

Development Standards Committee

June 4th, 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, Delilah Campos, Marcy Shaw

Counsel Present: 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 Tricia Danto. The motion carried unanimously.

IV. Public Comment.

There were no public comments.

V. Consideration and action regarding the minutes of the meeting of May 7, 2025.

There was a motion to adopt the meeting agenda by Tricia Danto and seconded by Andrew Freeman. The motion carried unanimously.

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

Commercial: Staff presented the Commercial Summary List consisting of items A, B, and E. 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 2-21, 27, 30 & agenda item XI. There was a request by a homeowner to table item number 30 and Item number 9 was withdrawn. Item number 15 was resolved prior to the meeting. 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.

There was no executive session.

VIII. Reconvene in Public Session.

There was no executive session.

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

- A. Variance request for the proposed preliminary plans for a building expansion that includes the addition of parking spaces within the forest preserve and tree and vegetation removal.

AHTW LLC / Animal Hospital of The Woodlands

12212 W. Branch Crossing Drive

Lot 0500 Block 0078 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 Anderson to approve the preliminary plans on the following conditions:

- Applicant to verify that the lot coverage per the Development Criteria has not been exceeded with the expansion and additional parking.
- Final plans to be submitted as a separate application through civic access system.
- A Construction Activity Plan shall be provided to include a six-foot-tall construction fence with green mesh screening.

- All Laydown, storage, portable toilets, etc., shall be within a fenced area. Trailers, containers, and dumpsters are to be neutral in color.
- A variance is conditionally approved for the new parking to the south to occur in the 55' Forest Preserve as no preserve is in place and has been encroached by the existing access vehicle roadway.
- The new parking spaces are to include provisions to meet ADA Standards and Requirements. All ADA code requirements are to be met through the correct design and standards.
- The Life Safety Plan, parking, and fire lanes are to be reviewed and approved by the local Fire Marshal. Provide an approval letter as required.
- All roofing material is to blend seamlessly. Recondition the existing roof to like-new.
- Concrete walkways, new parking, and curbs are to match in finish color and style—dowel new concrete into existing concrete.
- Provide a landscape plan to add back landscaping disturbed during construction. Shrubs and sod grass are to be added back near the building, and the tree removed is to be replaced caliper inch per inch.
- The building expansion design is to match the existing architectural design of the building. New materials are to blend with the existing seamlessly.
- Exterior conduits are to be kept to a minimum. Any exterior conduits, pipes, and service boxes are to be painted to match the substrate to which they are mounted.
- Provide a gutter system to control the water shed off the roof between the existing building and the addition.
- New ground-mounted heat pump and HVAC condenser are to be screened from public view. Install shrubs from The Woodlands planting list sized large enough to screen the units when planted.
- Provide sound output data for each new exterior HVAC unit. The sound output from HVAC Units shall not exceed 65 dB at the nearest property line.
- Sanitary sewer lines, domestic water lines, and gas plumbing lines are to connect to the existing lines for the building.
- Provide cut sheets for any exterior fixtures, wall pack lights, emergency exit lights, parking lot lights, etc.
- All exterior lighting shall match the temperature color within 500K of each other fixture.
- Plans are to meet all local and building codes.
- No signs are approved at this time. Reserved parking or other signs must be submitted for review.
- Permanent Improvements must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- B. Consideration and action for the proposed façade update that includes color and material changes, lighting and staging and storage areas.

Regency Centers LP

4775 W. Panther Creek Drive

Lots 0283, 0285 Block 0045 Section 0040 Village of Panther Creek

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 Johan Anderson to approve on the following conditions:

- Owner to ensure all areas are cleaned prior to painting.
- No brick in the shopping center is approved to be painted.
- Stone Veneer to be added all existing column bases.
- Staging and storage area must include a six-foot-tall construction fence with green mesh

screening maintained in good order and repair.

- All Laydown, storage, portable toilets, etc., shall be within a fenced area.
- New lighting is to match within 500K of existing lighting. The DSC reserves the right to have additional screening added or lighting intensities adjusted should the need arise.
- 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.

- C. Consideration and action for the proposed exterior remodel of an existing tenant space that includes a roof overlay, loading dock modifications, new utility access doors, the addition of a sidewalk and a staging and storage area.

Regency Centers LP

4775 W. Panther Creek Drive, Suite 400

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full committee. The committee considered the proposal, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was then moved by John Anderson and seconded by Bob Adams to deny the request as proposed and provided the following comments:

- Consider adding a matching tower or allow the larger tenant space to have the anchor tower.

The motion carried unanimously.

- D. Consideration and action for the proposed exterior remodel of an existing tenant space that includes the addition of a tower, front entrance door and modifications that allow for compliance with The Americans with Disabilities Act.

Regency Centers LP

4775 W. Panther Creek Drive, Suite 405

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full committee. The committee considered the proposal, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was then moved by John Anderson and seconded by Bob Adams to deny the request as proposed and provided the following comments:

- Increase the Signage band area for tenant Space 405 for future Signage application.
- Predominant Tower should be applied to the larger space.
- Consider adding a matching tower or allow the larger tenant space to have the anchor tower.

The motion carried unanimously.

- E. Variance request for two proposed monument sign panels that include a tagline that is not part of the registered name of the business.

The Woodlands Christian Church / Centro Alfa

1202 N. Millbend Drive

Lot 0230 Block 0599 Section 0036 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 Johan Anderson to table the item to the meeting of June 18th. The motion carried unanimously.

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

1. Variance request for the proposed concept new home that includes a balcony that will be located beyond the 25' rear setback.

68 N Timber Top Drive

Lot 22, Block 04, Section 13 Village of Grogan's Mill

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 John Anthony Brown to deny as presented and suggest the owner revise and resubmit with the following considerations:

- Reduce the amount of encroachment in the rear and only encroach a small portion primarily for outdoor living spaces, consistent with the neighborhood for balconies or small dwelling encroachments. No more than a 15' encroachment will be considered.
- Reduce the Hard Surface on the lot. No more than 50% total hard surface coverage will be considered for the lot, inclusive of additional improvements such as outdoor living or pools.
- Garages must be modified to setback one bay.
- Ensure the driveway meets standards for width and tapering. In consideration of alternative materials proposed for the driveway, the committee suggested submitting multiple designs/options with the revised proposal.
- Owner must provide tree site survey with proposed home.

The motion carried unanimously.

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

10712 Whisper Willow Place

Lot 26, Block 07, Section 06 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by 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 June 2026 for continued operation. 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. Variance request for proposed attic conversion addition that exceeds the living area for Development Criteria of Section 24 Village of Creekside Park.

11 Ranchers Trail

Lot 24, Block 01, Section 24 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 the attic conversion on the condition the living area must not exceed 3407 ft², must 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

4. Variance request for a proposed patio cover that does not respect the rear fifteen-foot setback.

215 New Harmony Trail

Lot 07, Block 06, Section 14 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 conditionally approve as follows: no more than 5' encroachment into the rear 15-foot setback as submitted, plant & maintain evergreen trees/shrubs (at least 7' tall at time of planting) to street & rear to screen. Staff to review upon completion to determine if any additional screening is needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing

off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to the original condition. 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. Please contact Harris County for any additional permitting requirements.

5. Variance request for a proposed pool that exceeds the allowed maximum water surface area.

70 Hearthshire Circle

Lot 17 Block 01, 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 conditionally approve the proposed swimming pool as follows: Water surface area not to exceed 8% of the lot (per approved plan), Meet code and pass inspections. Pool may not encroach into any easement. Verify all easements as they may differ from the covenant easements. Comply with submitted drainage plan. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to the original condition. Staff to review upon completion to determine if any evergreen screening is needed. 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. The motion carried unanimously.

6. Variance request for a proposed pool and patio cover with outdoor bath that exceeds the allowed maximum hard surface area.

26 North Plum Crest Circle

Lot 36 Block 01 Section 64 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 conditionally approve the proposed pool, patio cover and outdoor bath as follows: Hard surface area to be no more than 5% overage – currently pool is at 4.8%. Staff to review upon completion to determine if any evergreen screening is needed. Meet code and pass inspections. Pool may not encroach into any easement. Verify all easements as they may differ from the covenant easements. Comply with submitted drainage plan. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to the original condition. 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. The motion carried unanimously.

7. Variance request for an existing patio that does not respect the rear ten-foot easement.

38 Douvaine Court

Lot 10 Block 02, Section 10 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 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. Additionally, the Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

8. Variance request for an existing building that does not respect the side building line and exceeds the maximum allowed height.

3 Carmeline Drive

Lot 64 Block 01, 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 disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or encroaching the building line, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. 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. Plant and maintain evergreen trees or shrubs (at least 7' tall at time of planting to screen to the street. Staff to review upon completion to determine if sufficient screening. 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. The motion carried unanimously.

9. Consideration and action for Short-term Rental

18 Wenoah Loop

Lot 43, Block 03, Section 04 Village of Creekside Park

Withdrawn by homeowner.

10. Consideration and action for Short-term Rental

58 Sawbridge Circle

Lot 15, Block 01, Section 29 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 the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and Use Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party, responsible 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.

11. Consideration and action for Short-term Rental

35 Gilmore Grove Place

Lot 36, Block 02, Section 34 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 the Short-Term Rental 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. 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.

12. Consideration and action for approval of Home Business – Youth Sports Franchise

14 Elfen Way

Lot 05 Block 02, Section 06 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 as follows: Permit is valid for a period of 2 years then permit must be renewed. No employees and no frequent visitors to travel to the home business. Any home business visitor must park in the applicant's driveway. Submit application for renewal prior to June 2026. The 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. The motion carried unanimously.

13. Consideration and action to appeal the Residential Design Review Committee's disapproval of a proposed black mesh that is attached to a metal fence.

38 Mosaic Point Place

Lot 09, Block 02, Section 06 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 conditionally approve the black mesh that proposed to be attached to the fence if the owner plants and maintains evergreen shrubs/trees to screen to the street. Staff to review upon completion to determine if sufficient screening. 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.

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

14 North Bantam Woods Circle

Lot 90, Block 1, Section 6 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 establish 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) 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.

46 Cassena Grove Place

Lot 31, Block 1, Section 36 Village of Creekside Park West

Resolved prior to meeting.

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

51 Cherryvale Court

Lot 13, Block 1, 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 establish a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing, including but not limited to, play equipment, boxes, storage tubs and other 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.

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 Winhall Place

Lot 54, Block 2, Section 91 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 artificial turf) 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.

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

3 Merryvale Drive

Lot 10, Block 3, Section 28 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 establish 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 all yard debris, removing dead tree and dead vegetation; by removing algae/mildew from the exterior of the home; by maintaining the swimming pool/pump; and by repairing/replacing the pool barrier fence which may require an application) 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.

166 North Vershire Circle

Lot 7, Block 2, Section 91 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 establish a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing 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.

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

34 Tallgrass Way

Lot 4, Block 1, Section 14 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 and by removing portable play equipment including but not limited to goals) 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

39 East Montfair Boulevard

Lot 6, Block 2, Section 75 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 establish 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 walkway 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.

22. Consideration and action regarding a possible violation on the property.

118 West Elm Crescent

Lot 21, Block 01, Section 04 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. A neighbor was present and addressed the committee. It was then moved by John Anthony Brown and seconded by Tricia Danto to determine that the fence was not in violation at this time. The motion carried unanimously. It was noted that the rear fence was leaning, and staff would send notice to the property owner to repair and/or replace as needed.

23. Consideration and action for a Short-term Rental.

230 Tortoise Creek Place

Lot 81, Block 01, Section 08 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. A representative of the owner was present and addressed the committee. It was then moved by John Anthony Brown and seconded by Tricia Danto to deny the short-term rental as presented. The motion carried unanimously.

24. Consideration and action to appeal the Residential Design Review Committee's decision to review the existing artificial turf as a sports court as defined in the Woodlands Residential Development Standards due to the use of the turf.

111 Birch Canoe Court

Lot 24, Block 01, Section 20 Village of Creekside Park West

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 John Anderson to deny the appeal as submitted. The committee recommended the owner resubmit as a sports court - allowing no lights, restricted play hours and to respect all required setbacks and easements. The motion carried unanimously.

25. Consideration and action to appeal the Residential Design Review Committee's decision to deny an existing house color.

35 New Dawn Place

Lot 06 Block 02, Section 09 Village of Harper's Landing in College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by John Anderson and seconded by John Anthony Brown to deny the appeal, and allowed 180 days for the trim to be painted in a contrasting color to soften look of the home – color can be a muted darker shade than paint color of house. The owner is to work with staff. The motion carried unanimously.

26. Consideration and action to appeal the Residential Design Review Committee's decision to deny existing exterior lights due to not meeting the Standards for permanent seasonal lighting.

30 Mosaic Point Place

Lot 07, Block 02, Section 06 Village of Creekside Park

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 then moved by John Anthony Brown and seconded by Andrew Freeman to table the item until the homeowner can submit a modified design to encase or hide the light strand. This item is to return to the committee for review. The motion carried unanimously.

27. Variance request for proposed driveway borders will not respect the side five-foot easement.

6 East Twin Ponds Court

Lot 38, Block 01, Section 10 Village of Creekside Park West

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 driveway borders as follows: The border must be no more than 18" wide and must not cross into front of adjacent home in the street right of way. 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.

28. Variance request for a proposed pool with spa that exceeds the maximum allowed water surface area.

48 Sunrise Crest Trail

Lot 07, Block 02, Section 37 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 then moved by Andrew Freeman and seconded by Tricia Danto to conditionally approve as follows: redesign to only 8% water surface area, submit revised plans and surveys. Staff to review for compliance and conditions. Meet code and pass inspections. Pool and decking may not encroach into any easement. Must maintain at least two 2.5" caliper native trees in rear yard. Verify all CenterPoint Energy easements as they may differ from the covenant easements. Comply with submitted drainage plan. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

29. Variance request for proposed driveway borders that exceed the maximum width allowed and extends beyond the façade of the garage.

47 Welston Terrace Drive

Lot 06, Block 01, Section 35 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 then moved by John Anthony Brown and seconded by Andrew Freeman to approve the driveway borders on the condition the border at the top of curve near garage on right to be to 30 inches wide and narrow down to 19 inches from edge of stacked landscape border to curb. This border must taper to meet the corner of the garage. The border on left side is to be no wider than 19 inches. The borders must follow the curve of the driveway & apron. The applicant must maintain the evergreen shrubs on the left side and maintain a bed with mixture of low shrubs and plants on right side to soften the view. It is recommended by the committee to allow for some space between the driveway and the elevated stacked rock landscape border – this would avoid unintended impact from vehicles. Tricia Danto abstained from the motion. The motion carried.

30. Variance request for existing mesh that is not the approved color and is visible to the street.

26926 Putnam Bend Lane

Lot 22, Block 01, Section 00 Village of Creekside Park (Enclave)

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 Table this item. The motion carried unanimously.

31. Variance request for an existing basketball goal that does not respect the side five-foot easement.

131 East Mirror Ridge Circle

Lot 45, Block 02, Section 18 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. A representative to the owner and additional interested parties were present and addressed the committee. It was then moved by John Anthony Brown and seconded by Tricia Danto to deny the basketball goal as presented and required the owner to remove the entire structure (goal & base) within 14 days of this action. The motion carried unanimously.

32. Variance request for an existing pool, patio cover, and summer kitchen that does not respect the rear 10-foot covenant easement.

8002 Hingham Lane

Lot 49, Block 01, Section 00 Village of Creekside Park (The Enclave)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and their contractor were present and addressed the committee. It was then moved by John Anthony Brown and seconded by Andrew Freeman to take no action subject to:

Receipt by the Development Standards Committee of required written partial release of easements to the extent required in order to allow the limited encroachment into the recorded easements from all parties holding such easement in a form acceptable to the committee for their particular circumstances. This means a release from the gas, electric if needed, telecommunications and cable/internet company (all 4) and then a release from the Howard Hughes Corporation who is the successor to The Woodlands Corporation. It is recommended that the owner contact Dan Kolkhorst at the Howard Hughes Corporation to obtain the release. It is still being determined if a release is required from The Woodlands Township.

- Enter into a Memorandum of Agreement in a form acceptable to the Township and its legal counsel detailing the conditions for approval and retention of rights under the existing Covenants and Standards related to the improvements including but not limited to retain rights under the covenant easements. Additionally subject to the conditions for the pool & patio cover.
- Remove portion of pool decking in the ten (10) foot rear easement from corner of pool to the patio cover within 30 days of the decision.
- Plant and maintain evergreen trees and/or shrubs at least 10 to 12 feet tall at time of planting from grade as a screen forming a dense wall to the adjacent property line. Staff to review upon completion to determine if sufficient screening & density.
- Comply with the submitted drainage plan. Drainage plans should show any natural change in

grade and define the direction the water flows onto and off the property. Drainage plans should include specifications for drainage swales, piping, catch basins and drain outlets.

- Meeting code and passing inspections.
- All conditions must be met within 45 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement.
- Contact Harris County for any additional permitting requirements.

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 to adopt a rule regarding review and approval of solar collector systems.

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 amend the previous promulgated rule to allow the two Covenant Administration Managers to review and approve solar collector systems. This would be a temporary rule until the Director position is filled, and DSC reviews the change. The motion carried unanimously.

XII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

There was no action on this item.

XIII. Development Standards Committee Member Comments

During committee member comments, John Anthony Brown asked staff to verify whether Howard Hughes has applied for turf installation at 1001 Woodloch Drive. John Anderson requested that staff consult legal counsel to determine if there is a limit to how many short-term rentals a single entity may own or operate. Arthur Bredehoft suggested scheduling the next DSC workshop for either June 20 or June 27, pending Dan Kolkhorst's availability to discuss commercial standards revisions, which may be finalized by the end of July. He also commended the subcommittee's mapping and research on short-term rentals and inquired if a contractor is or could be engaged to manage short-term rental operations. He noted that the subcommittee is scheduled to discuss short-term rentals and generators during the June 5 DSC workshop. Looking ahead, he anticipated an increase in short-term rental applications in 2026 due to the FIFA events in Houston and questioned whether application fees should vary between resident and non-resident homeowners.

XIV. Staff Comments and Reports

Neslihan Tesno reported that a high percentage of recent applications are for roof replacements, and that staff has prioritized processing these applications to expedite permitting. She noted that, according to the staff's monthly reports, the Creekside Park village has submitted the highest number of applications and received the most staff-level approvals. Neslihan also reminded the committee that generators will be discussed at the upcoming DSC Workshop.

XV. Adjourn

There being no further business, it was then moved by John Anderson and seconded by Andrew Freeman to adjourn the meeting at 8:04 PM. The motion carried unanimously.

Development Standards Committee Meeting of

6/4/25

Name (Please Print)	Representing	Address	Agenda #
CHRISTOPHER LAUT	SAME	2205 RIVA ROW	
Beth Stoler	same	135 E Mirror Ridge	31
Eduardo Lozano	same	48 Sunrise Crest Tr	28
Antony Wilson + Ronald Fernandez	self	47 Weston Terrace Dr.	29
Eileen André	same	127 E. Mirror Ridge Cir.	31
Jimmy Enriquez		127 E Mirror Ridge Cir	31
Lawrence BATTON		1222 West Elmeres	22
Maree Roeschger	self	70 HEARTSOME COE	5
Javier Padua	self self	60 N timber top	1
Roberta	self	38 mosaic Point Pl	13
Mendi Sen	self	6 E Tuck Ponds	27
Lisa Bertonecello	self	26 N. Plum Crest Circle	6
Larry Steuten	self	30 Mosaic Point Pl	26
Jesús Padilla	Self	230 tortoise creek	23

52/10/9

[illegible]