

Development Standards Committee  
November 5, 2025, at 5:00 p.m.  
The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, TX 77381  
MINUTES

**Members Present:** Arthur Bredehoft, Dan Kolkhorst, Tricia Danto, John Anthony Brown, Bob Adams, Andrew Freeman

**Staff Present:** Neslihan Tesno, Kim McKenna, Devon Jorden, Delilah Campos

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

**I. Welcome/Call Meeting to Order.**

The meeting was called to order by Arthur Bredehoft at 5:02 p.m. and a quorum was declared.

**II. Pledge of Allegiance.**

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

There was a motion to adopt the meeting agenda by Tricia Danto and seconded by Andrew Freeman. The motion carried unanimously.

**IV. Public Comment.**

There were no public comments.

**V. Consideration and action regarding the minutes of the meeting of October 1, 2025.**

There was a motion to adopt the meeting agenda by John Anthony Brown and seconded by Bob Adams. The motion carried unanimously

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

**Commercial:** Staff presented the Commercial Summary List, which included Items I, J, K, L, M, N, O, P, Q, R, S, T, and U. Item L was removed from the summary agenda. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as amended. The motion carried unanimously.

**Residential:** Staff presented the Residential Summary List, which included Items 3, 4, 6, 7, 9–18, 20–22, 25, 26, and 28–32. A homeowner requested that Item 30 be removed from the Summary List. Items 5 and 38 were tabled. Items 2 and 8 were withdrawn. Items 19, 23, 24, 27, and 33 were resolved prior to the meeting. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the Residential Summary List as amended. 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 into Executive Session at 7:00 p.m.

**VIII. Reconvene in Public Session.**

The committee reconvened in Public Session at 7:41 p.m.

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

- A. Consideration and action for the proposed garage door installation and addition of lighted canopies at the rear of the tenant space.

Regency Centers LP / Goodwill

4747 Research Forest Drive, Suite 450

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

This item was heard by the full committee. Several representatives for the item were present and addressed the committee. Several community members were in attendance and addressed the committee. The committee reviewed the proposal, considered the location, comments from the representatives present, comments from community members present, existing and proposed

conditions, and the Commercial Planning and Design Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Anderson to disapprove the improvements as proposed. The motion carried unanimously.

B. Consideration and action for a proposed staging and storage area.

Regency Centers LP / Goodwill

4747 Research Forest Drive, Suite 450

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

This item was heard by the full committee. Several representatives for the item were present and addressed the committee. Several community members were in attendance and addressed the committee. The committee reviewed the proposal, considered the location, comments from the representatives present, comments from community members present, existing and proposed conditions, and the Commercial Planning and Design Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Anderson to disapprove the improvements as proposed. The motion carried unanimously.

C. Variance request for the two proposed building-mounted signs that do not comply with the shopping center criteria and Commercial Planning and Design Standards. The storefront sign exceeds the maximum height allowed, includes a logo that is a cabinet sign which exceeds the maximum size allowed. The rear wall building sign proposed as "Donation Center" is not part of the registered business name.

Regency Centers LP / Goodwill

4747 Research Forest Drive, Suite 450

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

This item was heard by the full committee. Several representatives for the item were present and addressed the committee. Several community members were in attendance and addressed the committee. The committee reviewed the proposal, considered the location, comments from the representatives present, comments from community members present, existing and proposed conditions, and the Commercial Planning and Design Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Anderson to disapprove the improvements as proposed. The motion carried unanimously.

D. Consideration and action for the proposed blade sign.

Regency Centers LP / Goodwill

4747 Research Forest Drive, Suite 450

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

This item was heard by the full committee. Several representatives for the item were present and addressed the committee. Several community members were in attendance and addressed the committee. The committee reviewed the proposal, considered the location, comments from the representatives present, comments from community members present, existing and proposed conditions, and the Commercial Planning and Design Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Anderson to disapprove the improvements as proposed. The motion carried unanimously.

E. Variance request for the existing building signs that are not individual channel cut letters, exceed the maximum height, lines of copy and number allowed, contain logos that exceed the maximum size allowed, and include the street address.

HKM California Properties LLC / Little Stars Pediatric Center

10815 Kuykendahl Road

Lot 0552 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee reviewed the proposal, considered the location, comments from the representative present, existing and proposed conditions, and the Commercial Planning and Design Standards. After deliberation, it was moved by Dan Kolkhorst and seconded by Tricia Danto to deny the applications on the following conditions:

- Sign 1 (Primary): Reduce the “Stars” logo to match the size of “Stars” (25”) and place to the left of the business name. “Little Stars” shall sit just above the building reveal line.
- Sign 2 (Secondary): Reduce the “Stars” logo to match the size of “Stars” (26”) and place next to “Little”.
- Allow the proposed pin-mounted, non-illuminated FCO acrylic letters and logo. The business name shall be all black letters, and the logo may be in color.
- Remove address from each building sign.
- Allow “Main Entrance” canopy sign. Relocated “Minors Drop-Off” sign to one of the sides of the canopy or revise and resubmit for an arcade sign that could be proposed to be hung under the canopy.

The motion carried unanimously.

- F. Variance request for the existing monument sign that does not comply with the criteria regarding background color and material, includes a logo that exceeds the maximum size allowed and does not include the street address numbers.

HKM California Properties LLC / Little Stars Pediatric Center  
10815 Kuykendahl Road

Lot 0552 Block 0592 Section 0060 Village of Indian Springs

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

- Modify background color of the monument sign to match the color of the existing Indian Springs Shopping Center.
- Revise to FCO acrylic letters and logo topped with digital print vinyl.
- Reduce size of logo to no more than 20% of the message area, suggest reducing height to no more than 12.5”
- Add the address numbers to the top or bottom center of sign.
- Replant and irrigate a formal landscape bed around the monument sign.

The motion carried unanimously.

- G. Variance request for the existing directional signs that contain the business name and logo.

HKM California Properties LLC / Little Stars Pediatric Center  
10815 Kuykendahl Road

Lot 0552 Block 0592 Section 0060 Village of Indian Springs

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

- Remove name and logo and modify display to read “Main Entrance” and “Minors Drop-Off” only.

The motion carried unanimously.

- H. Variance request for the existing door and partially constructed play area in which parking spaces were removed and the property no longer complies with the minimum parking ratio.

HKM California Properties LLC / Little Stars Pediatric Center  
10815 Kuykendahl Road

Lot 0552 Block 0592 Section 0060 Village of Indian Springs

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

- Revise the concrete area, cut back at least 36 inches from the drive aisle and down to dirt to allow for screening shrubs to be installed on the east, north, and west sides of the play area

fence. Shrubs shall be installed 48 inches tall at time of planting.

- The synthetic turf is to be environmentally friendly with no micro-plastics or petrochemical based products.
- The applicant is encouraged to remove all concrete in the play area, down to dirt and back fill with topsoil and sod for a natural grass play environment.
- Applicant to provide equipment specifications, if applicable. Proposed equipment to be beige.
- Install a light shield directing light downward only on new wall pack. The light color temperature must match other exterior lights within 500K.
- The exterior of the door and trim shall be painted to match the exterior EIFS color. Glass is not to be mirrored to the exterior.
- The welded steel fencing frame shown on manufacturer cut sheets shall be installed.
- Fencing must be wrought iron installed 72" tall for security measures with a swing gate to meet all local code and ADA regulations.
- A post mounted shade sail over the play area must be beige in color to match the color of the exterior of the building.
- The shade sail posts shall be galvanized carbon steel powder coated black for durability, rust and corrosion resistance.
- The shade sail post mounts shall be bolted to the concrete play area with a cover plate to conceal the bolts for the mounting posts.

The motion carried unanimously.

I. Consideration and action for the proposed conceptual plans for a building addition.

The Ridge Community Church

10801 Falconwing Drive

Lot 0210 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 on the following conditions:

- No encroachment into the Forest Preserve will be permitted.
- Keep as many trees as possible that are healthy around the project area.
- Extensive site pavement demolition is proposed to create a new drive around the front drop off canopy of the addition. All new pavement shall match the existing finish style of adjacent surfaces.
- Any storm drains that are in the currently proposed new construction area shall be relocated, as necessary.
- Provide property surface coverage calculation to indicate property coverage complies with the development criteria.
- Provide landscape and irrigation plans for review by the Development Standards Committee. Irrigation systems are to be concealed from public view.
- Provide a construction activity plan that includes all screen fences, equipment, storage, trash collection, trailer and restroom details. Any construction signage shall be provided.
- The project design shall integrate the use of brick, metal panels and store front glazing systems for a modern appearance to the new building.
- The applicant is to add more brick to the addition design to tie the two designs together. All new exterior brick is to be painted to match the existing brick.
- A second, darker, metal panel color shall be added to accentuate the addition. (Consider Urbane Bronze)
- Confirm the selected glass type will match the glass type on the existing buildings. Windows shall not be mirrored to the exterior.
- Aluminum storefront system color should match the existing building.
- All new exterior doors and trim shall be painted to match the exterior material to which they are installed.
- All mechanical equipment must be screened from public view.

- Wall pack lights have been selected for lighting around the exterior perimeter of the addition at 3500K. Light color is to match existing lights within 500K. Consider a darker fixture housing color for contrast detail to the addition.
- Provide comprehensive construction drawings that includes all required disciplines including but not limited to Architectural, Structural, Mechanical, Electrical, Plumbing, and Civil Engineering in the follow-up Preliminary/Final Submission.
- The permanent improvement 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

- J. Consideration and action for the proposed renovation that includes a building color change, the addition of sidewalks, ramps and curbs, drive through canopy with pavement restriping, relocation of the dumpster enclosure, removal of the covered barbeque pit, and a staging and storage area.

Killens Land & Cattle Co LLC / Whataburger

8800 Six Pines Drive

Lot 6603 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 on the following conditions:

- The staging area shall be screened with a minimum six-foot-tall construction chain link fence with green mesh screening on the exterior. Any sandbags used for support shall be interior to the fence.
- All containers and equipment are to be neutral in color with no visible signage to the public.
- Work shall occur during construction hours as defined per The Woodlands Standards.
- All parking, walkways and signage are to meet local code and ADA requirements.
- Patch and repair to like new exterior areas where structure or doors, etc. may have been removed or revised from the previous floor plan. Stone infill is to match existing.
- All exterior electrical panels, gas meter, and conduits are to be painted to match the substrate to which each is mounted.
- The exterior roof access ladder is to be repainted to match the exterior.
- The new dumpster enclosure is to be CMU with stucco applied over face. The enclosure shall be painted the building's body color.
- Add stone wainscoting to the dumpster enclosure to match the building. (Submit revised plans.)
- The side access opening shall have a steel swing door to match the front gates.
- Paint the metal steel front doors and side swing door to match the darker accent color "Special Grey".
- Allow menu board and canopy. Provide a sign proof of the menu board displays for review and approval to the Community Standards Committee.
- Paint the canopy structure SW Special Grey to tie in with the building.
- Paint the structure and clearance bars SW Special Grey with white vinyl copy for contrast.
- No signage is approved at this time. Owner to submit sign application to the Community Standards Committee for review.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities such as the City of Shenandoah. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously

- K. Consideration and action for the proposed security gate.

CSHV Woodlands LP / Academy Sports & Outdoors

1360 Lake Woodlands Drive

Lot 2000 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 table the item to a future meeting. The motion carried unanimously

L. Consideration and action for the proposed demolition of the existing buildings.

2101 Lake Robbins Holdings LLC

2102 Lake Robbins Drive

Lot 0295 Block 0599 Section 0999 Village of Town Center

2235 Lake Robbins Drive

Lot 0295 Block 0547 Section 0999 Village of Town Center

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 Dan Kolkhorst and seconded by Bob Adams to approve the demolition on the following conditions:

- Should additional time be required, owner to coordinate with Township staff to request time extension.
- No signage is approved at this time. Owner to submit proposed signage to Township staff for review.
- Should Waterway access be impacted, coordinate with Township staff prior to commencement of construction.
- No other exterior improvements are approved at this time. Proposed improvements must be submitted for review and approval prior to construction taking place.
- Must comply with Commercial Planning and Design Standards including, but not limited to, Hours of Operation allowed in the Commercial Planning and Design Standards: 6:00 AM-8:00 PM, Monday through Friday and 8:00 AM-8:PM for weekends and holidays.
- 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.

M. Variance request for a proposed monument sign that includes a tagline and service located inside the business that are not part of the registered name.

First Church of Christ Scientist Woodlands

1340 N Millbend Drive

Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill

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

- Suggest white ¾ inch FCO letters to be applied instead of vinyl.
- Install and maintain a formal landscaped bed around the monument sign; standards allow 60-degree view corridor for visibility on each side of the sign.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities, such as The Woodlands Land Development Company. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously

N. Consideration and action for the proposed addition of a sidewalk and step with handrailing.

Woodlands Methodist Church

2200 Lake Woodlands Drive

Lot 8600 Block 0547 Section 0999 Village of Research Forest

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



- O. Consideration and action for the proposed exterior renovation that includes storefront glazing, awnings and sconces.

IMI MSW LLC / Sephora

9595 Six Pines Drive, Suite 810

Lot 7113 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:

- Patch the right side of the north façade to like new. Windows and frames to remain existing shall be painted black.
- The entry way is to be metal seam panels for the sign message area, with horizontal stone stripes at sides. The exterior horizontal stone accents shall align with the stone accents on the interior.
- Provide specifications for the wall sconce lights (4) at the entry and the east elevation.
- Provide clarity on whether the three (3) gooseneck lights above entry will be removed or retained. If gooseneck
- lights are to be removed, remove electrical and patch the wall to like new.
- Exterior glass shall not be mirrored to the exterior.
- Provide specification details if any window film or tinting is to be installed.
- Any interior window shades or security roll down devices must be submitted for review and approval.
- All construction to comply with local code with all parking signage and walkway stripes to comply with ADA regulations.
- Paint the ADA post and sign back to match others existing on site.
- Apply for exterior signage with the Community Standards Committee.
- The permanent improvement 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

- P. Consideration and action for the proposed backflow device, cover and concrete pad.

Dirk D Laukien / BioNova Scientific

2635 Technology Forest Boulevard

Lot 0610 Block 0547 Section 0999 Village of Research Forest

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

- Q. Consideration and action for the proposed exterior update that includes the addition of bollards, restriping of pavement, replacement of building lighting, additional plantings and minor repairs.

Bank of America

4085 College Park Drive

Lot 9034 Block 0051 Section 0067 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 table the item to a future meeting. 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.

The Woodlands GI Holdings LLC / Hospital Corporation of America Co

26306 Kuykendahl Rd

Lot 0578, Block 0509, Section 0000, 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 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

- S. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Sovran Acquisition LP  
4455 Panther Creek Pines  
Lot 0335, Block 0045, Section 0007, Village of Panther Creek  
This item was withdrawn and was not heard by the committee.
- T. Consideration And Action to Proceed with Legal Action, Regarding Failure to Comply with The Covenants and Standards for Outstanding Violations on the Property.  
Landmark Industries Ltd / Texas Petroleum Group LLC  
3000 College Park Drive  
Lot 4800, 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
- U. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Hibernia National Bank / Capital One Na  
2404 Research Forest Drive  
Lot 8004, 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 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
- X. Consideration and Action of the Residential Applications and Covenant Violations.**
1. Consideration and action for the final submission of a proposed new home construction.  
96 Hollymead Drive  
Lot 20, Block 04, Section 09 Village of Cochran's Crossing  
This item was heard by the full committee. It was then moved by Arthur Bredehoft and seconded by Andrew Freeman to approve on the conditions:
- A comprehensive sealed drainage plan must be submitted no later than February 28th, 2026. Drainage plan must be sealed by a licensed professional engineer. Drainage plans must be comprehensive site plans that defines the overall site and any site topography. Drainage plans must 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/or drain outlets. At final please note: a certificate of completion must be submitted



and signed by the engineer certifying compliance and completion of installation.

- A comprehensive sealed landscaping plan must be submitted no later than February 28th, 2026. Comprehensive landscape plans must be sealed by a landscape architect or must be submitted with the same level of details as you would find on a sealed landscape plan.
- Staff to verify drainage and landscaping plan for compliance with committee action.
- Staff to verify installation of construction barrier, erosion control, and tree protection fencing before issuing final permit.

At final permit issuance, the following conditions will be applied;

- Improvement 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.
- 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.
- The staff will perform periodic site inspections for compliance with the New Home Construction standards.
- 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. Variance request for a proposed driveway that exceeds the maximum allowed width and encroaches the side and rear easements.

10811 W. Timberwagon Circle

Lot 14, Block 7, Section 6 Village of Grogan's Mill

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

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

5 Woodlot Court

Lot 07, Block 03, Section 28 Village of Grogans 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 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 November 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.

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

9 Pineash Court

Lot 21, Block 01, 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 November 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 for a Short-Term Rental application.

35 Crescent View Court

Lot 39, 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 table the item to a future meeting. The motion carried unanimously.

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

34 Wishbonebush Road

Lot 09, Block 01, Section 20 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 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 November 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.

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

40 N. Morningwood Court

Lot 19, Block 02, 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 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 November 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.

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

47 N Longspur Drive

Lot 09, Block 04, Section 45, Village of Grogan's Mill

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

9. Variance request for proposed fireplace with arbor that does not respect the rear 25-foot setback.

34 Pondera Point Drive

Lot 05, Block 02, Section 13 Village of Creekside Park West

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 fireplace on the condition the owner must plant and maintain evergreen trees/shrubs at least 7 feet in height (from grade) at time of planting to screen to rear. Additionally, the owner must plant and maintain evergreen vines on the arbor to soften the view. Staff to review upon completion to determine if sufficient screening. The motion carried unanimously.

10. Variance request for existing driveway with wheel stops that exceeds width allowed, extends beyond the width of the garage, and does not have the required contrasting driveway border as required by the Criteria for Section 11, Village of Creekside Park.

7222 Lake Paloma Trail

Lot 06, Block 01, Section 11 Village of Creekside Park

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 conditionally approve as follows: The driveway and wheel stops should be screened from view of street & adjacent properties with evergreen plant/shrubs. Additionally, the owner must paint the yellow stripes on wheel stops black. The motion carried unanimously.

11. Consideration and action for approval of Home Business – Baking.

30 South Silver Crescent Circle

Lot 22 Block 03 Section 01 Village of Alden Bridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the baking home business with the following conditions:

- All home business visitors/clients must park in the applicant's driveway; street parking is not permitted.
- The permit is valid for two (2) years from the date of issuance.
- A renewal application must be submitted prior to October 2027 to maintain active permit status.
- The Home Business Permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee. The motion carried unanimously.

12. Consideration and action for Short-term Rental

2 Bayou Springs Court

Lot 21, Block 01, Section 24 Village of Alden Bridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the Short-Term Rental on the condition that the owner and all designees cure the existing violations of the Covenants and Standards; that the owner sign the Short-Term Rental Maintenance and User Agreement, pay the required fee, submit the insurance certificate, and provide a secondary responsible party when the primary responsible party is absent; and that the owner comply with all 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 (1) year, and the owner must reapply by October 2026. The 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. The property must be maintained in accordance with the Covenants and Standards. The motion carried unanimously.

13. Consideration and action for Short-term Rental

331 North Rush Haven Circle

Lot 25, Block 01, Section 08 Village of Indian Springs

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the Short-Term Rental on the condition that the owner and all designees sign the Short-Term Rental Maintenance and User Agreement, pay the required fee, submit the insurance certificate, and provide a secondary responsible party when the primary responsible party is absent. The owner must also comply with all 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, and the owner must reapply by October 2026. The 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. The property must be maintained in accordance with the Covenants and Standards. The motion carried unanimously.

14. Consideration and action for Short-term Rental

23 North Spinning Wheel Circle

Lot 06, Block 01, Section 56 Village of Sterling Ridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the Short-Term Rental on the condition that the owner and all designees sign the Short-Term Rental Maintenance and User Agreement, pay the required fee, submit the insurance certificate, and provide a secondary responsible party when the primary responsible party is absent. The owner must also comply with all 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, and the owner must reapply by October 2026. The 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. The property must be maintained in accordance with the Covenants and Standards. The motion carried unanimously.

15. Consideration and action for Short-term Rental

90 South Rocky Point Circle

Lot 35, Block 01, Section 05 Village of Creekside Park

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the Short-Term Rental on the condition that the owner and all designees sign the Short-Term Rental Maintenance and User Agreement, pay the required fee, submit the insurance certificate, and provide a secondary responsible party when the primary responsible party is absent. The owner must also comply with all 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, and the owner must reapply by October 2026. The 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. The property must be maintained in accordance with the Covenants and Standards. The owner must change and maintain the listing to reflect a maximum occupancy of ten (10) guests, as required by the Standards (two per bedroom). The motion carried unanimously.

16. Consideration and action for Renewal of a Short-term Rental

6 West Prairie Dawn Circle

Lot 02, Block 02, Section 06 Village of Harpers Landing at College Park

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve the renewal on the condition that the owner and all designees sign the Short-Term Rental Maintenance and User Agreement, pay the required fee, submit the insurance certificate, and provide a secondary responsible party when the primary responsible party is absent. The owner must also comply with all 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, and the owner must reapply by October 2026. The 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. The property must be maintained in accordance with 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.

3 Pawprint Place

Lot 21, Block 1, Section 43 Village of Sterling Ridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting a passing final inspection for the swimming pool) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

71 South Millport Circle

Lot 57, Block 1, Section 40 Village of Alden Bridge

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

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

258 Fairwind Trail Drive

Lot 104, Block 3, Section 11 Village of Harper's Landing at College Park

**This item was resolved prior to the meeting.**

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

62 South Chandler Creek Circle

Lot 13, Block 4, Section 13 Village of Indian Springs (TWA)

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting a passing final inspection for the pool barrier fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as



necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

33 Violet Sunset Lane

Lot 29, Block 1, Section 38 Village of Creekside Park West

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting a complete application and obtaining approval for the sports court or remove) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

2 Wild Aster Court

Lot 69, Block 1, Section 39 Village of Alden Bridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting a complete application and obtaining approval for the paving in the rear yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

263 Tortoise Creek Place

Lot 70, Block 1, Section 8 Village of Creekside Park

**This item was resolved prior to the meeting.**

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

14 Wintercorn Place

Lot 27, Block 2, Section 7 Village of Alden Bridge

**This item was resolved prior to the meeting.**

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

103 South Vesper Bend Circle

Lot 22, Block 2, Section 30 Village of Sterling Ridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved



by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting an application and obtaining approval for the paving and wood deck in the rear yard; by removing all algae from the exterior of the property; and by power washing the driveway to remove algae, mold, and stains) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

19 Jewelsford Court

Lot 17, Block 1, Section 13 Village of Sterling Ridge

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

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

78 Ashlyn Grove

Lot 22, Block 1, Section 5 Village of Sterling Ridge

**This item was resolved prior to the meeting.**

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

63 Pioneer Canyon Place

Lot 16, Block 1, Section 22 Village of Creekside Park West

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing wooden panels on the left side wrought iron fence and gate) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

18 Bonnaire Drive

Lot 1, Block 3, Section 28 Village of Alden Bridge

This item was heard by the Committee under the Summary List as presented by staff. It was moved

by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by storing trash and/or recycle carts from public view on a consistent basis and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding landscape beds and driveway joints, edging and removing grass and weeds from landscape beds on a consistent basis) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Lot 67, Block 1, Section 27 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Bob Adams to approve pursuit of legal action if not cured within 30 days by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by storing trash and/or recycle carts from public view on a consistent basis) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

31. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
19 Mosaic Point Place

Lot 17, Block 1, Section 6 Village of Creekside Park

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by planting and maintaining vegetation to screening pool equipment from the street and neighboring properties) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

32. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property  
166 Rocky Point Drive

Lot 2, Block 1, Section 5 Village of Creekside Park

This item was heard by the Committee under the Summary List as presented by staff. It was moved by Andrew Freeman and seconded by Tricia Danto to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time

frame for resolution. The letter will include notice that failure to correct these (by repairing fence which may require an application; by consistently removing weeds from the driveway joints; and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding landscape beds and driveway joints, edging and defining the beds, removing all yard debris) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

10 Crabtree Court

Lot 25, Block 1, Section 73 Village of Sterling Ridge

**This item was resolved prior to the meeting.**

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

71 West Cove View Trail

Lot 46, Block 1, Section 6 Village of Creekside Park

This item was heard by the full Committee. Staff provided the Committee with a presentation. A neighbor was present and addressed the Committee. It was then moved by Tricia Danto and seconded by Andrew Freeman to require the owner to plant and maintain an evergreen screen (shrubs or plants at least taller than the watercraft—kayaks, paddle boards, etc.) or remove the items from view of adjacent neighbors or the street within 30 days. If not cured within that time period, the pursuit of legal action is approved by authorizing the Township's attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions, detailing what is required to cure the violations, and establishing a reasonable timeframe for resolution. The letter will include notice that failure to correct these violations—either by planting and maintaining an evergreen screen (shrubs or plants at least taller than the watercraft) or by removing the items from view—will result in a lawsuit being filed and a court hearing scheduled. Furthermore, the Committee recommends that the Township Board authorize funding for legal action, as necessary, to correct these violations of The Woodlands Covenants and Residential Development Standards if the initial correspondence from The Strong Firm and staff does not resolve the matter prior to filing the lawsuit. The motion carried unanimously.

35. Consideration and action to appeal the Residential Design Review Committee's decision to disapprove the pool house due to architectural compatibility.

39 Welston Terrace Drive

Lot 04, Block 01, Section 35 Village of Creekside Park West

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the request on the condition that the owner plant and maintain evergreen trees or shrubs at least seven (7) feet tall from grade at the time of planting to provide screening to the rear. Staff will confirm at completion whether the screening is sufficient to meet code and pass inspection. The owner must also submit a sealed drainage plan that includes the pool house addition. Drainage plans must show any natural change in grade, define the direction water flows onto and off the property, and include specifications for drainage swales, piping, catch basins, and drain outlets. The drainage plan must be sealed by a licensed landscape architect registered with the State or a licensed engineer registered with the Texas Board of Professional Engineers. All conditions must be met within 120 days of approval. Failure to meet these requirements and conditions may result in violations on the property and the pursuit of legal enforcement. The owner is advised to contact Harris County for any additional permitting requirements. The motion carried unanimously.

36. Request for rehearing regarding the Development Standards Committee action for the proposed and existing paving which includes driveway & borders, walkways, paving and pool decking that exceed the maximum hard surface area allowed for the lot, and pavers that do not respect the rear ten-foot easement which was reviewed by the full committee and acted on at the meeting of September 3, 2025.

27 Doeskin Place

Lot 36 Block 03 Section 59 Village of Alden Bridge

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the rehearing. The motion carried unanimously.

37. Variance request for proposed detached building that exceeds the maximum allowed square footage allowed and exceeds the maximum allowed height.

78 North Misty Canyon Place

Lot 72 Block 02, Section 04 Village of College Park, Harper's Landing

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by Tricia Danto and seconded by John Anderson to conditionally approve the request as follows: the owner must redesign and submit revised plans and a survey reducing the structure to a maximum of 275 ft<sup>2</sup> and reducing the width to allow for planting along the side for screening. The owner must plant and maintain evergreen trees or shrubs at least seven (7) feet tall from grade at the time of planting along the right side to screen the improvement from the adjacent property. Staff will review the screening upon completion to determine if it is sufficient. All conditions must be met within 120 days of approval. Failure to meet the requirements and conditions of approval may result in violations on the property and the pursuit of legal enforcement. The motion carried unanimously.

38. Variance request for a proposed circular driveway on a property that has less than the minimum required lot width.

50 South Fremont Ridge Loop

Lot 12, Block 01, Section 23 Village of Creekside Park

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 this item until December 3, 2025. The motion carried unanimously.

39. Variance request for a proposed sports court that is not located at least 15 feet from the property line and requires the removal of two trees.

52 Welston Terrace Drive

Lot 02, Block 02, Section 35 Village of Creekside Park West

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by Tricia Danto and seconded by Andrew Freeman to conditionally approve the request as follows: the owner must submit letters of no objection from the adjacent neighbor closest to the sports court and from the two neighbors directly across the street from the sports court; no lighting is permitted on the sports court; staff will review the improvements upon completion to determine whether any evergreen trees or shrubs are needed to provide screening along the right side; and the owner must plant and maintain two (2) 30-gallon native trees. All conditions must be met within 120 days of approval. Failure to meet these requirements and conditions may result in violations on the property and the pursuit of legal enforcement. The owner is advised to contact Harris County for any additional permitting requirements. The motion carried unanimously.

40. Variance request for a proposed sports court that is not located at least 15 feet from the property line.  
26902 Longwood Ledge Drive

Lot 69, Block 01, Section 00 Village of Creekside Park – Enclave

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by Dan Kolkhorst and seconded by Tricia Danto to deny the request as submitted and require the owner to redesign by moving the sports court toward the rear of the property as much as possible without encroaching into the rear or side easements. The owner must revise and resubmit plans for staff to review for compliance. No lighting is permitted on the sports court. Staff will review the improvements upon completion to determine whether any evergreen trees or shrubs are needed to provide screening along the right side. All conditions must be met within 120 days of approval. Failure to meet these requirements and conditions may result in violations on the property and the pursuit of legal enforcement. The owner is advised to contact Harris County for any additional permitting requirements. The motion carried unanimously.

41. Variance request for a proposed swimming pool that does not respect the rear ten-foot easement and exceeds the maximum allowed water surface area allowed.

8110 Allston Village Trail

Lot 37, Block 03, Section 00 Village of Creekside Park – Enclave

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by John Anthony Brown and seconded by Tricia Danto to take no action subject to the following conditions:

- Receipt by the Development Standards Committee of the required written partial releases of easements, to the extent necessary to allow the limited encroachment into the recorded easements, from all parties holding such easements in a form acceptable to the Committee for their circumstances. This includes releases from the gas, electric (if applicable), telecommunications, and cable/internet providers (all four), as well as a release from the Howard Hughes Corporation, successor to The Woodlands Corporation. The owner is advised to contact Dan Kolkhorst at the Howard Hughes Corporation to obtain their release. It is still being determined whether a release is required from The Woodlands Township.
- Entering into a Memorandum of Agreement in a form acceptable to the Township and its legal counsel, detailing the conditions for approval and the retention of rights under the existing Covenants and Standards related to the improvements, including—but not limited to—retaining rights under the covenant easements. This approval is additionally subject to the conditions previously required for the pool and patio cover.
- Planting and maintaining two (2) 30-gallon native trees.
- Complying with the submitted drainage plan. Drainage plans must show any natural change in grade, define the direction water flows onto and off the property, and include specifications for drainage swales, piping, catch basins, and drain outlets.
- Meeting code requirements and passing all inspections.
- Satisfying all conditions within 120 days of approval. Failure to meet these requirements and conditions may result in violations on the property and the pursuit of legal enforcement.
- Contacting Harris County for any additional permitting requirements.

Approval by this Committee does not constitute approval by other applicable entities. It is the owner's responsibility to obtain approval from those entities. The improvement may be subject to removal if determined necessary by any easement holder. The motion carried unanimously.

42. Variance request for a proposed swimming pool that does not respect the rear ten-foot easement and a 198 Rockwell Park Boulevard

Lot 05, Block 10, Section 33 Village of Creekside Park

This item was heard by the full Committee. Staff provided the Committee with a presentation. It was then moved by John Anderson and seconded by Andrew Freeman to take no action subject to the following:

- Receipt by the Development Standards Committee of the required written partial releases of easements, to the extent necessary to allow the limited encroachment into the recorded



easements, from all parties holding such easements, in a form acceptable to the Committee for their particular circumstances. This includes releases from the gas, electric (if applicable), telecommunications, and cable/internet providers (all four), as well as a release from the Howard Hughes Corporation, successor to The Woodlands Corporation. The owner is advised to contact Dan Kolkhorst at the Howard Hughes Corporation to obtain their release. It is still being determined whether a release is required from The Woodlands Township.

- Entering into a Memorandum of Agreement in a form acceptable to the Township and its legal counsel, detailing the conditions for approval and the retention of rights under the existing Covenants and Standards related to the improvements, including but not limited to retaining rights under the covenant easements. This approval is also subject to the previously established conditions for the pool and patio cover.

- Complying with the submitted drainage plan. Drainage plans must show any natural change in grade, define the direction water flows onto and off the property, and include specifications for drainage swales, piping, catch basins, and drain outlets.

- Meeting code requirements and passing all inspections.

- Satisfying all conditions within 120 days of approval. Failure to meet these requirements and conditions may result in violations on the property and the pursuit of legal enforcement.

- Contacting Harris County for any additional permitting requirements.

Approval by this Committee does not constitute approval by other applicable entities. It is the owner's responsibility to obtain approval from those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

43. Variance request to appeal the Residential Design Review Committee's decision to disapprove of an outdoor shower.

198 Rockwell Park Boulevard

Lot 05, Block 10, Section 33 Village of Creekside Park

This item was heard by the full Committee. Staff provided the Committee with a presentation. It was then moved by John Anderson and seconded by Bob Adams to affirm the RDRC's decision to disapprove, and to require the improvement be relocated to the rear yard while respecting all easements. The owner must submit an application if a structure is proposed to enclose the shower. The motion carried unanimously.

44. Variance request for an existing detached building that does not respect the rear ten-foot easement and exceeds the maximum height allowed.

6 Drifting Shadows Circle

Lot 02 Block 01, Section 07 Village of College Park, Harper's Landing

This item was heard by the full Committee. Staff provided the Committee with a presentation. The owner was present and addressed the Committee. It was then moved by Tricia Danto and seconded by Bob Adams 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, is no longer the primary resident, or when the shed is in disrepair and requires replacement, whichever occurs first. The Memorandum will be recorded with the courthouse and will be binding on the land. Approval by this Committee does not constitute approval by other applicable entities; it is the owner's responsibility to obtain approval from those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must plant and maintain evergreen trees or shrubs at least seven (7) feet tall from grade at the time of planting to screen the shed and air-conditioning unit to the rear and right side. Staff will review the screening upon completion to determine whether it is sufficient for adjacent properties. The motion carried unanimously.

- XI. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.**  
There was no action taken.



**XII. Development Standards Committee Member Comments**

Dan Kolkhorst gave kudos to Kim and the Committee on the meeting. John Anthony Brown requested an update on the short-term rental software. Tricia Danto commented on the positive unintended consequence that many residents were able to learn from the meeting. John Anderson thanked staff and the Committee for their work. Arthur Bredehoft also thanked the Committee and staff and commended everyone on their hard work.

**XIII. Staff Comments and Reports**

Bret Strong thanked the Committee for adjusting the order of the meeting to review residential items before commercial items in order to accommodate his availability. Kimberly McKenna thanked the Committee for their hard work during the meeting.

**XIV. Adjourn**

There being no further business, it was then moved by John Anderson and seconded by Bob Adams to adjourn the meeting at 11:21 PM. The motion carried unanimously.

# Development Standards Committee Meeting of Nov 5-25

Name (Please Print)	Representing	Address	Agenda #
Rodrigo Munguia	self	39 Welston Terrace Dr.	35
Laverne Muna	self	38 W. Fairbranch	A-D
Marie Wilk	self	6 Andover Trail	A-D
Michelle Easton	homeowner	34 Pondera Point	9
Megan Robin	self	34 Pondera Point	9
Tracy John	self	42 Windham Drive	8
Joe Kileen	self	39 W. MISTY MORNING TRC	A-D
Rae Pomeroy	self	8 Cat Feet Dr	<del>A-D</del>
Tiffany Marascio	neighbor	25 E. wedgemere circle	A-D
Kelly Jones	neighbor	87 Sweet Oak	A-D
Tim Jones	neighbor	87 Sweet Oak	A-D
Kelly Miller	homeowner	1 Silent Brook Pl.	A-D
Cynthia Kessinger	self	33 E Trillium Cir	A-D
Allison Winter	self	31 Day Lily Pl.	A-D

# Development Standards Committee Meeting of November 05, 2025

Name (Please Print)	Representing	Address	Agenda #
Patricia Monticello Kievan	concerned neighbor	11 N Longsford Cir, TW TX 77381	A-D
Elizabeth Monticello	concerned neighbor	152 N. Mill Trace Dr, 77381	A-D
Jay Willett	concerned resident	155 N. Mill Trace 77381	A-D
Karen Leach	concerned neighbor	<sup>159</sup> N. Mill Trace 77381	A-D
Francis Noejen	concerned resident	164 N. Mill Trace 77381	A-D
Lara Nelson	concerned resident	157 N. Mill Trace 77381	A-D
Joe Killen	concerned neighbor	N Mill Trace Dr. 77381	A-D
Peg Schumacher	concerned neighbor	18 Lucky Leaf 77381	A-D
Bob Schumacher	concerned neighbor	18 Lucky Leaf 77381	A-D
Joshua Redelman	concerned neighbor	20 W Placid Hill Cir 77381	A-D
Larissa Redelman	concerned neighbor	20 W Placid Hill Cir 77381	A-D
Missy Herrold	Interested party	319 S. Silvershire Circle	A-D
Janlyn Brooks	concerned neighbor	31 Night Rain Ct	A-D
Cheryl Meyer	concerned neighbor	171 W. Cove View Trl	#34

# Development Standards Committee Meeting of Nov 5-25

Name (Please Print)	Representing	Address	Agenda #
Dorma Briggs		31 Golden Shadow Circle	Good will
Rollins Brown	Owner	30 S. Silver Crescent Cir	11
Everardo Garcia	Owner	54 Welston Terrace Dr	39
Flor Park	Owner	60 Drifting Shadows Cir	241
MARIE ARACH	AGENT	10801 Falconwing Dr.	I
JENNA BOURGEOIS	AGENT	10801 Falconwing Dr.	I
Allison Broun	neighbor	7004 Memorial Dr.	57
Tina Scarborough	Agent		4941
CHAD WYSEBACH	Owner	43 Sky Terrace	A-D
CLYDE RENDON	OBSERVER <del>REDACTED</del>	3522 Creekside Forest Dr <del>3522</del> Suite 0-101	A-D
Henry A. Xarner	Owner	18 Strong House Dr.	30
ALISSA BERNAN	Owner	7222 Lake Raleigh Ln	20
GUILLEMO SARRAGUA	Owner	10815 KYKENDALL	E-H

# Development Standards Committee Meeting of Nov 8, 2025

Name (Please Print)	Representing	Address	Agenda #
Al Shaffer	Concerned Neighbor	67 N. Misty Morning Trce	A-D
Mary Ellen Van Horn	Hidden Lake	43 W. Misty Morning Tr.	A-D
Ruth Luning	Clover Park	47 Lucky Leaf Ct	A-D
Mike Van Horn	Hidden Lake	43 W. Misty Morning Trce	A-D
CHEISDAHER DANA	SELF	2205 RIVA ROW	Public COMMENT
Chris Ravis	Self	46 S Gerant-Bur	A-D
Michael Hipp	ROLLAND	198 ROCKWELL PARK BULD.	
Arnold Baca	Self	78 N. Misty Canyon Place	37
Susanne Underkoffler	Self	39 Mason Pond Place	A-D
Bob Woody	COO W/22	4714 Cambridge St Sugarland	
Charles McKern	REP	1340 N. Milbend dr	M
Carlos Ruiz	Rep.	10815 Kyburdahl Rd.	E-H
Alexander Ransgatt	Owner	8110 Altstar Village Tr.	41
Trahern W. Timblin	Concerned Resident	15. Clad Leap Pl. 77381	A-D

# Development Standards Committee Meeting of ~~18~~ Nov 5, 2025

Name (Please Print)	Representing	Address	Agenda #
Karel Kleinbroich	Neighborhood	25 Glen Canyon Pl 7285	A-D
WILL SIEBEN	Neighborhood	29 Cascade Springs	A-D
Donise Senales	Neighbor	58 N. Greenvine Cir	A-D
Linda Lee	Neighbor	10 Jester Dicks	A-D
Janet Whitett	Neighbor	155 N. Mill Trace Dr	A-D
Leslie Schamun	neighbor	234 S Crimson Clover	A-D
Cathy Brady	neighbor	15 Lucky Leaf Ct	A-D
Linda Nelson	neighbor	151 N Mill Trce	A-D
Adee Karam	Goodwill	140 West Loop N	A-D
Brad Ryan	Neighbor	170 Westcott	A-D
Jen McDonald	Goodwill	123 W. Hobbit Glen W	A-D
Amos McDonald	Goodwill	123 W Hobbit Glen W	A-D
<del>Wally</del> Willis	Goodwill	2 Crestone Pl	A-D
Karen White	Goodwill	19 Dorewood Pl	A-D



# Development Standards Committee Meeting of NOV 25, 2025

Name (Please Print)	Representing	Address	Agenda #
Patricia Quinn	Weymouth	38 Daring Flower Dr.	35
Amanda Quinn	Weymouth	38 Daring Flower Dr.	35
Linda Gullett	Naver	26 Galilee Blvd.	<del>35</del>
Sandra Ibarra + Alejandro		27 Desk in PL	36
SCOTT PRESTON	NEIGHBOR A-D	59W Double Green Circle	A-D
WHIT LEHMAN	L3C	90 HOLLYMEAD DR	#1
Michael Winkler	Goodwill	1140 North Loop W.	A-D
Stephen Briggs	Goodwill	100 S. Flagstone Path Circle	A-D
Patti Chamberlain	Goodwill	8 Thunder Hollow Pl.	A-D
Lick Chamberlain	Goodwill	8 Thunder Hollow Pl.	A-D
Robert Ambuchan	Goodwill	46 Tanker Trail	A-D
Lisa Fenley	Goodwill	15 Brandenburg Ct	A-D
Ann Olson	Goodwill	annolson1@comcast.net	A-D
Mary Olson	Goodwill	"	A-D

