

## **PUBLIC MEETING MINUTES**

### **TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on February 19<sup>th</sup>, 2025, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

**Development Standards Committee**

**February 19<sup>th</sup>, 2025, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

### **MINUTES**

**Members Present:** Arthur Bredehoft, Dan Kolkhorst, Bob Adams, John Anderson, John Anthony Brown, Tricia Danto, Andrew Freeman

**Staff Present:** Kimberly McKenna, Rick Wohlfarth, Michael Pechanec, Devon Jorden, Eli Elizondo

**I. Welcome.**

Chairman Arthur Bredehoft welcomed everyone to the meeting

**II. Pledge of Allegiance.**

Chairman Arthur Bredehoft led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.

**III. Call Meeting to Order.**

Chairman Arthur Bredehoft called the meeting to order at 5:00 p.m.

**IV. Receive, consider and act upon adoption of the meeting agenda.**

There was a motion to adopt the meeting agenda by Andrew Freeman with a second by Bob Adams. The motion carried.

**V. Public Comment.**

During a later item on the agenda, a member of the public wished to make a public comment. In consideration of the attendees wishes, there was a motion by Arthur Bredehoft to return to the Public Comment item so that the attendee could make a comment. The motion was seconded by John Anderson and carried unanimously. Brent Rook made a statement regarding ongoing violations at his property and made a statement regarding a potential violation at another property in The Woodlands. The committee acknowledged the commentor's statements and advised the staff to investigate.

**VI. Consideration and action regarding the minutes of the meeting of January 23<sup>rd</sup>, 2025, and January 31, 2025.**

The minutes of the meetings of January 23<sup>rd</sup> and January 31<sup>st</sup> were presented to the committee. It was then moved by John Anthony Brown and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

**VII. Consideration and Action of items recommended for Summary Action.**

These items were reviewed by the committee. The lists consisted of Commercial C, D, E, F, G, H and XII and Residential items 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. There was a request to pull Residential Item 6 from the Summary List by Committee Member Tricia Danto. It was then moved by John Anthony Brown and seconded by Tricia Danto 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 did not recess to Executive Session.

**IX. Reconvene in Public Session.**

The committee did not recess to Executive Session.

**X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**

- A. Variance request for the proposed learning center sanctuary building that includes an egress through the forest preserve for fire department access and includes plantings that are not on the approved plant list.

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative present, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by Tricia Danto to approve the request based on the following conditions:

- Sign post and back to be painted dark bronze. ADA parking signs and striping to meet code.
- Parking lot striping to be white highway-grade reflective paint.
- Revise and resubmit landscape plan with plantings selected from the approved plant list and in accordance with the Commercial Planning and Design Standards.
- All new landscaping is to be equipped with permanent concealed irrigation systems.
- The staff will review the final plantings to determine if sufficient screening is met and in compliance with the Standards and committee's action.
- Revise and resubmit elevations to indicate the proposed finishes and match that of the existing permanent structures on site.
- Parapet overhang drains are to utilize downspouts similar to existing permanent structures on-site.
- Provide a stone wainscot to wrap around the west and south sides of the building and match the adjacent building material palette. Additional wainscoting height to match the proposed wainscoting at the entry canopy.
- Exterior staircase must be painted to match the primary color of the building adjacent to it.
- Windows are not to have a mirror finish to the exterior. Mullion system finish is to match other window system finishes on-site.
- If windows are to be tinted, provide the manufacturer's cut sheet for review and approval to include installation details.
- Cut sheets for all exterior lighting are to be provided and are to match the existing lighting systems currently approved on-site.
- Lighting schedules are to include fixtures with intended finishes and light color temperatures, which are not permitted to vary from existing lighting by an overall 500k differential.
- Provide a photometric site plan.
- Fixtures are to direct light downward. The DSC reserves the right to have additional shielding or screening added or lighting intensities adjusted should the need arise.
- Wall pack lighting is to be directed downward.
- Exterior electrical panels, switches, duct banks, and control boxes are to be finished to match the substrate to which they are installed.
- Mechanical equipment is to be screened by evergreen vegetation at least as tall as the units they are screening at the time of installation.
- Provide HVAC cut sheets that include operating noise levels, which are not to exceed 65dB at the property line.

- Utilize fewer mechanical units that are larger in capacity and located on the roof, shielded by parapets, as applicable.
- If Roof-mounted HVAC equipment shall be shielded by parapets from public view.
- Recommend conditional approval as a Preliminary. Require the owner submit a final application that includes the conditions noted above for final review by the Development Standards Committee.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

B. Variance request for the proposed patio expansion that encroaches into the forest preserve.

IMI MSW LLC / Local Public Eatery

9595 Six Pines Drive, Suite 200

Lot 7113 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. A representative for the item was present and addressed the committee.

The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative present, and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by Bob Adams to deny the request and require the owner to revise and resubmit based on the following conditions:

- Reduce encroachment into the forest preserve.
- Set patio back from Market Street monument sign.
- Consider alternate patio design.
- Submit a landscape plan to soften and screen the view of the patio from Six Pines Drive.

C. Consideration and action for the existing pool chiller replacement and update regarding the Development Standards Committee action of November 21, 2024.

Lootens Place LLC / Villa Sport Athletic Club & Spa

4141 Technology Forest Boulevard

Lot 6560 Block 0547 Section 0999 Village of Research Forest

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 the March 5<sup>th</sup> DSC meeting to allow staff to review the provided documents and submit for consideration to the subcommittee and DSC. The motion carried unanimously.

D. Variance request for two existing building signs do not match the monument signs, are mounted on raceways, contain a logo that exceeds the maximum size allowed and include letters that are less than the minimum height required with a return color that does not comply with the shopping center criteria.

Latrelle's College Park LP / Wendy's

6670 Woodlands Parkway

Lot 0300 Block 0592 Section 0046 Village of Sterling Ridge

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 approve on the following conditions:

- The color of the raceway, trim caps, and returns are to match the finish color of the renovated façade metal panels.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and the Center Criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- E. Variance request for two existing monument sign face replacements that do not match the building signs, do not comply with the shopping center criteria for design and illumination and do not include address numbers for the sign located on Woodlands Parkway.

Latrelle's College Park LP / Wendy's

6670 Woodlands Parkway

Lot 0300 Block 0592 Section 0046 Village of Sterling Ridge

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 deny the existing signs as installed and required the owner revise and resubmit plans for the following conditions:

- Sign panel shall be revised to a routed aluminum panel painted dark bronze and backed with white acrylic. Submit revised plans for staff review.
- The address number on the monument sign located on Woodlands Parkway shall be dark bronze, ¼" thick FCO numbers.
- Sign may display "Wendy's" and omit the logo.
- Owner must submit revised plans within 60 days.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and the Center Criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- F. Variance request for the proposed blade sign that does not comply with the shopping center criteria regarding materials.

REG8 Sterling Ridge / Prime Beef Shabu

6700 Woodlands Parkway, Suite 250

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

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 approve the revised plans which no longer require a variance on the following conditions:

- The sign panel is to be the center standard glass fascia panel with a black die-cut tenant name on each side.
- Thoroughly clean the glass panel to avoid ghosting of previous tenant name.
- Provide a new glass panel if the existing is damaged.
- Refurbish the aluminum frame to a like-new condition.
- Must comply with Commercial Planning and Design Standards and the Center Criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- G. Consideration and action for the proposed final plans for the south entrance guardhouse that will require a staging and storage area.

The John Cooper School

1 John Cooper Drive

Lot 0236 Block 0592 Section 0060 Village of Indian Springs

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 approve on the following conditions:

- New curbs are to connect seamlessly and match existing ones. New concrete surfaces are to dowel into existing and match the finish.
- Consider provisions for rain gutters around the perimeter of the guard houses.

- Exterior electrical panel and conduit to be painted to match the substrate to which mounted.
- Glass is not to be mirrored to the exterior. If any window tint is to be used, manufacturer cut sheets shall be submitted.
- The exterior materials must complement those of the adjacent buildings on campus: brick, glass, and metal seam roof. The exterior window aluminum frame storefronts are to match the main campus buildings.
- Any paving areas or landscape areas disturbed to install conduits must be repaired immediately and must match adjacent areas.
- The license plate camera is noted to be relocated. Cameras must be re-installed according to the manufacturer's guidelines and protocols. Finish any conduits and mounting brackets to match the fence or building to which it is attached.
- Exterior recessed lights are unswitched being hardwired to a time clock circuit. Add dimmer capability to the exterior recessed light fixtures so lights do not interfere with traffic or cause glare to residential properties.
- Exterior light temperature color is to match all other campus light fixtures within 500K color temperature.
- HVAC Equipment is scheduled to be an in-wall combination heat/cool unit. Sound output from HVAC units is not to exceed 65 dB at the nearest property line. Provide landscaping shrubs to conceal the units from view and to absorb noise.
- Staging area is to be fenced in with 6' galvanized construction fencing with a green screen on the exterior and sandbags on the interior.
- Recommend fence gates be secured and accessible for construction workers only.
- Ensure the staging areas do not encroach into any fire lane pathways.
- Ensure the staging areas do not impair patron visibility from a safety standpoint for both vehicles and pedestrians.
- All equipment, such as storage containers, dumpsters, portable restrooms, etc., shall be neutral in color, with no signage visible to the exterior of the staging area.
- No signage is approved at this time. Any future signage must be submitted for plan review and approval prior to fabrication and installation.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards including but not limited to the approved construction hours of 7:00 AM-8:00 PM Monday through Friday and 8:00 AM-8:00 PM weekends and holidays.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

#### H. Consideration and action for the proposed final plans for the west entrance guardhouse that will require a staging and storage area.

The John Cooper School

1 John Cooper Drive

Lot 0230 Block 0592 Section 0060 Village of Indian Springs

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 approve on the following conditions:

- New curbs are to connect seamlessly and match existing ones. New concrete surfaces are to dowel into existing and match the finish.
- Consider provisions for rain gutters around the perimeter of the guard houses.
- Exterior electrical panel and conduit to be painted to match the substrate to which mounted.
- Glass is not to be mirrored to the exterior. If any window tint is to be used, manufacturer cut sheets shall be submitted.
- The exterior materials must complement those of the adjacent buildings on campus: brick, glass, and metal seam roof. The exterior window aluminum frame storefronts are to match the main campus buildings.

- Any paving areas or landscape areas disturbed to install conduits must be repaired immediately and must match adjacent areas.
- The license plate camera is noted to be relocated. Cameras must be re-installed according to the manufacturer's guidelines and protocols. Finish any conduits and mounting brackets to match the fence or building to which it is attached.
- Exterior recessed lights are unswitched being hardwired to a time clock circuit. Add dimmer capability to the exterior recessed light fixtures so lights do not interfere with traffic or cause glare to residential properties.
- Exterior light temperature color is to match all other campus light fixtures within 500K color temperature.
- HVAC Equipment is scheduled to be an in-wall combination heat/cool unit. Sound output from HVAC units is not to exceed 65 dB at the nearest property line. Provide landscaping shrubs to conceal the units from view and to absorb noise.
- Staging area is to be fence with 6'H galvanized construction fencing with green mesh installed on the exterior. Temporary dumpsters, containers, restrooms to be neutral in color with no visible signage to the exterior of the site. If sandbags are used, they are to be installed on the interior of the fencing.
- No signage is approved at this time. Any future signage must be submitted for plan review and approval prior to fabrication and installation.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards including but not limited to the approved construction hours of 7:00 AM-8:00 PM Monday through Friday and 8:00 AM-8:00 PM weekends and holidays.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

#### **XI. Consideration and Action of Residential Applications and Covenant Violations in the Woodlands Community Association (WCA) Covenants.**

1. Variance request for a home business that is operating without a permit renewal, parking a business vehicle in the street and driveway, has vehicles arriving in conjunction with the business that do not park in the driveway, and has address listed in a public medium.

15 Thornbush Place

Lot 42, Block 02, Section 28 Village of Cochran's Crossing

This item was heard by the full committee. Representatives for and against the item were present and addressed the committee. The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representatives, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to approve the Home Business renewal for a period of two years on the following conditions:

- The owner must remove the home address from any public medium.
- Persons traveling to and from the home in connection with the business must be restricted to parking in the driveway.
- The vehicle in conjunction with the business must park in the garage or driveway.
- Owner must apply for a home business renewal no later than January 2027.
- Permit is subject to revocation at the discretion of the Development Standards Committee or for a violation of the Residential Development Standards.

The motion carried unanimously.

2. Variance request for a proposed circular driveway that does not meet the required lot width, may exceed the maximum allowed hard surface area and maximum driveway width.

22 East Wedgewood Glen

Lot 11, Block 06, Section 11 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to

adjacent properties, and the applicable Residential Development Standards. It was then moved by Tricia Danto and seconded by John Anthony Brown to deny as presented. The committee suggested widening the existing driveway in a manner that accords with the Standards. Any widening of the existing driveway would require application and review prior to commencing. The motion carried unanimously.

3. Variance request for a proposed final detached patio cover application with an incorporated fireplace, that includes a water feature that exceeds the maximum allowed hard surface area, exceeds the maximum height, and was considered to have the potential to cause an impact on adjacent properties when acted on by the Cochran's Crossing Residential Design Review Committee

27 Shearwater Place

Lot 51, Block 05, Section 04 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by John Anthony Brown and seconded by Andrew Freeman to deny the improvements as presented and required the owner revise and resubmit a proposal which adheres to the allowed total hard surface area not to exceed 51% of the lot. The motion carried unanimously.

4. Variance request for the existing portable restroom facility that is not located in the side or rear yard and is in a location that may result in a disproportionate or unreasonable impact on adjoining properties.

35 S Morningwood Court

Lot 83, Block 04, Section 38 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Andrew Freeman and seconded by John Anthony Brown to deny the request as presented and require the owner to either relocate the portable restroom facility to a location that meets the requirements of the standards or require the owner submit a screening proposal for the portable restroom facility to remain in its current location. The screening must be a form of privacy structure or barrier fencing which complies with the standards regarding new home construction & major remodel. The screening must be applied around the front and sides of the portable restroom facility so that it is not visible. The motion carried unanimously.

5. Variance request for an existing interior remodel that does not include sealed plans.

15 Edgemire Place

Lot 64, Block 03, Section 23 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to table the item to the meeting of March 19th to allow homeowner to attend. The motion carried unanimously.

6. Consideration and Action of a Short-Term Rental application

10 Bellbird Court

Lot 11, Block 06, Section 25 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Tricia Danto and seconded by Andrew Freeman 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 application fee, 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. Including but not limited to, the requirement that all vehicles are parked in the garage or driveway in conjunction with the Short-Term rental. This approval is valid for a period not to exceed one year. Owner must reapply by January 2026. 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. Dan Kolkhorst was not present for the motion. The motion carried unanimously.

7. Variance request for an existing spa with incorporated paving, decking and outdoor shower that exceeds the maximum allowed hard surface area and encroaches the ten-foot rear utility easement.  
22 Featherfall Place  
Lot 26, Block 01, Section 02 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner must provide a comprehensive drainage plan, in accordance with the Standards prior to the issuance of a permit, for the variance to exceed the maximum hard surface allowed. Owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. All improvements must meet code and pass final inspection. Action by the committee does not constitute action by any additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
8. Variance request for an existing patio cover that exceeds the maximum allowed hard surface area.  
22 Featherfall Place  
Lot 26, Block 01, Section 02 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner must provide a comprehensive drainage plan, in accordance with the Standards prior to the issuance of a permit, for the variance to exceed the maximum hard surface allowed. Owner must ensure placement of the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. All improvements must meet code and pass final inspection. The motion carried unanimously.
9. Variance request for an existing firepit that exceeds the maximum allowed hard surface area.  
22 Featherfall Place  
Lot 26, Block 01, Section 02 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve the improvements on the conditions the owner meets code and passes final inspection. Additionally, the owner must provide a comprehensive drainage plan, in accordance with the Standards prior to the issuance of a permit. Action by this committee does not constitute action by any additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
10. Variance request for a proposed concept patio cover with summer kitchen and fireplace that would encroach the twenty-five-foot rear setback.  
2 Carriage Pines Court  
Lot 29, Block 01, Section 35 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner must maintain the existing vegetation around the lot to soften and screen the view and adhere to the landscaping plan provided in the renderings, to screen the view from the adjacent property at the rear. All improvements must meet code and pass final inspection. Owner must ensure placement of the improvements do not halt or materially impede drainage, as defined in the Residential Development Standards. The motion carried unanimously.
11. Variance request for a proposed pool that would exceed the maximum amount of hard surface area allowed.  
31 North Highland Court  
Lot 11, Block 03, Section 28 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by



John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner must adhere to the submitted drainage plan and must ensure that placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Additionally, the owner must plant one fifteen-gallon native evergreen tree anywhere on the lot for reforestation. All improvements must meet code and pass final inspection. The motion carried unanimously.

12. Variance request for the proposed concept patio cover with integrated summer kitchen, fireplace, bathroom and storage area that would encroach the rear forty-foot setback.

7 Scullers Cove Court

Lot 02, Block 01, Section 33 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve as a final submission on the condition the owner must submit a MUD receipt and maintain the existing vegetation around the lot to soften and screen the view. All improvements must meet code and pass final inspection. Owner must ensure placement of the improvements do not halt or materially impede drainage, as defined in the Residential Development Standards. The motion carried unanimously.

13. Variance request for the proposed generator that would encroach more than three feet into the ten-foot rear easement.

11 Regent Park

Lot 03, Block 01, Section 45 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve on the condition the improvement meets code and passes final inspection. Additionally, the generator must comply with the Standards including but not limited to, screening to ensure it is not visible from ground level from any adjacent street. Timing of self-testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. If required, the committee reserves the right to require additional remedies to reduce noise levels to if an impact is received or observed. The motion carried unanimously.

14. Variance request for a power generator screen that was not found to be architecturally compatible with the neighborhood, when acted upon by the Cochran's Crossing Residential Design Review Committee.

50 W Eden Elm Circle

Lot 12, Block 01, Section 04 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner apply an "L" shaped privacy fence to the front and side of the structure to soften and screen the view from the street and adjacent property. Additionally, owner should maintain existing vegetation to soften the view. Additionally, the generator must meet code and pass final inspection. Additionally, the Timing of self-testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. The committee reserves the right to request sound mitigation or additional screening If required, to reduce noise levels to acceptable levels as needed. The motion carried unanimously.

15. Variance request for the existing pergola and wood deck which encroaches the rear ten-foot easement.

17 Brentwood Oaks Court

Lot 13, Block 01, Section 16 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by the additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

16. Variance request for an existing roof that does not comply with the color required in the Neighborhood Criteria.  
31 Smokerise Place  
Lot 09, Block 06, Section 06 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Tricia Danto to approve as submitted. The motion carried unanimously.
17. Variance request for the existing driveway that exceeds the maximum width allowed.  
11413 Slash Pine Pl  
Lot 06, Block 01, Section 08 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 John Anthony Brown and seconded by Tricia Danto to approve on the condition the owner plant and maintain low level vegetation in the landscape bed adjacent to the expanded walkways and driveway to soften the view. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
18. Consideration and action of a Short-Term Rental renewal application.  
13 Woodhaven Wood Drive  
Lot 04, Block 05, Section 28 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 John Anthony Brown and seconded by Tricia Danto 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 January 2026. 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.
- XII. Consideration and action to promulgate a rule related to allowing building signs to be installed without a raceway in shopping centers where the criteria require raceways without considering it a variance.**  
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 approve the allowance for building signs to be installed without a raceway in shopping centers where the criteria require raceways without considering it a variance. The motion carried unanimously.
- XIII. 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.**  
No action was taken on this item.
- XIV. Development Standards Committee Member Comments**  
The committee thanked everyone for their time and attendance. The committee requested a microphone be available for residents when speaking. The committee provided feedback to the staff on the new seating arrangement.
- XV. Consideration of items to be placed on the agenda for next month's meeting.**  
The committee took no action on this item.
- XVI. Staff Comments and Reports**  
Devon Jorden commented his approval of the new seating arrangement.

**XVII. Adjourn**

There being no further business it was moved by John Anderson and a second by John Anthony Brown to adjourn the meeting at 7:43 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 2-19-2025

Name (Please Print)	Representing	Address	Agenda #
JONATHAN PEDLOW / KENT STROM	LOCAL	9595 MARKET STREET.	B
Front Row	Neighbor	26 Featherfall Pl	7,8,9
Uriah Dailer	Self	15 Thornbush Pl	1
Oscar WORA	Imprefco	5401 Shadowood Place	A
Matt Little	Self	7 Sowers Cove	12
Allen Zhang	Self	15 Thornbush Pl	1
Deborah Ruch	Self	22 Featherfall Pl	7,8,9
Connie + Tom Ross	Self	11413 Slash Pine Pl	17
Jenny Taylor	IMT Market Street	9595 Six Pines Dr	B
MICHA SIMCELS	JOHN COOPER	1 JOHN COOPER DR.	G, H
JOHN THOMAS	OWNER JEWELLER CUSTOM	27 Shearwater	3
CHAD HENNEK	H/O	2 CARRIAGE PASS	10
Steven Blaze	Self	22 E Wedgewood Glen	2
Tim Nunn	Self	57 W Eden Elm Cir	14

**Development Standards Committee Meeting of** 2/19/25

[illegible]