

## **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 April 16<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**

**April 16<sup>th</sup>, 2025, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

### **MINUTES**

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

**Counsel Present:** Bret Strong

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

**I. Welcome and Call the Meeting to Order**

Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:02 p.m.

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

There was a motion to adopt the meeting agenda by John Brown with a second by Andrew Freeman. The motion carried unanimously.

**IV. Public Comment.**

There were no public comments made.

**V. Consideration and action regarding the minutes of the meeting of March 19<sup>th</sup>, 2025.**

The minutes of the meetings of March 19<sup>th</sup>, 2025 were presented to the committee. It was then moved by John Brown and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

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

These items were reviewed by the committee. The lists consisted of Commercial items B, J, K, L, M, N, O, P, Q and Residential items T1, 1, 2, 3, 6, 7, 8, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by John Brown and seconded by Tricia Danto to approve the residential summary list as presented. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

**VII. 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 an executive session.

**VIII. Reconvene in Public Session.**

The committee did not recess to an executive session.

**IX. Consideration and Action of Residential Applications and Covenant Violations in The Woodlands Association (TWA) Covenants.**

**T-1 Consideration and action for preliminary & final approval of a New Home construction with a variance request for exceeding the maximum allowed living area.**

**134 East Bracebridge Circle**

**Lot 23, Block 1, Section 21 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 Bob Adams and seconded by John Anderson to conditionally approve the preliminary and final as follows: Owner to enter into Memorandum of Agreement that they will not convert the space marked as Storage Room/Mechanical Room into living area without prior approval from the Plan Review Committee.

Additionally, the Owner must revise plans to show dwelling complying with the second story side setback of 13'.

- Submit final sealed plans, complete drainage plan with elevation points, landscape plan (4 replants shown on proposed site plan), fees and documentation for staff review. These plans must include the living area calculation defined by The Woodlands Residential Development Standards which requires measuring to the exterior wall. Meet code and pass inspection. Plant and maintain four (4) 30-gallon native trees.
  - Install Construction, tree protection, and erosion control fencing. Fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff.
  - Tree Protection Fencing: Fencing to provide tree protection must be installed around the dripline of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval prior to removal. ·Construction
  - Fencing: Construction fencing must be installed around the demolition area and allow for an access route if tractors or other machinery are to be used in the work. Perimeter fencing must be installed as a six (6) foot tall chain link protective fence with green screen material and must be located around the perimeter of the site but not beyond the property line. Protective fencing must remain in place throughout the construction process and until the final inspection report is received or by the Plan Review Committee or its designee for requests for removal prior to the final permit.

Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:

- A construction timeline that must include each improvement on the new home construction application and the date of completion specified for each improvement. Construction timelines should not exceed one year from the date of commencement. (SUBMITTED)
- Landscape plans depicting the replacement of the 4 thirty-gallon native trees (SUBMITTED). The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Property is a rebuild from casualty damage with the existing foundation and does not require additional subsurface drainage installation, provided placement of the improvement does not halt or materially impede drainage in accordance with the Standard.
- The owner must adhere to the construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.

Please be advised that all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:

- Hours of Operation for Construction - The work must be done during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of operation for exterior work are: • Monday thru Friday: 7 a.m. to 7 p.m. / Weekends and Holidays: 8 a.m. to 7 p.m. The Plan Review Committee or its designee must grant written approval for exceptions to these hours. All requests for exceptions will be considered on a case-by-case basis.
- Access and Safety.
- Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
- Keeping of Contractor Vehicles on the lot.

- Continued maintenance of the lot in good order and repair.
- Adherence to drainage plan including installation, inspection, and certificate of completion
- Dumpster or other waste containers stored on site.
- Portable Restroom Facilities stored on site.
- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot and maintained in good order and repair.

The staff will perform periodic site inspections each week for compliance with the New Home Construction Standards & approved plans and with the submitted timeline.

Approvals are for New Home construction only. The owner must submit an application and obtain approval prior to installation for any proposed improvements other than the house. (generators, fences, etc.)

Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

Staff to review all final submittals for compliance to the conditions of approval.

All new home construction must be completed, including a final inspection report, no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed within one year, the owner must file a request for an extension of time that will be reviewed by the Plan Review Committee. The owner must submit the request no less than 90 days prior to the completion date and must provide a construction timeline and the reason for the delay or hardship that caused the request etc. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement.

The motion carried unanimously.

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

- A. Variance request for the proposed final submission for the learning center sanctuary which includes an egress through the forest preserve.

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 John Anderson to approve the request based on the following conditions:

- Provide supplemental drawings for the comprehensive civil package in the areas of work, along with stamped and sealed landscape and irrigation drawings.
- Submit a revised landscape plan to include all vegetation around the equipment and accept a plan that is signed and sealed without the title block. Provide comprehensive landscape plans with HVAC screening vegetation noted including assize and species and includes parking island trees as required per The Woodlands Standards. Note the quantity and size of each specimen. Plantings are to match existing species currently approved on-site and the planting list from The Woodlands Standards.
- Mechanical equipment is to be screened by evergreen vegetation at least as tall as the units they are screening at the time of installation.
- The committee reserves the right to require additional screening or sound dampening materials or enclosure in the event an impact is received or observed.
- Irrigation systems shall be tied into existing systems and concealed from public view.
- Supplemental vegetation may be required at the time of a final walk. Special consideration should be taken at forest preserves to ensure adequate density. Staff to review final plantings to determine if sufficient screening has been met.
- Sound output from the mechanical units is not to exceed 65 dB at the property line.
- All pavement striping and marks are to be white highway-grade reflective paint unless otherwise stated per code requirements.
- Posts and backs of signs to be painted dark bronze or black to match other signs on site.
- The exterior finishes are to match what has been used on other campus buildings.

- Parapet overhang drains are to utilize downspouts similar to existing permanent structures on-site.
- Ensure the exterior staircase is painted to match the primary color of the building adjacent to it.
- Exterior electrical panels, switches, duct banks, and control boxes are to be finished to match the substrate to which they are installed.
- No exterior glass shall be mirrored to the outside.
- Provide a photometric site plan to ensure that light output at the property line does not exceed 0.1 fc.
- Include the cone light specification sheet.
- 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.
- Fixtures are to direct light downward. The DSC reserves the right to have additional screening added or lighting intensities adjusted should the need arise.
- Strong consideration should be taken regarding the property undergoing a lighting enhancement effort to bring all fixtures into compliance and a consistent aesthetic approach.
- The applicant shall also provide a Project ID Sign that complies with The Woodlands Standards; a Construction Activity Plan indicating the project area (and Forest Preserve Protection), construction fencing, project trailer, dumpsters, restrooms, crane location, laydown area, etc.; and exterior signage associated with the new construction.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards.
- 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.

B. Consideration and action for the proposed patio furniture.

US Regency Alden Bridge LLC / Pure Green

8000 Research Forest Drive, Suite 155

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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:

- Tables and chairs shall comply with all ADA Code requirements.
- Furniture must be installed in accordance with the plans and maintained in good order and repair at all times.
- Permanent improvements must comply with The Woodlands Commercial Planning and Design Standards.
- 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.

C. Consideration and action for the existing patio shades.

IMI MSW LLC / Mastro's Ocean Club

9595 Six Pines Drive, Suite 100

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 Bob Adams and seconded by John Anderson to deny the request as presented. The owner is conditionally approved to revise and resubmit based on the following:

- The screen systems should utilize a side track system and weighted bottom bar to keep screens aligned and tight during operation for all sides.
- The shades must feature a darker mesh, similar to those used at Bosscat Kitchen or Perry's Steak House.
- The frames and cassettes shall be mounted in the interior to the opening or fully inside the patio.
- Clear vinyl windowpane not to exceed 65% of the overall screen area.
- Once approved, shades are to be kept in a clean and professional appearance at all times.
- All roller shades shall be in either the fully up or fully down position once approved and installed.

- Mid-growth vegetation must be planted along the Six Pines Drive side of the property and selected from Appendix F – Approved Species for Formal Plantings, in accordance with the Standards.
- Revised patio shades specifications and planting plan must be submitted within 120 days.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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.

- D. Variance request for the existing door vinyl graphics located on both entry doors that exceed the maximum size allowed and contain a character/symbol.

Alex & Queenie Auyeung / Phat Eatery

2290 Buckthorne Place

Lot 0800 Block 0547 Section 0006 Village of Grogan's Mill

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 John Anderson to deny the application, on the following conditions:

- Revise and resubmit to allow Business name "Phat Eatery" on the condition the owner should include the business clarifier "Malaysian Street Food". Overall size must comply with the commercial standards size of two (2) square feet area.
- Revise Business Hours to comply with the commercial standards for the size of one (1) square foot.
- Chinese character symbol to be removed from the door.
- Signs on both front entrance windows have to be removed. The owner can install a sign to the interior of the window, setback 3 feet from the glass. Please reference the Commercial Standards for a comprehensive list of Sign Standards.
- Suggest owner submit a revised Monument sign and Building Sign to contain the business clarifier "Malaysian Street Food"
- Once revisions are submitted for final review and action, all permits:
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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 the existing perforated window decals that are not white die-cut vinyl and contain a business clarifier that is not part of the registered name of the business.

Alex & Queenie Auyeung / Phat Eatery

2290 Buckthorne Place

Lot 0800 Block 0547 Section 0006 Village of Grogan's Mill

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 John Anderson to deny the application, on the following conditions:

- Revise and resubmit to allow Business name "Phat Eatery" on the condition the owner should include the business clarifier "Malaysian Street Food". Overall size must comply with the commercial standards size of two (2) square feet area.
- Revise Business Hours to comply with the commercial standards for the size of one (1) square foot.
- Chinese character symbol to be removed from the door.
- Signs on both front entrance windows have to be removed. The owner can install a sign to the interior of the window, setback 3 feet from the glass. Please reference the Commercial Standards for a comprehensive list of Sign Standards.
- Suggest owner submit a revised Monument sign and Building Sign to contain the business clarifier "Malaysian Street Food"

- Once revisions are submitted for final review and action, all permits:
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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 existing reserved parking signs that do not comply with the criteria regarding location, size and color.

Living Word Lutheran Church

9500 N Panther Creek Drive

Lot 0205 Block 0547 Section 0040 Village of Panther Creek

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 John Anderson and seconded by Bob Adams to approve the reserved parking signs on the following conditions:

- Modify all Handicap Parking signs to be compliant to the Texas Transportation code and American Disabilities Act requirements for Handicap parking signs.
- Remove the Reserved Parking sign and its pole.
- Allow the pole mounted parking signs: seven (7) Visitor and ten (10) Senior, on the condition the back of the signs and the poles are painted dark bronze or black.
- No other exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation. Any repair or replacement requires an application and approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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 existing light pole mounted signs.

Living Word Lutheran Church

9500 N Panther Creek Drive

Lot 0205 Block 0547 Section 0040 Village of Panther Creek

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 light pole mounted signs and required both signs to be removed in 30 days. The motion carried unanimously.

H. Variance request for the existing window vinyl graphics that exceed the size allowed, include the street address and are located on the exterior surface of the glass.

Living Word Lutheran Church

9500 N. Panther Creek Drive

Lot 0205 Block 0547 Section 0040 Village of Panther Creek

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 John Anderson to deny the existing door vinyl graphics on the following conditions:

- Owner to remove the graphics or submit a compliant design within 30 days of this action.
- Revised submission will be allowed on the exterior of the glass.
- Staff to review final submission, for verification of compliance with the Committee's action.

- No other exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation. Any repair or replacement requires an application and approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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.

- I. Variance request for the existing door vinyl graphics that are displayed on multiple doors and exceed the maximum size allowed.

KM Marcel Crossing II LLC / The Blue Lion

8000 McBeth Way, Suite 100

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

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 John Anderson to approve on the following conditions:

- Allow graphics at "Breakfast" side which complies with the Commercial Planning and Design Standards and redesign the "Pub" side entrance to comply with the Commercial Planning and Design Standards (hours of operation and contact information may not exceed 144 sq. inches.)
- Allow "Please Use Other Door" modify the Arrow graphic to direct patrons to use the doors on the left or right. (double arrow)
- A variance is allowed for first-surface application due to dark window tint.
- Permanent Signage must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- Modifications to graphics to comply with Standards must be completed within 60 days.

The motion carried unanimously.

- J. Consideration and action for the proposed LED site lighting upgrade.

GRI Woodlands Crossing LLC

10700/10710/10716/10720/10860/10864/10868 Kuykendahl Road

Lot 0100 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:

- Reduce light output lumens or add additional shielding at the southeast side of the property near residential properties to reduce light pollution. The committee reserves the right to have additional shielding added or lighting levels adjusted if complaints arise.
- Light color output of each fixture is to match within 500K of each other fixture.
- The parking area light poles are to match the new dark bronze fixture color. Refinish light poles as necessary.
- Light from wall pack fixtures shall be directed toward the ground. Provide adequate shielding or revise the fixture.
- The soffit fixture light color output is to be selected at 4000k color temperature at each fixture.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- 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.

- K. Consideration and action for the proposed tree and vegetation removal for an MRI equipment installation which will also require the temporary disassembling of a portion of the building glazing and wall.

Memorial Hermann Health System

9200 Pinecroft Drive

Lot 2905 Block 0350 Section 1000 Village of Research Forest  
This item was withdrawn and was not heard by the committee.

- L. Consideration and action for the proposed roof replacement and temporary staging area.

St. Luke's Health Network  
17200 St. Luke's Way  
Lot 7700 Block 0555 Section 0000 Village of College Park  
This item was withdrawn and was not heard by the committee.

- M. Consideration and action for the proposed fencing.

Realtex Ventures Inc  
8401 Kuykendahl Road  
Lot 0950 Block 0257 Section 0047 Village of Alden Bridge  
This item was withdrawn and was not heard by the committee.

- N. Variance request for the proposed entry plaza remodel plans that includes a tree that is not on the approved planting list.

10200 Grogans Mills Road LLC  
10200 Grogan's Mill Road  
Lot 0290 Block 0547 Section 0006 Village of Town Center  
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:

- Allow 65-gallon River Birch tree. Tree must be maintained. Should a replacement be needed, the replacement must match in size and species.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards
- 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.

- O. Consideration and action for the proposed permanent placement of two storage containers.

Dayton Hudson Corporation #684 / Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center  
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:

- Storage containers to be muted cream in color.
- Owner to add plantings to adjacent landscape island to soften and screen the view. Plantings to be from mid-growth/ understory list from Appendix F in the Commercial Planning and Design Standards
- Area to remain in good order and repair.
- Must comply with Commercial Planning and Design Standards.
- 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.

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

Research Forest Dr LP  
3000 Research Forest Dr  
Lot 9381, 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 approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Mason Creek Partners LLC

3335 College Park Dr

Lot 0806, Block 0388, Section 0999, Village of College Park

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 pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. 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 the proposed concept room addition that would exceed the living area allowed per the Neighborhood Criteria and the Initial Land Use Designation.

1 Rosedale Brook Court

Lot 45, Block 02, Section 10 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 Brown and seconded by Tricia Danto to approve concept on the condition the owner executes an amendment to the Initial Land Use Designation and submits a final application. Final submission should include landscaping plans and will be required to meet the standard for major remodeling and new construction. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

2. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 10, to increase the maximum amount of living area allowed, accommodating a proposed concept room addition.

1 Rosedale Brook Court

Lot 45, Block 02, Section 10 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 Brown and seconded by Tricia Danto to approve the pursuit of an amendment to the Initial Land Use Designation to increase the maximum amount of living area allowed to 3000. Upon completion of executed Amended Land Use Designation app. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

3. Variance request for a proposed major remodel that would exceed the maximum allowed hard surface area and living area and would encroach into the fifteen-foot side setback.

15 Shoreline Point Drive

Lot 05, Block 01, Section 26 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 Brown and seconded by Tricia Danto to approve on the condition the owner submits a sealed comprehensive drainage plan, with subsurface drainage installation. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential

Development Standards. All improvements must meet code and pass final inspection. Action by this committee does not constitute approval by any other entity. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

4. Consideration and action regarding a Short-Term Rental application.

103 N Cochran's Green Circle

Lot 42, Block 03, Section 23 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 Arthur Bredehoft and seconded by John Anthony Brown 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. This approval is valid for a period of 6 months. 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. Tricia Danto opposed the motion. The motion carried.

5. Variance request for a proposed color change that does not comply with the Neighborhood Criteria.

34 Palmer Green Place

Lot 08, Block 05, Section 55 Village of Cochran's Crossing

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 John Brown and seconded by Tricia Danto to approve the request as presented on the following conditions: approve either color SW Iron Ore or SW Tricorn Black accompanied with the proposed SW Greek Villa. Please provide the final selection for the staff to add to the record. Thank you for the provided rendering/sample of the proposed door. The staff will review final submission for verification of compliance with the Committee's action. Additionally, the committee requested the staff place a revision to the Neighborhood Criteria on the agenda of a future meeting for the committee to review. The motion carried unanimously.

6. Variance request for a proposed patio cover with incorporated fireplace that will encroach into the rear twenty-five foot setback.

11 Gilded Pond Place

Lot 09, Block 01, Section 43 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 Brown and seconded by Tricia Danto to approve on the condition the owner plant and maintain native evergreen vegetation to the rear to soften and screen the view. All improvements must meet code and pass final inspection. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Staff to review final plantings to determine if sufficient screening is met. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

7. Variance request for two proposed patio covers with integrated summer kitchen that would exceed the maximum hard surface area allowed.

83 Rush Haven Drive

Lot 10, Block 25, Section 01 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Tricia Danto to approve on the conditions the owner replants 2-15 gallon tree anywhere on the lot for the other two trees to be removed. The owner must submit a comprehensive sealed drainage plan. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping,

catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers. Please reference the applicable Standard. All improvements must meet code and pass final inspection. Owner must ensure placement of the improvement 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 entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

8. Variance request for the proposed generator that would be located more than three feet into the ten-foot rear easement.

10811 W Timberwagon Cir

Lot 14, Block 07, Section 06 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 Brown and seconded by Tricia Danto to conditionally approve in that area on the condition the generator remains a minimum clearance away from the adjacent property to meet code (approx. 18 inches or whatever is required to not cause a code security barrier issue to the neighbor.) 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. If required, additional remedies to reduce noise levels to acceptable levels will be determined as needed. The improvement must not impede drainage. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

9. Variance request for the proposed sports court that would not be setback a minimum of fifteen feet from the rear and left property lines.

6 Falling Star Road

Lot 03, Block 03, Section 14 Village of Panther Creek

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, and the applicable Residential Development Standards. It was then moved John Anderson and seconded by Andrew Freeman to approve the sports court as presented, noting that any proposed lighting would require application and review by the Development Standards Committee. Additionally, the committee moved to approve the walkway on the conditions that walkway is modified to be at least 1 (one) foot off of the property line and the existing drainage implementations remain in place. The committee proposed that the owner use gravel or other permeable material between the walkway and the property line/neighboring property. A modified survey/site plan, reflecting the modifications required by the committee will have to be submitted and verified by staff prior to issuing the final permit for the walkway. The motion carried unanimously.

10. Variance request for the proposed walkway that would exceed the maximum width allowed of four feet; and would not be setback a minimum of one foot away from the property line.

6 Falling Star Road

Lot 03, Block 03, Section 14 Village of Panther Creek

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, and the applicable Residential Development Standards. It was then moved John Anderson and seconded by Andrew Freeman to approve the sports court as presented, noting that any proposed lighting would require application and review by the Development Standards Committee. Additionally, the committee moved to approve the walkway on the conditions that walkway is modified to be at least 1 (one) foot off of the property line and the existing drainage implementations remain in place. The committee proposed that the owner use gravel or other permeable material between the walkway and the property line/neighboring property. A modified survey/site plan, reflecting the modifications required by the committee will have to be submitted and verified by staff prior to issuing the final permit for the walkway. The motion carried unanimously.

11. Variance request to appeal the conditions of approval by the Cochran's Crossing Residential Design Review Committee to plant and maintain native evergreen vegetation as tall as the fence at the time of planting along the rear fence to soften the view of proposed artificial turf to the golf course.  
275 N. Silvershire Circle  
Lot 18, Block 02, Section 43 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 Brown and seconded by Tricia Danto to approve on the condition the owner maintain the turf in good order and repair. The committee also directed staff to place Artificial Turf screening on an upcoming workshop meeting agenda, to revisit screening requirements. Arthur Bredehoft abstained from the motion. The motion carried unanimously.
12. Variance request for an existing roofed area that encroaches the five-foot side utility easement and six-foot side setback, and is not an approvable roofing material.  
202 W Shadowpoint Circle  
Lot 06, Block 02, Section 08 Village of Cochran's Crossing  
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 John Anderson and seconded by Andrew Freeman to deny as presented and suggested the owner revise and resubmit to reduce the area of encroachment, consider drainage in redesign so that water is not redirected to the neighboring property, provide an approved roofing material and consider obtaining neighbor support for any proposed revisions. The motion carried unanimously.
13. Variance request for an existing right-side fence that was built with the construction side facing outward from the lot.  
95 S Village Knoll Circle  
Lot 27, Block 01, Section 10 Village of Cochran's Crossing  
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 Anderson to deny the variance as presented and required the owner revise the fence orientation or submit an application to install a portion of front side fencing between the house to screen the construction side fencing from the street. The motion carried unanimously.
14. Variance request for a room addition and home remodel that will exceed the maximum amount of hard surface area allowed.  
11 Huntsman Horn  
Lot 6, Block 1, Section 35 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 Brown and seconded by Tricia Danto to approve on the condition the owner submit a comprehensive sealed drainage plan. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans must be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers. Please reference the applicable Standard. Owner must ensure placement of the improvement 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 entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. All improvements must meet code and pass final inspection. Arthur Bredehoft abstained from the motion. The motion carried unanimously.
15. Variance request for a fire pit and summer kitchen that will exceed the maximum amount of hard surface area allowed.  
16 S Doe Run Dr  
Lot 6, Block 1, Section 35 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 Brown and seconded by Tricia Danto to approve on the condition the owner submits a comprehensive sealed drainage plan. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers. Please reference the applicable Standard. All improvements must meet code and pass final inspection. Owner must ensure placement of the improvement 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 entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

16. Variance request for a proposed driveway that exceeds the maximum width allowed, and includes a walkway that will encroach past the twenty-five-foot building line.

5 Hollymead Drive

Lot 05, Block 05, 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 Brown and seconded by Tricia Danto to approve on the condition the owner plant and maintain native evergreen vegetation in front of the widened driveway and in front of the walkway, to soften and screen the view to the street. Owner must ensure placement of the improvements does not halt materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any other additional entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

17. Variance request for a proposed driveway widening that exceeds the maximum width allowed, will encroach into the five-foot side utility easement, and includes additional paving will encroach into the five-foot side utility easement.

154 W Coldbrook Circle

Lot 01, Block 01, Section 25 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 Brown and seconded by Tricia Danto to approve on the condition the owner plant and maintain native evergreen vegetation to the front of the widened area to soften and screen the view from the street. Owner must ensure placement of the improvement 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 entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

18. Variance request for a proposed driveway extension that will exceed the maximum width allowed and encroaches into the easement.

41 Rolling Links Ct

Lot 12, Block 02, Section 58 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 Brown and seconded by Tricia Danto to approve on the condition the owner plants and maintain vegetation to the widened portion of the driveway, to screen the view from the street and neighboring property. Action by this committee does not constitute action by the additional entities. It is the owner's responsibility to obtain those approvals and may be subject to removal. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

19. Variance request for an existing interior remodel that does not include required 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 Brown and seconded by Tricia Danto to approve on the condition the owner ensures the improvement

meets code and passes a final inspection. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

20. Variance request for the existing second floor patio replacement as a result of casualty damage that was submitted without the required sealed plans.

3 Amber Leaf Court

Lot 49, Block 03, Section 30 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 Brown and seconded by Tricia Danto to approve on the condition the improvement meets code and passes final inspection. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

21. Consideration and action regarding a home business renewal

90 North Rushwing Circle

Lot 21 & 22, Block 09, Section 01 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Tricia Danto to approve on the condition the owner restrict any parking in conjunction with the business to the driveway. The owner must comply with the Home Business Standards; the home business is approved for 2 years and must be resubmitted for approval in 2027. Additionally, the permit may be revoked at any time by The Development Standards Committee or for any violation of these Standards Arthur Bredehoft abstained from the motion. The motion carried unanimously.

22. Consideration and action regarding a Short-Term Rental application.

19 Wild Meadow Court

Lot 18, Block 01, Section 62 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 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 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. This approval is valid for a period not to exceed one year. Owner must reapply by April 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. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

23. Consideration and action regarding a Short-Term Rental application.

139 Benji's Place

Lot 09, Block 01, Section 01 Grogan's Crest At Silver Crest in the 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 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 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. This approval is valid for a period not to exceed one year. Owner must reapply by April 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. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

24. Consideration and action regarding a Short-Term Rental application.

983 N Red Cedar Circle

Lot 05, Block 01, Section 21 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 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 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. This approval is valid for a period not to exceed one year. Owner must reapply by April 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. Arthur Bredehoft abstained from the motion. 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.

7 E Wavy Oak Cir

Lot 0023, Block 0009, Section 0007, 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 Brown and seconded by Tricia Danto to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. Arthur Bredehoft abstained from the motion. 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.

103 E Wavy Oak Cir

Lot 0025, Block 0006, Section 0007, 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 Brown and seconded by Tricia Danto to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. Arthur Bredehoft abstained from the motion. 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.

39 Tanager Trail

Lot 0015, Block 0002, Section 0003, 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 Brown and seconded by Tricia Danto to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. Arthur Bredehoft abstained from the motion. The motion carried unanimously.

**XII. 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.

**XIII. Development Standards Committee Member Comments**  
The committee thanked everyone for their time and attendance. Chairman Bredehoft reminded the committee members about their upcoming workshop meeting, provided a progress update on the Short Term Rental sub-committee, and commended the committee members on their progress with updating the Commercial Standards.

**XIV. Staff Comments and Reports**  
There were no comments or reports given by staff.

**XV. Adjourn**  
There being no further business it was moved by John Anderson and a second by John Brown to adjourn the meeting at 7:25 p.m. The motion carried unanimously.



Development Standards Committee Meeting of 4/16/25

Name (Please Print)	Representing	Address	Agenda #
Danilo KUBEN	Self	15 Shoreline Point Dr.	3
LISA DUBREE	Church	9500 N PANTHER CREEK	F, G, H
Justice Counts	Church	9500 N Panther Creek	F, G, H
Celine Wilson	Celine	275 N Silvershire	11
Terence Wong	self	2290 Buckthorne	DNE
Michael Maskowitz	self	154 W. Coldbrook Cir.	17
Barton Brown	"	150 "	"
Greg Webb	owner	11 Huntsman Horn 16 S. Doe Rd	14 + 15
JAMES HUGHES	J. A. PEGAN	2612 EVERGREEN DR	#2
ONEAL NORRIS	IMPACT	5605 Shadelake Dr	#1
Theodore Bellow	Mastro's	4595 Six Pines Dr Suite 100	C
SPENCER SMITH	BERRY	11 HUNTSMAN HORN	14
Aliane Y B	Berry	11 Huntsman Horn Cir.	14
Stephanie Schloker	owner	3 Peter Lake Cir	20

# Development Standards Committee Meeting of

4/16/25

Name (Please Print)	Representing	Address	Agenda #
Lummi's	Lummi's	1 Rosedale Brook Ct.	1 & 2
Algo Fonseca	Kuten	15 Shovelina Pt Dr	3
Milly Ostredinitis	Target	1100 Lake Woodlands	0
Kristi Lindahl	myself	34 Palmer Greens	5
BRETTAN BOSSON	SELF	10811 W. TIMBERWAGON CIR	8
JUDY & ARTHUR FOX	SELF	35 PALMER GREEN PL.	5
LISA & RICK DeAmici	Self	8000 Research Forest	B
Austin Fox	Pook Family	6 falling star RD	9, 10
GERALD PYATT	Self	8 Hollymend DR	16
Jenny Kuten	Self	15 Shovelina Pt. Drive	3
Patricia Pederzini	Rep	130 Crooklands	4
Andrew Poole	Self	6 Falling Star	9, 10
LIMIN FOSTER	SELF	8889 COWL SPRING CT	A



## Development Standards Committee Meeting of

4/16/25

[illegible]