

**Development Standards Committee**  
**December 3, 2025, at 5:00 p.m.**  
**The Woodlands Township**  
**2801 Technology Forest Boulevard**  
**The Woodlands, TX 77381**  
**MINUTES**

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

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

**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 John Anderson and seconded by Bob Adams. The motion carried unanimously.

**IV. Public Comment.**

Michael Ricciardi, owner of Sports Cryo of The Woodlands located at 8101 Kuykendahl Road, Suite 300, addressed the Committee regarding ongoing nuisance concerns associated with a neighboring business. He stated that construction noise, debris, fumes, and smoke have negatively impacted his business operations and resulted in a loss of customers. He also reported concerns regarding improper waste disposal behind the building and the placement of traffic cones to reserve parking spaces. Mr. Ricciardi requested the Committee's assistance in enforcing applicable rules and standards related to these issues.

**V. Consideration and action regarding the minutes of the meeting of November 5, 2025.**

A motion to approve the minutes was made by Andrew Freeman 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 A, B, C, D, E, F, G, H, and I. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

**Residential:** Staff presented the Residential Summary List consisting of items 2, 4-12, 14-31, 33-37, 44, 49 & 50. There was a request by the owner to remove item number 33 from the Summary List. Item number 17 was withdrawn, and item number 38 was tabled prior to the meeting. It was then moved by John Anthony Brown and seconded by Andrew Freeman 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.**

There was no executive session.

**VIII. Reconvene in Public Session.**

There was no executive session.

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

- A. Consideration and action for the proposed conceptual submission of plans for a permanent building and deck for coffee concessions that includes lighting and 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 committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the conceptual plans on the following conditions:

- Owner to submit a new application for final approval that includes a comprehensive set of plans, including but not be limited to, structural, architectural, MEP mechanical electrical and plumbing, building and wall sections, detailing, detailed elevations with dimension and call outs. Plans should also include any conditioning of the space including any interior and exterior finishes.
- Provide colored elevation drawings.
- Provide cut sheets for door and windows, roofing, siding, exterior furnishings and any lighting.
- Provide drawing and materials proposed for decking.
- No signage is approved. Signage must be applied for and a permit issued 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 a façade modification.

REG8 Sterling Ridge / Sterling Ridge Shopping Center

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0000 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:

- Provide Final supplementary comprehensive drawings for all disciplines that references the modifications to the interior and exterior spaces, including, but not limited to: Structural, Architectural, Mechanical, Electrical, Plumbing. Owner to submit a new application in Civic Access for final plans.
- Applicant to provide a site plan should a staging and storage area be required. Area is to be fenced off with 6' high temporary chain link fencing with green, brown or black mesh on the exterior. Containers, dumpsters and portable restrooms to be neutral in color.
- The storefront is to remain existing. Any modifications to the exterior are to be submitted for review and approval.
- The new construction finishes are to blend seamlessly with the existing materials.
- The new roof material is to match the other center tower roofs.
- The message area is to be refinished to like-new from the removal of the "Kroger" signage.
- Interior renovations are not to affect the outward appearance of the store.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent improvement 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.

C. Variance request for the proposed door vinyl graphics that include business clarifiers that are not part of the registered name.

Sterling Ridge Dev II LP / Eye Thrive Eye Care + Optics

6704 Sterling Ridge Drive, Suite D  
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge  
This item was withdrawn and was not heard by the committee.

- D. Variance request for the proposed monument sign panel that does not match the building sign.

Sterling Ridge Dev II LP / Eye Thrive Eye Care + Optics

6704 Sterling Ridge Drive, Suite D

Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge

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

- Business name on monument to match business name on building sign.
- Owner to maintain landscape bed around the sign in accordance with the standards.
- Must comply with The Woodlands Commercial Planning and Design Standards and the campus accepted standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- E. Variance request for the proposed curbside parking signs that do not comply with the criteria for curb painted parking signs.

Terramont Retail Partners LLC / The Republic Grille

30340 FM 2978 Road, Suite 800

Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge

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

- Remove business name logotype. Provide update sign specifications prior to issuance of permit.
- Backs of signs and posts to be painted dark bronze to match.
- The reserved spaces are to be directly in front of the restaurant.
- 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.

- F. Consideration and action for the proposed building color change.

CSHV Woodlands LP

1340 Lake Woodlands Drive

Lot 5000 Block 0599 Section 0999 Village of Town Center

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

- G. Consideration and action for the proposed staging and storage area.

IMI MSW LLC / True Food Kitchen

9595 Six Pines Drive, Suite 150

Lot 7113 Block 0599 Section 0999 Village of Town Center

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

- H. Variance request for the proposed parking lot lighting upgrade that exceeds the maximum foot candle levels allowed at the property line.

10200 Grogan's Mills Road LLC

10200 Grogan's Mill Road

Lot 0290 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 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 poles to be repainted to match the fixtures.
- 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.

- I. Variance request for the proposed final plans for a building expansion that includes the addition of parking spaces within the forest preserve and tree and vegetation removal.

AHTW LLC / Animal Hospital of The Woodlands

12212 W Branch Crossing Drive

Lot 0500 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:

- Storage containers, dumpsters, portable toilets, etc. are to be a neutral color with no signage visible to public view.
- Silt and debris from the construction is to be kept from flowing to adjacent properties and to be filtered from the sites storm drains.
- Erosion fence and control devices are to be maintained.
- A variance is conditionally approved for the new parking to the south to occur in the 55' Forest Preserve as no preserve is in place and has been encroached by the existing access vehicle roadway. The new parking spaces are to include provisions to meet ADA Standards and Requirements.
- Any reserved parking signs for ADA spaces or Reserved for Emergencies must be submitted for review and approval.
- Remove the X-ray machine and store it for future re-installation. Remove dog kennels and millwork as required, portions of existing fence and sloped slabs of concrete as indicated, and interior ceilings and soffit as indicated.
- All roofing material is to blend seamlessly. Recondition the existing roof to like-new.
- Concrete walkways, new parking, and curbs are to match in finish color and style—dowel new concrete into existing concrete.
- Repair any existing fence as required to like new condition.
- A permanent irrigation system concealed from public view is required for all planting and grass areas.
- The building expansion design is to match the existing architectural design of the building. New materials are to blend with the existing seamlessly.
- Exterior conduits are to be kept to a minimum. Any exterior conduits, pipes, and service boxes are to be painted to match the substrate to which they are mounted.
- Sanitary sewer lines, domestic water lines, and gas plumbing lines are to connect to the existing lines for the building.
- All exterior lighting shall match the temperature color within 500K of each fixture.
- Applicant to verify that the lot coverage per the Development Criteria has not been exceeded with the expansion and additional parking.
- The committee reserves the right to require additional shielding or reduced exterior light output shall the need arise.
- Permanent Improvements 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 of the Residential Applications and Covenant Violations.**

**1. Consideration and action for a preliminary new home construction.**

2704 S Wildwind Circle

Lot 04, Block 10, Section 01 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 John Brown and seconded by Andrew Freeman to approve on the following conditions:

- Owner must submit a final application with all required documents for review, including but not limited to, a sealed drainage plan, sealed landscape plan, construction timeline and sample board.
- Owner must revise the tree site survey to show any trees proposed for removal within the footprint of the proposed home and drive. Any additional trees that are more than five feet from the footprint of the home, or more than two feet from the driveway will require more detail for the reason for removal. At final, landscaping plan should include additional reforestation requirements for any trees proposed outside of the footprint and drive. Trees noted in the rear of the property appear to be healthy. If proposing removal, owner must provide arborist report for any trees that are not cedar. Cedar trees located in the rear yard can be approved for removal in the final permit.

For any demolition the owner must:

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

At final:

- The owner must adhere to the sealed plans, permit and construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- Owner must sign and execute a memorandum of agreement identifying the unfinished spaces in the home (ex. Attic) will not be converted to livable space without obtaining prior and approval and must seek to obtain a fully executed amendment to the Initial Land Use Designation.
- Please be advised all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot in good order and repair.
  - Adherence to drainage plan including installation, inspection, and certificate of completion.
  - Dumpster or other waste containers stored on site.
  - Portable Restroom Facilities stored on site.

At Demo and Final Permit Issuance

- The staff will perform periodic site inspections for compliance with the New Home

Construction.

- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot, and maintained in good order and repair.
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

2. Variance request for a room expansion that exceeds the maximum allowed living area allowed per the Neighborhood Criteria.

2912 Summersweet Place

Lot 10, Block 07, Section 06 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve on the condition the improvement meets code and passes final inspection. Improvement must be built in accordance with the Residential Standards, 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.

3. Variance request for a Short-Term Rental application that exceeds the maximum occupancy allowed.

35 Crescent View Court

Lot 39, Block 03, Section 29 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Andrew Freeman to deny the variance request to exceed the maximum occupancy allowed and approved the Short-Term Rental Application on the following conditions:

- The total advertised occupancy limit may not exceed 8 persons.
- The owner must sign the Short-Term Rental Maintenance and User Agreement.
- The owner must submit a Certificate of Insurance noting The Woodlands Township as a Certificate Holder.
- The 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 six months. The owner must reapply by June 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.
- The property must be maintained per the Covenants and Standards.

The motion carried unanimously.

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

29 Pinewood Forest Court

Lot 28, Block 02, Section 16 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by 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 December 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. Variance request for a Short-Term Rental that does not provide adequate parking onsite or off-site for all parties parking at the Unit.  
36 W Willowwood Court  
Lot 12, Block 00, Section 01 Village of Panther Creek  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner must park all vehicles in the driveway or garage. Parking on the street in conjunction with the Short Term Rental is prohibited. In addition, the designees must sign the Short-Term Rental Maintenance and User Agreement, 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 December 2026. Short Term Rental application may be revoked at any time for failure to comply with the Standards any 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.
6. Consideration and action for a Short-Term Rental application  
86 Rockridge Drive  
Lot 08, Block 06, Section 01 Village of Indian Springs  
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by 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 December 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. Variance request for a proposed home addition that will exceed the maximum living area allowed.  
94 North Braided Branch Drive  
Lot 07, Block 01, Section 31 Village of Creekside Park West  
This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by John Anthony Brown and seconded by Andrew Freeman to Conditionally approved as follows: Maximum allowed living area is 4151.9 ft<sup>2</sup>. Meet code and pass inspections. **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.** Please contact Harris County for any additional permitting requirements. The motion carried unanimously.
8. Variance request for a proposed sports court that will require removal of five trees.  
50 Legacy Branch Drive  
Lot 24, Block 01, Section 26 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 John Anthony Brown and seconded by Andrew Freeman to conditionally approve as follows – removal of 5 trees approved with the 5 trees planted. No lights allowed on the sports court. Staff to review upon completion to determine if any evergreen trees/shrubs are needed to screen. 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. Contact Harris County for any additional permitting requirements. The motion carried unanimously.
9. Variance request for a proposed pool that exceeds the maximum allowed water surface area.

70 Wyatt Oaks Drive

Lot 63, Block 02, Section 22 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 John Anthony Brown and seconded by Andrew Freeman to conditionally approved as follows water surface area not to exceed 8.9%. Plant and maintain two (2) 30-gallon native trees. Pool and decking may not encroach into any easement. Meet code and pass inspections. Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Vegetation must be at least 4 feet tall at time of planting. Any fencing constructed to screen pool equipment requires an application and will be limited to a 4 foot high solid capped picket fence screened completely from view with evergreen vegetation. Comply with pool drainage plan - The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. **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.** Contact Harris County for any additional permitting requirements. The motion carried unanimously.

10. Variance request for proposed attached patio cover with summer kitchen that does not respect the 25-foot rear setback line and the seven foot side yard setback line.

22 Moss Bluff Court

Lot 29 Block 01 Section 22 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by John Anthony Brown and seconded by Andrew Freeman to conditionally approve the Patio cover and summer kitchen as follows: Meet code and standards. Plant and maintain two (2) native 30 gallon trees. Plant and maintain evergreen trees or shrubs(at least 7' tall from grade at time of planting) to screen the patio cover and tv to the **rear, left & right-side fence line to screen structure from neighboring properties.** No ceiling fan lights allowed. TV screen may require screening due to impact. The staff will review upon completion to determine if any native evergreen vegetation is necessary to soften and screen the view to adjacent properties. If for any reason the staff receives an objection to the proposed improvement, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. Comply with submitted drainage plan. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Verify all Utility Company easements as they may differ with the Covenant easements. Improvement not to encroach into any easements. **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.

11. Variance request for an existing pool decking that does not respect the side five-foot easement.

18 Jewelsford Drive

Lot 24, Block 01, Section 13 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the pool decking as follows – no additional encroachment. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the



affected property owner(s). The motion carried unanimously.

12. Variance request for an existing fence that is not placed five feet back from the front façade of the dwelling and the gate is not wrought iron as required by the Development Criteria for Section 17 Village of Creekside Park.

91 South Spincaster Court

Lot 06, Block 02, Section 17 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve as submitted. Meet code & pass inspections. 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

13. Variance request for an existing putting green that encroaches more than the allowable five feet into the rear ten-foot easement.

83 North Bethany Bend Circle

Lot 01 Block 03 Section 36 Village of Alden Bridge

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 John Anthony Brown to conditionally approve as follows - Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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.

14. Consideration and action to appeal the Residential Design Review Committee's decision to deny existing exterior lights due to not meeting the Standards for permanent seasonal lighting.

34 Mosaic Point Place

Lot 08, Block 02, Section 06 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the appeal and conditionally approved the lights with the following adjustments & conditions - Cables should be hidden per the submitted project description which includes: Tucking the light strands tightly behind the fascia lip to conceal wiring from street view. Using screw-in wire clips to ensure all lines are pulled tight and follow clean straight paths. Concealing any cable slack or spool of wire nearly inside the gutter, preventing visible clutter. Installing custom-fabricated trim or painted covers over any areas where wire remain visible from the street Routing power cables discreetly along trim lines and securing them flush to surfaces. Painting any new trim or cable covers to match existing soffit or trim color for a seamless appearance. Modifications are weather resistant. Ensuring all modifications comply with the Standards. Operate the system consistent with Seasonal Displays timing and accept strict operating limits to preclude any neighbor impact. All conditions must be met within 45 days of approval.

**Staff to review upon completion to determine if any additional modifications are needed. Committee reserves the right to require additional shielding in the event an impact is received or observed.** The motion carried unanimously.

15. Consideration and action to appeal the Residential Design Review Committee's decision to deny

proposed exterior lights due to not meeting the Standards for permanent seasonal lighting.

38 Mosaic Point Place

Lot 09, Block 02, Section 06 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the appeal and conditionally approved the lights with the following adjustments & conditions - Cables should be hidden per the submitted project description which includes: Tucking the light strands tightly behind the fascia lip to conceal wiring from street view. Using screw-in wire clips to ensure all lines are pulled tight and follow clean straight paths. Concealing any cable slack or spool of wire nearly inside the gutter, preventing visible clutter. Installing custom-fabricated trim or painted covers over any areas where wire remain visible from the street Routing power cables discreetly along trim lines and securing them flush to surfaces. Painting any new trim or cable covers to match existing soffit or trim color for a seamless appearance. Modifications are weather resistant. Ensuring all modifications comply with the Standards All conditions must be met within 120 days of approval. **Staff to review upon completion to determine if any additional modifications are needed. Committee reserves the right to require additional shielding in the event an impact is received or observed.** The motion carried unanimously.

16. Consideration and action to appeal the Residential Design Review Committee's decision to deny proposed exterior lights due to not meeting the Standards for permanent seasonal lighting.

6 Fresh Pond Place

Lot 41 Block 01, Section 25 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the appeal and conditionally approved the lights with the following adjustments & conditions – Comply with owner submitted conditions and Cables should be hidden per the submitted project description which includes: Tucking the light strands tightly behind the fascia lip to conceal wiring from street view. Using screw-in wire clips to ensure all lines are pulled tight and follow clean straight paths. Concealing any cable slack or spool of wire nearly inside the gutter, preventing visible clutter. Installing custom-fabricated trim or painted covers over any areas where wire remain visible from the street Routing power cables discreetly along trim lines and securing them flush to surfaces. Painting any new trim or cable covers to match existing soffit or trim color for a seamless appearance. Modifications are weather resistant. Ensuring all modifications comply with the Standards. operate the system consistent with Seasonal Displays timing and accept strict operating limits to preclude any neighbor impact. All conditions must be met within 120 days of approval. **Staff to review upon completion to determine if any additional modifications are needed. Committee reserves the right to require additional shielding in the event an impact is received or observed.** The motion carried unanimously.

17. Consideration and action for Short-term Rental

87 West Honey Grove Place

Lot 35, Block 01, Section 31 Village of Alden Bridge

**WITHDRAWN**

18. Consideration and action for approval of Home Business – Gunsmithing, collector-grade refinishing and maintenance services with limited firearm part manufacturing.

2 African Violets Place

Lot 27 Block 01, Section 72 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the Home business on the following conditions:

- The owner must sign the memorandum of agreement regarding the certification for compliance

and licensing with The Federal Bureau of Alcohol, Tobacco, Firearms and Explosives. The memorandum will be recorded at the courthouse and binding on the land.

- No frequent travel to home, all clients must park in driveway. No advertisement of physical address.
- In accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons:
  1. A violation of the Standards occurs
  2. The Business does not adhere to the conditions of approval Or at the discretion of the Plan Review Committee.
  3. A violation of the agreement.
  4. Owner must submit a home business renewal no later than November 2026 for continued operation.

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

22 Raindance Court

Lot 15, Block 3, Section 11 Village of Harper's Landing at College Park

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

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

27 Clarion Ridge

Lot 27, Block 1, Section 22 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by submitting a complete application and obtaining approval for the trees removed)** 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

34 North Star Ridge Circle

Lot 40, Block 2, Section 51 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and

establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by 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.

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

7 Bonnaire Drive

Lot 5, Block 2, Section 28 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by repairing and maintaining pool equipment screen and by removing what appears to be a dead tree limb/branch on the left side of the home against the 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.

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

6 Terrell Trail Court

Lot 39, Block 2, Section 3 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by relocating commercial truck on a consistent basis to meet the standard)** 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.

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

10 Frontier Path Court

Lot 22, Block 1, Section 2 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by repairing or replacing the damaged fence pickets which may require an application and by maintaining forty percent of the front yard (excluding the portion covered by driveway and walkways) as trees, shrubbery, flowers, mulch or plants other than turf or grass)**

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.

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

34 Dovewing Place

Lot 17, Block 1, Section 6 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by submitting a complete application and obtaining approval for the flagstone paving in the front 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.

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

7 Glen Erin Drive

Lot 40, Block 1, Section 61 Village of Alden Bridge

**RESOLVED PRIOR TO MEETING**

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

31 South Almondell Way

Lot 33, Block 1, Section 98 Village of Sterling Ridge

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

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

11 Clare Point Drive

Lot 3, Block 1, Section 96 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and



establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by screening the pool equipment from adjacent properties and street with evergreen vegetation that is at least 4' tall at time of planting)** 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.

83 South French Oaks Circle

Lot 23, Block 2, Section 49 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by submitting a complete application for the front door and by repairing the pool barrier fence and if required, submitting an application and obtaining approval 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.

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

6 Drifting Shadows Circle

Lot 2, Block 1, Section 7 Village of Harper's Landing at College Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by submitting complete applications for the Mini Split AC Unit and Patio Structure)** 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.

55 Delphinium Place

Lot 49, Block 2, Section 29 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by repairing or replacing the damaged fence picket(s) which may require an application and approval)** 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.

39 South Creekmist Place

Lot 19, Block 1, Section 8 Village of Harper's Landing at College Park

**RESOLVED PRIOR TO MEETING**

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

31 Overlyn Place

Lot 1, Block 1, Section 3 Village of Grogan's Forest at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner and a representative were present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by John Anderson to grant the owner 30 days to submit application for roof and complete the installation within 120 days. If deadlines are not met then the pursuit of legal action is approved and our attorneys and staff are authorized to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by repairing the damaged roof and replacing the full roof which will require a permit)** 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.

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

74 North Whistling Swan Place

Lot 20, Block 2, Section 21 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by mowing, trimming the bushes, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, trimming the bushes, weeding landscape beds and driveway joints, edging and defining the beds, removing all yard debris and dead vegetation on 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.

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

66 West Sienna Place

Lot 16, Block 1, Section 31 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the

Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding landscape beds and driveway joints, edging and defining the beds, removing all yard debris and dead vegetation on 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.

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

15 Beech Bark Place

Lot 10, Block 2, Section 59 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman 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 **if not cured by December 8, 2025**. The letter will include notice that failure to correct these violations **(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.

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

107 West Arbor Camp Circle

Lot 58, Block 1, Section 4 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by removing what appears to be a dead tree 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.

38. 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 committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to table the item to a future meeting. The motion carried unanimously.

39. Request for rehearing regarding the Development Standards Committee action for an existing walkway and paving that exceeds the maximum allowed width and is not one foot from the property line, that was heard at the meeting of October 1, 2025  
59 Paloma Bend Place  
Lot 11, Block 01, Section 25 Village of Creekside Park  
This item was heard by the full Committee. The staff provided the Committee with a presentation. The neighbor was present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by John Anderson to grant the rehearing – to be heard on DSC agenda once the owner has submitted the required sealed drainage plan. The motion carried unanimously.
40. 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 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 John Anderson to deny the variance as presented. The motion carried unanimously.
41. Variance request for a proposed sports court that will not respect the 25-foot rear setback line and is not setback at least 15 feet from adjacent property lines.  
46 King Pine Court  
Lot 15 Block 01 Section 56 Village of Alden Bridge  
This item was heard by the full Committee. Staff presented the item to the Committee, and the owner was present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to conditionally approve the sports court, subject to the following conditions: the owner must revise and resubmit the survey to reflect that the sports court does not encroach into the five-foot (5') side yard easement and is moved further toward the rear of the property, allowing a five-foot (5') encroachment into the rear easement as the rear of the lot abuts a reserve; the owner must submit letters of no objection from the adjacent neighbors regarding the placement of the sports court; and no lighting may be installed on the sports court. Staff must review all resubmittals for compliance and processing. The owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Staff must review the improvement upon completion to determine whether any evergreen screening is required. All conditions must be met within one hundred twenty (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. John Anderson abstained from the motion. The motion carried.
42. Variance request for a proposed pool and decking that does not respect the rear ten foot easement and has a water feature that exceeds the maximum allowed height.  
36 Gentle Branch Place  
Lot 26, Block 01, Section 42 Village of Creekside Park West  
This item was heard by the full Committee. Staff presented the item to the Committee; the contractor was present and addressed the Committee. It was then moved by John Anderson and seconded by Bob Adams to deny as presented – **Submit revised pool plans, survey and drainage plan and any other required documents with reduced encroachment into rear easement – Allow for a 3' encroachment at the most (currently the left side of the pool encroaches 6'2" into the rear 10 easement). Plans should include elevation views of the waterfall/grotto with dimensions.**  
Owner to Enter into a Memorandum of Agreement in a form acceptable to the Township and its legal counsel detailing the conditions for approval and retention of rights under the existing Covenants and

Standards related to the improvements including but not limited to retain rights under the covenant easements. Plant and maintain two 30-gallon native trees. Waterfall must not exceed 5.5 feet in height. Staff to review upon completion to determine if any evergreen screening is needed. **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. Please contact Harris County for any additional permitting requirements.** The motion carried unanimously.

43. Variance request for a proposed driveway that will exceed the maximum width allowed for a 3-car garage and will extend beyond the garage, encroach upon the five-foot side easement and encroach the six-foot side setback for driveway per the Development Criteria.

46 King Pine Court

Lot 15 Block 01 Section 56 Village of Alden Bridge

This item was heard by the full Committee. Staff presented the item to the Committee; the owner was present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to conditionally approve – Submit revised survey showing driveway not extending past the corner of the dwelling and the driveway cannot exceed a 1' encroachment into the side 5' easement and 2' encroachment into the 6' side setback. Driveway to copy existing flare at the apron. 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. 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.

44. Variance request for a proposed fence that will not be setback three feet from front façade of dwelling and will not be wrought iron per the Development Criteria for Section 56 of Alden Bridge.

46 King Pine Court

Lot 15 Block 01 Section 56 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to conditionally approve the fence location and style, subject to MUD approval and not extend beyond the owner's lot. Meet code and pass inspections. 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. RDRC Members suggested homeowners obtain a new survey to confirm property line location prior to construction. The motion carried unanimously.

45. Variance request for a proposed pergola and paving that will not respect the front ten-foot easement, and the front building lines, which may be a platted building line.

23 Witherbee Place

Lot 18, Block 01, Section 05 Village of Creekside Park West

This item was heard by the full Committee. Staff presented the item to the Committee; the owner was present and addressed the Committee. It was then moved by Arthur Bredehoft and seconded by Bob Adams to table for staff to research to determine if there is a front platted build line on the property. Return for review at the December 17<sup>th</sup> meeting. The motion carried unanimously.

46. Variance request for Concept approval for proposed patio cover with summer kitchen & paving that does not respect the rear thirty-foot setback and exceeds the maximum allowed hard surface area.

23 Player Green Place

Lot 18, Block 01, Section 18 Village of Sterling Ridge

This item was heard by the full Committee. Staff presented the item to the Committee, the owner was present and addressed the Committee. It was then moved by Andrew Freeman and seconded by John Anthony Brown to conditionally approve concept as follows: Submit letter of no objection from rear neighbor agreeing to encroachment. Submit landscape plan for rear yard and drainage plan. Landscape plans should also incorporate evergreen planting on right to screen TV to adjacent

properties. The Owner must ensure that the placement of the improvement does not halt or materially impedes drainage flowing off a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Staff to review for compliance, that all required documents, plans & surveys are submitted and for permit issuance. Staff will review upon completion to determine if evergreen screening is sufficient. 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. The motion carried unanimously.

47. Variance request for Concept approval for proposed artificial turf that is visible to the street and neighboring properties.

23 Player Green Place

Lot 18, Block 01, Section 18 Village of Sterling Ridge

This item was heard by the full Committee. Staff presented the item to the Committee, the owner was present and addressed the Committee. It was then moved by John Anderson and seconded by Andrew Freeman to conditionally approve the concepts as follows – plant and maintain evergreen plants or shrubs to screen artificial turf to 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. Staff to review for compliance, that all required documents, plans & surveys are submitted for permit issuance.

48. Variance request for an existing pergola with paving that does not respect the rear easement and exceeds the maximum allowed hard surface area.

102 South Knights Crossing Drive

Lot 05, Block 01, Section 81 Village of Sterling Ridge

This item was heard by the full Committee. Staff presented the item to the Committee, the owner was present and addressed the Committee. It was then moved by John Anthony Brown and seconded by Andrew Freeman to conditionally approve as follows – Reduce eave toward the adjacent neighbor to aid in drainage issues. Submit sealed 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 should include specifications for drainage swales, piping, catch basins and drain outlets. This plan should also address rain flow from roof to the neighbor's property by installing a gutter along the length the property line that empties into a drain.

Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

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. 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.

49. Variance request for an existing attached patio cover that does not respect the rear ten-foot easement and & rear ten-foot setback, exceeds the maximum hard surface allowed, has unapproved roof material (corrugated) and may need sealed plans.

3 Ledgestone Place

Lot 18 Block 04, Section 14 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to approve the patio cover on the condition the edge of corrugated roofing must be hidden, or replace roof with flat Polycarbonate.



Meet code and pass inspections. 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 ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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.

50. Variance request for existing paving that does not respect the side five-foot and rear ten-foot easement and exceeds the maximum hard surface allowed.

3 Ledgestone Place

Lot 18 Block 04, Section 14 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anthony Brown and seconded by Andrew Freeman to conditionally approve the paving as follows - **This does not include approval of paving outside of property boundaries.** 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 ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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. REMOVE ALL PAVING OUT OF THE PROPERTY BOUNDARY IN THE RESERVE. The motion 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**

Arthur Bredehoft commented that there are currently five vacancies on the Development Standards Committee and expressed hope that the Township Board will reappoint the current Committee members to continue serving.

**XIII. Staff Comments and Reports**

Kim McKenna reported that staff attended the Chairman's Council meeting and provided an overview of the Covenant Administration Department reorganization. She also reported that the Residential Design Review Committee meeting dates and times will change and will shift to the second and fourth Thursdays of the month. She noted that the reorganization discussion can be placed on a future Development Standards Committee agenda, potentially at the December 17 meeting.

**XIV. Adjourn**

There being no further business, it was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 8:28 PM. The motion carried unanimously.



# Development Standards Committee Meeting of 12/3/25

Name (Please Print)	Representing	Address	Agenda #
Kelly Gott	PATRICK BERWALD	36 GENTLE BRANCH R.	42
BARBARA SHELL	Self	31 OVERLYN PLACE	33
ROSS HAMMOND	gunderson	27 WILKINSON PL	45
Moreno Castano	Moreno C.	94 N. Breasted Branch	7
Neal King	Self	83 N. Bethany Bend Cir.	13
MICHAEL LUCAS	CEO of the LANDINGS	8101 KUYKENDAM SUITE 300	N/A
JUSTIN MILNE	DAVE LEMMON	23 PLOVER GREEN	46+47
BRYAN TIFANIE	Self	24 MOSS BLUFF CT	10
Brendan Douthett	Self	91 S Spinnaker Ct	12
Meghann Anderson	PATRICK BERWALD	36 Gentle Branch Pl	42
Jorge Ponce de Leon	Self	63 Paloma Bend Pl	2
Rita E. Ernst de Freitas	Self	2912 Summersweet Pl.	
JASON GLOVER	Self	46 KING PINE CT	43/44
BRETT	Self	38 Masque Point Pl	14/50

