

PUBLIC MEETING MINUTES

TO: THE DEVELOPMENT STANDARDS COMMITTEE AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Development Standards Committee will hold a Regular Meeting on February 18th, 2026, at 5:00 p.m., at the office of The Woodlands Township, 2801 Technology Forest Blvd, The Woodlands, Texas, within the boundaries of The Woodlands Township, for the following purposes:

Development Standards Committee

February 18th, 2026, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

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

Counsel Present: Bret Strong, Peter Falivene

- I. Welcome and Call the Meeting to Order**
Chairman Arthur Bredehoft welcomed everyone and called the meeting to order at 5:00 p.m.
- II. Pledge of Allegiance.**
Chairman Arthur Bredehoft led the room in reciting the Pledge of Allegiance to the United States Flag and to The Texas State Flag.
- III. Receive, consider and act upon adoption of the meeting agenda.**
There was a motion to adopt the meeting agenda by John Brown with a second by Bob Adams. The motion carried unanimously.
- IV. Public Comment.**
There were no public comments made.
- V. Consideration and action regarding the minutes of the meeting of January 21st, 2026.**
The minutes of the meeting of January 21st, 2026 were presented to the committee. It was then moved by John Brown and seconded by Bob Adams to approve the minutes as presented. The motion carried unanimously.
- VI. Consideration and Action of items recommended for Summary Action.**
These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, D, E, F, G, H, I, and J and Residential items 13, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 39, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40. It was then moved by Bob Adams and seconded by John Brown to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by John Brown and seconded by John Anderson to approve the residential summary list as presented. The motion carried unanimously. After the motion had passed, it was requested by John Anderson to remove residential item number 13 from the summary agenda. There was a motion by Arthur Bredehoft and a second by John Brown to remove residential item number 13 from the summary agenda. The motion carried unanimously.
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee did not recess to an executive session.

VIII. Reconvene in Public Session.

The committee did not recess to an executive session.

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

A. Consideration and action for the proposed final 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 Brown to approve the final plans on the following conditions:

- The construction area shall be fenced off with minimum 6' tall chain link fence with green mesh screening.
- All equipment and containers to be neutral in color with no visible signage.
- Provide a project ID sign for review and approval.
- Parking lot striping color is to match what is currently on-site, in reflective highway grade paint. Striping for ADA parking is to comply with local code and ADA regulation.
- Signposts and backs of signs to be painted dark bronze or black to match other site accessories.
- No encroachment into the Forest Preserve will be permitted.
- Any storm drains that are in the currently proposed new construction area shall be relocated, as necessary.
- No new cuts through the Forest Preserve shall be made for utility connections for the building addition. All utilities to tie into existing on-site connections.
- All grading for the building addition and entry to slope and direct water to new and existing storm drainage inlets. Water flow shall not flow off of the site.
- All paving and walkways are to be tied into the existing seamlessly and match the materials and finish of existing paving and walkways. New paving shall be doweled into existing.
- The paving should be replaced such that new joints match up with existing joints within the parking area and drive aisles.
- The applicant is approved to add 53 understory plantings to be located on site which includes Wax Myrtles, Yaupon and American Holly.
- The applicant is approved for 30 canopy trees to be planted on site which includes Southern Magnolia, Loblolly Pine, Shumard Oak, Water Oak and Bald Cypress.
- All new plantings require a permanent irrigation system concealed from public view.
- All above ground valves shall be in lockable cages painted Woodlands Green to blend with the landscape.
- Site parking shall meet the minimum requirements as defined in The Woodlands Commercial Planning and Design Standards.
- The prayer garden and water feature shall be constructed of durable materials to complement the existing architecture of the building.
- Recommend brick to match the existing structures be used to blend the two styles of architecture. All new exterior bricks are to be painted to match the existing brick.
- Doors and trim to be painted to match the trim color of the existing building.
- Glass types for the building addition shall match the type of glass in the existing building. Glass in O.H. doors to match the existing facility.
- No windows are to be mirrored to the exterior of the building. If any window tint is to be used it must be submitted for review and approval.
- All roof mounted HVAC equipment must be screened from public view. Any ground mounted HVAC equipment must be screened by a screen wall or shrubs, when installed are tall enough to full screen the equipment.
- Sound output at the nearest property line must not exceed 65 dB. The committee reserves to right to require sound attenuation measures the need arise.
- A conduit shall be run from the existing panel to the new addition panel. A single pull wire shall connect the new building service. No splices will be accepted.
- All exterior light color output is to match existing lights within 500K. (Selected at 4000K)

- Dimmable LED strip lights are conditionally approved behind the stud mounted wall Cross. The light color shall match all other exterior lighting at 4000K.
- The committee shall reserve the right to require additional shielding or reduced exterior light output shall the need arise.
- All plumbing drainage is to tie into existing sanitary sewer system.
- Domestic water system to connect with existing 4" DW line system.
- Aluminum storefront system color noted as Urban Bronze. The color selection should match the existing building.
- No exterior signage is approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards, including, but not limited to the approved construction hours.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

B. Variance request for the proposed building sign that will be installed on a raceway and does not comply with the criteria regarding line spacing, size and letter depth.

SC Woodlands LLC / Chillout CBD Wellness

6886 Woodlands Parkway, Suite B

Lot 0107 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 Brown to conditionally approve the revised plans on the following conditions:

- Visible raceways are not permitted. The channel letters must be directly mounted to the façade.
- Revised sign complies with a revised middle gap of 6" and fist within a width of the left architectural vertical reveal and right-side store front limit.
- White illumination shall be 6500K color temperature.
- The applicant is to recondition the message area to like new from the removal of the previous tenant sign prior to new sign installation.
- No exterior signage is approved within this written disposition. All exterior signage must be submitted for review and written Committee Approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards 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.

C. Variance request for the existing directional sign that includes the business name.

KPP II LLC / PsychPlus

10857 Kuykendahl Road, Suite 160

Lot 0554 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 Brown to approve on the following conditions:

- Sign to be maintained in good order and repair including the installation of a small planting bed to soften the view.
- No other tenant names are approved at this time.
- 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.

D. Variance request for proposed window and door vinyl graphics that do not comply with the standards regarding placement, inclusion of the street address, and use of a business clarifier that is not part of the registered business name.

KPP II LLC / PsychPlus

10857 Kuykendahl Road, Suite 160

Lot 0554 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 Brown to approve the revised plans on the following conditions:

- Graphics may be placed on exterior surface of glass due to dark window tint.
- Thoroughly clean all glass prior to new graphic installation to avoid ghosting of previous tenant graphics.
- Window graphics are to be maintained in excellent condition.
- Allow window graphics as presented at the side of the entry vestibule to direct clients to the primary entry door.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must 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.

E. Variance request for the proposed addition of a third tenant name to the village shopping center monument signs.
Regency Centers LP

4775 W. Panther Creek Drive

Lot 0283, 0285 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Brown to approve the conceptual plans for the allowance for three tenant names on the village shopping center signs.

Owner to submit an application for the final plans and final permit to be issued once the plans are reviewed and approved by Township staff. Recommend the property manager submit a revised shopping center criteria to include Monument Signs.

F. Consideration and action for the proposed building sign.

US Regency Alden Bridge LLC / The Woodlands Martial Arts Academy

8000 Research Forest Drive, Suite 310

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

WITHDRAWN

G. Consideration and action for the proposed arcade sign.

US Regency Alden Bridge LLC / The Woodlands Martial Arts Academy

8000 Research Forest Drive, Suite 310

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

WITHDRAWN

H. Consideration and action for the proposed building sign.

US Regency Alden Bridge LLC / TL Nail Boutique

8000 Research Forest Drive, Suite 310

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

- Logos on building and blade signs to match.
- Recondition the sign panel AND frame to like new prior to any new sign installation.
- The sign is approved as die-cut vinyl adhered to the provided building sign panel, painted to match adjacent tenant panels in accordance with the shopping center criteria.
- 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.

I. Consideration and action for the proposed arcade sign.

US Regency Alden Bridge LLC / TL Nail Boutique
8000 Research Forest Drive, Suite 310
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

- Logos on building and blade signs to match.
- Recondition the sign panel AND frame to like new prior to any new sign installation.
- The sign is approved as die-cut vinyl adhered to the provided blade sign panel, panel color to match adjacent tenant panels in accordance with the shopping center criteria.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and the center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

J. Consideration and action for the existing patio furniture.

2978 Colonnade Group LP / Panicafe Tea Room
30420 FM 2978 Road, Suite 160
Lot 0110 Block 0458 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 Brown to approve on the following conditions:

- ADA code requirements are to be maintained at all times. A linear path shall be maintained.
- Recommend tables along the store front to be three-tops and the tables along the outer edge shall be two-top tables.
- Tables and chairs are to be of a commercial grade selection. All furniture to be UV and weather resistant.
- Remove the stacked chairs and blue plant decor at the corner of the patio.
- The umbrellas must be fully placed on the concrete to provide a level and professional appearance to the property.
- If the high-top table belongs to Panicafe, it shall be revised to match the other furniture or removed.
- The applicant must remove or apply for review and approval for the exterior patio string lights.
- 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.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

X. Consideration and Action of Residential Applications and Covenant Violations.

1. Variance request for existing walkways that exceed the maximum width allowed and exceed the maximum hard surface area per the Neighborhood Criteria.

47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to deny the walkways as presented and require the owner remove and resubmit for any proposed walkways with a reduced overall hard surface area not to exceed 45% maximum hard surface area for the two lots. All modifications require an application and review and action by the committee. The committee suggested- reducing the width to comply with the Standards, removing all portions in the easement, and considering alternate material for proposed walkway in order to reduce the maximum amount of hard surface area on the lots. In addition, homeowner should submit a sealed drainage plan at the time of resubmission. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

2. Variance request for a circular driveway that exceeds the maximum width allowed and exceeds the maximum hard surface area per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by Bob Adams to approve the existing driveway on the condition the portion on the right side in the easement is removed and the owner plants and maintains a small landscape bed to soften and screen the widened area from the street. Owner must revise and resubmit to ensure overall hard surface does not exceed 45%. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
3. Variance request for an existing metal carport that is adjacent to a golf course lot and exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by John Brown to approve on the condition the existing carport meets code and passes inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Owner must include vegetation in the sealed landscape plan which softens and screens the view to the adjacent lot. Permit will not be issued until a revised survey and all required plans are submitted for review and verification of compliance with the Committee's actions. The motion carried unanimously.
4. Variance request for an attached patio cover that exceeds the maximum hard surface area allowed per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by John Brown to approve the existing pergolas on the condition the overall hard surface is reduced not to exceed 45% on the in accordance with the comprehensive requirement. The existing summer kitchen must meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Permit will not be issued until a revised survey, and all required plans are submitted for review and verification of compliance with the Committee's actions. The motion carried unanimously.
5. Variance request for a summer kitchen that exceeds the maximum hard surface area allowed per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Bob Adams and seconded by Dan Kolkhorst to approve the existing pergolas on the condition the overall hard surface is reduced not to exceed 45% on the in accordance with the comprehensive requirement. The existing summer kitchen must meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Permit will not be issued until a revised survey, and all required plans are submitted for review and verification of compliance with the Committee's actions. The motion carried unanimously.
6. Variance request for a detached patio cover that exceeds the maximum hard surface area allowed per the Neighborhood Criteria and does not include a full set of sealed plans.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Bob Adams and seconded by Dan Kolkhorst to approve on the condition the detached patio cover meets code and passes inspection. The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Permit will not be issued until a revised survey, and all required plans are submitted for review and verification of compliance with the Committee's actions. The motion carried unanimously.

7. Variance request for pergolas that include hard surface areas that exceed the maximum allowed per the Neighborhood Criteria.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Bob Adams to approve the existing pergolas on the condition the improvements adhere to the comprehensive requirements. Additionally the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Permit will not be issued until a revised survey, and all required plans are submitted for review and verification of compliance with the Committee's actions. The motion carried unanimously.

8. Variance request for a padel court cover that encroaches the rear setback, exceeds maximum height allowed, exceeds the maximum hard surface area allowed per the Neighborhood Criteria, and does not include a full set of sealed plans.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to deny the padel court cover as presented and require the owner to remove the improvement. The motion carried unanimously.

9. Variance request for sports courts that exceed the amount allowed on a lot, encroaches the rear setback and easement, and exceeds the maximum hard surface area allowed per the Neighborhood Criteria.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams to deny the sports courts as presented and require the owner to revise and resubmit with lighting specifications, comprehensive plans that include sport court specifications, dimensions, lighting (type, size, number), fencing and materials. Additionally, the improvement must be screened by vegetation to the view of the adjacent tracts reflected in the comprehensive sealed landscape plan. Staff to review final submission for verification for compliance with the Committee action. The motion carried unanimously.

10. Variance request for storage sheds that encroach the rear easement, exceeds the maximum amount allowed on a lot, and exceeds the maximum height allowed.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Bob Adams and seconded by John Anderson to deny the variance and require the owner to remove the storage sheds and all associated paving from the easements. The motion carried unanimously.

11. Variance request for a storage building that does not include comprehensive plans.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by Bob Adams to deny the variance request and require the homeowner to reapply with comprehensive plans that accurately depict existing enclosed storage areas, any electrical plumbing or air conditioning. Plans should include floors plans and meet the requirements per the Residential Standards. In the event living area is included, the owner must obtain approval to amend the initial Land Use Designation as required. The motion carried unanimously.

12. Variance request for a garage patio cover that exceeds the maximum height allowed and may cause an impact on neighboring properties.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Bob Adams and seconded by John Brown to approve the existing patio cover on the condition the owner revises and resubmits a plan showing installation of native evergreen vegetation a minimum of 7 foot tall at the time of planting, with a mix of trees and shrubs, installed to the side property in order to soften and screen the view to the adjacent property. Vegetation must be included in the comprehensive sealed landscape plan and reviewed by staff for compliance. Alternatively, the owner could submit an application for a screening design similar to the wood slats on the second story outdoor living area extension to screen the view to the adjacent lot. Permit will not be issued until a revised survey, and all required plans are submitted for review and verification of compliance with the Committee's actions. The motion carried unanimously.

13. Variance request for signage that exceeds the maximum amount allowed on a lot and is not located in an area which is the closest to the dwelling.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by Bob Adams to deny as presented and suggest the owner revise and resubmit an application which modifies the signage to have dark bronze or dark green background with white lettering, removal of all logos, and is relocated to be either adjacent to and parallel with the callbox or located on the callbox itself. Staff to review revised submission for compliance with the committee's action. The motion carried unanimously.

14. Variance request for a terrace/roof extension that does not include comprehensive plans.

47 N Longspur Drive

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

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Brown to deny as presented and require the owner submit a full set of sealed plans including sealed calculations for livable space for the property including the portion below the extended terrace. Plans should accurately depict floor plans, dimensions, electrical and any plumbing. Resubmission can be reviewed by staff for verification of compliance with the Committee's action. If the living area exceeds the maximum allowed according to the Initial Land Use Designation, the owner must seek to obtain approval for and execute an amendment to the land use designation or reduce the livable space to the comply with the Initial Land Use. The motion carried unanimously.

15. Variance request for a concept new home construction that encroaches the rear setback, and exceeds the maximum living area and hard surface area per the Neighborhood Criteria.

108 S Timber Top Drive

Lot 04, Block 01, Section 15 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and

seconded by John Brown to deny the concept as proposed and suggested the owner revise and resubmit a submission which reduces the amount of hard surface coverage to no more than 45% of the lot, reduces the encroachment into the rear setback to no more than five feet, includes a driveway which meets the requirements of the standards, does not include the removal of trees outside of the footprint of the dwelling, and has a darker muted tone roof shingle. The committee was receptive to the overall design and architectural style of the home and is receptive to a revised submission which adheres to above requirements. The motion carried unanimously.

16. Variance request for a Short-Term Rental that will exceed the allowed occupancy

2 South Rambling Ridge Place

Lot 32, Block 01, Section 08 Village of College Park

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 John Anderson to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by February 2027. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

17. Variance request for an existing arbor that encroaches the rear and side easement and exceeds the maximum amount of hard surface area allowed.

223 S Pathfinders Circle

Lot 67, Block 06, Section 01 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by John Anderson to deny as presented and require the owner remove the improvements from the easement. Suggest the owner revise and resubmit it to a location that respects the easements, reduce the Hard Surface not to exceed 55% with a sealed drainage plan or no more than 50% without a sealed drainage plan. Submission should include landscaping to soften and screen the view to properties immediately adjacent. The committee has allowed 30 days from the date of this letter to revise and resubmit the application for a proposed alternate location or 60 days to remove. Additionally, the owner must meet the requirements of the DSC regarding the pavers before the committee will hear or act on any future proposals. If adherence to these actions does not occur by the stated deadline, enforcement process will begin immediately, with the committee recommending the item be placed on the next available meeting agenda for legal action, following notice. The motion carried unanimously.

18. Variance request for an existing generator that encroaches the side easement and is visible to neighboring property and the street.

91 Quillwood Place

Lot 08, Block 02, Section 93 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 Brown and seconded by John Anderson to approve on the condition existing generator is screened so that it will not be visible from ground level from any adjacent street or adjacent tract. Additionally, generator should also meet code pass final inspection and comply with all other requirements in the Standards. The motion carried unanimously.

19. Variance request to remove two trees that do not meet the requirements for removal and are for a future fence replacement that will be relocated to the property line.

23 Cape Jasmine Place

Lot 05 Block 02 Section 43 Village of Cochran's Crossing

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

20. Variance request for a proposed patio cover with summer kitchen and fireplace that will encroach into the rear setback and includes pavers that will encroach into the rear easement.
23 Cape Jasmine Place
Lot 05 Block 02 Section 43 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by John Anderson to approve the patio cover, with summer kitchen and fireplace, and paving on the condition native evergreen vegetation is planted to soften and screen the view to the adjacent neighbor to the side. In addition, the owner should adhere to the drainage plan submitted with their approved swimming pool application. Action by this committee does not constitute action by any additional easement holder, it is the owner's responsibility to obtain those approvals and may be subject to removal. Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
21. Variance request for a proposed patio cover with an incorporated summer kitchen that encroaches the rear setback and exceeds the maximum hard surface area allowed.
5 Terravale Court
Lot 30, Block 02, Section 11 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 John Anderson to approve on the condition the improvements meet code and pass final inspection. Owner must plant and maintain native vegetation adjacent to the structure to soften and screen the view to the right side neighboring property. Owner must ensure placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
22. Variance request for existing walkways that are not at least one foot from the property line, exceeds the maximum width allowed, and exceeds the hard surface area per the Neighborhood Criteria.
63 Hearthshire Circle
Lot 12, Block 02, Section 99 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 Brown and seconded by John Anderson to approve on the condition the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any additional easement holder, it is the owner's responsibility to obtain those approvals and may be subject to removal. Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
23. Variance request for an existing walkway that exceeds the maximum width allowed and is not at least one foot from the property line.
46 S Almondell Way
Lot 01, Block 02, Section 92 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 Brown and seconded by John Anderson to approve on the condition the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. Action by this committee does not constitute action by any additional easement holder, it is the owner's responsibility to obtain those approvals and may be subject to removal. Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
24. Variance request for a boat dock that includes a retaining wall that encroaches the rear easement and platted buiding line.
18 W Isle Place
Lot 13, Block 01, Section 25 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 John Anderson to approve as presented. Action by this committee does not constitute action by any additional easement holder, it is the owner's responsibility to obtain those approvals and may be subject to

removal. Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

25. Variance request resubmission for a retaining wall installed on the property line which causes it to encroach over the rear easement.
104 W High Oaks Circle
Lot 30, Block 01, Section 42 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 John Anderson to approve on the condition the retaining wall are 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 ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
26. Variance request resubmission for a retaining wall installed on the property line which causes it to encroach over the rear easement.
106 W High Oaks Cir
Lot 29, Block 01, Section 42 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 John Anderson to approve on the condition the retaining wall are 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 ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
27. Variance request for a walkway that will exceed the maximum width allowed.
18 W Isle Place
Lot 13, Block 01, Section 25 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 John Anderson to approve on the condition walkway material is wood, and width is reduced to 5'. In addition, improvement should not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
28. Consideration and action to pursue amending the Initial Land Use Designation for Sterling Ridge Section 26, to increase the maximum amount of living area allowed, accommodating a proposed garage conversion.
66 Silvermont Drive
Lot 34, Block 01, Section 26 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 Brown and seconded by John Anderson to approve the pursuit of the Land Use Designation amendment to increase the maximum amount of living area allowed to 4900. The motion carried unanimously.
29. Variance request for a garage modification that exceeds the maximum living area allowed per the Neighborhood Criteria.
66 Silvermont Drive
Lot 34, Block 01, Section 26 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 Brown and seconded by John Anderson to approve the room addition to the garage on the following conditions. Owner must execute an amended land use designation prior to final submission. At final submissions, the improvements meet code and pass final inspection. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
30. Consideration and action for a home business.
107 South Golden Arrow Circle
Lot 02 Block 03 Section 12 Village of Cochran's Crossing

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

31. Consideration an action for meeting a replant requirement.

50 Waterford Bend

Lot 04, Block 01, Section 44 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by John Anderson to approve on the condition existing vegetation to the side of the existing patio cover is maintained. The motion carried unanimously.

32. Variance request for a modified new home construction walkway that will exceed the maximum width allowed.

96 Hollymead Drive

Lot 9, Block 04, Section 20 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by John Anderson to approve on the condition the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

33. Variance request for paving modifications that exceed the maximum width allowed.

96 Hollymead Drive

Lot 09, Block 04, Section 20 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by John Anderson to approve on the condition the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

34. Variance request for proposed paving that will exceed the maximum allowed hard surface area allowed per the Neighborhood Criteria.

20 Cornerbrook Place

Lot 01 Block 01 Section 02 Village of Cochran's Crossing

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by John Anderson to approve on the condition the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

35. Variance request for existing walkways that exceed the maximum width allowed and is not at least one foot from the property line.

6 Beauty Bower Place

Lot 11, Block 1, 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 Brown and seconded by John Anderson to approve on the condition the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

36. Consideration and action for a Short-Term Rental.

78 Cobble Gate Place

Lot 24, Block 01, Section 02 Village of Grogan's Forest

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 John Anderson to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay the fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by February 2027. 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.

37. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
5 North Brook Pebble Court
Lot 10, Block 01, Section 38, Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown 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.
38. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
16 North Timber Top Drive
Lot 61, Block 02, Section 13, 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 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.
39. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
22 South Bristol Gate Place
Lot 01, Block 01, Section 69, Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by John Brown and seconded by 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.
40. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
26 South High Oaks Circle
Lot 51, Block 06, 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 John Brown and seconded by John Anderson to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

The committee took no action on this item.

XII. Development Standards Committee Member Comments

The committee thanked everyone for their attendance. Arthur Bredehoft commented that adhering to the Residential Development Standards requirements of submitting applications prior to beginning work on improvements would save homeowners time and money.

XIII. Staff Comments and Reports

The staff thanked the committee for their time and the public for their attendance.

XIV. Adjourn

There being no further business, there was a motion to adjourn at 6:56p.m. by John Anderson with a second by Bob Adams. The motion carried unanimously.

Development Standards Committee Meeting of 2/18/26

Name (Please Print)	Representing	Address	Agenda #
Robert Barwin	myself	91 GULLWOOD	18
Marina Vinsky	myself	6 Beauty Bower Pl	35
Javier Gonzalez	client	47 N Longspur	1-14 13-14 15
JASON BRANCO	CLIENT		19-20
Elsa Piekelnik	myself	23 Cape Jasmine PL	19-20
ABDUL IRFAN	TENANT	6886 Woodlark Pl	B
Travis Beacham	Neighbor	102 W. High Oaks Cir,	25-26
Rich + Natalie McCre	myself	98 S. Tranquil Path	1-14
MARIE ABASCAU	CLIENT	10801 FALCONWING DR.	A
KATHEY KING		106 W. High Oaks Circle	25-26
Julie Edmonds Spert	myself	104 W High Oaks Circle	25-26
Christopher M Spert	Self	104 W. High Oaks Cir.	25-26
Israel Sierra	Self	103 S. Timber Top	15
Jan Hernandez	Self	108 S. Timber Top	15

