

**Development Standards Committee**  
**November 6<sup>th</sup>, 2024, at 5:00 p.m.**  
**The Woodlands Township**  
**2801 Technology Forest Boulevard**  
**The Woodlands, TX 77381**  
**MINUTES**

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

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

- I. Welcome.**
- II. Pledge of Allegiance.**
- III. Call Meeting to Order.**

The meeting was called to order by Walter Lisiewski at 5:00 p.m. and a quorum was declared.
- IV. Receive, consider, and act upon adoption of the meeting agenda.**

There was a motion to adopt the meeting agenda by Arthur Bredehoft and seconded by Bob Adams. The motion carried unanimously.
- V. Public Comment.**

There were no public comments.
- VI. Consideration and action regarding the minutes of the meeting of October 2, 2024.**

A motion to approve the minutes was moved by Bob Adams seconded by John Anthony Brown. The motion carried unanimously.
- VII. 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 Anderson to approve the commercial summary list as presented. The motion carried unanimously.

**Residential:** Staff presented the Residential Summary List consisting of Items 3-20 & 23. There was a request by the owners of the properties to table item numbers 10 & 23. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve the Residential Summary List as amended. The motion carried unanimously.
- VIII. 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.
- IX. Reconvene in Public Session.**

There was no executive session.
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
  - A. Variance request for the proposed tenant panel additions to the existing monument sign, that contain a logo that is not trademarked.**

MMT Realty Woodlands LLC / Ridgewood at The Woodlands  
10450 Gosling Road  
Lot 0100 Block 0163 Section 0040 Village of Panther Creek

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

    - Sign background to remain dark with lighter lettering for contrast to remain. Compatible with the Panther Creek Pines sign criteria and other nearby signs.
    - Allowance granted for a white stroke around the logo

- Letters to be ¼" FCO or panels may be routed aluminum with acrylic backer panel.
- Remove light fixtures from top of sign panels. Allow ground or internal illumination.
- Owner must obtain a registration for the logo and name, including the business clarifier, with the United States Patent & Trademark Office or Texas Secretary of State within one year of the issuance of the permit.
- Staff or DSC designee to review final plans.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the action of any other entities, such as the Woodlands Development Company. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- B. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding length and letter color, includes a logo that is not trademarked and a business clarifier that is not part of the registered name of the business.

Regency Centers LP / AmeriClinic Kids

4775 W. Panther Creek Drive, Suite 300

Lot 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 John Anderson to approve on the following conditions:

- Owner must obtain a registration for the logo and name, including the business clarifier, with the United States Patent & Trademark Office or Texas Secretary of State within one year of this date of approval, no later than November 6, 2025.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the action of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Variance request for the proposed blade sign that does not comply with the shopping center criteria regarding letter color and mounting location.

Regency Centers LP / AmeriClinic Kids

4775 W. Panther Creek Drive, Suite 300

Lot 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 John Anderson to approve on the following conditions:

- Owner must obtain a registration for the logo and name, including the business clarifier, with the United States Patent & Trademark Office or Texas Secretary of State within one year of this date of approval, no later than November 6, 2025.
- Must comply with Commercial Planning and Design Standards
- The action of the committee does not constitute the action of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- D. Consideration and action for the proposed addition of an egress door.

24 Waterway LLC / Kokoro

24 Waterway Avenue, Suite 110

Lot 2640 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 Anderson to approve on the following conditions:

- Provide an elevation and details that include the proposed configuration of the storefront, brick, and entry door and the modifications to those materials.
- Door to have anodized aluminum frame and hardware to match the existing storefront doors and windows.
- The safety Glass shall match the other storefront windows in color and finish.

- The door shall meet all local codes and ADA requirements.
- No window graphics are approved to be installed on this egress door.
- No other exterior improvement is approved other than specifically submitted and approved within this written approval. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with the 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 for the proposed ATM machine and surround replacements including signage.

Indian Springs at Woodlands LTD / Wells Fargo

6621 Woodlands Parkway

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

F. Consideration and action for the proposed building sign.

PC1 Partners LP / Woodlands Wellness & Cosmetic Center

4850 W Panther Creek Drive, Suite #105

Lot 0320 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 John Anderson to approve on the following conditions:

- Vertical height to match the neighboring tenant's overall sign height.
- Property owner to complete Hold Harmless Agreement prior to the issuance of the permit.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the action of any other entities, such as the Woodlands Development Company. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

## XI. Consideration and Action of The Residential Applications and Covenant Violations.

1. Variance request for the proposed new home concept that will encroach into the rear setback, will exceed the maximum living area allowed, the maximum hard surface area allowed and includes front porch landscape steps that will be located beyond the front platted building line.

45 Huntsman's Horn Circle

Lot 22 and 23, Block 01, Section 35 Village of Grogan's Mill

This item was heard by the full committee. A representative for this item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to deny as presented and require the owner revise and resubmit with the following:

- Reduce the overall hard surface area amount not to exceed 7.5% over the maximum allowed, or no more than 47.5%, with the inclusion of a sealed drainage plan that incorporates specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans must be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers.
- Allow setback encroachment no more than 5 feet into the 20 foot rear setback and ensure front porch columns respect the setback as currently designed.

At the time of submission for final, the owner must submit the following:

- A comprehensive final application that includes, a complete set of sealed drawings in accordance with these Standards. A complete application must be submitted for all improvements proposed including all final sealed Architectural plans and all final sealed Structural plans.
- Artist renderings and/or a sample board identifying all material and colors proposed.

- A site plan, noting setbacks and easements.
- A property survey identifying all trees on the lot. Tree Survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter as measured two feet above grade.
- A comprehensive landscape plan in accordance with the Standards, that also includes native evergreen trees for any trees that will be required for removal and defines the type, size and number. Proposed landscaping should be consistent with the Standards and focus vegetation to soften the view from adjoining property owners, the view from the street and to provide reforestation. Landscape plans must be sealed by a landscape architect or must be submitted with the same level of details as you would find on a sealed landscape plan. The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation.
- A comprehensive drainage plan in accordance with the Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers.
- A construction timeline in accordance with the Standards. Request for additional time must be reviewed for approval. A construction timeline must include each improvement on the new home construction application and the date of completion specified for each improvement. Construction timelines should not exceed one year from the date of commencement.
- Owner will be required to sign a memorandum of agreement the owner not to convert the storage area to living area without obtaining a permit for the conversion.
- Final plans should include a chimney cap for any proposed fireplace chimneys.

The motion carried unanimously.

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

38 Larks Aire Place

Lot 54, Block 01, Section 37 Village of Cochran's Crossing

This item was heard by the full committee. A representative for this item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski 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 November 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. The motion carried unanimously.

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

12020 S Blackjack Oak Circle

Lot 19, Block 05, Section 03 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 John Anthony Brown 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 November 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. The motion carried unanimously.

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

110 Marabou Place

Lot 23, Block 02, Section 25 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 John Anthony Brown 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 November 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. The motion carried unanimously.

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

115 South Beech Springs Circle

Lot 10, Block 03, Section 10 Village of Creekside Park

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 conditionally approve not to exceed 57.1% hard surface area. Meet code and pass inspections. Standards conditions apply. Pool may not encroach into any easement. Verify all CenterPoint Energy 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 original condition. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

6. Request to amend permit conditions requiring the owner to plant vegetation at least 7' tall at time of planting to screen the pergola to the adjacent neighbor.

2 Bantam Woods Circle

Lot 93, Block 01, 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 Arthur Bredehoft and seconded by Mary Funderburg to amend the conditions to not require the additional screening due to the limited space for planting, restricted growing area and letter of support from the affected neighbor. The motion carried unanimously.

7. Variance request for proposed tree removals that do not meet the Standards for removal.

7 Chipped Sparrow Place

Lot 39, Block 02, Section 13 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the tree removals on the condition the owner must plant and maintain two 30-gallon native trees anywhere on the lot. The motion carried unanimously.

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

63 North Queenscliff Circle

Lot 32, Block 2, Section 13, Village of Sterling Ridge

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 driveway borders as submitted. The motion carried unanimously.

9. Variance request for existing driveway that exceeds the maximum width allowed.  
95 North Almondell Circle  
Lot 16 Block 03, Section 92 Village of Sterling Ridge  
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 as submitted on the condition the driveway is maintained in good order. The motion carried unanimously.
10. Variance request for existing patio cover that was not built as approved and does not respect the rear 20 foot setback.  
43 South Bethany Bend Circle  
Lot 05 Block 02 Section 36 Village of Alden Bridge  
This item was heard by the committee under the summary list as presented by staff. The owner was present. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg to table this item under the summary list as presented by staff. The motion carried unanimously.
11. Consideration and action for a Home Business –Firearms & Gunsmith Services  
94 East Lasting Spring Circle  
Lot 15, Block 01, Section 08 Village of Creekside Park  
This item was heard by the committee under the summary list as presented by staff. The owner was present. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the home business on the following conditions:
- The owner must sign the memorandum of agreement regarding the 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.
  - No frequent travel to home, all clients must park in driveway. No advertisement of physical address.
  - In accordance 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:
    1. A violation of the Standards occurs
    2. The Business does not adhere to the conditions of approval Or at the discretion of the Plan Review Committee.
    3. A violation of the agreement.
    4. Owner must submit a home business renewal no later than August 2025 for continued operation.
- The motion carried unanimously.
12. Consideration and action for a Short-Term Rental.  
6 West Prairie Dawn Circle  
Lot 02, Block 02, Section 06 Village of Harpers Landing at College Park  
This item was heard by the committee under the summary list as presented by staff. This item was 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 November 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. The motion carried unanimously.  
The motion carried unanimously.
13. Consideration and action for renewal of a Short-Term Rental.  
111 West Stockbridge Landing Circle  
Lot 08, Block 02, Section 17 Village of Alden Bridge



This item was heard by the committee under the summary list as presented by staff. The owner was present. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 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. The motion carried unanimously.

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

10 Taupewood Place

Lot 38, Block 03, Section 74 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the renewal on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by November 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. 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.

51 North Walden Elms Circle

Lot 07, Block 03, Section 42 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg 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 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 the algae/mildew from the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

18 Tallgrass Way Court

Lot 08, Block 01, Section 14 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg 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 repainting the bottom of the garage door to match the existing door color and by cleaning the driveway and removing weeds) 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.

74 Wimberly Way

Lot 72, Block 01, Section 03 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg 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 submitting a complete application and obtain approval for the fence replacement) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

43 West Knightsbridge Drive

Lot 14, Block 02, Section 02 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg 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 the tree stump; by removing debris including but not limited to boxes and miscellaneous items from public view; by replacing the window screen that has fallen off; by submitting an application and obtaining approval for the fence replacement; and by storing trash and/or recycle carts from public view) 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.

86 South Vesper Bend Circle

Lot 04, Block 03, Section 30 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging, defining the beds in front and removing the dead vegetation) 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.

154 South Walden Elms Circle



Lot 28, Block 01, Section 42 Village of Alden Bridge

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

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

94 E Trace Creek Drive

Lot 03, Block 02, Section 03 Village of Indian Springs

This item was heard by the full committee. A representative for this item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Residential Development Standards. 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 November 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. The motion carried unanimously.

22. Variance request for the proposed circular driveway that exceeds the maximum allowed width and the front property line does not meet the minimum width required for circular driveways per the Standards.

19 South Sage Sparrow Circle

Lot 09, Block 03, Section 11 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to Table for staff to investigate other circular driveway approvals on the street. To be scheduled for the November 21, 2024, DSC meeting. The motion carried unanimously.

23. Variance request for existing pergola and deck that do not respect the rear ten-foot easement.

46 Witherbee Place

Lot 04, Block 01, Section 05 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. This item was moved by Arthur Bredehoft and seconded by Mary Funderburg to table this item under the summary list as presented by staff. The motion carried unanimously.

24. Variance request for an existing batting cage that does not respect the 10-foot rear easement or the 15-foot side setback and is not a minimum of 15 feet from any property line for sport court. In addition, artificial vegetation is used for screening.

106 North Linton Ridge Court

Lot 10 Block 01 Section 34 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 Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the batting cage from the property when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the batting cage is in disrepair and needs replacement or is not being used 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. The motion carried unanimously.

**XII. Consideration and action regarding Residential Development Standard revisions.**

There was no action on this item.

**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 requested staff to send meeting dates for the remainder of the year. Additionally, Arthur Bredehoft requested the status of the report of generators. Walter Lisiewski introduced Tricia Danto as a possible Development Standards Committee candidate and thanked her for attending the meeting.

**XV. Consideration of items to be placed on the agenda for next month's meeting.**

There was no action on this item

**XVI. Staff Comments and Reports**

Neslihan Tesno reminded the committee that the upcoming joint meeting of the Development Standards Committee and Residential Design Review Committee's on November 12<sup>th</sup>, 2024, and the next Development Standards Committee meetings would be held on Thursdays instead of Wednesdays.

**XVII. Adjourn**

It was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 6:40 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 11/6/24

Name (Please Print)	Representing	Address	Agenda #
Alex Spearan		94 E. Lasting Spring Cir	11
<del>Wendy</del>		49 W. Anthony Spring Cir	#1
Andree Corral	Pager Le Truill LLC	7 Chipped Sparrow Pl Spring R 77389	#7
RADARATESH WARE TIRUKKALA	Home Owner	43 S BETHANY BEND CIR THE WOODLANDS 77382.	#10
Claudia Connessano	Owner Myself.	111 W Stockbridge Landing Circle Spring, TX 77382.	#13
JOSH CAPAN		45 HUNTSMAN'S HORN	#1
Bilal Bourhani		43 S Bethany Bend	10
LESLIE HAJDO	owner LH & JW	43 HUNTSMAN'S HORN CIRCLE	#1
Xiaomeng Jiang	owner, myself	28 Larks Aire Pl.	#2
Jeri Robbins	Ridgewood At The Woodlands	10450 GOSLING RD The Woodlands 77381	
Alvinne Schowalter	Amen Church LLC	4775 W. Parkway Creek 77381	B+C
Elise Spearan		94 E. Lasting Spring Cir	11
Brad McCalland	Concepcion	19 S. Sage Sparrow	22