

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 July 16th, 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
July 16th, 2025, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381
MINUTES**

Committee Members Present: Arthur Bredehoft, Dan Kolkhorst, Bob Adams, John Anderson, John Anthony Brown, Tricia Danto

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

- I. Welcome and Call the Meeting to Order**
Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:00 p.m.
- 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. 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 unanimously.
- IV. Public Comment.**
There were no public comments made.
- V. Consideration and action regarding the minutes of the meeting of June 18th, 2025.**
The minutes of the meeting of June 18th, 2025 was presented to the committee. It was then moved by Tricia Danto and seconded by John Brown to approve the minutes as presented. The motion carried unanimously.
- VI. Consideration and Action of items recommended for Summary Action.**
These items were reviewed by the committee. The lists consisted of Commercial items A, D, G, H, I and J, and Residential items 1, 3, 4, 6, 8, 9, 10, 11, 12, 13, 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 John Brown and seconded by Tricia Danto to approve the residential summary list as presented. The motion carried unanimously.
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee did not recess to an executive session.
- VIII. Reconvene in Public Session.**
The committee did not recess to an executive session.

IX. Consideration and Action of Residential Applications and Covenant Violations in The Woodlands Association (TWA) Covenants.

T-1 Consideration and action regarding an Appeal by an affected neighbor for an approval of the proposed pool equipment location at 15 Laurelhurst Circle that was previously approved on May 29, 2025.

15 Laurelhurst Circle

Lot 04 Block 01 Section 45 Village of Alden Bridge

Affected Neighbor requesting Rehearing

11 Laurelhurst Circle

Lot 03 Block 01 Section 45 Village of Alden Bridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The requestor was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and requestor, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Tricia Danto to affirm the original approval and conditions of such. The committee commented that fencing or an enclosure could be used to screen the pool equipment. The motion carried unanimously.

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

A. Consideration and action for the proposed partial color change for the main body and trim.

Casual Dining / Guadalajara Hacienda

27885 Interstate Highway 45 N

Lot 0666 Block 0599 Section 1000 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:

- The building shall be thoroughly cleaned and prepped according to the paint manufacturer's guidelines and recommendations.
- A clean and professional site shall always be maintained.
- Staff to evaluate site after Phase 1 of painting is complete to determine if existing decorative colors need to be refreshed or changed. Please notify staff when painting is complete.
- Should an additional color change be needed, owner to apply through Civic Access System.
- If a staging and storage area is required, owner to submit staging area plan that includes a 6' chain link fence with mesh screening. Equipment to be neutral in color with no visible signage.
- Signage shall be removed and reinstalled like-for-like to fully paint the exterior of the building. Any damage signage shall be repaired. Any new signs must be submitted to the plan review committee for review and approval prior to
- fabrication and installation.
- No other exterior improvements other than what has been specifically submitted and approved within this written approval are permitted. All temporary and permanent exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Permanent Improvements must comply with The Woodlands Commercial Planning and Design Standards, including but not limited to, approved construction hours.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

B. Variance request for the existing pathway located in the forest preserve that contains species not on the approved planting lists.

Bhatia Family PTP LTD

10333 Kuykendahl Road

Lot 0150 Block 0499 Section 0046 Village of Sterling Ridge

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 Bob Adams and seconded by John Anderson to deny the request on the following conditions:

- Remove all elements of the pathway, edging, mulch, and formal landscape.
- Supplement the Forest Preserve with large mid-growth plantings from The Woodlands Standards from approved planting lists and per the defined area requirements.
- New plantings will require a permanent irrigation system to be concealed from public view.
- Top the south Forest Preserve planting area with pine straw mulch.
- 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.
- No exterior improvements are permitted in this submittal. All temporary and permanent exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.

Additionally, the committee suggested they would consider an extension to the existing fence to assist in impeding access through the forest preserve. An application is required to modify the fence. The motion carried unanimously.

- C. Variance request for the proposed refrigerated container, sidewalk extension and removal of one parking space which will cause the site to not meet the minimum parking requirement.

Diocese of Galveston / St. Anthony of Padua Catholic Church
7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 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 Arthur Bredehoft and seconded by Bob Adams to table the application to allow for affected neighbor notifications to be circulated. The motion carried unanimously.

- D. Consideration and action for the proposed generator that includes shrub removal.

Diocese of Galveston / St. Anthony of Padua Catholic Church
7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 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 Anderson to approve on the following conditions:

- Equipment sound shall not exceed 65 dB at the property lines.
- Test run-time shall be limited to one (1) hour during mid-day once per week and shall not include weekends with a run-time between 1 pm-4 pm.
- The DSC reserves the right to require the owner to install additional acoustical sound-dampening systems should noise impact become a concern.
- No other exterior permanent improvements are approved unless previously approved. All exterior improvements 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 discussion regarding the two-month trial period report for the chiller unit and determination to notify neighbors prior to any action.

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 full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the report, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by Bob Adams and seconded by John Anderson to accept the report and consider the chiller complies and determine no further action is necessary. The Woodlands Township can issue the final permit with Standard Conditions. The motion carried unanimously.

F. Variance request for the proposed building sign that includes a cabinet sign.

SJBC Commercial XXIII LLC / Panicafé Tea Room

30420 FM 2978 Road, Suite 160

Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

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 Anderson and seconded by Bob Adams to deny the request on the following conditions:

- The applicant is disapproved for the building sign as submitted. Revise and Resubmit.
- The building sign is to be individually mounted, reverse illuminated channel letters mounted with 2" stand-offs.
- The cabinet shall be revised to reverse illuminated aluminum channel letters painted white.
- Total sign height shall not exceed 42", including the space between the two lines of text.
- All trim caps and returns are to be painted white.
- Illumination color temp shall match adjacent tenants.
- The message area shall be cleaned or (repainted as necessary) to like-new condition.
- No exterior signage is approved. All exterior improvements 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 and the Center Criteria.
- 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.

G. Consideration and action for the proposed color change and staging and storage area.

Timbermill 94 Limited / Timbermill Apartments

1481 Sawdust RD

Lot 0100 Block 0599 Section 0046 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 color change and staging area on the following conditions:

- All accessory buildings and structures, to include, but not limited to, dumpster enclosures, etc., shall be painted to match.
- The building shall be thoroughly cleaned and prepped according to the paint manufacturer's guidelines and recommendations.
- A clean and professional site shall always be maintained.
- The staging area shall be fenced with a 6' chain link fence with mesh screening. Equipment is to be neutral in color with no visible signage.
- Signage shall be removed and reinstalled like-for-like to fully paint the exterior of the building. Any damage signage shall be repaired. Any new signs must be submitted to the plan review committee for review and approval prior to fabrication and installation.
- No other exterior improvements other than what has been specifically submitted and approved within this written approval are permitted. All temporary and permanent exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.

- Permanent Improvements must comply with The Woodlands Commercial Planning and Design Standards, including but not limited to, approved construction hours.
- 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.

H. Consideration and action for the proposed color change and staging and storage area.

VR Forest View Limited Partnership / Forest View Apartments

4545 S Panther Creek Drive

Lot 0375 Block 0045 Section 0007 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 color change and staging area on the following conditions:

- All accessory buildings and structures, to include, but not limited to, dumpster enclosures, etc., shall be painted to match.
- The building shall be thoroughly cleaned and prepped according to the paint manufacturer's guidelines and recommendations.
- A clean and professional site shall always be maintained.
- The staging area shall be fenced with a 6' chain link fence with mesh screening. Equipment is to be neutral in color with no visible signage.
- Signage shall be removed and reinstalled like-for-like to fully paint the exterior of the building. Any damage signage shall be repaired. Any new signs must be submitted to the plan review committee for review and approval prior to fabrication and installation.
- No other exterior improvements other than what has been specifically submitted and approved within this written approval are permitted. All temporary and permanent exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Permanent Improvements must comply with The Woodlands Commercial Planning and Design Standards, including but not limited to, approved construction hours.
- 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.

I. Consideration and action for the proposed color change for the building and roof that will require a staging and storage area.

Horizon Hotels LP / Hilton Garden Inn

9301 Six Pines Drive

Lot 9045 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 the color change and staging area on the following conditions:

- All accessory buildings and structures, to include, but not limited to, masonry fences, walls, dumpster enclosures, etc., shall be painted to match.
- The building shall be thoroughly cleaned and prepped according to the paint manufacturer's guidelines and recommendations.
- The applicant is to verify that the roof material can be painted per the manufacturer.
- A clean and professional site shall always be maintained.
- The staging area shall be fenced with a 6' chain link fence with mesh screening. Equipment is to be neutral in color with no visible signage.
- Signage shall be removed and reinstalled like-for-like to fully paint the exterior of the building. Any damage signage shall be repaired. Any new signs must be submitted to the Community Standards Committee for review and approval prior to fabrication and installation.
- No other exterior improvements other than what has been specifically submitted and approved within this written approval are permitted. All temporary and permanent exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.

- Permanent Improvements must comply with The Woodlands Commercial Planning and Design Standards, including, but not limited to approved construction hours.
- 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.

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

28669 Interstate Highway 45 N

Lot 0221, Block 0350, Section 1000, 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 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 a proposed preliminary new home construction, that would exceed the maximum living area allowed, encroaches into the rear sixty foot and fifteen-foot side setbacks and includes a driveway that would encroach into the right-side five-foot utility easement and sanitary sewer easement.

7 West Isle Place

Lot 19, Block 01, Section 25 Village of Panther Creek

This item was withdrawn and was not heard by the committee.

2. Consideration and action regarding the conceptually proposed new home construction.

11436 Slash Pine Place

Lot 15, Block 01, Section 33, Village of Grogan's Mill

This item was heard by the full 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 Anderson and seconded by Bob Adams to approve the concept submission for a new home construction that complies with the Living Area and Hard Surface calculations and does not encroach into any easements or setback. Preliminary submission should include:

- Revise and resubmit with one accurate survey and plan that matches and identifies all trees six inches in diameter or greater as measured two feet above grade. 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. Application, Plan and Survey should match. (for example- application said 5 to be removed 12 total. Plan shows 8 to be removed and 14 on the lot.
- Applicant may need to perform some underbrush clearing on the lot, to allow for tree site survey and staff verification.
- The revised tree survey should also include the proposed house footprint and hardscapes to demonstrate which trees are located within the proposed footprint or near.
- Owner must submit all requirements under the Residential Development Standards for Final Submission, including drainage plans, landscape plans, construction timeline etc.

The motion carried unanimously.

3. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 18, to increase the maximum amount of living area allowed, accommodating a proposed home office addition.
2 Russet Wood Ct
Lot 40, 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 John Brown and seconded by Tricia Danto to approve the pursuit to amend the land use designation allowing the increase of the maximum living area not to exceed 4000 sq ft. The motion carried unanimously.
4. Variance request for a proposed room addition that would exceed the maximum allowed living area limit of 3500sq.ft. per the Neighborhood Criteria and the Initial Land Use Designation
2 Russet Wood Ct
Lot 40, 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 John Brown and seconded by Tricia Danto to approve on the condition the owner obtain approval for and executes and Amended Land Use Designation to increase the living area in order to accommodate the proposed addition. Permit will not be issued until an Amended Land Use has been executed and filed in real property records. All improvements must meet code and pass final inspection. 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.
5. Variance request for existing paving that encroaches into the ten-foot rear and five-foot side utility easements, and exceeds the maximum hard surface area allowed per the Neighborhood Criteria
223 S Pathfinders Circle
Lot 67, Block 06, Section 01 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 Bob Adams and seconded by Tricia Danto to deny as presented a reduce the amount of hardscape on the lot. If any proposal is more than 5% over the maximum allowed, the committee will require a sealed drainage plan in accordance with the Standards. The motion carried unanimously.
6. Variance request for an existing pergola that encroaches the ten-foot rear and five-foot side utility easement, and exceeds the maximum allowed hard surface area allowed per the Neighborhood Criteria
223 S Pathfinders Circle
Lot 67, Block 06, Section 01 Village of Cochran's Crossing
This item was withdrawn and was not heard by the committee.
7. Request to appeal the approved fence by an affected neighbor.
18 Lake Leaf Pl (Owner)
Lot 41, Block 02, Section 30 Village of Cochran's Crossing
14 Lake Leaf Pl (Requestor)
Lot 40, Block 02, Section 30 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 requestor was present and addressed the committee. The committee deliberated regarding the proposal, impact to adjacent properties, comments from the representative and requestor, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to deny the appeal and affirm the original action allowing the placement of the fence in the current location and in accordance with the Residential Development Standards. The motion carried unanimously.
8. Consideration and action of Short-Term Rental renewal that was operating a Short-Term Rental without a permit and received complaints regarding noise.
95 N Windsail Place

Lot 22, Block 01, Section 33 Village of Panther Creek

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

9. Variance request for a proposed concept room addition that would encroach into the side setback and exceed the maximum hard surface area allowed.

40 Watertree Ct

Lot 13, Block 03, Section 44, Village of Grogan's Mill

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

10. Variance request for a proposed color change that was found to not be architecturally compatible with the home and neighborhood when reviewed by the Cochran's Crossing Residential Design Review Committee

8 Warbler Place

Lot 52, Block 01, Section 07 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 John Brown and seconded by Tricia Danto to approve as presented. The motion carried unanimously.

11. Variance request for a proposed attached patio cover with incorporated fireplace and summer kitchen that encroaches the forty-foot rear setback per the Neighborhood Criteria

66 Lyric Arbor Circle

Lot 08, Block 01, Section 38 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 John Brown and seconded by Tricia Danto to approve on the condition vegetation is planted to soften and screen the view of the patio cover to the adjacent property behind the fireplace. All improvements must meet code and pass final inspection. 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.

12. Variance request for a proposed sunroom that encroaches the twenty-five-foot rear setback per the Neighborhood Criteria

127 N. Concord Forest Circle

Lot 12, Block 01, Section 41 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 John Brown and seconded by Tricia Danto to approve the revised plan which respects the living area requirements, on the condition the owner must plant and maintain native vegetation to soften and screen the view. All improvements must meet code and pass final inspection. 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.

13. Variance request for a proposed patio cover with outdoor living area and Summer Kitchen that will encroach into the fifteen foot setback.

78 N Royal Fern Drive

Lot 9, Block 2, Section 64 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Tricia Danto to approve the revised plans not to exceed 15 feet onto the rear setback on the following conditions. The 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. The motion carried unanimously.

14. Variance request for room additions on the first and second floor that will cause the lot to exceed the maximum amount of hard surface area allowed.

19 S Brokenfern Dr

Lot 14, Block 2, 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 John Brown and seconded by Tricia Danto to approve on the condition the owner provides a timeline to confirm the project is complete within 120 days. Additionally, the improvements must meet code and pass final inspection. 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.

15. Variance request for a proposed tree removal that did not meet the conditions of approval when reviewed by the Cochran's Crossing Residential Design Review Committee.

131 S Castlegreen Circle

Lot 01, Block 02, Section 52 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 John Brown and seconded by Tricia Danto to approve on the condition the owner plant one thirty-gallon native evergreen tree anywhere on the lot. The motion carried unanimously.

16. Variance request for a proposed side fence that would be built with the finished(smooth) side facing inwards.

71 Rockridge Drive

Lot 06, Block 05, Section 01 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Tricia Danto to approve on the condition that no portions of the construction side members are visible to the street. IN the event an adjacent neighbor modifies their fence causing the construction side members to become visible, the owner will be required to modify the fence so that the construction members are not visible to the street. The motion carried unanimously.

17. Consideration and action regarding a home business renewal.

35 S Morningwood Court

Lot 83, Block 4 , Section38 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Tricia Danto to approve home business renewal and grant staff the allowance to process renewal approvals yearly for up to 5 years without plan review committee review on the following conditions: Owner must submit renewal application every two years in July. Owners must adhere to the Residential Development Standards regarding home business including but not limited to, parking, address may not be placed in a public medium and may not cause impact to the neighborhood. The committee may revoke the home business application at any time. Applicants must remain in compliance with all Residential Development Standards. The committee reserves the right to rehear the item in the event an impact is observed or received. The motion carried unanimously.

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

18 S Bristol Gate Place

Lot 02, Block 01, Section 69 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by 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 July 2026. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of

impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

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

7 Golden Place

Lot 23, Block 22, Section 01 Village of Indian Springs

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

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

27 Heartleaf Court

Lot 07, Block 02, Section 39 Village of Panther Creek

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

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

21 E Woodtimber Ct

Lot 0007, Block 0001, Section 0002, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown 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 Residential Development 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.

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

3 Rain Fern Ct

Lot 0010, Block 0001, Section 0040, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by 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 Residential Development 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 to establish the Initial Land Use Designation for Grogan's Mill Village Center

parking area.

This item was heard by the full committee. The committee reviewed the new criteria, considered the existing and proposed conditions and the Commercial Planning And Design Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to approve the Initial Land Use Designation subject to final review and editing by the Development Standards Committee legal counsel and staff and to include the following:

- The language regarding amendments must include The Development Standards Committee.
- The proposed land use should be reviewed to ensure it allows the continuance of the Farmer's Market.
- The Development Standards committee must review and take action on any proposed "facilities for a first-class shopping center" and any proposals must adhere to the parking ratio requirements as outlined in the Commercial Planning and Design Standards.
- Staff and legal counsel review for final editing and submission to TW-VOGMVC.

The motion carried unanimously.

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 everyone for their time and attendance. John Brown noted that he will not be in attendance of the August 6th Development Standards Committee meeting. Dan Kolkhorst noted that he will not be in attendance of the August 6th Development Standards Committee meeting. Arthur Bredehoft commented on the status of the Commercial Planning and Design Standards revisions and their estimated completion date.

XV. Staff Comments and Reports

There were no comments or reports given by staff.

XVI. Adjourn

There being no further business it was moved by John Anderson and a second by Bob Adams to adjourn the meeting at 7:03 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 7/16/25

Name (Please Print)	Representing	Address	Agenda #
SURINDER BHATHIA	BHATHIA FAMILY	10333 RUYKENDALL RD.	B
Mike Martin	Self	15 Laurelhurst Circle	T1
Carlos Torres	Contractor	30420 FM 2978	F
CHRISTOPHER DANA	Self	2205 RIVA ROW	O
Tyler Lyster	Freight Designs	30420 FM 2978	F
Achiana Flower	Self	7985 Bay Branch Dr	C D
Barnie Prusak	Self	78 N. ROYAL FERN	13
Karen & Joel Kiker	self	8 Warbler Wdlds 77381	10
Jennifer Murty	Self	2 Russet Wood Ct	334
Robert Dykes	Self	18 Lake Leaf Pl	7
Janine Braun	St Anthony	7801 Bay Branch	D&E
Clark Craft	Contractor	78 N Royal Fern	13
Rick & Dana Briscoe	self	14 Lake Leaf Pl	7
Cody Ruykendale	Villa Sport	4441 Technology Forest Blvd	E

Development Standards Committee Meeting of

7/16/25

[illegible]