

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 August 20th, 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

August 20th , 2025, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Committee Members Present: Arthur Bredehoft, John Anderson, John Anthony Brown, Tricia Danto, Andrew Freeman

Staff Present: Kimberly McKenna, Devon Jordan, Rick Wohlfarth, Michael Pechanec

I. Welcome and Call the Meeting to Order

Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:00 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 July 16th, 2025.

The minutes of the meeting of July 16th, 2025 was presented to the committee. It was then moved by Tricia Danto 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, F, H, I, J, K, L, M, and N, and Residential items 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 22. It was then moved by John Anderson and seconded by John Anthony Brown to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by Arthur Bredehoft 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 recessed to Executive Session at 5:08p.m.

VIII. Reconvene in Public Session.

The committee reconvened in Public Session at 5:32p.m.

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

- A. Consideration and action for a proposed time extension to complete building maintenance issues.
Inland American Lodging Woodlands Ltd Partnership / The Woodlands Waterway Marriott
1601 Lake Robbins Drive
Lot 2626 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 John Anderson and seconded by John Brown to approve the time extension request till June 15th 2026 on the following conditions:
The owner submits a status report to the staff in writing, outlining the timeline for repairs and identifying any delays. Requests for additional time will require review by the DSC. Status reports should occur February and April. The motion carried unanimously.
- B. Consideration and action for the proposed garage door installation and addition of lighted canopies at the rear of the tenant space.
Regency Centers LP / Goodwill
4747 Research Forest Drive, Suite 450
Lot 0100 Block 0687 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 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 Anderson to table the applications and require the owner to provide written statement from the Grantor identifying they are in agreement with the Use as specified in the General Warranty Deed or a modified Warranty Deed removing the restricted use. The committee is also requiring the property owner to remove the portable restroom within 15 days of this action letter. The motion carried unanimously.
- C. Consideration and action for the partially existing staging and storage area, that commenced prior to obtaining a permit.
Regency Centers LP / Goodwill
4747 Research Forest Drive, Suite 450
Lot 0100 Block 0687 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 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 Anderson to table the applications and require the owner to provide written statement from the Grantor identifying they are in agreement with the Use as specified in the General Warranty Deed or a modified Warranty Deed removing the restricted use. The committee is also requiring the property owner to remove the portable restroom within 15 days of this action letter. The motion carried unanimously.
- D. Variance request for the proposed building sign that does not comply with the building criteria regarding sign face, border and letter colors and includes a business clarifier that is not part of the registered name.
AF4 Woodlands LLC / HioniQ
2319 Timberloch Place, Suite H
Lot 0270 Block 0547 Section 0006 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 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 Anderson to approve on the following conditions:

- Sign face must match the adjacent tenant sign face in color. Applicant must provide proposed color and revised sign specifications to Township Staff for verification of compliance with the Committee's action.
- Sign depth should be 1.5 inch
- Allow the text in color for business name.
- Allow the business clarifier "Scalable Chemistries Powered by Ions" without registration. The committee finds the clarifier is necessary to explain the nature of the business.
- Encourage property owner/manager to update criteria to allow for colored text and logos.
- Must comply with Commercial Planning and Design Standards.
- The action of this 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 door vinyl graphics that include a business clarifier that is not part of the registered name.

AF4 Woodlands LLC / HioniQ

2319 Timberloch Place, Suite H

Lot 0270 Block 0547 Section 0006 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 deliberated regarding the proposal, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by John Brown to approve on the following conditions:

- Allow the business clarifier "Scalable Chemistries Powered by Ions" without registration. The committee finds the clarifier is necessary to explain the nature of the business.
- Must comply with Commercial Planning and Design Standards.
- The action of this 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. Consideration and action for the proposed playground shade structure.

New Hope Christian Church

7575 Alden Bridge Drive

Lot 0100 Block 0490 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 John Anderson and seconded by John Brown to approve on the following conditions:

- Revise the frame color and the canopy color to Brunswick Green to match the existing Playground Shade Structure.
- Existing canopy and frame to be cleaned and touched up as necessary. At such time the existing shade requires replacement, it must match the new shade in Brunswick Green. Owner to submit an application for the permanent improvement.
- The playground shall be cleaned of all debris from the install of structure mounts and canopy with playground mulch supplemented as necessary.
- No trees may be removed.
- No exterior lighting is approved in this submittal. If the applicant would like to add light fixtures to the playground, solar or hard-wired, the applicant must submit for a permanent improvement for review and approval.
- 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.

- G. Variance request for the proposed building signs that contain a business clarifier that is not part of the registered name and do not comply with the shopping center criteria regarding letter color, return color and size, aluminum gauge for sign backs and exceed the maximum height allowed.

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 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 Anderson and seconded by Tricia Danto to approve on the following conditions:

- A variance is approved for the proposed building signs to exceed the 42-inch maximum height allowed in the shopping center criteria.
- Returns to be revised to 6" in Koko Brown with returns and backs at .063 aluminum gauge minimum as required. The clarifier may remain with the applicant, having the DBA updated. Provide revised sign proof.
- Sign illumination color (white) shall match that of adjacent tenants (within 500K of adjacent tenant)
- Any damage to the façade from the removal/relocation of any previous building sign elements must be repaired to a "like-new" condition prior to installation of the new approved building sign.
- All other signage, such as door vinyl graphics, must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- H. Variance request for two proposed temporary banners that exceed the maximum size and time period allowed for display.

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 John Anderson and seconded by John Brown to approve on the following conditions:

- "Coming Soon" banner to be displayed upon permit approval through October 1-15th at opening or until permanent signage is installed, at which time the sign must be removed.
- The applicant is conditionally approved to display a "Grand Opening" banner when they open for 2 weeks. This sign shall be displayed on the storefront windows or the façade above.
- The "Coming Soon" and "Grand Opening" banner sizes are not to exceed 4'-6" in height.
- The "Coming Soon" banner shall be placed where the primary building sign will be installed.
- No permanent anchor mounts are permitted for temporary signage.
- Must comply with The Woodlands Commercial Planning and Design Standards and center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- I. Consideration and action for the proposed update of exterior 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 John Anderson and seconded by John Brown to approve on the following conditions:

- The new front double doors and two patio doors will be custom-built with steel and glass construction and finished in dark bronze to match the existing building's awning, patio trim, ceilings, and railings.
- The existing door frames and window mullions shall not be painted in the same dark bronze to coordinate with the new doors.
- Replace the easternmost door on the front façade for a comprehensive design appearance.
- The front patio furniture and existing railings are to be removed. If the existing railings are desired to remain in place, they must be revised to match the new patio railings. Provide updated plans.
- No other improvements other than that have been specifically submitted and approved within this written approval or previously approved are permitted. All improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards and center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- J. Consideration and action to amend the Memorandum of Understanding extending the amount of time the portable buildings and awnings are allowed to remain at the church campus.

The Woodlands Methodist Church / The Woodlands Methodist School

2200 Lake Woodlands Drive/9201 Grogan's Mill Road

Lot 8650 Block 0547 Section 0999 Village of Research Forest

Lot 0650 Block 0599 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 John Anderson and seconded by John Brown to approve on the following conditions:

- Owner must sign and execute an amended memorandum of understanding noting the temporary buildings and awnings must be removed no later than March 1, 2027.
- The church must keep the committee aware of the construction timeline for the permanent structures and any delays that would cause the temporary buildings to remain past March 1, 2027.
- Any additional time requested past March 1, 2027 must be reviewed and acted upon by the committee and include a fully executed memorandum of understanding be filed in Montgomery County Real Property Records.
- Buildings and awnings are to remain in good order and repair.
- Should a staging and storage area be needed to support the interior renovation, the owner must apply and obtain approval prior to installation.
- Must comply with Commercial Planning and Design Standards.
- This action 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 fire lane barrier.

BA Leasing BSC LLC / Chevron Phillips Chemical Company LP

9500 Lakeside Boulevard

Lot 6400 Block 0547 Section 0007 Village of Research Forest

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

- L. Consideration and action for the existing staging and storage area.

HKM California Properties LLC / Little Stars Pediatric Center

10815 Kuykendahl Road

Lot 0552 Block 0592 Section 0060 Village of Indian Springs

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

M. Consideration and action of the existing building sign location that does not match the previously approved permit.

REG8 Sterling Ridge / Beem Light Sauna

6700 Woodlands Parkway, Suite 130

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

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

N. Consideration and action for the proposed staging and storage area.

Town Center 72 LLC / PNC Bank

1450 Lake Robbins Drive

Lot 5300 Block 0599 Section 0999 Village of Town Center

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

X. Consideration and Action of Residential Applications and Covenant Violations.

1. Consideration and action regarding a conceptually proposed new home construction

43 Tanager Trail

Lot 13, Block 02, Section 03 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by Tricia Danto to conditionally approve the concept submission on the following conditions:

- Owner must submit a final application with the required documents for review, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and sample board.
- Owner must submit a landscaping plan at final with additional vegetation in the front yard to soften and screen the view. Owner should focus on reforestation that softens to the front and neighboring properties.
- Owner must modify chimney chase to a lower overall height that would remain in compliance with code.
- The committee suggested the following modifications for a final submission:
 - Modify front walkway to front of home to terminate at driveway rather than street.
 - Modify brick finish at front of home reducing the brick on the second peak of the front elevation and modify the wainscoting with siding to match the area of the front façade adjacent to the garage.

At final submission:

- Landscaping plan should focus vegetation to side of property to reduce neighbor impact.
- The owner must adhere to the sealed plans, permit and construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- Please be advised 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
 - 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 includes installation, inspection, and certificate of completion.
 - Dumpster or other waste containers stored on site.

- Portable Restroom Facilities stored on site.

At Demo and Final Permit Issuance:

- The staff will perform periodic site inspections for compliance with the New Home Construction.
- 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.
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

2. Variance request for a concept submission that exceeds the maximum hard surface area and maximum living area allowed and encroaches into the rear setback.

12 N Timber Top Drive

Lot 59, Block 2, Section 13 Village of Grogan's Mill

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

- Owner must submit a final application with the required documents for review, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and sample board.
- Owner must submit a landscaping plan at final with additional vegetation in the front yard to soften and screen the view.

At final:

- The owner must adhere to the sealed plans, permit and construction timeline in accordance with the Residential
- Development Standards. Requests for additional time must be reviewed for approval.
- Please be advised 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
 - 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.

At Demo and Final Permit Issuance:

- The staff will perform periodic site inspections for compliance with the New Home Construction.
- 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.
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

3. Variance request for proposed paving that encroaches the five-foot side utility easement.

5 Windfellow Place

Lot 115, Block 03, Section 01 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 revised submission and revised marked survey, reducing the hard scape and applying a bull rock or other approved material between the fence at the property line and the

generator. 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.

4. Variance request for a Short-Term Rental application which exceeds the maximum advertised occupancy limit.
10 N Wavy Oak Circle
Lot 07, Block 08, Section 07 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 table the item by owner request. The motion carried unanimously.
5. Consideration and action to appeal the conditions of approval for an existing fence that was found not to be architecturally compatible when acted on by the Cochran's Crossing Residential Design Review Committee.
22 Storm Mist Place
Lot 02, Block 01, Section 51 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 Tricia Danto and seconded by Andrew Freeman to deny the appeal of the fence conditions and require the owner to adhere to the Residential Design Review Committee condition of approval requiring the owner to relocate the left side fence. The motion carried unanimously.
6. Consideration and action to appeal the conditions of approval to frost or make opaque existing windows that were found to have an impact on adjacent property when acted on by the Cochran's Crossing Residential Design Review Committee.
22 Storm Mist Place
Lot 02, Block 01, Section 51 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 Tricia Danto and seconded by John Brown to deny the appeal of the window permit conditions of approval and affirm the original action of Residential Design Review Committee requiring the windows to be modified to a frosted or obscure glass that will still allow light, but maintains privacy. Additionally, the owner must plant and maintain mid-growth vegetation to soften and screen the view to the adjacent property. The motion carried unanimously.
7. Variance request for a swimming pool that was found to have an impact on adjacent property due to drainage concerns, when acted on by the Cochran's Crossing Residential Design Review Committee
22 Storm Mist Place
Lot 02, Block 01, Section 51 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 Tricia Danto and seconded by John Brown to conditionally approve the pool, walkway, and patio with the submitted sealed drainage plan and allow the pool without the required arborist consultation on the condition the owner adheres to the RDRC action of August 14, 2025 requiring the owner to replant 9-45 gallon native canopy trees and must submit a landscape plan which considers the drainage plan and identifies the proposed replants. Owner must ensure any installation of trees and shrubs must not affect drainage. Additionally, the owner should consider placement that provides screening to adjacent properties. Plans must be submitted and reviewed for verification of compliance with the committee's action prior to installation. The motion carried unanimously.

8. Variance request for existing paving for a walkway and patio that exceeds the maximum allowed width for the walkway, encroaches the five-foot utility easement, and is less than one foot away from the side property line
22 Storm Mist Place
Lot 02, Block 01, Section 51 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. There was a motion by Andrew Freeman to deny the request as submitted. The motion failed for lack of second. It was then moved by John Brown and seconded by Andrew Freeman to conditionally approve the pool, walkway, and patio with the submitted sealed drainage plan and allow the pool without the required arborist consultation on the condition the owner adheres to the RDRC action of August 14, 2025 requiring the owner to replant 9-45 gallon native canopy trees and must submit a landscape plan which considers the drainage plan and identifies the proposed replants. Owner must ensure any installation of trees and shrubs must not affect drainage. Additionally, the owner should consider placement that provides screening to adjacent properties. Plans must be submitted and reviewed for verification of compliance with the committee's action prior to installation. The motion carried unanimously.
9. Variance request for a conceptually proposed addition with living area addition that exceeds the maximum amount of living area allowed.
30 Quail Rock Place
Lot 08, Block 01, Section 57 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 concept and allow staff to review final submission in compliance with the Committee review of concept on the following conditions. Owner must execute an amended land use designation prior to final submission. At final submissions, 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. The motion carried unanimously.
10. Consideration and action to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 57, to increase the maximum amount of living area allowed, accommodating a proposed concept living area addition.
30 Quail Rock Place
Lot 08, Block 01, Section 57 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 the Land Use Designation amendment to increase the maximum amount of living area allowed to 4200. The motion carried unanimously.
11. Variance request for a proposed rear room addition with living area that would cause the home to exceed the maximum living area allowed.
50 Harbor Cove Dr
Lot 19, Block 02, Section 24 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 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. The motion carried unanimously.
12. Variance request for proposed home remodel with garage conversion that includes living area and would cause the home to exceed the maximum living area allowed.
50 Harbor Cove Dr
Lot 19, Block 02, Section 24 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 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. The motion carried unanimously.

13. Variance request for a proposed garage and carport conversion to living area that exceeds the maximum amount of living area allowed.

19 Stone Springs Place

Lot 05, Block 03, Section 22 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 improvement meets code and passes 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. Owner should maintain the existing vegetation on the lot to soften the view. The motion carried unanimously.

14. Variance request for a conceptually proposed pool bath that exceeds the maximum amount of living area allowed.

76 S Flagstone Path Circle

Lot 02, Block 04, Section 42 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. The item was posted as a concept at submission, however at review, it was determined the submission met the requirements of a final. As a result, 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. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the residential Development Standards. Owner must submit all necessary documents for a final submission for verification of compliance with committee action. The motion carried unanimously.

15. Consideration and action to review existing pool placement and governing documents in our records for its location in the easement; and determination of allowance for future proposals.

2912 Summersweet Place

Lot 10, Block 7, Section 6 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 acknowledge that the original pool was constructed in 1984 in accordance with agreements made with the original owner in 1984 and the second owner in 1986. Consent to use and release of the easement was granted through The Woodlands Corporation and MUD at the time of construction. Additionally, the Committee concurs that future owners may propose a pool within the identified 20-foot utility easement, provided the application is comprehensive and meets all other requirements of the Standards. The motion carried unanimously.

16. Consideration and action for an existing home business renewal.

38 Carriage Pines Court

Lot 17, 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 home business application one year and allow staff to approve a renewal application for one additional year on the following conditions:

- Owner must submit renewal application no later than August 2026. Additionally:
- Owner must adhere to the Residential Development Standards regarding home business including but not limited to, parking, address may not be placed in a public medium and may not cause impact to the neighborhood.
- The committee may revoke the home business application at any time.

- Applicant must remain in compliance with all Residential Development Standards.
- The committee reserves the right to rehear the item in the event an impact is observed or received.

The motion carried unanimously.

17. Variance request for an existing driveway widening that exceeds the maximum width allowed.

22 S Dreamweaver Cir

Lot 11, Block 1, Section 65 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 do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

18. Variance request for a proposed generator relocation that would encroach the platted building line.

2 Gentry Oak Court

Lot 32, 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 on the condition the owner allows the plantings to grow to screen the generator from view, since it is visible to the front and street. Generator must comply with the Standards, including requirements for meeting code, passing final inspection and the timing of the testers. The motion carried unanimously.

19. Variance request for a proposed fence that exceeds the maximum allowed height.

7 Willowcrest Place

Lot 16, Block 01, Section 56 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 improvement meets code and passes final inspection. Additionally, no portions of the construction side of the fence may be visible to an adjacent tract, in the event the existing perimeter fence is removed, damaged or vegetation dies, exposing the Construction side out fencing, the owner will be required to modify the fence to comply with the Standard and be smooth side out. The motion carried unanimously.

20. Variance request for an existing shed which encroaches the rear easement and exceeds the maximum height allowed

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 on the following conditions. Owner must meet code and pass final inspection. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Owner must plant and maintain a mix of native evergreen trees and shrubs to the left side of the fence to soften and screen the view. The motion carried unanimously.

21. Variance request for the existing paving that encroaches the right 5 ft side easement.

26 Shadow Stone

Lot 28, Block 01, Section 32 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 as presented. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any other entity. It is the owner's responsibility to obtain that action and may be subject to removal. 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. Development Standards Committee Member Comments

The committee thanked everyone for their time and attendance and welcomed Devon Jorden as the new Covenant Administration manager. Arthur Bredehoft reminded the committee members of the workshop meeting on the 29th.

XIII. Staff Comments and Reports

Kimberly McKenna introduced Devon Jorden as the new Covenant Administration Manager and congratulated him on his promotion.

XIV. Adjourn

There being no further business it was moved by John Anderson and a second by John Brown to adjourn the meeting at 8:36 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 8/20/25

Name (Please Print)	Representing	Address	Agenda #
Beverly Fennessy		18 Storm Mist	5-8
Mark McCloud	Hioniq	2319 Timberloch ste H	D-E
SHAWN GRAY	Hioniq	"	11
MEL AEUER	SELF	54 HARBOUR COVE	11 1/2
MARK CARTER	SELF	4747 LESERAT FOREST	B+C
Bob Woods	GOODWILL HOUSTON	1140 West Loop N Houston TX	B+C
BOB REUTER	30 QRP	30 QUAIL PARK	9 1/2 10
RAOE PIERCE	30 GR	"	9 1/2 10
JOEL GILMORE	SELF	22 S. DREAM WEAVER	17
MARK BULESZA	"	11 STONE SPRINGS	13
Manoj & Mita Desai	Self	2 Floret Ct; 77382	1
Vic Pyle	self	1045 Agstone Path	5-8

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Name (Please Print)	Representing	Address	Agenda #
Joseph Arbeeley	Self	6777 Woodland Pkwy	G H M I
Jamie Bryant	Self	2912 Summersweet	
Steve Briggs	Self	100 S. Flagstone Path Circle	observer
SHELLEY WRIGHT	SELF	76 S. FLAGSTONE PATH CIR	14
Kimberly Breehn	self	2620th Ave	190
Dr. W. Esser	Twmc	2200 Lake Woodlands	J
Steven Rector	"	"	
TROY & Debbie Lee	Self	14 Ridgeline Court	#20
David Kory	NHCC.	7575 Alden Bridge Dr	F
Isabel Gomer		50 Harbor Cove	#11-12
Dora Allbert	Self	19 Stone Springs	13
Tessa Kancade		102 Spornist	
Joe Sherwin		1050 SH 150 NW 97358	5,6,7,8
Theo Kien	Self	22 Horn Mist	5,6,7,8