

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 March 4th, 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

March 4th, 2026, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Committee Members Present: Dan Kolkhorst, Bob Adams, John Anderson, John Anthony Brown, Tricia Danto, Andrew Freeman

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

- I. Welcome and Call the Meeting to Order**
Vice Chairman Dan Kolkhorst welcomed everyone and called the meeting to order at 5:00 p.m.
- II. Pledge of Allegiance.**
Vice Chairman Dan Kolkhorst 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 February 4th, 2026 and the minutes of the Joint Session meeting on February 5th, 2026.**
The minutes of the meeting February 4th, 2026 and the minutes of the joint session meeting of February 5th, 2026 were presented to the committee. It was then moved by Tricia Danto 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 and F and Residential items 2, 8, 9, 10, 11, 13, 14, 17, 18, 19, 20, 21, and 22. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented. The motion carried unanimously. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the residential summary list as presented. The motion carried unanimously.
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee did not recess to an executive session.
- VIII. Reconvene in Public Session.**

The committee did not recess to an executive session.

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

A. Consideration and action for the proposed new tenant improvements that include a patio, storefront door and window modifications, rooftop HVAC units and a staging and storage area.

Vista Management Company/La Madeleine

7901 Research Forest Drive, Suite 1700

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

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

- The railing and gate finish color shall match the storefront mullion system color on the building as dark bronze.
- The furniture layout must comply with all ADA & TAS regulations and code.
- Any posts required to hang the lights from must be placed at the perimeter railing and painted to match such proposed railings. Edison style string lights over the new side patio and store front patio area selected at 2400K color temperature.
- New double entry doors approved to be painted SW7619 Labradorite.
- Any new storefront mullion system additions or replacements are to match the existing style and finish color.
- New door hardware finish for existing doors is to match existing.
- The HVAC units are to be rooftop mounted and are not to be visible from public view.
- Sound attenuation cabinets will be installed for reduced unit sound output.
- Patio furniture is to be a commercial grade that is weather and UV resistant. Consideration should be given to fixtures with greater weight to withstand inclement and windy weather. All finishes that blend with the architecture of the building.
- No signage or advertisements are to be displayed on any of the patio furniture or umbrellas.
- Exterior trash bin and the plant grate are conditionally approved to be in dark bronze or to match other exterior, center accessories.
- Remove the two (2) proposed wheel stops. The To-Go signs when submitted for review and approval shall be moved back to within the landscape area to avoid conflict with vehicles.
- No signage is approved at this time. Provide separate submission for review and approval.
- 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.

B. Consideration and action for the existing color change for the front doors and façade woodwork.

Reg8 Sterling Ridge / Prime Beef Shabu

6700 Woodlands Parkway, Suite 250

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

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

C. Consideration and action for the existing staging and storage area.

GRI Woodlands Crossing LLC / Trader Joe's

10868 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

D. Consideration and action for the proposed final expansion of the cell tower canister configuration.

The Woodlands Community Presbyterian Church / SBA Communications

4881 W. Panther Creek Drive

Lot 0305 Block 0045 Section 0040 Village of Panther Creek

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

- No additional lighting, equipment, site modifications or signs are approved at this time.
- Installation must be in accordance with approved plans.
- The tower will be uniform in color and match the existing tower color.
- Construction hours must occur during the hours of operation noted in the Standards for new construction. (6 AM- 8 PM- Monday through Friday and 8AM to 8PM weekends and Holidays).
- If modifications are not complete prior to the standard 120-day permit condition recheck timeline, owner is to communicate with Covenant Administration staff and potentially request a time extension.
- Owner to provide staging and storage plan for staff approval prior to its installation.
- Must comply with Commercial Planning and Design Standards and meet all applicable codes.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

E. Consideration and action for the proposed screen wall enclosure which includes the addition of a concrete slab.

WB Real Estate LLC / Whataburger

8800 Six Pines Drive

Lot 6603 Block 0350 Section 1000 Village of Research Forest

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

F. Consideration and action for the proposed roof replacement and staging and storage area.

Spirit of Texas Bank SSB / Simmons Bank

30350 FM 2978 Road

Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge

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

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

1. Variance request for a concept new home construction that includes a driveway that exceeds the maximum width allowed, encroaches the rear setback, and exceeds the maximum hard surface area allowed per the Neighborhood Criteria.

106 S Timber Top Drive

Lot 3, 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 John Brown and seconded by Andrew Freeman to deny as presented and suggest the owner revise and resubmit with the following considerations:

- Reduce the Hard Surface on the lot. Not to exceed a maximum of 45% total hard surface. Consider reducing the driveway, walkway, or outdoor living area. Suggest applicant include pool and any hardscape for a comprehensive evaluation of hard surface. Home and all improvements should not exceed 45%.
- Suggest revising the driveway to meet standards for width and tapering. In consideration of alternative materials proposed for the driveway, the owner could propose borders.
- At final, tree site survey with landscaping plan will be required, even though there are no trees proposed for removal. Plans identify existing trees proximity to the proposed home and establish vegetation to soften and screen views.

The motion carried unanimously.

2. Variance request for a concept new home construction that includes a driveway that exceeds the maximum width allowed.

30 Leisure Lane

Lot 8, Block 1, Section 1 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the concept on the following conditions:

- Owner must submit a final application with the required documents for review, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and complete sample board/renderings.

For final application submission, owner must:

- For any demolition:
 - 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 submission of permit:

- 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.
- Please be advised that 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.

3. Variance request for a proposed circular driveway that encroaches the easements, is proposed on a lot that does not meet the minimum front lot width, and exceeds the maximum width allowed.

26 Windward Court

Lot 17, Block 01, Section 42 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative present, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by Tricia Danto to approve on the following conditions:

- OPT 1 -revise driveway to reduce the proposed width on the right side, and left side, not to encroach into the 10' sanitary sewer easement and 5' utility easement. The circular portion of the drive should also not

exceed 12' in width, other than the drop of portion of the drive, per the standards. Tree #2 should not be removed, but allow tree #1. In addition, a landscaping plan should be submitted that will include proposed low level native evergreen shrubs to be planted in the existing landscape bed, to soften the view of the driveway from the street and adjacent properties. In addition, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

- OPT 2- Revise plan to reduce the proposed width on the right side, not to encroach into the 10' sanitary sewer easement. In addition, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

The committee recommended the use of a root barrier for any trees which will be near the new driveway. Owner to submit final application for staff review of verification and compliance with the Committee's action.

The committee approved the walkway on the conditions the existing landscaping is maintained to the left and right side of the proposed walkway, and existing landscape bed on the left side is extended to provide additional softening of the widened walkway. 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.

4. Variance request for a proposed home gym that encroaches the rear and side setbacks, exceeds the maximum hard surface area allowed per the Neighborhood Criteria, and does not include sealed plans.

26 E Wedgewood Glen

Lot 10, Block 06, Section 11 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative present, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by John Brown to deny the variances as proposed but allowed small encroachments into the setbacks upon resubmission noting the below conditions:

- Roof must be modified to hip at sides and rear
- Complete sealed plans in accordance with the Standards must be submitted
- Color must match existing colors on home
- Improvement must be relocated out of the setbacks to the extent that there is no more than a 5' encroachment into the rear setback and no more than 1' encroachment into the side setback.
- A comprehensive landscaping plan must be submitted. The landscaping plan must include evergreen vegetation on the right side of the improvement that is at least as tall as the improvement at the time of planting.

The motion carried unanimously.

5. Variance request for a proposed concept patio cover and second story deck that encroaches the rear setback.

139 Velvet Grass Court

Lot 04, Block 02, Section 93 Village of Alden Bridge

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 concept on the condition the owner submits a complete final application that includes the required sealed plans that also show the modification from window to door as well as attachment details, foundation and elevations. Require the owner submit a comprehensive landscaping plan to include native evergreen vegetation to the rear and side to screen from view. The plantings should be at least 7' tall at the time planting and should include a mix of trees and shrubs. All required documentation for a final application, per the Residential Standards, should be submitted for staff to review for compliance with the standards. Additionally, the committee required the owner obtain written approval from the three (3) adjoining rear neighbors (63, 67, 75 N Flickering Sun Cir), and the adjoining left side neighbor (135 Velvet Grass Ct). Staff to review final submission for verification of compliance with the Committee's action and will have the following conditions applied:

- Improvement must meet code and pass inspection.

- Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards.
- Owner must adhere to submitted landscaping plan. Staff to verify landscaping at completion.

The motion carried unanimously.

6. Variance request for a Short-Term Rental renewal that exceeds the maximum occupancy allowed.
131 E Mirror Ridge Circle
Lot 45, Block 02, Section 18 Village of Indian Springs TWA
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative present, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Andrew Freeman to approve the Short-Term Rental on the conditions: The owner and 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 six month. Owner must reapply by September, 7 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. Tricia Danto opposed the motion. The motion carried.
7. Variance request for the existing storage shed that exceeds the maximum height allowed and encroaches the rear easement.
2 Leaf Spring Place
Lot 30, Block 03, Section 10 Village of Alden Bridge
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative present, and the applicable Residential Development Standards. It was then moved by Tricia Danto and seconded by John Anderson to deny the variance to encroach the easement and required the shed to be relocated. The Committee granted the variance for the height. Additionally, the homeowner should plant and maintain vegetation to the left and right side of the existing storage shed to soften and screen the view from the rear neighboring property. Staff to review revised location for verification of compliance with the committee action. The final permit can be issued once a revised site plan reflecting the shed in an approvable location has been received. The motion carried unanimously.
8. Variance request for a proposed swimming pool that exceeds the maximum hard surface allowed per the Neighborhood Criteria.
51 Pebble Hollow Court
Lot 71, Block 02, Section 32 Village of Panther Creek
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner adheres to the submitted drainage plan to allow for the 4% over maximum allowed or reduce by 2%. The Committee reserves the right to require additional vegetation to soften and screen the view to the left side neighbor in the event an impact is received or observed. Improvements should meet code and pass final inspection and owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development. Standards. If submitting a revised plan, must be submitted for staff to review verification of compliance with the Committee action and prior to the issuance of a permit. The motion carried unanimously.
9. 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 per the Neighborhood Criteria.
51 Pebble Hollow Court
Lot 71, Block 02, Section 32 Village of Panther Creek
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner adheres to the submitted drainage plan submitted with the pool application to allow for the 4% over maximum, or reduce by 2%. The

Committee reserves the right to require additional vegetation to soften and screen the view to the left side neighbor in the event an impact is received or observed. Improvements should meet code and pass final inspection and owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. If submitting a revised plan, must be submitted for staff to review verification of compliance with the Committee action and prior to the issuance of a permit. The motion carried unanimously.

10. Consideration and action for a final new home construction.

2704 S Wildwind Circle

Lot 4, Block 10, Section 1 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the final application on the below conditions:

- Trees #5,6, and 7 are not removed. Trees 1-4 and 8-11 can be removed on the condition 4 30 gallon native trees are replanted in the front yard for the purposes of reforestation. Owner to submit revised landscaping plan to show canopy trees proposed for installation and for the existing trees required to remain.
- 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.
- Please be advised that 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.
- 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.
- The staff will perform periodic site inspections for compliance with the New Home Construction.
- 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.

11. Variance request for a walkway that exceeds the maximum width allowed.

26 Windward Court

Lot 17, Block 01, Section 42 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition existing landscaping is maintained to the left and right side of the proposed walkway, and existing landscape bed on the left side is extended to provided additional softening of the widened walkway. 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.

12. Variance request for an existing retaining wall that encroaches the rear easement.

132 Thunder Valley Drive

Lot 28, Block 01, Section 35 Village of Creekside Park West

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 deny as presented and require the owner revise to reduce the overall height by stepping down the area to grade, and remove any portion of the retaining wall from the easement. Revised plans for any proposed changes and any future submissions should include landscaping plans to soften and screen the view to adjacent lots. Please contact Harris County for any additional permitting requirements that may be present. The motion carried unanimously.

13. Variance request for a proposed swimming pool that exceeds the maximum water surface area allowed.
8110 Allston Village Trail
Lot 37, Block 03, Section 00 Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition swimming pool meets code and passes final inspection and meet the Residential Standards, and must not encroach the rear or side easements. Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. Plant and maintain two (2) 30 gallon native trees. Comply with submitted drainage plan. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

14. Variance request for an existing driveway and walkway that exceed the maximum width allowed and extend beyond the front platted building line.
55 Genesee Ridge Drive
Lot 14, Block 01, Section 11 Village of College Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition vegetation is planted and maintained to the left and right of the existing walkway, and to the left and right of the driveway near the garage, to soften the view from the street. Potted plants are acceptable. Faux plantings are not allowed. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

15. Variance request for an existing patio cover that encroaches the rear setback and easement.
122 North Trace Creek Drive
Lot 35, Block 01, Section 03 Village of Indian Springs WCA
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, comments from a neighbor in attendance, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by John Anderson to approve on the following conditions:
 - The roof must be modified to a composition shingle to match the home.
 - The existing vegetation to the right and rear of the gazebo is maintained and additionally, native evergreen vegetation, at least as tall as the improvement, must be planted to the rear and right side of the gazebo to soften and screen the view to the adjacent properties.
 - Owner must ensure the improvement does not halt or materially impede drainage as defined in the Residential Development Standards.The motion carried unanimously.

16. Variance request for an existing patio cover with a proposed summer kitchen, and existing fireplace that includes plans that are not sealed, encroaches the rear setback and encroaches the rear and side easement.
7 Redland Place
Lot 45, Block 01, Section 36 Village of Alden Bridge
This item was heard by the full committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative present, and the applicable Residential Development Standards. It was then moved by Dan Kolkhorst and seconded by Andrew Freeman to approve on the conditions:

- Owner must obtain written letters of no objection from the two rear neighboring property owners, and submit to staff for review.
- All required documentation for a final application, inclusive of sealed plans, must be submitted for staff to review for compliance with the standards.
- Owner must plant and maintain native evergreen vegetation to soften and screen the view of the existing patio cover, to the left side neighboring properties, and the existing vegetation to the rear must be maintained.
- Improvement must meet code and pass inspection.
- Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards.

The motion carried unanimously.

17. Variance request for existing driveway borders that exceed the maximum allowed hard surface area and exceed the maximum width allowed.
14 Floret Court
Lot 70, Block 01, Section 44 Village of Alden Bridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition owner ensures all improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
18. Variance request for an existing patio cover that does not include sealed plans.
6 Drifting Shadows Circle
Lot 02, Block 01, Section 07 Village of College Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition the patio cover meets code and passes final inspection. Additionally, owner should plant vegetation to the rear and side to soften and screen the view from adjacent properties. Owner must ensure that improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
19. Consideration and action for a Short-Term Rental
31 Trilling Bird Place
Lot 08, Block 03, Section 81 Village of Alden Bridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the Short-Term Rental on the conditions: The owner and 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 March 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.
20. Consideration and action for a Short-Term Rental
27 Cobble Gate Place
Lot 10, 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 Andrew Freeman and seconded by Tricia Danto to table the item. 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.
6 Raven Ridge Lane

Lot 06, Block 04, Section 25, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

36 South Rain Forest Court

Lot 34, 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 Andrew Freeman and seconded by Tricia Danto to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

XI. Consideration and action regarding storage of recreational equipment on waterfront properties.

This item was heard by the full committee. The committee acknowledged the need for standards and enforcement concerning storage of recreational equipment on waterfront properties. After deliberation, it was moved by Dank Kolkhorst and seconded by John Anderson to hold on any enforcement actions related to the storage of aquatic play equipment near lake and waterfront properties until the committee can revisit this Standards and their upcoming workshop on March 27th, 2026.

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

The committee took no action on this item.

XIII. Development Standards Committee Member Comments

The committee thanked everyone for their attendance. John Anderson commended Vice Chairman Dan Kolkhorst on hosting a great meeting in the Chairman's absence. Tricia Danto commented that she had interacted with members of the community at the re-developed Grogan's Mill Shopping Center and had received good feedback.

XIV. Staff Comments and Reports

Kimberly Mckenna reminded the committee of the upcoming workshop meeting.

XV. Adjourn

There being no further business, there was a motion to adjourn at 7:54p.m. by John Anderson with a second by Dan Kolkhorst. The motion carried unanimously.

Development Standards Committee Meeting of 3/4/26

Name (Please Print)	Representing	Address	Agenda #
Nathan Hoffman	Overstake	26 E. Wedgewood Glen	4
MATTHEW Overstake	"	" "	4
RICHARD ANDRE	SELF	127 E. MIRROR RIDGE	6
Richard & Shanna Lwr	SELF	2704 Wildewick Circle	10
Brittany Stoker	Self	135 E Mirror Ridge Cir	6
Carlos Garduno	Gabriel Bow	132 Thunder Valley Dr	12
OSCAR Lui	Self	31 Villa Canyon Pl.	6
Flor Park	Self	6 Drifting Shadows Cir.	