

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 May 21st, 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
May 21st, 2025, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381
MINUTES**

Committee Members Present: Arthur Bredehoft, Bob Adams, John Anthony Brown, Andrew Freeman

Staff Present: Kimberly McKenna, Rick Wohlfarth, Michael Pechanec

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 Arthur Bredehoft. The motion carried unanimously.

IV. Public Comment.

There were no public comments made.

V. Consideration and action regarding the minutes of the meeting of April 16th, 2025.

The minutes of the meetings of April 16th, 2025 were presented to the committee. It was then moved by Bob Adams and seconded by Andrew Freeman 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 A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, XIII and Residential items 1, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, and XII. It was then moved by Bob Adams and seconded by John Brown to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by John Brown and seconded by Andrew Freeman to approve the residential summary list as presented. 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 the Commercial Items, Applications and Covenant Violations.

- A. Consideration and action for the proposed patio addition that requires the removal of parking spaces and includes the installation of two doors.

Indian Springs at Woodlands LTD / On The Kirb

6777 Woodlands Parkway, Suite 100

Lot 0500 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 Brown to approve on the following conditions:

- The patio concrete floor finish shall match the retail center concrete walkways along the promenade of the center in both texture and color.
- The structural cover shall be finished in dark bronze to match the existing center canopy color.
- Any screening or shade devices MUST be submitted for review and approval prior to fabrication or installation.
- Recommend the removal of the existing canopy.
- The roof decking shall have a gutter drainage system to drain rainwater from the patio roof cover to the ground in an efficient and clean manner.
- Patio doors are not approved with this permit. Owner to revise and resubmit comprehensive package for all doors that are proposed to be replaced.
- Tables and chairs are conditionally approved to be of a commercial-grade heavy-duty standard, cast aluminum, powder-coated dark bronze.
- The table and chair layout shall comply with all code and ADA requirements.
- The green wall synthetic material is conditionally approved and shall remain secure and kept in good order and repair.
- Ceiling fans are conditionally approved as submitted and are to be installed high and tight to the structure to limit visibility from outside of the patio.
- Conduit and junction boxes are to be kept to as few as possible and paint to match the substrate to which they are mounted.
- Edison-style lights shall be approved as either LED or incandescent between 2800K and 3500K color temperature.
- The committee reserves the right to require additional lighting adjustments such as shielding or a reduction in lighting, in the event and impact is received or observed.
- The applicant is conditionally approved for landscaping around the exterior perimeter railing and planter boxes interior to the railing.
- All plantings require irrigation. Any plant maintenance equipment used shall be stored inside when not in use.
- The permanent improvement must comply with the center criteria and 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. Variance request for the proposed vinyl graphics for the business name located on two doors and one window, that contain a business clarifier with location that is not part of the registered name and exceed the maximum size allowed.

Milner Property Holdings LLC / L & P Psychotherapy Associates

1776 Woodstead Court, Suite #125

Lot 0262 Block 0599 Section 0036 Village of Grogan's Mill

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

- C. Variance request for the proposed building sign that contains a logo that exceeds the maximum size allowed.

US Regency Alden Bridge LLC / Kroger

8000 Research Forest Drive

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 Brown to approve on the following conditions:

- Allow overall height to be 8' high including ascenders and descenders to complement the scale of the façade.
- Allow shopping cart logo.
- The primary building sign message area is to be refinished to like-new prior to any new sign installation.
- At the time the owner needs to modify the monument sign, an application must be submitted for review and approval prior to fabrication and installation and should be submitted to match the building sign.
- The permanent Signage must comply with the center criteria and 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.
- All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- D. Variance request for the proposed building sign that advertises the “pickup” service provided within the business and contains a logo that exceeds the maximum size allowed.

US Regency Alden Bridge LLC / Kroger

8000 Research Forest Drive

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 Brown to approve on the following conditions:

- The permanent Signage must comply with the center criteria and 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 proposed monument signs that do not match the building signs, include three background colors of different materials and do not include address numbers on the Kuykendahl Road sign.

Kroger Texas LP / Kroger Fuel Center

8505 Kuykendahl Road

Lot 6000 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 Brown to table the item to a future meeting. The motion carried unanimously.

- F. Variance request for two proposed building signs that do not match the monument signs and contain a logo that exceeds the maximum size allowed.

Kroger Texas LP / Kroger Fuel Center

8505 Kuykendahl Road

Lot 6000 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 Brown to approve as presented. The 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. The motion carried unanimously.

G. Consideration and action for two proposed fuel canopy signs.

Kroger Texas LP / Kroger Fuel Center

8505 Kuykendahl Road

Lot 6000 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 Brown to approve on the following conditions:

- Paint the pan sign to match the canopy.
- The 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.

The motion carried unanimously.

H. Consideration and action for the proposed renovation of the Sawdust pedestrian bridge.

CC Panther Oaks LLC / The Woodlands Country Club

2311 N Millbend Drive

Lot 0100 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve on the following conditions:

- Material storage area must be screened from view with 6' high temporary chain link fencing with brown, green or black mesh on the exterior. Area must be kept in good order and repair.
- Renovation must be in accordance with submitted plans.
- 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.

I. Consideration and action for the proposed roof replacement.

21 Waterway Holding LLC

21 Waterway Avenue

Lot 2629 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 Brown to approve on the following conditions:

- The system should be installed per the manufacturer's preparation and installation guidelines.
- Prefabricated/field-formed flashings shall be installed around curbs, parapet walls, and rise walls.
- The project must be finished in no more than 120 days, in accordance with the application permits and if scheduled for a start in mid-June and expected to take 70 days to complete. If additional time is required, the applicant shall reach out to Covenant Administration staff to request a time extension.
- Site must be maintain in good order and repair.
- 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, such as The Woodlands Township Parks Department. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

J. Consideration and action for the proposed amendment to the Initial Land Use Designation.

TW VOGMVC LLC

2250 Buckthorne Place

Lot 0855 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve the pursuit to amend the Initial Land Use Designation regarding use to include. The Property shall be used solely and exclusively for the construction and operation of facilities for governmental agencies and operations; libraries; and other municipal buildings. The motion carried unanimously.

K. Consideration and action for the proposed monument sign panel replacement.

Sterling Ridge Development II LP

6704 Sterling Ridge Drive

Lot 0550 Block 0499 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 Brown to approve on the following conditions:

- The tenant panel to be aluminum painted SW 7661 with tenant names proposed as applied black vinyl.
- All tenant business name text shall be equal in height.
- The address number shall be centered near the upper part of the slab arch in ¼ inch FCO acrylic.
- Strongly consider 3 or 4 equal-sized individual tenant panels, either routed and backed with black acrylic or panels with black ¼ inch FCO letters applied.
- The sign structure is to be washed and reconditioned to like new.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

L. Consideration and action for the proposed monument sign panel replacement and the addition of a new tenant name.

Sterling Ridge Development I LP

6707 Sterling Ridge Drive

Lot 0500 Block 0499 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 Brown to approve on the following conditions:

- The tenant panel to be aluminum painted SW 7661 with tenant names proposed as applied black vinyl.
- All tenant business name text shall be equal in height.
- Strongly consider 3 or 4 equal-sized individual tenant panels, either routed and backed with black acrylic or panels with black ¼ inch FCO letters applied.
- The address number shall be centered near the upper part of the slab arch in ¼ inch FCO acrylic.
- The sign structure is to be washed and reconditioned to like new.
- The 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.

The motion carried unanimously.

M. Consideration and action for the proposed building sign.

SJBC Commercial XXIII LLC / Ruah Café Crepes & Toasts

30420 FM 2978 Road, Suite 430

Lot 0110 Block 0458 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 Brown to approve on the following conditions:

- Consider 3" deep letters for "Café" and "Toast & Crepes".
- The illumination color shall match the adjacent tenant lighting color.
- Recondition the façade to like-new condition prior to new sign installation.
- The 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.

The motion carried unanimously.

- N. Variance request for proposed curbside parking signs that do not comply with the criteria.

Brinker Texas / Chili's

6671 Woodlands Parkway

Lot 0505 Block 0592 Section 0060 Village of Indian Springs

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

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

7606 Zaclentz Parkway GP LLC (Dairy Queen)

2300 Buckthorne Pl

Lot 0700, Block 0547, Section 0006, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown 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.

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

1. Variance request for a proposed concept remodel with room addition that would exceed the maximum living area allowed and will encroach into the rear twenty-five-foot setback.

15 Crested Pines Court

Lot 21, Block 02, 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 Brown and seconded by Andrew Freeman to approve the concept on the condition the owner must submit a complete final application. Final submission must adhere to concept proposal and will have the following conditions applied: The improvements must meet code and pass final inspection. Additionally, the owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the residential Development Standards. The motion carried unanimously.

2. Variance request for a Short-Term Rental application which would exceed the maximum advertised occupancy limit for the property.

118 Angel Leaf Road

Lot 21, Block 02, Section 63 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 deliberated regarding the proposal, impact to adjacent properties, comments from

the representative, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Andrew Freeman to approve on the following conditions:

- The maximum advertised occupancy limit may not exceed 10 persons.
- The garage unit and primary dwelling may not be rented to separate parties, only a single party may rent the premises at any given time.
- The owner and other designees must sign the Short-Term Rental Maintenance and User Agreement.
- The owner must submit the short term rental application fee of \$500 dollars.
- The owner must submit an insurance certificate.
- The 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. The owner must reapply by May 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.
- The property must be maintained per the Covenants and Standards.
- Permit is null upon sale/transfer of property.

The motion carried unanimously.

3. Variance request for the existing patio that exceeds the maximum driveway width allowed, and the maximum hard surface area allowed and encroaches the front 25' platted building line and 10' easement and is not a minimum of 20' back from the street pavement edge.

14 Ridgeline Court

Lot 23, Block 02, Section 15 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, comments from the representative, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Bob Adams to deny as presented and suggested the owner revise and resubmit an application which would reduce the paved area from the curb at the road right of way back to a line parallel with the first expansion joint of the driveway. The surface area of the pavers should also be reduced so that the total hard surface on the lot is not more than 53% maximum hard surface. Additionally, the owner must add landscaping to the front and left (South) side of the improvement to soften and screen the view. Owner must revise and resubmit a marked survey to staff to recalculate the hard surface and verify the reduction in pavers to determine compliance with the Committee's action. The motion carried unanimously.

4. Variance request for the existing driveway widening that exceeds the maximum driveway width allowed and the maximum hard surface area allowed and encroaches the right side 5' easement

14 Ridgeline Court

Lot 23, Block 02, Section 15 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 Andrew Freeman to approve the driveway widening on the condition the owner plant and maintain a landscape bed in front of the driveway widening to soften and screen the view to the street. Additionally, the 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 easement holders. Pavers must be kept in good order and repair. The motion carried unanimously.

5. Variance request for an existing detached gym that encroaches into the rear 10-foot and 5-foot utility easements, which is not in accordance with the Residential Standards. Additionally, sealed plans were not provided as required per the Residential Standards.

3 Gilded Pond Place

Lot 11, Block 01, Section 43 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 Arthur Bredehoft and seconded by Bob Adams to deny the improvement as presented. The committee granted the owner 30 days to remove the improvement or submit a new application with revisions which would comply with the standards. The Committee noted any revisions should be located out of the easement, must lower or significantly screen the ac unit, proposed to be painted to match the colors on the home and if it proposed to be located in the general area where it is currently located, it should be out of the rear easement and extend no further into the side yard than the current house or align with the house and extend no further into the side yard. The motion carried unanimously.

6. Variance request for an existing color change that was not found to be architecturally compatible with the neighborhood when reviewed by the Cochran's Crossing Residential Design Review Committee.

33 Thundercove Place

Lot 37, Block 02, Section 02 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 Andrew Freeman and seconded by John Brown to approve the item as presented. The motion carried unanimously. Additionally, the committee was thankful for the recent plantings and made the suggestion that additional vegetation could be added to soften the view.

7. Variance request for a proposed patio cover with summer kitchen that would encroach the rear forty foot setback.

23 Summer Port

Lot 04, Block 03, Section 42 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 Andrew Freeman to approve on the condition the owner ensures the improvements meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. All lighting must be in accordance with the Standards. The committee reserves the right to require additional shielding or lighting modifications in the event an impact is received or observed. Additionally, the owner must maintain the existing crepe myrtles to the side of the proposed structure to soften and screen the view to the adjacent property. The motion carried unanimously.

8. Variance request for a proposed summer kitchen that encroaches past the rear twenty-five-foot setback. Summer kitchen is incorporated under a patio cover and fireplace that was conditionally approved by the Development Standards Committee.

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 Andrew Freeman 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. The motion carried unanimously.

9. Variance request for a proposed pergola that encroaches the rear and side easements and setbacks.

66 Lazy Ln

Lot 25&26, Block 1, Section 3 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 Andrew Freeman to approve on the condition the improvements meet code and pass final inspection. 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.

10. Variance request for a proposed room addition that will exceed the max living area allowed.

140 Red Sable Dr

Lot 15, Block 2, Section 60 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 Andrew Freeman to approve on the condition the owner ensures all improvements meet code and pass final inspection. The owner must continue to adhere to all requirements regarding new home constructions as described in the Standards and the New Home Construction Permit. 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.

11. Variance request for a proposed circle driveway that exceeds the max hard surface area and width allowed.

10916 Fawnlily St

Lot 02, Block 01, Section 07 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 Andrew Freeman to approve on the condition the owner plants and maintain 2-30 gallon native evergreen trees for the trees removed and plants additional landscape beds between the semi-circular drive and the street to soften and screen the view. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Owners should consult the County for any drainage or culvert in the Road Right of Way and should obtain approval by the county prior to installation. Action by this committee does not constitute action by any additional easement holder or entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

12. Variance request for a proposed swimming pool and spa that will exceed the maximum hard surface area allowed for the lot.

11020 Ellwood Street

Lot 07, Block 06, Section 07 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 Andrew Freeman to approve on the following conditions: Improvements must meet code and pass final inspection. The owner must adhere to the drainage plan as submitted in the New Home Construction and in accordance with the conditions of approval at new home construction. All improvements must meet code and pass final inspection. The owner must plant and maintain vegetation to the exterior of the raised privacy wall/water feature, to soften and screen the view to adjacent tracts. Staff to review plantings upon completion and determine if additional screening is necessary. The motion carried unanimously.

13. Variance request for an existing power generator that encroaches more than three feet into the ten-foot rear utility easement.

55 Shearwater Place

Lot 18, 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 Andrew Freeman to approve on the following conditions.

The generator must:

- Meet code and pass inspection.
- Be screened so that they are not visible from ground level from any adjacent street or adjacent tract by solid fencing or evergreen vegetation.
- 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 owner is granted 120 days to complete the project. If additional time is needed, please contact the

Covenant Administration Department to request an extension.

- The staff will review upon completion to determine if any native evergreen vegetation is necessary to soften and screen the impact or view to adjacent properties.

The motion carried unanimously.

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

179 Sylvan Forest Drive

Lot 30, Block 03, Section 10 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 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. The 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. The owner must reapply by May 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.

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

9 N Meadowmist Cir.

Lot 0004, Block 0004, Section 0033, 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 Andrew Freeman 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 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 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.

XII. Consideration and action to adopt rules regarding roofs and roof color and materials.

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 Andrew Freeman to approve a rule, effective May 21, 2025, that The Development Standards Committee adopts the following:

- Composition shingle and Standing Seam Metal roofs without color pattern in muted shades of brown, grey or black may be approvable by staff in all neighborhoods in The Woodlands regardless of a Criteria restriction, except for Shenandoah. Shenandoah is restricted to roofs without color pattern in muted shades of only dark brown or grey.
- In accordance with the existing Standards, All roofs will continue to be evaluated for architectural compatibility with the materials and colors on the home; and must remain in accordance with the Standards including, city ordinances, other association restrictions, architectural compatibility and consistency with the neighborhood character.

The motion carried unanimously.

XIII. Consideration and action to adopt a rule allowing businesses to display the "Show Your Badge" graphic noting business as a program partner for Visit The Woodlands Texas.

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 Brown to approve the Show Your Badge temporary graphic to be displayed in the store front of businesses participating in the program. Graphic is temporary, must be kept in good order and repair, remain for only the duration of any event that includes a Show Your Badge event program.

XIV. Development Standards Committee Member Comments

The committee thanked everyone for their time and attendance. Chairman Bredehoft reminded the committee members of their upcoming presentation to the Township Board of Directors, and provided a progress update on the revised Commercial Standards.

XV. Staff Comments and Reports

Kimberly McKenna expressed a special thanks to Bob Adams for his extra effort towards the review of the commercial items for this meeting.

XVI. Adjourn

There being no further business it was moved by Bob Adams and a second by Andrew Freeman to adjourn the meeting at 6:18 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 5/21/25

Name (Please Print)	Representing	Address	Agenda #
Bryan Buccini	Self	10916 Fawnlily St.	11
Juan P. Villalobos	Self	66 Lazy Ln.	9
Carlos Castillo	Self	66 Lazy Ln	9
MATTHEW GIARDINA	BRIAN WELTER	15 CRESTED PINES	1
Eric Wolter	Brian Welter	15 Crested Pine	1
Joc Arbeely	ON The Kirby	6777 Woodlands Parkway	A
Mike Bandousque	21 Waterway	21 Waterway Avenue	I
Geoffrey Daenen	Self	2311 Millbend	H
Troy Lee	Self	14 Ridgeline Court	#3 & 4
Marcus Gutierrez	Self	66 Lazy Ln	9
BRYAN KRAMER	Self	37 Thundercove PL	6
Julie Charbonneau	self	140 Red Sable Drive	10
Joel Varner	Self	140 Red Sable Drive	10

Development Standards Committee Meeting of

5/21/25

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