

Development Standards Committee

April 2nd, 2025, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, TX 77381

MINUTES

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

Staff Present: Neslihan Tesno, Kim McKenna, Hennie van Rensburg, Delilah Campos

Counsel Present: Bret Strong, Peter Falivene

I. Welcome/Call Meeting to Order.

The meeting was called to order by Arthur Bredehoft at 5:00 p.m. and a quorum was declared.

II. Pledge of Allegiance.

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

There was a motion to adopt the meeting agenda by John Anthony Brown and seconded by Bob Adams. The motion carried unanimously.

IV. Public Comment.

There were no public comments.

V. Consideration and action regarding the minutes of the meeting of March 5, 2025.

There was a motion to adopt the meeting agenda by John Anthony Brown and seconded by Bob Adams. The motion carried unanimously.

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

Commercial: Staff presented the Commercial Summary List consisting of item D. It was then moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

Residential: Staff presented the Residential Summary List consisting of items 1, 2, 4, 5, 7-26 & 30. There was a request by a homeowner to remove item number 23, and a request from a representative to remove item #25 from the Summary List. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the Residential Summary List as amended. 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 into executive session at 5:08 p.m.

VIII. Reconvene in Public Session.

The committee reconvened into public session at 5:53 p.m.

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

- A. Variance request for the proposed building sign that does not match the monument sign and includes flat cut out letters that do not meet the minimum letter height required.

HEMET 664 LLC / Comeaux Stonestreet Dental Group

8008 Ashlane Way, Suites 140-150

Lot 0825 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:

- The applicant may relocate their building sign from the brick area to the stucco finish

message area. Refinish the previous brick message area to a like-new condition.

- The building sign complies with the criteria for size, construction, and color.
- No other exterior signage is approved. All exterior signage 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 retail center sign 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.

B. Variance request for the proposed monument sign tenant panel that does not match the building sign.

HEMET 664 LLC / Comeaux Stonestreet Dental Group

8008 Ashlane Way, Suites 140-150

Lot 0825 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:

- Remove the Fleur-de-lis logo from the panel.
- The monument panels shall be refinished to match the adjacent panels.
- 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.
- 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. Variance request for proposed door vinyl graphics to be placed on doors other than the primary entry door.

HEMET 664 LLC / Comeaux Stonestreet Dental Group

8008 Ashlane Way, Suites 140-150

Lot 0825 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 business name and logo, dentists' names, and contact information on left primary entrance door and allow business name and logo on right primary entrance door.
- Allow "STAFF ONLY" at staff entrance doors.
- Allow "EXIT ONLY" at exit doors. Remove the exterior door handles for the "Exit Only" doors.
- 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.
- 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. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Regency Centers LP

4747 Research Forest Dr, Ste 165

Lot 0100, Block 0687, Section 0047, Village of Cochran's Crossing

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

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

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

34 N Drifting Leaf Court

Lot 22, Block 01, Section 38 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by 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. Total advertised occupancy limit is not to exceed two persons per bedroom for a maximum of 8. 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. The motion carried unanimously.

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

30 E Stony Bridge Court

Lot 08, Block 04, 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 Anthony 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. Total advertised occupancy limit is not to exceed two persons per bedroom for a maximum of 8. 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. The motion carried unanimously.

3. 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. 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 Tricia Danto to table the item to the April 16th meeting to allow neighbors to submit information pertaining to violations of the short term rental standards. The motion carried unanimously.

4. Variance request for a proposed generator that will encroach the rear ten-foot easement more than allowed.

26 Rhapsody Bend Drive

Lot 17 Block 1, Section 27 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to conditionally approve the generator in rear easement as submitted – Generator must be installed so that the top of the unit is less than six feet above natural grade, screened so that they are not visible from ground level from any adjacent street or adjacent tract. 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. Meet code and pass inspections. All conditions must be met

within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement.

Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

5. Variance request for a proposed driveway borders that exceeds the maximum width allowed.

3 Auburn Path Drive

Lot 01 Block 01 Section 47 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 Anthony Brown and seconded by Andrew Freeman to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

6. Consideration and action for approval of Home Business – Therapy.

58 North Braided Branch Drive

Lot 16, Block 01, Section 31 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was moved by Arthur Bredehoft and seconded by Tricia Danto to conditionally approve as follows: No sign allowed. Clients limited to a maximum of 2 per day. Home business visitors must park in applicant's driveway. No advertising of physical address. Permit is valid for a period of 2 years then permit must be renewed. Submit application for renewal prior to March 2026. Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. John Anderson was absent from the vote. The motion carried.

7. Consideration and action for renewal of a Short-Term Rental.

83 North Silver Crescent Circle

Lot 31, Block 02, Section 01 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 Anthony Brown and seconded by Andrew Freeman to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the 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 March 2027. 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.

8. Consideration and action for renewal of a Short-Term Rental.

75 Valley Oaks Circle

Lot 06, Block 02, Section 51 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 Anthony Brown and seconded by Andrew Freeman to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per

Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by March 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.

9. Consideration and action for renewal of a Short-Term Rental.

39 Shady Pond Place

Lot 41, Block 02, Section 01 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 Anthony Brown and seconded by Andrew Freeman to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the 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 March 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.

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

23 Archer Oak Place

Lot 31, Block 3, Section 29 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions: what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting an application and obtaining approval for the tree removal)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

35 West Knightsbridge Drive

Lot 16, Block 2, Section 2 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by removing ALL trash and/or recycle carts from public view on a consistent basis and by removing miscellaneous household items from public view on a consistent basis)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.

8102 Allston Village Trail

Lot 35, Block 3, Section Enclave at The Woodlands Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting a passing final inspection for the swimming pool; by planting and maintaining 2 trees in the rear yard)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

95 North Concord Valley Circle

Lot 38, Block 1, Section 25 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by removing the trash and/or recycle carts from public view on a consistent basis and by weeding and mulching the front yard flowerbeds on a consistent basis)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

63 Shimmer Pond Place

Lot 52, Block 1, Section 5 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting an application and obtaining approval for the pool barrier fence replacement) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. 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.

19 West Lasting Spring Circle

Lot 17, Block 2, Section 8 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time

frame for resolution. The letter will include notice that failure to correct these violations (**by removing trash and/or recycle cart from public view on a consistent basis, & applying for a trash cart screen**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

19 South Scarlet Elm Court

Lot 5, Block 1, Section 60 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 Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by maintaining and repairing broken/missing fence pickets and submitting an application if necessary**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

2 Quillwood Place

Lot 4, Block 2, Section 56 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards on a consistent basis; by removing oil stains from the driveway; and by submitting applications and obtaining approval for wooden deck and above ground spa**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

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

123 North Misty Dawn Drive

Lot 24, Block 1, Section 5 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by removing algae/mildew from the exterior of the home; by removing the turf and pavers from the front yard and replace with soil to level the lawn; and by storing the trash and recycle carts from public view on a consistent basis**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the

staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property
15 Heaven Tree Place
Lot 20, Block 1, Section 65 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 Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct **these (by submitting an application and obtaining approval for the pool barrier fence replacement)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
18 Bluff Creek Place
Lot 5, Block 2, Section 73 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 Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by removing trash and recycle carts from public view on a consistent bases)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
7 Valley Cottage Place
Lot 2, Block 1, Section 26 Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting a passing final inspection for the swimming pool)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
30 South Vesper Bend Circle
Lot 88, Block 2, Section 29 Village of Sterling Ridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by

authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by establishing forty percent of the front yard (excluding the portion covered by driveway and walkways))** with trees, shrubbery, lowers, mulch, or plants other than turf or grass) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
15 Archer Oak Place
Lot 29, Block 3, Section 29 Village of Sterling Ridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was moved by Tricia Danto and seconded by Andrew Freeman to Allow 30 days for curing violation then proceed with the pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by planting and maintaining evergreen vegetation at least 3 feet tall at the time of planting and be planted in the ground)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
70 Hearthshire Circle
Lot 17, Block 1, Section 99 Village of Sterling Ridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by removing trash and/or recycle cart from public view on a consistent basis)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. 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
3 North Arrow Canyon Circle
Lot 55, Block 4, Section 3 Village of Creekside Park
This item was heard by the full Committee. The staff provided the Committee with a presentation. A representative for the homeowner was present and addressed the committee. It was moved by Arthur Bredehoft and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by providing a passing final inspection for the pool barrier fence)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands

Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. 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
35 Black Swan Court
Lot 19, Block 2, Section 97 Village of Sterling Ridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by defining and mulching the flowerbeds)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
27. Consideration and action to appeal possible violation on the property.
47 Dovewing Place
Lot 36 Block 01 Section 06 Village of Alden Bridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and additional interested parties were present and addressed the committee. It was moved by John Anthony Brown and seconded by Andrew Freeman to **determine that the lights were seasonal lights and therefore staff should continue the violation process.** The motion carried unanimously.
28. Consideration and action regarding a possible violation on the property.
118 West Elm Crescent
Lot 21, Block 01, Section 04 Village of Alden Bridge
There was a motion by Andrew Freeman and seconded by John Anthony Brown to Table this item as the affected party was not in attendance. The motion carried unanimously.
29. Variance request for a proposed patio cover that does not respect the rear twenty-foot setback.
3 Lysander Place
Lot 20, Block 02, Section 39 Village of Sterling Ridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by John Anthony Brown to **deny the application as submitted and recommended the owner revise the plans to comply with the Standards.** The motion carried unanimously.
30. Variance request for a proposed tree removal that may not meet the standards for removal.
42 North Hollylaurel Circle
Lot 45 Block 01 Section 16 Village of Alden Bridge
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by John Anthony Brown and seconded by Andrew Freeman to conditionally approve the removal of the tree. The owner must plant and maintain two 30-gallon native trees or one 45-gallon or larger native tree. The motion carried unanimously.
31. Variance request for a proposed generator that will encroach the side five-foot easement by more than 3 feet.
44 Venetia Grove Drive
Lot 07, Block 03, Section 41- Village of Creekside Park West
This item was heard by the full Committee. The staff provided the Committee with a presentation. The

homeowners were present and addressed the committee. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Conditionally approve. The generator must be screened by evergreen vegetation at least 4' tall at time of planting to street and adjoining properties. Timing of self-testing cycles of power generators should be set to occur during daytime hours to not adversely impact neighboring properties. Meet code and pass inspections, standards conditions apply. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

32. Variance request for a proposed driveway extension/parking pad that will not respect the side five-foot easement and projects past the side of the garage.

2 Mohawk Path Place

Lot 96, Block 01, Section 06 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Bob Adams to deny the driveway extension/parking pad as presented. The motion carried unanimously.

33. Variance request for a proposed paver patio that will not respect the rear ten-foot easement.

30 Burnished Oaks Court

Lot 73, Block 02, Section 22 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowners were present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to Conditionally approved as follows – Pavers are only allowed to encroach five feet (5') into the rear ten-foot (10') easement. Submit revised survey with revisions. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Tricia Danto was absent from the vote. The motion carried.

34. Variance request for an existing animal house that is not the distance required from the property line and the existing animal run exceeds the maximum square footage allowed. Additionally, they do not respect the side and rear easements.

11 Doeskin Place

Lot 40 Block 03 Section 59 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowners were present and addressed the committee. It was then moved by Andrew Freeman and seconded by Tricia Danto to Conditionally approved the animal house and animal run for 2 ducks with the following changes: Reduce size of animal run to a reasonable size – maximum of 250 ft², move the animal house to at least 10' from the side property line, applicant to submit written consent from the adjacent property owner(s) where the run is adjacent to the shared property line. Applicant to coordinate with staff regarding these revisions. Submit revised survey with revisions marked. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. 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.

There was no action on this item.

XII. Development Standards Committee Member Comments

John Anthony Brown inquired about the new committee meeting times and when they would go into effect.

Andrew Freeman commended staff for referencing slide numbers during the presentation, noting that it enhanced clarity and understanding. Arthur Bredehoft addressed the topics of walkways and roof colors as part of neighborhood criteria discussion. He stated that committee meeting times will remain unchanged until further notice, with potential adjustments to be considered for implementation in June or July. Mr. Bredehoft also commended the committee for their work on the commercial items and expressed anticipation for reviewing future revisions to the commercial standards.

XIII. Staff Comments and Reports

Neslihan Tesno commended the committee on their work during the meeting. She also informed the committee that the General Manager of the Township had distributed a brochure announcing the search for a new Covenant Administration Department Director, which has been posted on the Township website.

XIV. Adjourn

There being no further business, it was then moved by John Anderson and seconded by Bob Adams to adjourn the meeting at 8:30 PM. The motion carried unanimously.

Development Standards Committee Meeting of April 02, 2025

Name (Please Print)	Representing	Address	Agenda #
Ros & Julie Luetken	Owners	44 Venetia Grove	31
banden Brooks Custom Sign Concepts		8008 Ashland Way #150	ABC
Carla Luetken	owners	44 Venetia Grove	31
Phil B. Bryson	Owner	47 Dorewing Pl	27
Paxton + Elizabeth Krichmar	Owner	11 Dookin	34
Daniela M delacueva	Contractor	3 N Arrow Canyon	25
Julie DeGuerre	Resident	166 S. Cochrans Gr. Cir.	PC
Tania Morales	Resident	99N Cochrans Green Cir.	PC
Andrew Rickett	Resident	142 S Cochrans Green Cir	16
Brianan Buckley	RESIDENT	38 Dorewing Plater	27
ERIK BARRON	Contractor	44 VENICIA GROVE	31
Julie Comeaux	Comeaux	8008 Ashland Way	ABC
Fernando Page PDA		15 Archer Oak Pl	23
Sarah Page	resident	3 Petalcup Place	PC

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