

Development Standards Committee

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

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, TX 77381

MINUTES

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

Staff Present: Neslihan Tesno, Kim McKenna, Delilah Campos, Marcy Shaw, Danielle Allen

Counsel Present: Bret Strong

I. Welcome/Call Meeting to Order.

The meeting was called to order by Arthur Bredehoft at 5:01 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 June 4, 2025.

There was a motion to adopt the meeting agenda by Andrew Freeman 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 items B, C, D, E, and F. It was then moved by Bob Adams and seconded by John Anthony Brown to approve the Commercial Summary List as presented. The motion carried unanimously.

Residential: Staff presented the Residential Summary List, which included items 3–7, 9–20, and 31, along with agenda items XI and XII. Items 1 and 2 were withdrawn, and items 19 and 21 were resolved prior to the meeting.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.

The committee recessed into executive session at 5:09 p.m.

VIII. Reconvene in Public Session.

The committee reconvened into public session at 5:24 p.m.

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

A. Consideration and action for the proposed shopping center sign criteria update.

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 full committee. The committee reviewed the new criteria, considered the existing and proposed conditions and the Commercial Planning and Design Standards. Following deliberation, it was moved by Bob Adams and seconded by John Anderson to conditionally approve the updated criteria and required the owner revise the document by integrating the conditions shown below:

- Primary Identification sign shall have a minimum of 2-3" clearance on all sides of the frame so as to not crowd the sign edges.
- Primary Identification and Pedestrian Sign Type A to utilize the same styling and design for

both signs where feasible and not restricted by message area.

- Pedestrian Sign Type A shall have a minimum of 1-1/2" clearance on all sides of the frame and be mounted from the bottom side of the beam as shown in the attached Exhibit A.
- Pedestrian Sign Type B shall have a minimum of 1" clearance on all sides of the message area.
- Pedestrian Sign Type B consider white highlights. Any proposed color highlights require the review and approval of the Development Standards Committee prior to installation.
- Pedestrian Sign Type B Alternate to be used for logo only and have a minimum of 1" clearance on all sides of the message area. Tenant shall utilize styling and design as the Primary ID and Pedestrian Sign Type A signage where feasible and not restricted by message area.
- All sign types used on a suite must match.
- "Open" sign to comply with Commercial Planning and Design Standards.
- In addition to landlord/owner approval, all signs require the review and approval of the Plan Review Committee or its designee prior to fabrication and installation.

B. Consideration and action for the proposed temporary parking lot which requires tree removals.

The Woodlands Land Development Company LP / Howard Hughes

2000 Woodlands Parkway

Lot 4400 Block 0547 Section 0999 Village of Town Center

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

- The lot surface will be gravel. Preparations shall be made for a stable base for the surface to prevent mud and debris from leaving the temporary lot.
- The lot will require the removal of approximately 38 trees. No additional trees shall be removed without further application.
- Trees to be removed shall be ribboned and reviewed on-site with a DSC representative; contact Township staff prior to removal to coordinate with the DSC representative for review of the ribboned trees.
- The applicant shall have four (4) years from this approval date to determine if this surface lot shall be turned into a permanent pavement lot. If the venture of an events center has not been viable, and the lot is no longer needed, the area shall be returned to a Forested Area with the gravel removed and trees replanted according to The Woodlands Standards.
- The applicant is conditionally approved for a temporary gravel parking lot to provide 80 double-stacked parking spaces for valet parking for fall 2025 art exhibits and events.
- Significant tree removal is required for the temporary parking lot.
- The Applicant must create an account and submit Owner Certification, Hold Harmless, Waiver and Release of Liability Document to Covenant Administration prior to issuance of the permit.
- No other exterior improvements other than what has been specifically submitted and approved within this written approval. All temporary and permanent exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- The temporary 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.

C. Variance request for the proposed addition of a cabinet sign to each existing building sign.

GRI Woodlands Crossing LLC / Original ChopShop

10720 Kuykendahl Road, Suite D

Lot 0100 Block 0592 Section 0060 Village of Indian Springs
This item was withdrawn and was not heard by the committee.

D. Consideration and action for the proposed building sign.

GRI Woodlands Crossing LLC / Perspire Sauna Studio
10720 Kuykendahl Road, Suite C2

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

- Property owner to confirm approval of updated design.
- Position the applicant's building sign vertically centered on the reveal line on the façade.
- The Sign may contain less than the full registered business name; however, the applicant shall consider adding "Sauna Studio" below "Perspire" for business type clarity.
- A variance for larger 24-inch-tall letters will be considered due to the scale of the façade and adjacent tenant sign height if the applicant wishes to consider a larger display.
- Channel letter Illumination color to match adjacent tenants.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

20 & 25 Waterway Holdings LLC
20 Waterway Ave

Lot 2650, Block 0599, Section 0999, Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anthony Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

20 & 25 Waterway Holdings LLC
25 Waterway Ave

Lot 2630, Block 0599, Section 0999, Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anthony Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

1. Variance request for a conceptually proposed new home construction that exceeds the maximum amount of living area allowed, has a walkway that encroaches into the front twenty-five foot building line, and includes a driveway that may exceed the maximum width allowed.
43 Tanager Trail
Lot 13, Block 02, Section 03 Village of Cochran's Crossing
Withdrawn Prior to Meeting
2. Consideration and action to amend the Initial Land Use Designation to increase the maximum amount of Living Area allowed for a proposed new home construction.
43 Tanager Trail
Lot 13, Block 02, Section 03 Village of Cochran's Crossing
Withdrawn Prior to Meeting
3. Consideration and action regarding a proposed preliminary new home construction that would exceed the maximum living area allowed, would encroach into the sixty-foot rear and fifteen-foot side setbacks and has a driveway that would encroach the left and right side easements.
7 West Isle Place
Lot 19, Block 01, Section 25, 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 Anthony Brown and seconded by Andrew Freeman to deny the variance and suggest the owner revise and resubmit to respect the side setbacks, reduce the encroachment into the rear setback, remove driveway encroachment into the set easements, allow living area and hard surface area amounts as proposed in preliminary. House could shift forward without encroaching to allow for more room in the rear. Submissions should include tree site survey noting all trees on the lots and which ones are proposed for removal. Suggest landscape and drainage plan be submitted with preliminary and required at final. The motion carried unanimously.
4. Variance request for a proposed pool and spa that will exceed the maximum amount of hard surface area allowed.
11024 Ellwood Street
Lot 6, Block 6, Section 07, Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony 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. Additionally, the owner should plant and maintain some vegetation to the rear of the improvement to soften the view from the golf course. The motion carried unanimously.
5. Consideration and action regarding a short-term rental application.
16 N Summer Star Court
Lot 15, Block 05, 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. 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 July 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.

6. Consideration and action regarding a short-term rental application.

63 Rockridge Drive

Lot 04, Block 05, Section 01 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 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. 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 July 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.

7. Variance request for proposed driveway borders that exceed the maximum width allowed.

139 South Star Ridge Circle

Lot 22 Block 03, Section 51 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. The motion carried unanimously.

8. Variance request for proposed driveway borders that exceed the maximum width allowed.

43 Raindance Court

Lot 03 Block 03, Section 11, Harper's Landing, Village of College 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 Arthur Bredehoft and seconded by Tricia Danto to conditionally approve as follows: Driveway not to exceed 21' wide. Borders must be symmetrical (equal widths) on both sides and be of contrasting color or material. Submitted color approved. The motion carried unanimously.

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

15 Thicket Grove Place

Lot 46 Block 01, Section 16, Harper's Landing, Village of 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 as submitted – plant evergreen shrubs in a planting bed along right side of driveway to help soften view. Committee recommends power washing the driveway. The motion carried unanimously.

10. Consideration and action for Short-term Rental

71 Ivory Moon Place

Lot 18, Block 01, Section 13 Village of Indian Springs (TWA)

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. Owner must reapply by June 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

34 Steep Trail Place

Lot 104, Block 01, Section 05 Village of 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 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. Owner must reapply by June 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 Short-term Rental

31 Raindance Court

Lot 06, Block 03, Section 11 Village of 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 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. Owner must reapply by June 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.

13. Consideration and action for renewal of a Short-term Rental

10 East Sterling Pond Circle

Lot 03, Block 03, Section 03 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 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. Owner must reapply by June 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.

14. Consideration and action for renewal of a Short-term Rental

3 East Night Heron Place

Lot 55, Block 01, Section 02 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 Short-Term Rental 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 June 2026. Short Term Rental

application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

15. Consideration and action for approval of Home Business – Speech Therapy

99 West Hobbit Glen Drive

Lot 08 Block 02 Section 76 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 as follows: Permit is valid for a period of 2 years then permit must be renewed. Home business visitors must park in applicant's driveway. Submit application for renewal prior to July 2027. 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.

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

178 Ramwind Court

Lot 19, Block 2, 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 storing chair from public view on a consistent basis; by removing trash/recycle carts from public view on a consistent basis; and by removing excess dead leaves/pine needles from the property 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.

3 LedgeStone Place

Lot 18, Block 4, Section 14 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. The owner was present and addressed the committee. 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 applications for the wood deck and/or paving in the backyard, storage shed, and for the patio structure/pergola; by removing wood deck that was built in the reserve outside of the fence and removing any electrical currently on the fence; and 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.

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

50 South Fremont Ridge Loop

Lot 12, Block 1, Section 23 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 an application and obtaining approval for the patio cover) 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.

8143 Fenway Heights Drive

Lot 1, Block 3, Section Enclave at The Woodlands Village of Creekside Park

Resolved Prior to Meeting

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

22 Quince Tree Place

Lot 88, Block 2, Section 4 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 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 and by removing all yard debris, removing dead vegetation including excess dead leaves and mud along the curb on a consistent basis; by removing or grinding tree stumps; by removing algae/mildew from the exterior of the home; by removing trash and/or recycle carts from public view on a consistent basis; by submitting an application and obtaining approval for the trees that were removed; and by establishing a defined flowerbed consisting of plants, flowers, and/or mulch with a border) 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.

92 North Chandler Creek Circle

Lot 19, Block 4, Section 13 Village of Indian Springs (TWA)

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 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.

22. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
10 Acacia Park Place
Lot 18, Block 4, Section 28 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 Arthur Bredehoft and seconded by John Anthony Brown 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 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.
23. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
31 Danville Crossing Court
Lot 32, Block 2, Section 2 Village of Harper's Landing at College 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 Tricia Danto to require the owner to submit a verifiable scheduled start date for the work within 45 days. If a firm date is not provided, or if work does not commence on the confirmed date, then the pursuit of legal action is approved 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 complying with conditions of approval for Permit AP-HIMO-000303-052024 by replacing the garage door with same as existing style and color and by replacing and maintaining the garage door) 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 due to violations of the standards and breach of the Memorandum of Agreement for a Short-Term Rental permit.
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. The homeowner and additional interested parties were present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to revoke the Short-Term Rental permit for failure to comply with the Short-Term Rental Standards and breach of the Memorandum of Agreement for a Short-Term Rental permit. The owner must cease and desist all Short-Term Rental bookings and will not be permitted to reapply for a short-term rental application 6 months from the date of the committee's revocation. The motion carried unanimously. The motion carried unanimously.
25. Consideration and action due to violations of the standards and breach of the Memorandum of Agreement for a Short-Term Rental permit.

8030 Allston Village Trail

Lot 32, Block 03, Section 00 Village of The Enclave at Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. Representatives of the owner and an additional interested party were present and addressed the Committee. It was then moved by Tricia Danto and seconded by Andrew Freeman to revoke the Short-Term Rental permit for failure to comply with the Short-Term Rental Standards and breach of the Memorandum of Agreement for a Short-Term Rental permit. The owner must cease and desist all Short-Term Rental bookings and will not be permitted to reapply for a short-term rental application 6 months from the date of the committee's revocation. 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. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve appeal and conditionally approved the lights with the following adjustments & conditions:

Cables should be hidden per the submitted project description which includes:

- Tucking the light strands tightly behind the fascia lip to conceal wiring from street view.
- Using screw-in wire clips to ensure all lines are pulled tight and follow clean straight paths.
- Concealing any cable slack or spool of wire nearly inside the gutter, preventing visible clutter.
- Installing custom-fabricated trim or painted covers over any areas where wire remain visible from the street
- Routing power cables discreetly along trim lines and securing them flush to surfaces.
- Painting any new trim or cable covers to match existing soffit or trim color for a seamless appearance.
- Modifications are weather resistant.
- Ensuring all modifications comply with the Standards
- All conditions must be met within 45 days of approval.

Staff to review upon completion to determine if any additional modifications are needed. The committee reserves the right to require additional shielding in the event an impact is received or observed. The motion carried unanimously.

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

22 Devon Dale Drive

Lot 30, 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 John Anthony Brown and seconded by Tricia Danto to approve the house color, with the condition that the stone may not be painted. All other areas were approved as submitted. John Anderson and Bob Adams objected to the motion. The motion carried.

28. Variance request for a proposed patio cover that does not respect the rear twenty-foot setback and the pergola does not respect the rear ten-foot easement.

2 Petaldrop Place

Lot 34 Block 01 Section 64 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 John Anderson and seconded by Tricia Danto to conditionally approve the patio cover & pergola as follows:

- Revise plans for patio cover to change from gable roof to a hip roof at the rear of the structure.
- Submit letters of "No Objection" from adjacent property owner and property owner directly across the street from the proposed patio cover location.

- Staff to review revised plans and documents for final approval/conditions.
- Improvements must meet code, pass inspection and comply with The Woodlands Residential Development Standards.
- Staff is 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 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.
- 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.
- 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.

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

22 Silk Tree Place

Lot 40 Block 02 Section 81 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 John Anthony Brown and seconded by Tricia Danto to conditionally approved the patio cover as follows:

- Revise plans for patio cover to change from gable roof to a hip roof facing the rear 20' setback - Staff to review revised plans and documents for final approval/conditions.
 - Plant and maintain two (2) 30-gallon native trees – at least one in back yard. Plant and maintain evergreen trees/shrubs to act as screening to rear or side property?
 - Improvements must meet code, pass inspection and must comply with The Woodlands Residential Development Standards.
 - 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 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.
 - 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.
 - 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.

30. Consideration and action to appeal the Residential Design Review Committee's decision to deny a proposed house color.

22 Devon Dale Drive

Lot 30, Block 01, Section 20 Village of Creekside Park West

Duplicate Agenda Item – See item #27

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

42 West Deer River Circle

Lot 05, Block 04, 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: Hard surface area not to exceed 58.3%. Plant & maintain 6 30-gallon native trees. Standard conditions. Must meet code and pass all inspections. Pool and decking may not encroach into any easement.

Verify all CenterPoint Energy easements as they may differ from the covenant easements. Comply with the 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

32. 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 full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the committee. It was then moved by Tricia Danto and seconded by Andrew Freeman to conditionally approve as follows: Green mesh needs to be changed out with black mesh that is entire height of the fence. Plant and maintain additional evergreen shrubs/plants to screen to street. Staff to review upon completion to determine is sufficient screening. All conditions must be met within 120 days of approval except for mesh which should be changed out within 30 days. 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.

XI. Consideration and action regarding the adoption of rules regarding Power Generators.

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 proposed changes to The Woodlands Residential Development Standards regarding generators and adopt this as the revised Standard until a comprehensive revision to the Standard has been adopted and recorded. Additionally apply the revised Standard and effective promulgated rule for all existing generators. The motion carried unanimously.

XII. Consideration and action regarding work performed without obtaining a permit; and contractors/agents who habitually perform work without applying or who complete work that is not in accordance with the permit.

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 affirm the rule concerning the requirement for increased compliance deposits for contractors in instances of starting work without an approved permit and completing work not per the approved permit.

XIII. 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.

XIV. Development Standards Committee Member Comments

Arthur Bredehoft expressed interest in discussing seasonal versus permanent lighting at a future workshop. He also referenced two articles from Community Impact magazine, one on short-term rentals and another on government reporting, and noted that another workshop will be scheduled soon. John Anthony Brown shared his appreciation for the denial of a new home construction item during the summary review and requested further discussion on the topic. Tricia Danto thanked staff for providing detailed information on short-term rental property items.

XV. Staff Comments and Reports

There were no staff comments or reports.

XVI. Adjourn

There being no further business, it was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 8:20 PM. The motion carried unanimously.

Development Standards Committee Meeting of 7/2/25

Name (Please Print)	Representing	Address	Agenda #
CHRISTOPHER DANA	SELF		0454
Kelly Eakins	SELF	99 W Hobbit Glen Dr	15
Felicia Bernath	SELF	31 Danville Crossing Ct	23
Brett Stoler	Self	135 E Mirror Ridge Cir. J	24
Ashley Enriquez	self	131 E Mirror Ridge	
ERIC Oladovich	Self	431 Zandance Ct	8
Theresa Wagoner	self	97 Spunked Egg Place	observed
Jennifer Walker	Felicia	31 Danville Crossing	23
Karen Arguillas / Oliver Peguero	owner	8030 Alston Village Tr	25
Jeff + Linda Graftagnino	owner	22 Silk Tree Place	29
Marc Griffin	Owner rep.	4775 W. Panther Creek	1
Monte Rhodes	Owner	2 Peladrop Place	28
Teju Khishore	Self	8034 Alston Village Trl	25
Gaylon Palms	Self	3 Hedgestone Pl	17

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