

## **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 September 17<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  
September 17<sup>th</sup>, 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, Andrew Freeman

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

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

- 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 meetings of August 20<sup>th</sup> and 29<sup>th</sup>, 2025.**  
The minutes of the meeting of August 20<sup>th</sup>, 2025 were presented to the committee. It was then moved by Andrew Freeman and seconded by John Brown to approve the minutes as presented. Bob Adams abstained from the motion. The motion carried. The minutes of the meeting of August 29<sup>th</sup>, 2025 were presented to the committee. It was then moved by Bob Adams and seconded by Tricia Danto 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, B, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, and Z and Residential items T1, T2, T4, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18. 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 Tricia Danto and seconded by Andrew Freeman 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 recessed to Executive Session at 5:07p.m.

**VIII. Reconvene in Public Session.**

The committee reconvened in Public Session at 5:23p.m.

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

**T-1 Consideration and action for Short-term Rental**

**15 Thicket Grove Place**

**Lot 46, Block 01, Section 16 Village of Harpers Landing at College 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 the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by August 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.

**T-2 Consideration and action for Short-term Rental**

**35 Alden Glen Drive**

**Lot 20, Block 01, Section 20 Village of Alden Glen Drive**

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 Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by August 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.

**T-3 Consideration and action due to violations of the standards for operating a Short-Term Rental without an approved permit and revocation of approval for a Short-Term Rental.**

**18 Silver Lute Place**

**Lot 23, Block 02, Section 09 Village of Grogan's Forest at College Park**

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the item, impacts to adjacent properties, comments from the representative, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to revoke the committee's approval and prohibit any short term rental activity at the property for a period of 6 months, at which time the owner may re-apply. The motion carried unanimously.

**T-4 Variance request for an existing detached building that exceeds the maximum allowed area and does not respect the side five-foot easement.**

**146 North Westwinds Circle**

**Lot 08 Block 01 Section 67 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 Disapprove and consent to delay enforcement, based upon the execution of a

memorandum of agreement, requiring the owner to remove the shed from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement 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. Additionally, the owner must maintain the evergreen tree/shrubs screen the shed to the street. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

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

- A. Consideration and action for the final plans that propose an exterior remodel of an existing tenant space that includes a roof overlay, canopy extension, loading dock modifications, new utility access doors, and the addition of a sidewalk.

Regency Centers LP

4775 W Panther Creek Drive, Suite 400

Lot 0283 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 the plans for the exterior improvements for the new tenant on the following conditions:

- Owner to provide a staging and storage plan for review and approval prior to installation and in accordance with deadline requirements.
- Staging area to be fenced off with 6'H temporary chain link fencing with black, green or brown mesh on the exterior. Any sandbags are to be installed on the interior of the area and all dumpsters, containers, portable restrooms are to be neutral in color.
- Worksite to be kept in good order and repair at all times.
- Temporary safety fencing to be installed while crane is in use. Crane and all other constructions operations must be in accordance with Construction Hours of Operation stated in the Commercial Planning and Design Standards.
- No signs are approved at this time. All signs must be submitted for review and approval prior to installation.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- B. Consideration and action for the proposed preliminary plans for the exterior remodel of an existing tenant space that includes the addition of a tower, front entrance door and modifications that allow for compliance with The Americans with Disabilities Act.

Regency Centers LP

4775 W. Panther Creek Drive, Suite 405

Lot 0283 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 the preliminary plans for Suite 405 on the following conditions:

- Owner to submit final application through the civic access portal and provide final set of all engineered drawings for review of the staff and designee.
- Final application should include staging and storage plan if such an area is needed during construction.
- No signs are approved at this time. All signs must be submitted for review and approval prior to installation.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action for the resubmitted plans for a mobile coffee trailer and permanent deck with lighting, that requires vegetation removal.

The Ridge Community Church

10801 Falconwing Drive

Lot 0210 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Bob Adams to deny the request as submitted and suggest the owner submit plans for a permanent structure. The Committee understands limited vegetation removal for the decking proposed and should be designed to screen from the street. The motion carried unanimously.

- D. Consideration and action for the existing and proposed bollard paint color that does not comply with the August 21, 2024 action of the Development Standards Committee.

Amegy Bank

10101 Grogan's Mill Road

Lot 0285 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative, and the Commercial Planning and Design Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Brown to approve on the following conditions:

- All bollards and the security barrier are to be painted SW 6254 Lazy Gray in SW Industrial DTM Acrylic Semi-Gloss.
- 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.

Bob Adams, Tricia Dan Kolkhorst, John Anderson, and Tricia Danto opposed the motion. The motion failed. It was then moved by Bob Adams and seconded by John Anderson to deny the request as presented on the following conditions:

- The six (6) security bollards and ATM protection barriers are to be painted to match the darker beige of the canopy.
- The committee strongly suggests that all blue painted barriers in this area be painted to match the new beige color.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- This action does not constitute the action of any other entities. It is the owner's responsibility to obtain those approvals.

John Brown and Arthur Bredehoft opposed the motion. The motion carried.

- E. Consideration and action for the proposed and existing storage sheds.

Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church

3901 S Panther Creek Drive

Lot 0280 Block 0045 Section 0007 Village of Panther Creek

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

- The proposed shed (10 x 8) and the three existing sheds are approved as submitted.
- The proposed shed may have a light installed. The committee reserves the right to require shielding or reduced light output or color temperature output in the event a complaint or objection is received.

- The church parcel has a significant amount of storage building. If additional storage is required in the future, the committee strongly suggests the owner modify to a larger shed instead of increasing the number of sheds on the lot. All sheds approved in this permit are to match the existing church buildings in color (Trinity Brown and Trinity Biege) except for the existing previously approved red shed.
- No other exterior modifications are approved at this time. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

F. Consideration and action for the existing sign mounted above the entry to the main breezeway.

Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church

3901 S Panther Creek Drive

Lot 0280 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative, and the Commercial Planning and Design Standards. After deliberation, it was moved by John Anderson and seconded by Bob Adams to deny the request as presented and required that the sign be removed from the breezeway entry.

G. Consideration and action for the proposed welcome sign that is to be mounted to the back of a storage shed.

Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church

3901 S Panther Creek Drive

Lot 0280 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, comments from the representative, and the Commercial Planning and Design Standards. After deliberation, it was moved by John Anderson and seconded by Bob Adams to deny as presented and suggest the owner revise and resubmit on the following conditions:

- Sign to be ground mounted and comply with standard for directional signs regarding size and background/text color.
- Allow school name. Remove logo and "Welcome to."
- Staff to review revised sign design for compliance with the committee's action.
- Must comply with Commercial Planning and Design Standards.
- The action of this 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. Variance request for the existing directional signs that exceed the maximum size and height allowed and contain a logo and business name.

Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church

3901 S Panther Creek Drive

Lot 0280 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 as presented. Must comply with Commercial Planning and Design Standards. The action of this committee does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

I. Variance request for the existing reserved parking lot signs that do not comply with the criteria.

Regency Centers LP / Kroger

4747 Research Forest Drive, Suite 300

Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

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

- J. Variance request for the existing reserved parking lot signs that do not comply with the criteria.

US Regency Alden Bridge LLC / Kroger

8000 Research Forest Drive, Suite 300

Lot 0400 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 table the item to a future meeting. The motion carried unanimously.

- K. Consideration and action for the existing cart corral signs.

US Regency Alden Bridge LLC / Kroger

8000 Research Forest Drive, Suite 300

Lot 0400 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 table the item to a future meeting. The motion carried unanimously.

- L. Variance request for two proposed monument signs that do not comply with the shopping center criteria regarding materials and color.

US Regency Alden Bridge LLC / Kroger

8000 Research Forest Drive, Suite 300

Lot 0400 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 table the item to a future meeting. The motion carried unanimously.

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

AF4 Woodlands LLC

2319 Timberloch Place

Lot 0270 Block 0547 Section 0006 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 building sign criteria change on the following conditions:

- Allow colored text for business names and logos
- Background color to be SW7004 Snowbound.
- Borders and sides should match sign face background color (SW7004). Alternate colors shall be approved on a case-by-case basis.
- Sign dimensions to remain the same: 2'H x 8'L x 1.5"D.
- Owner to provide updated sign specifications to reflect criteria modifications.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- N. Consideration and action for the proposed time extension to delay the start of the renovation of the Sawdust pedestrian bridge.

Woodlands Trails ARCIS LLC / The Woodlands Country Club

2311 N Millbend Drive

Lot 0100 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 time extension on the following conditions:

- Owner may commence project in February, 2026 as proposed with a deadline for completion of mid June 2026.
- Owner to advise covenant administration staff of commencement and completion dates of project or if any further delays arise.
- Graffiti on west side of bridge to be removed immediately.
- Material storage area must be screened from view with 6' high temporary chain link fencing with brown, green or black mesh on the exterior. Area must be kept in good order and repair.
- Renovation must be in accordance with submitted plans.
- Must comply with Commercial Planning and Design Standards.
- Any extensions require review by the Development Standards Committee or it's designee prior to the deadline for completion.
- The action of this committee does not constitute the action of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

O. Consideration and action for a proposed time extension to complete building maintenance issues.

HH Woodlands Tower Holdings LLC

1201 Lake Robbins Drive

Lot 9000 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 a time extension in order to resolve the maintenance violation without proceeding with enforcement on the following requirements:

- Submit a construction timeline, no later than November 1, 2025, identifying the start and end time for the project.
- Committee to review timeline once submitted and completion should be no later than February 1, 2026.
- If additional time is needed, owner must provide an extension request and reason for extension no later than December 31st. 2025 for Committee or designee review.
- Should Waterway access be impacted, owner must coordinate with Township staff prior to commencement of repair.

The motion carried unanimously.

P. Variance request for the proposed Coming Soon temporary window graphics that exceed the maximum size and time allowed for display.

Haidar Estates LLC / Blackbird Salon

9940 Woodlands Parkway, Suite 400

Lot 0310 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 approve on the following conditions:

- Allow graphics to be displayed on the exterior surface of the glass due to sign material and tinted windows. Modify background to light grey.
- Conditional approval is granted to display graphics through December 23, 2025, or through the end of construction with permanent signage installed, whichever comes first.
- Any additional time will require the review and approval of the DSC or its designee.
- 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.

Q. Consideration and action for the existing color change for the doors and paint refresh of existing colors.

Sovran Acquisition LP / Extra Space Storage  
7951 Alden Bend Drive  
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge  
This item was withdrawn and was not heard by the committee.

R. Consideration and action for the existing speed limit and warning signs.

Sovran Acquisition LP / Extra Space Storage  
7951 Alden Bend Drive  
Lot 0935 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 approve on the following conditions:

- Revise the speed limit sign and gate warning sign to match the background color of the "Welcome" sign with white vinyl copy. Provide revised sign specifications within 60 days.
- The backs of signs shall be painted to match the dark background color of the sign faces.
- 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.

S. Variance request for the existing hours of operation sign that is located on the gate and does not comply with the standards.

Sovran Acquisition LP / Extra Space Storage  
7951 Alden Bend Drive  
Lot 0935 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 approve on the following conditions:

- The back of the sign shall be painted to match the dark background color of the sign face.
- 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.

T. Consideration and action for the existing patio furniture.

KM Marcel Crossing II LLC / The Blue Lion  
8000 McBeth Way, Suite 100  
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 table the item to a future meeting. The motion carried unanimously.

U. Consideration and action for the use of fireworks at the annual Celebration of Diwali event.

Hindu Temple of The Woodlands  
7601 South Forestgate Drive  
Lot 0300 Block 0592 Section 0000 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 approve as presented and allow fireworks specifically for one-day event only. Owner to coordinate with fire marshal as required. Future events displaying fireworks will require an application and review of the Development Standards Committee or their designee; and authorize staff to review future firework application submissions for staff approval in compliance with the Committee's action and in accordance with all applicable laws and Covenants. The motion carried unanimously.



V. Consideration and action for the existing partial LED parking lot lighting upgrade.

33<sup>rd</sup> Woodlands LLC / Jared the Gallery of Jewelry

1475 Lake Woodlands Drive

Lot 4199 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:

- Owner to replace parking lot lighting in entire parking lot of the parcel as it becomes inoperable or within one year the date of this approval.
- The committee reserves the right to require additional shielding or reduced light output or color temperature in the event a complaint or objection is received.
- 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.

W. Variance request for the existing parking lot lighting that exceeds the maximum foot candles allowed at the property line.

BROFORD LTD / Popeyes

4510 Panther Creek Pines

Lot 0345 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 on the following conditions:

- The committee reserves the right to require shielding or reduced light output or color temperature output in the event a complaint or objection is received.
- Light fixture heads must be redirected downward at a 90-degree angle within 45 days.
- 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.

X. Consideration and action for the proposed rooftop HVAC unit replacement.

Pinecroft Partners LP / T-Mobile

1440 Lake Woodlands Drive, Suite E

Lot 8300 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:

- Ensure that no fire lanes are blocked during the removal and installation of the HVAC RTU.
- The applicant shall provide curb adapters if needed and shall install an economizer. If a staging area is required for the unit replacement, the applicant shall submit for review and approval.
- Any storage required for products on-site will need to be fenced in with a construction chain link fence with green mesh screening.
- 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.

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

3020 College Park Dr

Allstate BK Real Estate Holdings LTD / Burger King

Lot 9004, Block 0555, Section 0999, Village of College 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 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.

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

6467 Woodlands Pkwy

Green Parkway LLC / Walgreen Co.

Lot 0101, 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 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.

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

1. Variance request for improvements including a pool, spa, fire pit, and deck that would exceed the maximum amount of hard surface area allowed.

112 S Timber Top Drive

Lot 6, Block 1, Section 15 Village of Grogan's Mill

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 Andrew Freeman to deny as presented and suggest the owner revise and resubmit to reduce the total hard surface area to no more than 55% and remove the encroachment into the side setback. The motion carried unanimously.

2. Variance request for a patio cover that will exceed the maximum hard surface area allowed and encroaches into the side setback.

112 S Timber Top Drive

Lot 6, Block 1, Section 15 Village of Grogan's Mill

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 Andrew Freeman to deny as presented and suggest the owner revise and resubmit to reduce the total hard surface area to no more than 55% and remove the encroachment into the side setback. The motion carried unanimously.

3. Consideration and action to accept the submitted drainage plan.

83 Rush Haven Dr

Lot 10, Block 25, Section 01 Village of Indian Springs

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 Tricia Danto and seconded by Andrew Freeman to approve the drainage plan as represented on the condition a drainage impact is not received or observed. The committee reserves the right to require additional drainage plans, swales or other subsurface water drainage mitigation in the event an impact is received or observed. Arthur Bredehoft abstained from the motion. The motion carried.

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

14 Redberry Court

Lot 32, Block 09, Section 07 Village of Panther Creek

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

5. Consideration and action regarding an appeal request for conditions of approval to re-locate the existing power generator to the original location as submitted per the Survey; and was found to have an impact when acted on by the Cochran's Crossing Residential Design Review Committee.

47 Stone Springs Circle

Lot 12, Block 03, Section 22 Village of Cochran's Crossing

This item was heard by the full committee. The appellant was present and addressed the 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 appellant and representative, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Brown to approve the current location on the following conditions. Owner must ensure the improvement meets code and passes final inspection. Additionally, the generator must be screened to ensure it is not visible from ground level from the adjacent neighbor or the rear. Generator must comply with the Standards including but not limited to, 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, the committee reserves the right to require additional remedies to reduce noise levels too if an impact is received or observed. The motion carried unanimously.

6. Consideration and action to appeal the staff conditions of approval to plant and maintain one (1) 30-gallon native canopy tree anywhere on the lot for the purposes of reforestation.

7 Stony Run Place

Lot 32, Block 06, Section 06 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 Tricia Danto and seconded by Andrew Freeman to approve the variance with the acceptance of the Arborist report and require the owner to plant one fifteen gallon midstory native tree per our approved planting list. The motion carried unanimously.

7. Consideration and action to amend the Neighborhood Criteria for Section 4 Block 1, Lots 01-06 of the Village of Panther Creek to increase the maximum amount of living area allowed.

Owners of Section 4 Block 1, lots 03-06

All lots in Section 4 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 Tricia Danto and seconded by Andrew Freeman to deny the variance request in order to maintain a buffer between the living area allowances from criteria to Land Use or request the applicant seek to amend the Land Use to 3000 in order to increase the Criteria to 2500. The motion carried unanimously.

8. Variance request for the proposed garage addition with summer kitchen that would encroach the rear twenty five foot setback and exceed the maximum allowed hard surface area.

10 South Buck Ridge

Lot 09, 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 Tricia Danto and seconded by Andrew Freeman to approve the concept submission on the following conditions: Owner must submit a final application to include a comprehensive set of plans. At final:

- The owner must adhere to the sealed plans in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- All improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for Major Remodeling.
- Staff to review final submission for verification of compliance with the Committee's action.

The motion carried unanimously.

9. Variance request for the proposed room addition that would exceed the maximum amount of hard surface area and the living area allowed.

19 Pleasure Cove Drive

Lot 07, Block 02, Section 24 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition the improvements meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

10. Variance request for the proposed patio cover that would cause the lot to exceed the maximum amount of hard surface area allowed.

56 South Havenridge Drive

Lot 61, Block 01, Section 10 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition the owner provides a comprehensive drainage plan. 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 must include specifications for drainage swales, piping, catch basins and drain outlets. The motion carried unanimously.

11. Variance request for the proposed screened patio cover that would encroach the rear setback and may encroach the rear easement.

50 West Rock Wing Place

Lot 09, Block 01, Section 32 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition the improvements meet code and pass final inspection. Owner must ensure lighting for the patio cover is in compliance with the Standards. Owner should plant and maintain mid-growth to soften the view to adjacent tracts. Staff to review at final for determinization of sufficient screening. 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.

Action by this committee does not constitute approval by any other easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

12. Variance request for a proposed patio cover with incorporated summer kitchen that encroaches past the twenty-five-foot rear setback.  
12 Eden Elm Place  
Lot 07, Block 03, 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 Tricia Danto and seconded by Andrew Freeman to approve on the condition all 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. Owner must plant and maintain native vegetation to soften and screen the view to adjacent properties. The motion carried unanimously.
13. Variance request for a proposed swimming pool, patio cover and firepit that exceed the maximum amount of hard surface area allowed.  
71 Sylvan Forest Drive  
Lot 40, Block 04, Section 01 Village of Cochran's Crossing  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition the owner provides a sealed plan, in accordance with the Standards. Additionally, 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.
14. Variance request for a driveway addition that exceeds the maximum width allowed and requires the removal of a tree.  
24 Maystar Ct  
Lot 49, Block 1, Section 17 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 Tricia Danto and seconded by Andrew Freeman to approve on the condition the owner plant and maintain a continuous landscape bed around the widened driveway portion to soften and screen the view to the street and adjacent property. 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 fence that was not built in accordance to the style required per the Neighborhood Criteria and was built with the construction side facing outward from the lot.  
14 Flagstone Path  
Lot 01, Block 02, Section 42 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 Tricia Danto and seconded by Andrew Freeman to approve the revised fence proposal granting a variance for the fence design but requiring the owner to revise the fence to a double-sided fence so that no construction side members are visible at the rear toward the street. Fence must meet code and pass final inspection. The motion carried unanimously.
16. Consideration and action for a Short-Term Rental application  
10 Shallow Pond Court  
Lot 64, Block 01, 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 Tricia Danto and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay application fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development

Standards. This approval is valid for a period not to exceed one year. Owner must reapply by September 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.

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

1722 N Red Cedar Cir

Lot 0017, Block 0003, Section 0010, 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 Tricia Danto and seconded by Andrew Freeman 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.

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

86 Rockridge Dr

Lot 0008, Block 0006, Section 001, Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman 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 on or after October 17, 2025, followed by 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 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. Development Standards Committee Member Comments**

The committee thanked everyone for their time and attendance. Andrew Freeman and Bob Adams informed the committee of their planned absences from the October workshop meeting. The committee members mentioned alternative meal catering options for future meetings. Bob Adams suggested a revision to the language used in the Township's demand letters concerning short term rentals.

**XIV. Staff Comments and Reports**

Kimberly McKenna provided an update on the revised Commercial Planning and Design Standards.

**XV. Adjourn**

There being no further business it was moved by John Anderson and a second by Bob Adams to adjourn the meeting at 7:59 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 9/17/25

Name (Please Print)	Representing	Address	Agenda #
Kiyana Coopers	Amegy Bank	10101 Grogans Mill	D
CHRIS LANGUELL	MYSELF	43 STONE SPRINGS	5
Barbara Jarvis	myself	6 Silver Lute Place <del>3214 Timber Ridge</del>	<del>2</del> T3
Julie Bloch	"	46 Silver Lute	T3
DOUG DURBIN	MYSELF	22 SILVER LUTE PL	T3
RAUL IBARRA.	MR. PINSZEC	19 PLEASURE COVE P.C.	9
Richard Boehm	Alex Lago	112 TIMBER TOP	1 + 2
JASON MILLER	ARCHITECT	4775 W. PANTHER CREEK	A + B
Christian Arredondo	myself	10 S. Buck Ridge	8
Jennifer Holmes	myself	9940 Woodlands Pkwy	P
Abigail Marcotte	Self	14 Silver Lute pl	T3
Marc Roberts	myself	83 Rush Haven	3
EMERYS McMAHON	Myself	3901 S Panther Creek	EX 64



# Development Standards Committee Meeting of 9/17/25

Name (Please Print)	Representing	Address	Agenda #
CHERYL + STEVE KENNY	SELF	12 EDEN ELM PL	12
Cheryl Keene	SELF	56 S. Havenridge Dr.	10
Amber Lukkes	SELF	146 N Westwinds Cir	T4
BENJAMIN COERS	ROBERTS	83 RUSH HAVEN	3
Karen Hoonbeck	self	35 Silverhute Place	T3
Adrian Correa	Mr. Zecchi	19 Pleasure Cove.	9
MARIE ABASCAL	SELF	10801 FALCON WING	C
Lindsay Hissin	Self	39 Silver hute place	T3
Carter Gross		8 Lehigh springs Dr	
Ruby Bolton	Self	18 Silver Lake Pl	T3
Craig Winkler		47 Stone Spring Circle	5