

## **PUBLIC MEETING MINUTES**

### **TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on December 18th, 2024, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

**Development Standards Committee**

**December 18<sup>th</sup>, 2024, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

### **MINUTES**

**Members Present:** Walt Lisiewski, Dan Kolkhorst, Bob Adams, John Anderson, Arthur Bredehoft, John Anthony Brown, Mary Funderburg

**Staff Present:** Kimberly McKenna, Neslihan Tesno, Rick Wohlfarth, Michael Pechanec

**Counsel Present:** Bret Strong, Peter Falivene

**Incoming Members Present:** Tricia Danto, Andrew Freeman

#### **I. Welcome.**

Chairman Walt Lisiewski welcomed everyone to the meeting.

#### **II. Pledge of Allegiance.**

Chairman Walt Lisiewski led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.

#### **III. Call Meeting to Order.**

Chairman Walt Lisiewski called the meeting to order at 5:00 p.m.

#### **IV. Receive, consider and act upon adoption of the meeting agenda.**

There was a motion to adopt the meeting agenda by Arthur Bredehoft with a second by Bob Adams. John Anderson was not present for the motion. The motion carried.

#### **V. Public Comment.**

There were no public comments made.

#### **VI. Consideration and action regarding the minutes of the meeting of November 21<sup>st</sup>, 2024.**

The minutes of the meetings of November 21<sup>st</sup> were presented to the committee. It was then moved by Mary Funderburg and seconded by John Anthony Brown to approve the minutes as presented. John Anderson was not present for the motion. Bob Adams abstained from the motion. The motion carried.

#### **VII. Consideration and Action of items recommended for Summary Action.**

These items were reviewed by the committee. The lists consisted of Commercial items A, G, I, J, K and Residential items 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, and 17. It was then moved by Bob Adams and seconded by John Anthony Brown to approve the commercial summary list as presented. John Anderson was not present for the motion. The motion carried. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the residential summary list as presented. John Anderson was not present for the motion. The

motion carried.

**VIII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**

The committee recessed to executive session at 5:06p.m.

**IX. Reconvene in Public Session.**

The committee reconvened in public session at 5:26p.m.

**X. Consideration and Action of The Woodlands Associations (TWA) Residential Applications and Covenant Violations.**

**T1. Consideration and action regarding a Rehearing requested by an affected neighbor for a retaining wall and fence with brick columns at 62 Thistle Wind Court that was previously approved by the Development Standards Committee on October 2, 2024**

62 Thistle Wind Court

Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)

Affected Neighbor requesting Rehearing

58 Thistle Winds Court

Lot 05, Block 02, Section 15 Village of Indian Springs (TWA)

This item was heard by the full committee. A representative and affected party were present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and affected party, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to table the item to allow the owner to submit all originally required information. The item will be posted on the agenda of the January 8<sup>th</sup> meeting. Mary Funderburg abstained from the motion. The motion carried.

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

**A. Variance request for the proposed learning center sanctuary building that includes an egress through the forest preserve for fire department access, includes plantings that are not on the approved plant list and may not meet the minimum parking requirements.**

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300 Block 0163 Section 0047 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 Bob Adams and seconded by John Anthony Brown to table the item on account of the shared parking agreement not being submitted. John Anderson was not present for the motion. The motion carried.

**B. Consideration and action for the proposed fence.**

Country Club Woodlands LLC / Woodlands Country Club - Tournament Course

1730 S Millbend Drive

Lot 0270 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to table the request for consideration at a future meeting based on the following conditions:

- Provide the following additional information:
  - Confirm that the items to be placed inside the proposed fenced area will be permanent additions or temporary in support of the Insperity golf tournament.
  - Determine the height of the largest item/container to be stored inside the proposed fenced area from grade to the peak of the container.

- Provide Landscaping plan with a mix of vegetation and canopy trees, to soften and screen the proposed fence from both the golfers view and the residents across the pond.

The committee strongly encouraged the Country Club to consult the nearest neighbors to identify a storage solution and proposed landscaping that works for all impacted parties. Walt Lisiewski abstained from the motion. The motion carried.

C. Variance request for the concept submission to add a third monument sign.

Realtex Ventures Inc

8401 Kuykendahl Road

Lot 0950 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full 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 deny as presented and suggest the owner revise and resubmit with the following:

- Relocate the existing monument sign on Kuykendahl to the proposed location of the third sign on Kuykendahl but closer to the entrance. Allow both tenants to be applied to two monument signs.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- Recommend monument signs, revised to multi-tenant panels of equal size to display the business names of Building One and Building Two tenants.
- Re-establish healthy landscaping around the monument signs with a permanent irrigation system concealed from view.
- Recondition the existing monument signs to like new prior to any new panel installation.
- No exterior signage modifications are approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

At the meeting the owner discussed with the committee consideration to subdivide this lot and replat the parcel into two separate properties. In the event the owner chooses to proceed with subdividing the lot and obtains a successful replat, the committee would reconsider the third monument sign. This would allow for two signs for the parcel currently serving Building one and facing two streets and a separate sign for the parcel containing building 2. Dan Kolkhorst was not present for the motion. The motion carried.

D. Consideration and action for the proposed building sign.

Realtex Ventures Inc / Mindcolor

8401 Kuykendahl Road

Lot 0950 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full 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 John Anderson and seconded by Bob Adams to approve on the following conditions:

- Add a backer panel to the flush-mounted building sign letters to conceal the deco square, painted to match the facade.
- The building sign letters are to remain non-illuminated.
- 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.

Dan Kolkhorst was not present for the motion. The motion carried.

E. Consideration and action for the proposed plaque sign.

Realtex Ventures Inc / Mindcolor

8401 Kuykendahl Road

Lot 0950 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full 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 table the request and require owner to resubmit plans for the plaque sign, ensuring that the background color of the plaque matches the backer color of the building sign. Dan Kolkhorst was not present for the motion. The motion carried.

F. Consideration and action for the proposed mailbox sign.

Realtex Ventures Inc / Mindcolor

8401 Kuykendahl Road

Lot 0950 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full 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 deny the mailbox plaque as presented. Dan Kolkhorst was not present for the motion. The motion carried.

G. Consideration and action for the concept submission to install two temporary buildings.

The Woodlands Christian Church

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 John Anthony Brown to approve a concept submission on the following conditions:

- Owner to provide details final submission. Including an incorporated master plan, defining future development and a proposed timeline.
- Buildings will be considered as temporary allowance and revisited every two years, based upon the master site plan for future development and a timeline for permanent structures.
- Any temporary building will require action by the Development Standards Committee prior to installation.
- Building may be required to be painted to match/be compatible with the colors for the main building.
- Building, even temporary ,may require vegetation to soften the view and the committee may look at alternate locations to maximize parking ratios.

John Anderson was not present for the motion. The motion carried.

H. Variance request for a proposed monument sign that exceeds the number of tenant panels allowed.

Northex LLC

9950 Woodlands Parkway

Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to deny as presented and suggest the owner revise and resubmit with the following:

- Owner to submit plans for monument sign with four (4) tenant panels only.
- Ensure formal plantings and irrigation are installed and maintained as required per The Woodlands Commercial Planning and Design Standards.
- 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.

Dan Kolkhorst was not present for the motion. Arthur Bredehoft, John Anthony Brown, and Walt Lisiewski opposed the motion. In accordance with Article 8.2 of the Bylaws of the Development Standards Committee, the motion carried with deference.

I. Consideration and action for the proposed tree and vegetation clearing in preparation for geotechnical exploration for a future building addition.

The Church at Alden Bridge

8050 Branch Crossing Drive

Lot 0100 Block 0224 Section 0047 Village of Alden Bridge

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

- Provide a soil boring location plan that outlines the shortest route of clearing with the least impact in lieu of total clearing. Staff or DSC designee to review revised plans for compliance.
- 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.

John Anderson was not present for the motion. The motion carried.

- J. Variance request for two existing building signs do not match the monument signs, are mounted on raceways, contain a logo that exceeds the maximum size allowed and include letters that are less than the minimum height required with a return color that does not comply with the shopping center criteria.

Latrelle's College Park LP / Wendy's

6670 Woodlands Parkway

Lot 0300 Block 0592 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 Anthony Brown to table the item. John Anderson was not present for the motion. The motion carried.

- K. Variance request for two existing monument sign face replacements that do not match the building signs, do not comply with the shopping center criteria for design and illumination and do not include address numbers for the sign located on Woodlands Parkway.

Latrelle's College Park LP / Wendy's

6670 Woodlands Parkway

Lot 0300 Block 0592 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 Anthony Brown to table the item. John Anderson was not present for the motion. The motion carried.

## **XII. Consideration and Action of The Woodlands Community Associations (WCA) Residential Applications and Covenant Violations.**

1. Consideration and action regarding a rehearing request by the owner at 18 Bough Leaf Place for existing pavers that was conditionally approved by the Development Standards Committee.

18 Bough Leaf Place

Lot 37, Block 01, Section 40 Village of Cochran's Crossing

This item was heard by the full committee. An affected party for the item was present and addressed the committee. The committee deliberated regarding the request, comments from the affected party, 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 the request and affirm the original action of the committee and staff. Dan Kolkhorst was not present for the motion. The motion carried.

2. Consideration and action regarding a rehearing request by the neighbor of 38 East Lance Leaf Road for a previously acted on workshop that encroached the rear and side easements

Neighbor Requesting the Rehearing at 34 East Lance Leaf Road

Lot 11, Block 04, Section 01 Village of Panther Creek

Homeowner of improvement at 38 East Lance Leaf Road

Lot 12, Block 04, Section 01 Village of Panther Creek

This item was heard by the full committee. A representative and affected party were present and addressed the committee. The committee deliberated regarding the request, comments from the representative and affected party, 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 the request and affirm the original action. Dan Kolkhorst was not present for the motion. The motion carried.

3. Consideration and action for the existing color change which was considered incompatible with the existing character of the neighborhood when acted upon by the Grogan's Mill Residential Design Review Committee.

2015 Longstraw Place

Lot 22, Block 01, Section 04 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 approve the color change on the condition that the garage door is painted white to match the trim of the home. Dan Kolkhorst was not present for the motion. The motion carried.

4. Variance request for a conceptual detached patio cover with incorporated fireplace that includes a water feature that exceeds the maximum height, and was considered to cause an impact on adjacent properties when reviewed and acted upon by the Cochran's Crossing Residential Design Review Committee

27 Shearwater Place

Lot 51, Block 05, Section 04 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by John Anthony Brown and seconded by Mary Funderburg to approve the concepts on the following conditions:

- Owner must submit final applications with all required documents for review.
- Owner must revise and redesign the patio cover to reduce the height to be within 1 foot of the plate height of the 1st floor of the dwelling.
- Owner must reduce the total number of lights proposed within the patio cover.
- The total hard surface area coverage for all improvements may not exceed 5% over the maximum allowed hard surface area, or a total of 50%.
- Final submissions must include a landscaping plan which includes substantial vegetative screening to the rear and rear neighbor where there is currently no screening.
- Final submissions must be scheduled for review by the Development Standards Committee.

Dan Kolkhorst was not present for the motion. The motion carried.

5. Variance request for the proposed cabana that will encroach into the 30-foot rear building setback.

50 N Brokenfern Dr

Lot 05, Block 01, Section 40 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 Walt Lisiewski to approve on the condition the owner plant and maintain native evergreen vegetation and trees at a minimum of 3-15 gallon native evergreen trees for the purposes of reforestation and to soften and screen the view of the improvement from the adjacent properties. All improvements must meet code and pass final inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. John Anderson and Dan Kolkhorst were not present for the motion. The motion carried.

6. Consideration and action regarding the conditions of approval for a patio cover

136 Eagle Rock Circle

Lot 08, Block 01, Section 05 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to amend the condition of approval by removing the requirement that the owner must plant and maintain vegetation a minimum of 7 foot tall at the time of planting. Plantings will no longer be required. John Anderson was not present for the motion. The motion carried.

7. Variance request for a proposed patio cover with incorporated paving and summer kitchen that encroaches the twenty-foot rear setback.

114 Meadowspring Cir

Lot 10, Block 01, Section 33 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 Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the improvements meet code and pass final inspections. Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. John Anderson was not present for the motion. The motion carried.

8. Variance request for a proposed patio cover with incorporated bar counter and paving that exceeds the maximum allowed hard surface area, and that exceeds the maximum allowed height.

15 Windfellow Place

Lot 113, Block 03, Section 01 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the improvement as presented on the condition the owner must submit a comprehensive drainage plan in accordance with the Standards for exceeding the maximum amount of hard surface area allowed and require the owner plan and maintain native evergreen vegetation at the rear of the structure to soften and screen the view to the adjacent properties. All improvements must meet code and pass final inspection. John Anderson was not present for the motion. The motion carried.

9. Variance request for the proposed detached shed that would be located beyond the platted building line.

7 Moonvine Court

Lot 25, Block 01, Section 27 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 Arthur Bredehoft and seconded by Mary Funderburg to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from over the building line, when the owner no longer owns the home or transfers title. The memorandum will be recorded at the courthouse and binding on the land. Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals and may be subject to removal for access needed. Shed must be painted to be compatible with the home and a solid perimeter fence must be maintained around the shed to soften and screen the view. John Anderson was not present for the motion. The motion carried.

10. Variance request for the existing conversion of a detached pergola into an attached patio cover which now requires sealed plans.

34 Pinewood Forest Court

Lot 24, Block 02, Section 16 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the owner meets code and passes final inspection. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. John Anderson was not present for the motion. The motion carried.

11. Variance request for an existing power generator that encroaches the rear ten-foot utility easement.

6 Fawnmist Place

Lot 103, Block 04, Section 04 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 Arthur Bredehoft and seconded by Mary Funderburg to approve the revised location on the following conditions: The installation is in accordance with the manufacturer's specifications and Standards. improvements must meet code and pass final inspection. Power generator must comply with the Standards. Including but not limited to timing of self-testing cycle set to occur during daytime hours and if necessary, the committee will consider additional remedies as necessary to reduce noise levels if determined to be an impact in the future and must also be screened so that it is not visible at ground level on any adjacent street or property. The owner must plant and maintain vegetation tall enough at the time of planting to screen from view of the street and adjacent properties. John Anderson was not present for the motion. The motion carried.

12. Variance request for existing home business renewal that advertises the street address of the home business in a public medium.

17 Swallow Tail Ct

Lot 28, Block 06, Section 28 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the business in the home on the following conditions:

- Owners must remove the use of the home address for the business from any public medium.
- Property and business must be In compliance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons:
  - A violation of the Standards occurs.
  - The Business does not adhere to the conditions of approval.
  - A violation of the agreement occurs.
  - At the discretion of the Plan Review Committee.
- This approval is valid for a period not to exceed two years. The owner must submit a home business renewal no later than December 2026 for continued operation.

John Anderson was not present for the motion. The motion carried.

13. Consideration and action for a Home Business

91 W Lakemist Circle

Lot 03, Block 02, Section 20 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 John Anthony Brown to approve the Home Business Application for a period of one year on the following conditions:

- The owner must sign a memorandum regarding the conditions of a home business application noting the owner certification for compliance and licensing with The Federal Bureau of Alcohol, Tobacco, Firearms and Explosives. The memorandum will be recorded at the courthouse and binding on the land.
- The Business must remain in accordance with the Residential Development Standards, including but not limited to:
  - All parking in conjunction with the business must be on the owner's driveway.
  - The Home Business may be revoked if a violation of the Residential Development Standards Occur or at the discretion of the Development Standards Committee.
- Approval is for one year; the Owner must renew the home business application by December 2025.

Dan Kolkhorst was not present for the motion. The motion carried.

14. Consideration and action of a Short Term Rental application.

7 E Indian Sage Circle

Lot 47, Block 01, Section 12 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 Arthur Bredehoft and seconded by Mary Funderburg 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 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 December 2025. 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. John Anderson was not present for the motion. The motion carried.

15. Consideration and action of a Short Term Rental application.

135 Wisteria Walk Circle

Lot 01, Block 03, Section 37 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 Arthur Bredehoft and seconded by Mary Funderburg 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 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 December 2025. 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. John Anderson was not present for the motion. The motion carried.

16. Consideration and action of a Short Term Rental application.

27 Bracken Fern Court

Lot 06, Block 02, Section 40 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 Arthur Bredehoft and seconded by Mary Funderburg 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 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 December 2025. 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. John Anderson was not present for the motion. The motion carried.

17. Consideration and action of a Short Term Rental renewal application

2 E Racing Cloud Court

Lot 20, Block 01, Section 46 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 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 December 2025. 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. John Anderson was not present for the motion. The motion carried.

- 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.**  
No action was taken on this item.
- XIV. Development Standards Committee Member Comments**  
The committee thanked the departing members for their service and welcomed the new members.
- XV. Consideration of items to be placed on the agenda for next month's meeting.**  
The committee suggested reviewing the Panther Creek Shopping Center on a future agenda.
- XVI. Staff Comments and Reports**  
There were no staff comments made or reports given.
- XVII. Adjourn**  
There being no further business there was a motion made by John Anderson and a second by John Anthony Brown to adjourn the meeting at 8:27 p.m. Dan Kolkhorst was not present for the motion. The motion carried.

Development Standards Committee Meeting of 12/18/24

Name (Please Print)	Representing	Address	Agenda #
Scott Altemus	Self	34 Pinewood Forest Ct.	10
Millard A. Johnson	T.J. & Judy BAGCHI	<del>58</del> 58 Thistle Wind Court	TV
TJ & JUDY BAGCHI	Self	58 Thistle Wind Ct	T1
ONeal NORRIS	IMPACT	5401 Shaker Bend Pl	A:1
Amber Nann	Mindcolor	8401 Kuykendahl Rd.	CDEF
Jimmy Enriquez	Self	2 E. Raging Cloud Ct	#17
Josh & Misty Frank	Self	62 Thistle Wind Ct	T1
Carl & Sofia Shockman	Self	46 W. Broken Fern	5
Rachel Breiner	Self	114 Meadowspring Circle	7
David Meredith	Self	15 Windfellow Pl.	8
Danielle Peck	Self	34 E. Lance Leaf Rd	2
Scott Hippens	Self	38 E. Waverent Rd.	2
Julian A Shepherd	Self	22 Bough Leaf Pl.	1
STEVE MILLS	Self	S. MILLBRO	B

**Development Standards Committee Meeting of 12/18/24**

Name (Please Print)	Representing	Address	Agenda #
Glen Izby	RealTor	1825 Wimbledon, Arlington, Tx	COEF
Dave Thomas	Self	39 HUNSMAN'S HORN CIRCLE	B
Leslie Hajdos	"	43 " " "	B
Rob Price	Self	56 N. Brownfern	5
Eduardo Pabés	NoeTex, LLC	9950 Woodlands PARKWAY	G
Gloria Flechaleu	Self	49 Hunsmans Horn	B
John Thomas	Owner	27 Shearwater	4
Ben Coupersmith	Self		G
Jyssiell Gonzalez	Self	1202 N. Millbend Dr.	G.
BRENDAN S DIENY	Self	10535 Herwin Dr	T1