Block 1, Section 40 Village of Sterling Ridge  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the existing patio cover on the condition improvements comply with the residential standards, meet code and pass all inspections. 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. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. All lights must be shielded or directed down. No additional speakers for TV and screen must not be directed at adjacent properties. **All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.** The motion carried unanimously.
11. Variance request for existing patio cover with summer kitchen that has no sealed plans as required by the Standards.  
2 Julian Woods Place  
Lot 21 Block 01, Section 20 Village of Indian Springs (TWA)  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the patio cover and summer kitchen on the condition the improvements meet code. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. **ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL.** Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. The motion carried unanimously.

12. Variance request for existing paving that does not respect the side five-foot easement.

163 North Westwinds Circle

Lot 13 Block 02 Section 67 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the portion of the paving out of the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional 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.

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 carried unanimously.

13. Variance request for existing pergola and deck that do not respect the rear ten-foot easement.

46 Witherbee Place

Lot 04, Block 01, Section 05 Village of Creekside Park West

This item was moved by Arthur Bredehoft and seconded by Mary Funderburg to table this item under the summary list as presented by staff. The motion carried unanimously.

14. Variance request for an existing retaining wall that does not respect the rear ten-foot easement.

10 Passive Alcove Court

Lot 07, Block 01, Section 40 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the existing retaining wall on the condition 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. The motion carried unanimously.

15. Variance request for an existing paver walkway that is less than one foot from the property line, encroaches the side five-foot easement and adjacent reserve, and a front yard patio that does not respect the front yard platted building line.

23 Stone Arrow Place

Lot 13 Block 3, Section 14, Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, **requiring the owner to remove the portion of the paving out of the easement**, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional 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. **Additionally, the portion not on the subject property must be removed within 30 days of the day of DSC action.** 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 carried unanimously.

16. Consideration and action for a Home Business – Sporting goods & Firearms

96 West Sandalbranch Circle

Lot 05 Block 01 Section 18 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the home business on the following conditions:

- The owner must sign the memorandum regarding the 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.
  - No frequent travel to home, all clients must park in driveway. No advertisement of physical address.
  - 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:
    1. A violation of the Standards occurs
    2. The Business does not adhere to the conditions of approval Or at the discretion of the Plan Review Committee.
    3. A violation of the agreement.
    4. Owner must submit a home business renewal no later than August 2026 for continued operation.
- The motion carried unanimously.

17. Consideration and action for a Short-Term Rental.

27 North Walden Elms Circle

Lot 01, Block 03, Section 42 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

18. Consideration and action for a Short-Term Rental.

247 Bloomhill Place

Lot 23, Block 01, Section 88 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

19. Consideration and action for renewal of a Short-Term Rental.

78 Drifting Shadows Circle

Lot 36, Block 01, Section 07 Village of Harpers Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party



is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

20. Consideration and action for renewal of a Short-Term Rental.

71 Drifting Shadows Circle

Lot 41, Block 02, Section 07 Village of Harpers Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

21. Consideration and action for renewal of a Short-Term Rental.

2 Bayou Springs Court

Lot 21, Block 01, Section 24 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by October 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

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

71 Terraglen Drive

Lot 4, Block 2, Section 2 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (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 on a consistent basis) 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 carried unanimously.

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

2 Inland Prairie Drive

Lot 14, Block 2, Section 9 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then 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 (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 removing dead vegetation and trimming shrubs on a consistent basis) 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 carried unanimously.

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

42 North Spinning Wheel Circle

Lot 4, Block 3, Section 56 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis; by removing algae/mildew from the exterior of the home; and by removing trash and recycle carts from public view all on a consistent basis) 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 carried unanimously.

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

15 East Shale Creek Circle

Lot 4, Block 1, Section 20 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (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 on a consistent basis; by removing barbeque grill out of public view when not in use on a consistent basis, by removing artificial vegetation being used to conceal the window AC Unit in the front window, by removing the window AC Units or by 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 carried unanimously.

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

3 Quillwood Place

Lot 14, Block 1, Section 93 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis; by removing dead/dying magnolia tree and replacing it and by removing trash and recycle carts from public view all on a consistent basis) 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 carried unanimously.

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

35 Taupewood Place

Lot 48, Block 3, Section 74 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 trash and/or recycle cart from public view on a consistent basis) 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 carried unanimously.

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

31 Quillwood Place

Lot 8, Block 1, Section 93 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (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 on a consistent basis) 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 carried unanimously.

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

30 Vinca Trail

Lot 29, Block 1, Section 59 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis; by repairing the pool barrier fence and submitting an application and obtaining approval for the pool barrier fence; by removing the disabled vehicle or covering it according to the Standards; and by maintaining the swimming pool and swimming pool pump on a consistent basis) 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 carried unanimously.

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

160 South Star Ridge Circle

Lot 6, Block 1, Section 51 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis; by removing trash and recycle carts from public view all on a consistent basis; and by removing the empty planter pots on the front porch from public view) 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 carried unanimously.

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

104 Flatwoods Plum Drive

Lot 21, Block 1, Section 35 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then 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 (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 on a consistent basis) 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 carried unanimously.

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

19 Gold Leaf Place

Lot 56, Block 2, Section 75 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis; by removing trash and recycle carts from public view all on a consistent basis; by removing household items from public view including but not limited to ice chest on a consistent basis; and by repairing broken fence and submitting an application and obtaining approval for fence replacement) 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 carried unanimously.

33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
27 Ebony Oaks Place  
Lot 39, Block 1, Section 56 Village of Sterling Ridge  
This item was heard by the committee under the summary list as presented by staff. It was then 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 bricks that border the driveway except for the portion that is used for landscape bed border; by planting and maintaining forest mix in front bed which should include trees, shrubs, and ground cover; and by defining, mulching, and re-establishing the flowerbeds on the left and right side of the yard) 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 carried unanimously.
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
95 Birch Canoe Drive  
Lot 20, Block 1, Section 20 Village of Creekside Park West  
This item was heard by the committee under the summary list as presented by staff. It was then 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 a complete application and obtain approval for the patio cover) 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 carried unanimously.
35. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
11 Tallgrass Way  
Lot 08, Block 02, Section 14 Village of Creekside Park  
This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis and by removing trash and recycle carts from public view all on a consistent basis) 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 carried unanimously.
36. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
19 Rosewater Place  
Lot 3, Block 2, Section 9 Village of Indian Springs (TWA)  
This item was heard by the committee under the summary list as presented by staff. It was then 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 (by removing the broken tree limbs hanging from the tall pine tree in the backyard) 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 carried unanimously.

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

7 Capshaw Court

Lot 26, Block 2, Section 1 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then 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 located along the driveway, entryway, and right side of the home from public view on a consistent basis) 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 carried unanimously.

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

38 Ebony Oaks Place

Lot 25, Block 1, Section 56 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then 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 (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the flowerbeds in front and back yards on a consistent basis and by removing the buckets stored from public view) 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 carried unanimously.

39. Consideration and action for a Home Business – Shipping & Receiving Goods

67 North Spinning Wheel Circle

Lot 17 Block 01, Section 56 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Mary Funderburg and seconded by Arthur Bredehoft to **conditionally approved as follows: Home Business items/boxes must not be stored overnight on porch or driveway and must be removed by 6:00PM each night. The pickup box must not be visible from the street. Permit is valid for a period of six (6) months then permit must be renewed. Submit application for renewal prior to April 2025.** Home business visitors must park in the applicant's driveway. The home business 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 carried unanimously.

40. Variance request for a proposed pool that will not respect the side 15-foot platted building line.

26923 Swanborough Road

Lot 05 Block 04, Section 00 Village of Creekside Park (The Enclave at The Woodlands)

This item was heard by the full Committee. The staff provided the Committee with a presentation. A

representative for the item was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to **conditionally approve the proposed pool as follows:** Pool and equipment approved in location requested. Plant and maintain evergreen shrubs at least 4 feet tall at time of planting along the fence the entire length of the pool to screen from the street view and to front & rear view – see survey with recommended areas of screening. Pool and decking may not encroach into any easement. Verify all CenterPoint Energy easements as they may differ from the covenant easements. Meet code, pass inspections and comply with the Standard conditions. Comply with submitted drainage plan. 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. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. **Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited.** Access area must be restored to original condition. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

41. Variance request for a proposed pool and patio cover with a summer kitchen that does not respect the rear ten foot easement.

26930 Putnam Bend Lane

Lot 21, Block 01, Section 00 Village of Creekside Park (The Enclave at The Woodlands)

This item was heard by the full Committee. The staff provided the Committee with a presentation. A representative for the item was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to **Conditionally approve provided the applicant:**

- Enter into a Memorandum of Agreement with the Woodlands Township in regard to the non-release of any Township easement subject to the conditions for the pool and patio cover.
- Submit a written partial release of easements to the extent required in order to allow the limited encroachment into the recorded easements from all parties holding such easement in a form acceptable to the committee for their particular circumstances. This means a release from the gas, electric, telecommunications and cable/internet company (all 4) if needed and then a release from the Howard Hughes Corporation who is the successor to The Woodlands Corporation. It is recommended that the owner contact Mr. Heath Melton at the Howard Hughes Corporation to obtain the release. It is still being determined if a release is required from The Woodlands Township.
- Owner must comply with submitted drainage plan. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets.
- Applicant must shield lights on patio cover if complaints received.
- Roof must be dark metal panel or wood to be compatible with dwelling roof. Work with staff. Submit sample or specs with requested color.
- Plant and maintain evergreen trees/shrubs at least 7' in height at time of planting to screen the patio cover to the rear adjacent property(s).
- Maintain two native trees in rear yard.
- Submit final plans, documents, fees and survey. Once received staff will review for compliance to the Standards and DSC conditions.
- Must pass inspections and meet code.
- 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.

ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. **Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited.** Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

42. Variance request for a proposed detached pool house integrated with patio cover & summer kitchen that will not respect the 20-foot rear setback and will have a roof that is not an acceptable roofing material.

39 Welston Terrace Drive

Lot 04, Block 01, Section 35 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. Additional interested parties were also present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to **Deny as presented – Meet Standards. Redesign and resubmit new application – meet setback and consider architectural compatibility.** The motion carried unanimously.

43. Variance request for the proposed driveway widening that extends past the garage façade and exceeds the maximum allowed hard surface area for the lot.  
62 Thistle Wind Court  
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. Additional interested parties were also present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to conditionally approve as follows: Reduce hard surface area to no more than 51.5%. Revise and resubmit plans and sealed survey. The DSC recommends the Homeowner supply a sealed survey (engineer or surveyor) with hard surface area calculations to verify existing impervious coverage. 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. 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. Mary Funderburg recused herself from the motion. The motion carried.
44. Variance request for a proposed six-foot wood fence that will sit on top of the existing retaining wall which results in a total height of 10' at ground level and request a variance for decorative gate columns.  
62 Thistle Wind Court  
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. Additional interested parties were also present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to conditionally approve as follows: Wood fence to be built offset from retaining wall toward the dwelling, Height of fence should be no higher than the fence column. Fence details should be incorporated with the sealed plans for the retaining wall. Submit height of column cap and proposed total height of column. Meet code and pass inspections, standards conditions apply. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Proposed fence at base of the wall not approved. Mary Funderburg recused herself from the motion. The motion carried.
45. Variance request for a proposed generator that encroaches the side easement by more than 3 feet.  
2 Cabin Gate Place  
Lot 15 Block 01, Section 20 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 then moved by Walter Lisiewski and seconded by Mary Funderburg to deny as presented – revise location to meet Standards. The motion carried unanimously.
46. Request a variance for a proposed driveway widening that extends past the garage facade and does not respect the right five-foot easement.  
95 North Thatcher Bend Circle  
Lot 25 Block 01, Section 34 Village of Creekside Park  
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 then moved by John Anthony Brown and seconded by Mary Funderburg to approve as submitted with pavers. If for any reason the staff receives an objection to the improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions such as screening to mitigate impact. The motion carried unanimously.

47. Variance request for existing solar panels that does not have any plans or required documents.  
18 South Wheatleigh Drive  
Lot 46, Block 02, Section 22 Village of Creekside Park West  
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to disapprove – Owner to reapply and supply required documents that includes plans and specifications, report from ICC certified Inspector regarding code compliance of the installation and the electrical exposed conduit running over the roof must be relocated through the attic and any exposed portions must match the roof color. Meet code and pass inspections. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.
48. Variance request for an existing retaining wall that exceeds 24 inches in height and is encroaching the right 5' easement.  
62 Thistle Wind Court  
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. Additional interested parties were also present and addressed the committee. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to Conditionally approve as follows: Revise and resubmit - Owner to submit sealed plans (by structural engineer) for the retaining wall and associated fence with columns regarding construction and then a post construction general conformance report. Additionally, the drainage plan should address drainage between the house and retaining wall demonstrating that the water is collected and flowing to the street – it is recommended to add additional catch basins. The DSC recommends adding a root barrier between retaining wall and recently planted crape myrtle. 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 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. Meet code and pass inspections, standards conditions apply. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Mary Funderburg recused herself from the motion. The motion carried.
49. Variance request for an existing detached build/shed that does not respect the rear ten-foot easement and exceeds the maximum height allowed.  
38 Swivel Knot Court  
Lot 21, Block 01, Section 31 Village of Creekside Park West  
This item was heard by the full Committee. The staff provided the Committee with a presentation It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve if the owner relocates the building out of the easement and decreases the height to meet Standards. Conditions must be met within 30 days. If owner decides to remove, the building must be removed within 30 days. The motion carried unanimously.
50. Variance request for a wood deck that may cause significant neighborhood impact.  
34 Nila Grove Court  
Lot 65, Block 02, Section 03, Village of Harper's Landing at College Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation It was then moved by Arthur Bredehoft and seconded by John Anderson to approve on the condition the owner must reduce the height of the deck to the height of the original deck. Conditions must be met within 30 days. The motion carried unanimously.

**XII. Consideration and action regarding Residential Development Standard revisions.**

This item was tabled by the committee to allow additional time to revise the standards.

**XIII. Consideration and action regarding rescheduling the January Development Standards Committee Meeting.**

DSC MINUTES 10-02-2024 Agendas may be viewed at <https://www.thewoodlandstowndship-tx.gov/163/Development-Standards-Committee> To request other accommodations, call (281) 210-3800 or email [ADA@thewoodlandstowndship-tx.gov](mailto:ADA@thewoodlandstowndship-tx.gov)

This item was heard by the Committee. It was moved Arthur Bredehoft and seconded by John Anderson to reschedule the January 2025 Development Standards Committee meeting dates to Wednesday January 8<sup>th</sup>, 2025, and Thursday January 23<sup>rd</sup>, 2025. The motion carried unanimously.

**XIV. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.**

There was no action on this item.

**XV. Development Standards Committee Member Comments**

Dan Kolkhorst commented that he had tickets available for the upcoming concert to celebrate The Woodlands 50<sup>th</sup> anniversary for any committee member that wanted to attend. Walt Lisiewski thanked the committee and staff. Arthur Bredehoft commented that the information on new builds was helpful and thanked commercial staff for their expertise. Arthur Bredehoft also commented that he wished there was a way to get the word out about applying for improvements before building. Arthur Bredehoft also suggested the discussion of pool houses be added to a future workshop.

**XVI. Consideration of items to be placed on the agenda for next month's meeting.**

There was no action on this item.

**XVII. Staff Comments and Reports**

There were no staff comments or reports.

**XVIII. Adjourn**

It was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 9:35 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 10/2/24

Name (Please Print)	Representing	Address	Agenda #
KRISTOFF WRIGHT	Damien	163 N WESTWINDS Cir	12
MILLARD JOHNSON	Bagchi's	58 Thistlewood Ct	43, 44, 48
Tanaj & Judy Bagel		58 Thistlewood Ct	43, 44, 48
Kina & Maurice Nawak		10 Passive House Ct	#14
Kimberly Colwell		35 Tealight Pl	9
<del>Abdul Rashid &amp; Homaira Aziz</del>		<del>67 Plover Vista Pl</del>	
DANIEL ANDERSON		82 E. FADEBRANCH CIR	7
Shaun Wildman		34 Nila Grove Court	50
Shawn Muffat		38 Nila Grove Ct.	50
Mike Hefner		95 N. Thatcher Bend Cir	46
Jonathan Lung		75 Wildflower Trac	4
Joshua Misty Frank		62 Thistle Wind Ct	43, 44, 48
Rodriguez Munguia	Self	39 Welston Terrace Dr.	42
Jason Harrison	Self	2 Cabin Gate Pl	45

## Development Standards Committee Meeting of

10/2/24

[illegible]