

## **NOTICE OF PUBLIC MEETING**

### **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 March 19<sup>th</sup>, 2025, 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**

**March 19<sup>th</sup>, 2025, at 5:00 p.m.**

**The Woodlands Township**

**2801 Technology Forest Boulevard**

**The Woodlands, Texas 77381**

**I. Welcome.**

Chairman Arthur Bredehoft welcomed everyone to the meeting

**II. Pledge of Allegiance.**

Chairman Arthur Bredehoft 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 Arthur Bredehoft 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 John Brown with a second by Bob Adams. The motion carried.

**V. Public Comment.**

There were no public comments made.

**VI. Consideration and action regarding the minutes of the meeting of February 19<sup>th</sup>, 2025.**

The minutes of the meetings of February 19<sup>th</sup>, 2025 were presented to the committee. It was then moved by John Brown and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.

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

These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, D, E, F, J, K, L, M, N, O, P, Q, R, S and XIII and Residential items 2, 3, 7, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, and 22. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the residential summary list as presented. 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.**

The committee did not recess to an executive session.

**IX. Reconvene in Public Session.**

The committee did not recess to an executive session.

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

- A. Request for a rehearing regarding the Development Standards Committee's conditions of approval for the bollards and bollard color.  
Amegy Bank  
10101 Grogan's Mill Road  
Lot 0285 Block 0547 Section 0006 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 Anderson to withdraw the application. The motion carried unanimously.
- B. Consideration and action for the removal of trees to accommodate a previously approved deck.  
TW VOGMVC LLC – Grogan's Mill Village Center  
7 Switchbud Place  
Lot 0840 Block 0547 Section 0006 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 Anderson to approve the tree removal on the following conditions:
- Owner to replant four 65-gallon loblolly pines in accordance with the landscape plan.
  - Must comply with Commercial Planning and Design Standards.
  - The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- The motion carried unanimously.
- C. Consideration and action for the existing pool chiller replacement and update regarding the Development Standards Committee action of November 21, 2024.  
Lootens Place LLC / Villa Sport Athletic Club & Spa  
4141 Technology Forest Boulevard  
Lot 6560 Block 0547 Section 0999 Village of Research Forest  
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 accept the report and Table action. Allow Villa Sport to run the chiller for two months and table action until after the chiller has been running for two months to see what impact is observed or received. Villa Sport should notify the CAD staff via email to notify us of when the chiller is operating. The motion carried unanimously.
- D. Variance request for a third building sign that does not comply with the shopping center criteria as it exceeds the maximum number of building signs allowed and also includes a cabinet.  
Creekside 2012 Commercial LLC / Southern Ice Co.  
8510 Creekside Forest Drive, Suite E-200  
Lot 0515 Block 0509 Section 0386 Village of Creekside Park  
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 a third building sign on the following conditions:
- Allow variance for the 3rd sign as the primary sign is not as visible from the right of way.
  - Revise the 3rd sign to match the south primary building sign.
  - The center criteria shall be amended upon an approved third sign.
  - No exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
  - Must comply with The Woodlands Commercial Planning and Design Standards.
  - The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- The motion carried unanimously.
- E. Consideration and action for the proposed bus stop pick-up sign.  
Centro NP Holdings 12 SPE LLC / FlixBus  
9420 College Park Drive

Lot 0500 Block 0490 Section 0046 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 Anderson to approve on the following conditions:

- Revise the sign panel background color to dark bronze.
- Paint any sign mounting hardware and sign back dark bronze.
- Business name, logo, and a QR code with directions for more information are allowed.
- Owner to provide an update within one year to confirm if they would like to keep the sign on a permanent basis.
- Consider removing the existing parking space stripes and adding a horizontal stripe to clearly indicate the intent for a bus stop.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent Signage must comply with The Woodlands Commercial Planning and Design Standards.
- 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.

- F. Variance request for the existing window graphics that do not comply with the Standards regarding materials, colors and placement.

Realtex Ventures / Mindcolor Autism

8401 Kuykendahl Road

Lot 0950 Block 0257 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 Anderson to withdraw the item. The motion carried unanimously.

- G. Variance request for the existing and proposed building signs that exceed the maximum height and number allowed.

GOP International Solutions LLC / RapidCare Emergency Room

26306 Kuykendahl Road

Lot 0578 Block 0509 Section 0000 Village of Creekside Park

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative present, and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Bob Adams to table the applications and require the owner provide proof of regulatory requirements for signs for emergency rooms. The motion carried unanimously.

- H. Variance request for the proposed monument signs that do not comply with the criteria regarding materials, include a logo that exceeds the maximum size allowed and does not include address numbers on the sign located on the street identified in the street address.

GOP International Solutions LLC / RapidCare Emergency Room

26306 Kuykendahl Road

Lot 0578 Block 0509 Section 0000 Village of Creekside Park

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative present, and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Bob Adams to table the applications and require the owner provide proof of regulatory requirements for signs for emergency rooms. The motion carried unanimously.

- I. Variance request for the proposed window and door vinyl graphics that do not comply with the Standards regarding materials, color, and placement.

GOP International Solutions LLC / RapidCare Emergency Room

26306 Kuykendahl Road

Lot 0578 Block 0509 Section 0000 Village of Creekside Park

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative present, and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Bob Adams to table the applications and require the owner provide proof of regulatory requirements for signs for emergency rooms. The motion carried unanimously.

- J. Variance request for the proposed monument sign tenant panels that do not match the building sign.

KM Marcel Crossing II LLC / Lumos Aesthetics & Wellness

8000 McBeth Way, Suite 190

Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

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

- K. Variance request for two proposed building signs for two business in one tenant space that do not comply with the shopping center criteria regarding overall height and number of lines of copy allowed.

Terramont Retail Partners LLC / Bluezone Advanced Chiropractic / The Smile Designer

30340 FM 2978 Road, Suite 600

Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

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

- L. Consideration and action for the proposed monument sign panel.

Terramont Retail Partners LLC / JT Nails and Spa

30340 FM 2978 Road, Suite 400

Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

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

- M. Consideration and action for the proposed building sign.

Terramont Retail Partners LLC / JT Nails and Spa

30340 FM 2978 Road, Suite 400

Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

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

- N. Consideration and action for the proposed shopping center criteria update.

Centro NP Holdings 12 SPE LLC

9420 College Park Drive

Lot 0500 Block 0490 Section 0046 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 Anderson to approve on the following conditions:

- It is recommended to revise the monument panel tenant copy to a darker color for better visual contrast, with a logo approved for the anchor tenant.
- 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.

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

Pfeffer-Fowler Family Trust / Jack in the Box

7950 Research Forest Drive

Lot 0600 Block 0257 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 Anderson to withdraw the item, noting it as resolved. The motion carried unanimously.

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

Living Word Lutheran Church

9500 N. Panther Creek Drive

Lot 0205 Block 0547 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 the pursuit of legal action if not resolved by March 28, 2025; 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. Correspondence should include a copy to the Lutheran Church headquarters to establish communication and provide notice above and beyond the local church. 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.

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

Haidar Estates LLC / Plush Nail Bar

9940 Woodlands Parkway, Suite 100

Lot 0310 Block 0078 Section 0046 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 Anderson 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.

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

US Regency Alden Bridge LLC / Next Level Beauty Bar

6777 Woodlands Parkway, Suite 202

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 withdraw the item. The motion carried unanimously.

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

Sterling Ridge Development II LP

6701 Lake Woodlands Drive

Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the 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.

**XI. Consideration and Action of Residential Applications and Covenant Violations in the Woodlands Community Association (WCA) Covenants.**

1. Variance request for the proposed new home construction that will exceed the maximum allowed Living Area and require an Amendment to the Land Use Designation.

109 S Timber Top Dr

Lot 09, Block 02, Section 15 Village of Grogan's Mill

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

- Owner must submit a final application with the required documents for review, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and sample board.
- Owner must submit a landscaping plan at final with additional vegetation in the front yard to soften and screen the view.
- For final submission, Owner must:
  - Modify right side elevation to redesign the windows so that it isn't stacked in 3 levels.
  - Modify or remove the front, second story sconce to be in line with the height of the additional sconces at the front of the home.

For any demolition the owner must:

- Install Construction fencing, tree protection fencing, and erosion control fencing. Fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:
  - The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

At final:

- The owner must adhere to the sealed plans, permit and construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- Please be advised all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot in good order and repair.
  - Adherence to drainage plan including installation, inspection, and certificate of completion.
  - Dumpster or other waste containers stored on site.
  - Portable Restroom Facilities stored on site.

At Demo and Final Permit Issuance

- The staff will perform periodic site inspections for compliance with the New Home Construction.
- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on

the owner's lot, and maintained in good order and repair.

- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

2. Consideration and action to amend part of the Initial Land Use Designation for Section 15 of Grogan's Mill.  
109 S Timber Top Dr

Lot 09, Block 02, Section 15 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 Andrew Freeman and seconded by Tricia Danto to approve pursuing an amended Land Use Designation to increase the maximum allowed living area to the amount noted in the criteria or no less than 3800 square feet. The motion carried unanimously.

3. Variance request for a proposed detached structure that will be used as a gym and includes a roofing material that is not considered acceptable per the Residential Standards.

51 Palmer Woods Drive

Lot 01, Block 01, Section 45 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner modify the roof color to black or charcoal grey range instead of white. Additionally, the owner must ensure the improvements meet code, pass final inspection and the improvements do not halt or materially impede drainage. Additionally, the owner must maintain the existing vegetation on the lot to soften and screen the view to adjacent tracts. The motion carried unanimously.

4. Consideration and action regarding a proposed circular driveway that may cause traffic and parking issues due to the location of an ingress and egress on the corner which may negatively impact neighbors.

59 North Skyflower Court

Lot 25, Block 03, Section 22 Village of Panther Creek

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 Dan Kolkhorst and seconded by Andrew Freeman to approve the improvement on the following conditions:

- Owner must submit comprehensive plans for final review, which must include the final dimensions, and must meet the minimum turning radius.
- Owner must submit a landscaping plan that incorporates additional landscaping around the drive to soften and screen the view.
- Suggest the owner install a root barrier at driveway installation to protect the large established trees nearest the proposed drive.

The motion carried unanimously.

5. Variance request for a proposed driveway widening that would exceed the maximum width allowed.

35 Wind Trace Court

Lot 32, Block 02, Section 18 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 deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Andrew Freeman to deny the improvement as proposed and suggested the owner revise and resubmit a proposal which would incorporate a hook in design as allowed by the standards. Additionally, the committee requires a landscaping plan be submitted noting vegetation at the front and side of the proposed driveway expansion. Planting should be designed to soften and screen the view from the street and adjacent neighbor, including mid growth that will obstruct any lighting from the vehicles that would shine toward the adjacent lot. The motion carried unanimously.

6. Variance request for the existing slide that exceeds the maximum height allowed.

34 Lazy Lane

Lot 13, Block 14, Section 03 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 Tricia Danto and seconded by Andrew Freeman to deny the variance and suggested the owner revise and resubmit with the following:

- Lessen the impact to the adjacent neighbors
- Remove the encroachment into the easement,
- Reducing the overall height,
- Submit a comprehensive plan for the platform and ladder and coordinate with an inspector for meeting code regarding height, railings etc.
- Submit a landscaping plan that incorporates landscaping to soften and screen the views from the front and side of the improvement.
- Provide a written correspondence that the adjacent property owner is in agreement with the revised plans.

The motion carried unanimously

7. Variance request for an existing right-side fence that was built with the construction side facing outward from the lot.

95 S Village Knoll Circle

Lot 27, Block 01, Section 10 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to table the item until staff can access the property for photos.

The motion carried unanimously.

8. Consideration and action of a Short-Term Rental application.

14 Dovetail Place

Lot 04, Block 02, Section 18 Village of Cochran's Crossing

This item was heard by the full committee. Representatives against the item were present and addressed the committee. The committee deliberated regarding the application, comments from the public present, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Brown to deny the application as submitted and prohibited the applicant from submitting any new applications for short term rental use of this property for a period of 6 months. The Committee suggested the owner review the material on the listings to clarify the minimum amount of days allowed and restrict Short Term rental references. The motion carried unanimously

9. Consideration and action to amend the Neighborhood Criteria for Section 43 Block 1, lots 01-06 of the Village of Panther Creek reducing the rear building setback for the dwelling and attached garage from 40ft to 20ft

Properties of Section 43 Block 1, lots 01-06

All lots in Section 43 Block 1, lots 01-06

Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve as presented and record the revise criteria to Montgomery County Real Property Records. The motion carried unanimously.

10. Variance request for the proposed home and garage addition that would encroach into the 7-foot side setbacks.

13 Basal Briar Court

Lot 01, Block 02, Section 47 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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. The motion carried unanimously.



11. Variance request for the proposed driveway widening that would encroach into the five-foot side easement.  
13 Basal Briar Court  
Lot 01, Block 02, Section 47 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve as presented on the condition the owner maintain existing vegetation to soften and screen the view of the driveway from the street and the adjacent neighbor. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Additionally, action by this committee does not constitute action by any other entity. It is the owner's responsibility to obtain those approvals that may be subject to removal. The motion carried unanimously.
12. Variance request for a proposed second story addition above the garage that encroaches the twenty-five-foot rear setback and six-foot side setback.  
94 W Wedgemere Circle  
Lot 29, Block 01, Section 11 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 Andrew Freeman and seconded by Tricia Danto to approve as presented. Improvement must meet code and pass final inspection. Additionally, the owner must ensure the placement of the improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
13. Variance request for a proposed color change that does not comply with the Neighborhood Criteria.  
31 Smokerise Place  
Lot 09, Block 06, Section 06 Village of Cochran's Crossing  
This item was heard by the full committee. A representative against the item was present and addressed the committee. The committee deliberated regarding the proposal, comments from the public present, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by John Anderson to deny the request as proposed and required the applicant comply with the Neighborhood Criteria. The motion carried unanimously.
14. Variance request for an existing remodel that requires sealed plans.  
19 Feather Branch Ct  
Lot 85, Block 03, Section 29 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve as presented on the condition the owner ensures the improvements meet code and pass final inspection. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
15. Variance request for an existing interior remodel that does not include sealed plans.  
15 Edgemire Place  
Lot 64, Block 03, Section 23 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 Andrew Freeman and seconded by Tricia Danto to table with the understanding the owner wants to obtain sealed plans. The motion carried unanimously.
16. Variance request for an existing fence that was built with the construction side facing outward from the lot.  
43 S. Stony Bridge Circle  
Lot 53, Block 01, Section 10 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve as presented, noting the fence style is more a

design in the area and not a true Construction Side out face orientation. The motion carried unanimously.

17. Consideration and action to appeal the conditions of approval to screen the power generator with vegetation tall enough at the time of planting for the purposes of screening as defined in the Residential Standards.

38 W Eden Elm Circle

Lot 15, Block 01, 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner ensures the generator meets code and passes final inspection. The timing of self-testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. If required, additional remedies to reduce noise levels to acceptable levels will be determined as needed. The improvement must not impede drainage. The motion carried unanimously.

18. Variance request for the proposed generator that would be located more than 3 feet into the ten-foot rear easement.

10811 W Timberwagon Cir

Lot 14, Block 07, Section 06 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to table the item to the meeting of April 16<sup>th</sup>. The motion carried unanimously.

19. Variance request for a proposed fence that extends past the platted building line.

2 Bayginger Place

Lot 01, Block 03, Section 23 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner plant and maintain native evergreen vegetation to the outside of the new portion of fencing. Vegetation is to be installed between the fence and S. Cochran's Crossing. The portion of fencing that is being replaced must maintain the existing vegetation approved by the DSC. All of which is to soften and screened view to S. Cochran's Green. The motion carried unanimously.

20. Consideration and action for a proposed home business

27 Russet Wood Court

Lot 47, Block 02, Section 18 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the home business for a period of one year on the following conditions:

- The owner must not display the home address in any public medium.
- Persons traveling to and from the home in connection with the business must be restricted to parking in the driveway.
- Owner must apply for a home business renewal no later than March 2026.
- Permit is subject to revocation at the discretion of the Development Standards Committee or for a violation of the Residential Development Standards.

The motion carried unanimously.

21. Consideration and action for a Short-Term Rental renewal application

19 W Woodtimber Court

Lot 36, Block 02, Section 02 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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 March 2026. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

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

Kathryn Donohue

41 Rockfern Rd

Lot 33, Block 01, Section 38 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto 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.

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

No action was taken on this item.

**XIII. Consideration and action to promulgate a rule that requires applying for but allowing websites to be included in door and window graphics without considering it a variance.**

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the allowance for websites to be included in door and window graphics without considering it a variance. Application is still required. The motion carried unanimously.

**XIV. Development Standards Committee Member Comments**

The committee thanked everyone for their time and attendance. The committee requested an update be included on the next agenda regarding the unpermitted short term rentals operating within the Township. The committee congratulated Hennie vanRensburg on his retirement and thanked him for his many years of service to the community.

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

The committee took no action on this item.

**XVI. Staff Comments and Reports**

Hennie vanRensburg stated his appreciation of the Development Standards Committee's members and Township staff. Kimberly McKenna thanked Hennie for his years of service, guidance, congratulated him on his retirement.

**XVII. Adjourn**

There being no further business it was moved by John Anderson and a second by John Brown to adjourn the meeting at 8:04 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 3/19/25

Name (Please Print)	Representing	Address	Agenda #
Danelle Liddell	Self	13 Basal Briar Ct.	10, 11
Sonia Woodfell	Self	46 Pebble Hollow Ct.	C
Maggie Brown	Self	34 Lazy Lane	6
Cedy Kuykendall	Villageport	4141 Technology Forest	C
Brenda Ortiz	Self	43 S Stony Bridge	16
ERIC HOTALING	SELF	15 DOVETAIL PL.	8 <del>11</del>
TERE ANGARITA	SELF	109 N TIMBER TOP	1.2.
Amy Fry	Self	38 Lazy Ln	6
Ray Cantu	Self	59 N. Skyflower Ct	4
Whitney Fox	Self	35 Wind Trace Ct	5
Jill Hultman	Self	31 Smokehouse	13
Bart + Cindy Dobbe	Self	26 Dovetail Pl	8
Bill + Jeanine Deyoe	Self	11 Dovetail Pl	8
Femi OSONGBUNMI	Self	109 S Timber Top	2



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[illegible]