

**NOTICE OF 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 Special Meeting on June 27th, 2025, at 8:30 a.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:

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

Staff Present: Chris Nunes, Kimberly McKenna and Neslihan Tesno

- I. Welcome/ Call Meeting to Order.**
Chairman Arthur Bredehoft called the meeting to order at 8:30 AM and welcomed everyone to the meeting.
- II. Public Comment.**
There were no public comments made.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee recessed into Executive Session at 8:31 AM.
- IV. Reconvene in Public Session.**
The committee reconvened into Public Session at 9:52 AM.
- V. Consideration and discussion regarding Residential Development Standards.**
The committee discussed some proposed changes to the Standards and procedures/policies that might help expedite permitting. Items discussed included generator, roof, tree and fence applications.
- VI. Consideration and discussion regarding Commercial Planning and Design Standards.**
The committee discussed the need to adopt the revised Commercial Planning and Design Standards that have been reviewed and edited by Township staff, Howard Hughes staff, members of this committee and legal counsel. Vice Chair Dan Kolkhorst advised he would be reviewing the Standards with the Howard Hughes leadership and the plan review committees. Chairman Bredehoft encouraged the Vice Chair to provide a copy to the committee with the intent to review at their next workshop as he would like to record amended Standards by end of year. The next DSC workshop is planned for August 2025.
- VII. Consideration and discussion regarding data related to Short Term Rentals.**
Tricia Danto and John Anthony Brown presented their findings regarding short term rental in The Woodlands area. Staff also announced that they were in the process of reviewing potential subcontractors for the permitting and enforcement of short-term rentals.
- VIII. Consideration and discussion to adopt rules regarding Permanent Power Generators.**
Staff presented revisions to the Standards regarding Power generators that would remove the requirement for screening from the street and adjacent properties in certain locations and easement encroachments. This revision will be reviewed at a future meeting for adoption with recommended changes from the committee.
- IX. Consideration and discussion regarding work performed without obtaining a permit; and contractors/agents who habitually perform work without applying or who complete work that is not in accordance with the permit.**
Staff requested that the committee review and strengthen the regulations governing contractor non-compliance, specifically addressing those who work without obtaining permits and those who habitually perform unpermitted or

non-compliant work. The committee suggested some changes. This revision will be reviewed at a future meeting for adoption with recommended changes from the committee.

X. DSC Member Comments

Tricia Danto suggested that the potential RDRC members should receive training and should be required to attend a meeting to familiarize themselves with meeting procedures. Chris Nunes informed the committee that this is already in progress of being developed including enhanced on-boarding practices, Code of Conduct and procedures. Chair Arthur Bredehoft mentioned possibility of creating RDRC Chairperson's group like the Village Associations Presidents group. The rest of the committee members mentioned their thanks to the staff and other committee members and congratulated Kimberly McKenna on her promotion to Director of Covenant Administration.

XI. Staff Reports and Comments

Staff had no comments or reports.

XII. Adjourn

There being no further business, it was moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 10:30 AM.