

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 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

March 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, Tricia Danto, Andrew Freeman

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

- 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 February 18th, 2026.**
The minutes of the meeting of February 18th, 2026 were presented to the committee. It was then moved by John Brown and seconded by Tricia Danto to approve the minutes as presented. The motion carried unanimously.
- VI. Consideration and Action of items recommended for Summary Action.**
These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, D, E, and F and Residential items 1, 2, 3, 5, 6, 10, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34. 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 storefront modifications including awnings, illuminated canopies, façade material renovations and a staging and storage area.

IMI MSW LLC / Aritzia

9595 Six Pines Drive, Suite 1490

Lot 7113 Block 0599 Section 0999 Village of Town Center

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

- A staging area in the south parking area (9 spaces) and around the front perimeter of the store are conditionally approved.
- These areas must be enclosed with a minimum 6' tall chain link fence with green mesh screening exterior with lockable gates to be locked outside of construction hours or when workers are not present.
- All equipment shall be neutral in color with no visible signage to the exterior and be serviced during construction hours.
- The site shall be kept clean and professional.
- Any signage that the applicant or contractor wishes to place on the temporary fences must be submitted for review and approval.
- Store front systems are conditionally approved to be replaced. The framework is to be Dark Bronze Satin finish. Existing wall opening widths shall be maintained.
- The north, west, and east facades will remain with base center materials except for new store front systems, canvas canopy, and marquee canopy with tie-backs.
- Repair and recondition any exterior finishes that are to remain that get damaged during construction.
- The marquee canopies are to tie into the facade structure. Provide finish details for the fabricated light box soffit at the Marquee canopies.
- Provide lighting specification sheets for fixture type and light bulb at the exterior canopies.
- Provide specification sheets for all exterior door hardware that is to match the new store front mullion system.
- Wall sconce lights are to be removed as indicated. Patch and repair brick to like new.
- All exterior signage including, but not limited to, building signs, blade signs and window graphics shall be submitted by a formal sign vendor for review and approval. No exterior signage shall be fabricated nor installed prior.
- Cast stone base and modular brick proposed to be removed and finished to plaster, painted North Creek Brown. Revise to a protective veneer to not cause permanent damage to existing facade.
- Provide specification sheets for the Solarban 60 high performance low e glass that blocks 60% of solar energy while allowing 70% of visible light transmission, with a neutral, clear aesthetic.
- All new exterior glass is not to be mirrored to the exterior.
- Provide specification sheets for the interior applied privacy film, dark charcoal color that matches the storefront when lights are off. No graphics or designs are allowed.
- No raw structure or unfinished interior wall surfaces are to be visible to the exterior of the building.
- All exterior lighting temperature color must match within 500K color temperature of each other fixture.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval. All exterior permanent or temporary 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 proposed replacement of doors and windows on the north and west facing façades.

24 Waterway LLC / Bari

24 Waterway Avenue

Lot 2640 Block 0599 Section 0999 Village of Town Center

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

- Storefront canvas canopies are to be removed and protected during window replacement. Reinstall after window work is complete. Any damage is to be immediately repaired.
- Provide manufacturer cutsheets for store front frame system and glass type that match existing. Provide finish selections
- Surrounding finishes are to be protected during all construction work. Any damaged materials are to be repaired to like new immediately.
- The existing jeweler sign is to remain in place and shall be protected during any construction.
- Interior ductwork, air curtain, lighting, j-boxes and conduits are to be removed as noted. Any damage or unfinished exposed area from removal shall be repaired to like new.
- The new glass will be insulated, non-glare. The glass shall not be mirrored to the exterior.
- Provide column tile sample for review and approval.
- Exterior sign application to be submitted to Community Standards Committee for review.
- No permanent improvements or signage is approved. All permanent improvements and signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The 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.

C. Consideration and action for the proposed murals.

GRI Woodlands Crossing LLC / Original Chop Shop

10720 Kuykendahl Road, Suite D

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

- The wall murals are to be hand-painted. The Committee encourages the applicant to consider a local artist.
- The mural designs may not include advertisements or promotions, the business name, or messages.
- The murals may have the artist's name worked into each painting. The artist's name shall be in a lower corner, not to exceed 144 square inches.
- The 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.

D. Variance request for the proposed door vinyl graphics that exceed the number and size allowed by the criteria.

GRI Woodlands Crossing LLC / Apricot Lane Boutique

10720 Kuykendahl Road, Suite C1

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

E. Variance request for the proposed building sign that does not comply with the shopping center criteria regarding materials and trim cap color.

GRI Woodlands Crossing LLC / Apricot Lane Boutique

10720 Kuykendahl Road, Suite C1

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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

- F. Consideration and action for the proposed revision to the shopping center sign criteria regarding sign background color.

Regency Centers LP

4775 W. Panther Creek Drive

Lots 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 Anderson to approve the criteria update on the following conditions:

- In addition to landlord/owner approval, all signs require the review and approval of the Plan Review Committee or its designee prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

1. Consideration and Action for an existing color change to the home.

26 Eagle Rock Place

Lot 38, Block 01, Section 04 Village of Indian Springs WCA

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 as presented. The motion carried unanimously.

2. Consideration and Action for an existing fence stain.

26 Eagle Rock Place

Lot 38, Block 01, Section 04 Village of Indian Springs WCA

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 as presented. The motion carried unanimously.

3. Consideration and Action for a color change to the rear deck.

26 Eagle Rock Place

Lot 38, Block 01, Section 04 Village of Indian Springs WCA

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 as presented. The motion carried unanimously.

4. Variance request for a concept for a new home construction that exceeds the maximum living area per the Neighborhood Criteria and includes a driveway and walkway that exceeds the maximum width allowed.

2823 S Logrun Circle

Lot 5, Block 2, Section 2 Village of Grogan's Mill

This item was heard by the full committee. A representative for the item was present and addressed the committee. Nearby property owners were present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and nearby property owners present and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by John Brown to approve the concept on the following conditions:

- Submit a final application with the required documents, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and complete sample board and renderings.
- Submission should reflect dwelling to be further back into the lot as proposed at the meeting.
- Trees proposed are approved at concept but may not be removed until the final application is submitted. Any trees which die as a result of construction will require additional replants in accordance with the Standards.
- Tree Site survey should be submitted showing the existing trees on the lot, including size and species.
- Driveway is allowed as proposed, suggest the applicant design a border with contrasting color or material to accommodate the additional width for the driveway layout.

For any demolition:

- Owner must submit a complete demolition application.

- 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.

The final submission must be reviewed by the Development Standards Committee.

The motion carried unanimously.

5. Variance request for room additions, including a second story, that exceeds the maximum living area allowed per the Neighborhood Criteria

11919 S Red Cedar Circle

Lot 09, Block 01, Section 3 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 on the condition the improvements meet code and pass final inspections. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. 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 and Major Remodeling. Including but not limited to:

- Hours of Operation for Construction
- Access and Safety.
- Possible 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.
- Dumpster or other waste containers stored on site.
- Portable Restroom Facilities stored on site.

The motion carried unanimously.

6. Variance request for a proposed patio cover with an incorporated summer kitchen that encroaches past the rear setback.

10 Gilded Pond Place

Lot 14 Block 01 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the patio cover location is structure and overhang respect the seven-foot side setback. Owner can shift closer to the pool, or redesigned so that the overhang does not encroach the side setback. Additionally, owner should plant vegetation to the left side of the structure to soften and screen the view from adjacent property. Vegetation to the rear of the proposed improvement should be maintained. Structure should meet code and passes final inspection. Owner must also ensure that improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

7. Consideration and action for a Short-Term Rental

14 Dovetail Place

Lot 04, Block 02, Section 18 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. Nearby property owners were present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and nearby property owners present and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Tricia Danto to deny the application as submitted and prohibited the applicant from submitting any new applications for short term rental use of this property for a period of 12 months. The motion carried unanimously.

8. Variance request for a wrought iron fence that is not located at least five feet from the property line and includes the removal of a tree.

18 S Royal Fern Drive

Lot 02, Block 02, Section 64 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 request, 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 deny the variance request as presented and suggested the homeowner revise their plan requiring the tree to remain and relocate the fence 5 feet back from the property line to meet the standards. The staff may review final submission for verification of compliance with the Committee's action. At final submission owner must plant and maintain native evergreen vegetation in a continuous landscaping bed, that will soften the view of the fence from the street. Tricia Danto abstained from the motion. The motion carried.

9. Variance request for a proposed concept patio cover with an incorporated outdoor kitchen and fireplace, that encroaches the rear setback and exceeds the maximum hard surface area allowed.

71 Lenox Hill Drive

Lot 52, Block 01, Section 20 Village of Indian Springs TWA

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and the applicable Residential Development Standards. It was then moved by John Anderson and seconded by Bob Adams to deny the request as presented and suggest the owner revise and resubmit so that the improvements encroach no more than 10 feet into the rear setback and redesign the gable roof facing the rear of the property to a hip style. The committee suggested incorporating the existing outdoor patio area and reducing the overall length to reduce the encroachment into the setback. The committee granted the variance to exceed the hard surface area on the condition the owner must include a comprehensive drainage plan for any hard surface addition. The revised submission should be a complete submission with all required sealed plans per the Residential Development Standards. In addition, at final submission the owner will be required to plant vegetation to soften and screen the view from adjacent properties. Improvement will be required to meet code and pass final inspection, and owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The committee allowed staff to review the final submission for verification of compliance with their action. Andrew Freeman abstained from the motion. The motion carried.

10. Variance request for an existing animal run that exceeds the maximum height and square footage allowed, is less than ten feet from the side property line and has a corrugated roof.

6 Paintedcup Court

Lot 49, Block 01, Section 18 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 deny the variance and consent to delay enforcement based upon the execution of a Memorandum of Agreement requiring the owner to remove the patio from the property when the owner no longer owns the home, sells or transfers title, when the patio is no longer in use or when the home is no longer the primary residence, whichever comes first. The owner must also maintain and as needed plant native vegetation around the structure to soften and screen the view from any adjacent property. Staff to review plantings to determine if sufficient screening had been met. The motion carried unanimously.

11. Variance request for an existing patio cover that encroaches into the rear easement.

6 Larks Aire Place

Lot 60 Block 01 Section 37 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item was present and addressed the committee. Nearby property owners were present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative and other property owners in attendance, the applicable Residential Development Standards. It was then moved by Tricia Danto and seconded by John Brown to deny the variance and require the homeowner to revise and resubmit an application for a modified patio cover that meets the standards. In addition, homeowner must provide a landscaping plan which includes native evergreen vegetation to soften and screen the patio cover to the rear neighboring properties. The motion carried unanimously.

12. Variance request for an existing fence that is not setback at least three feet from the front facade of the dwelling.

27 Indian Summer Place

Lot 50 Block 01 Section 29 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner plants and maintains native vegetation at the front of the fence to soften the view. The motion carried unanimously.

13. Variance request for patio covers that encroach the rear setback.

23 Prairie Falcon Court

Lot 27, Block 01, Section 12 Village of Creekside Park

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, comments from the representative in attendance, and the applicable Residential Development Standards. It was then moved by John Brown and seconded by Andrew Freeman to approve the patio covers on the conditions the owner revise the proposal to reduce the overall height not to exceed the overall height of the previously approved patio covers (10'4"). Additionally, the existing vegetation must be maintained and allowed to grow above the fence line in order to soften and screen the view from the rear neighboring properties. The improvements must meet code and pass inspection. The Owner must ensure that the placement of the improvements does not halt or materially impede drainage. Please contact Harris County for any additional permitting requirements. Tricia Danto abstained from the motion. The motion carried.

14. Consideration and action to appeal the conditions of approval for an existing putting green that encroaches more than the allowed amount into the rear and side easements

30 Village Knoll Place

Lot 88 Block 04 Section 10 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner maintain the existing planter pots between the putting green and the fence, to maintain a buffer and allows vegetation to grow. Additionally, the owner ensures the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Any improvement constructed within an easement without the consent of the easement holder is subject to removal by that easement holder. Plan Review Committee approval of plans for an improvement within an easement does not constitute approval by the additional easement holders. The motion carried unanimously.

15. Variance request for a proposed green house that exceeds the maximum square footage allowed.

230 N Tranquil Path

Lot 05, Block 02, Section 63 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 on the condition existing vegetation to the left of the proposed structure is maintained. Owner must ensure that the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

16. Variance request for a proposed basketball goal that will encroach into the side easement.

27 Petalcup Place

Lot 33 Block 03 Section 23 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 Andrew Freeman and seconded by Tricia Danto to approve as presented. Any improvement constructed within an easement without the consent of the easement holder is subject to removal by that easement holder. Plan Review Committee approval of plans for an improvement within an easement does not constitute approval by the additional easement holders. The motion carried unanimously.

17. Variance request for an existing driveway that exceeds the maximum width allowed.

27 Petalcup Place

Lot 33 Block 03 Section 23 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition vegetation is planted in front of the existing paving on the right side, to soften the view from the street. In addition, owner must ensure placement of the

improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Any improvement constructed within an easement without the consent of the easement holder is subject to removal by that easement holder. Plan Review Committee approval of plans for an improvement within an easement does not constitute approval by the additional easement holders. The motion carried unanimously.

18. Variance request for a closet addition that exceeds the maximum living area allowed per the Neighborhood Criteria.
7 Moonvine Court
Lot 25, Block 01, Section 27 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 on the condition improvement meets code and passes inspection. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
19. Variance request for a proposed detached patio cover with an incorporated summer kitchen and fireplace, that encroaches the rear and side setbacks, and includes plans that are not sealed.
30 Spiceberry Place
Lot 19, Block 01, Section 13 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 native evergreen vegetation is planted to soften and screen the view of the proposed patio cover toward the front of the structure, to soften the view from the street, and maintain the existing vegetation to soften the view from toward the rear neighbor. In addition, all required documentation for a final application, per the Residential Standards should be submitted for staff to review for compliance with the standards. Improvement should 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.
20. Variance request for a proposed patio cover with an incorporated summer kitchen and privacy wall that encroaches past the rear and side setback.
9 W. Eden Elm Circle
Lot 19 Block 04 Section 04 Village of Cochran's Crossing
This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve on the condition owner plants native evergreen vegetation toward the front corner of the structure to soften and screen the view of the patio cover toward the left side neighbor. Additionally, owner should maintain the existing vegetation near the back side of front facing fence to soften the view from the street. Proposed patio cover should meet code and pass final inspection. Owner must ensure that improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
21. Variance request for an existing capped picket style fence that is not in accordance with the Neighborhood Criteria.
7 Candle Pine Place
Lot 12 Block 01 Section 39 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the fence meets code and passes inspection. Owner must ensure all improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
22. Consideration and action of the renewal of a Home Business.
91 W Lakemist Circle
Lot 60 Block 01 Section 37 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner signs a renewed Memorandum of Agreement regarding the conditions of a home business application noting the owner 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. 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: A violation of the Standards occurs. The Business does not adhere to the conditions of approval. A violation of the agreement occurs. At the discretion of the Plan Review Committee.

This approval is valid for a period not to exceed one year. The owner must submit a home business renewal application no later than March of 2027 for continued operation. In addition, the business must remain in accordance with the Residential Development Standards, including but not limited to:

- All parking in conjunction with the business must be on the owner's driveway.

The motion carried unanimously.

23. Consideration and action for a Short-Term Rental

130 Pioneer Canyon Place

Lot 06, 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 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 of 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

24. Variance request for existing paving that encroaches into the left and right-side easements, and a walkway that is not located a minimum of one foot from the property line.

104 S Flagstone Path Circle

Lot 01 Block 01 Section 51 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 Andrew Freeman and seconded by Tricia Danto to approve on the condition the owner ensures that the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Any improvement constructed within an easement without the consent of the easement holder is subject to removal by that easement holder. Plan Review Committee approval of plans for an improvement within an easement does not constitute approval by the additional easement holders. 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.

7 E Stony Bridge Circle

Lot 0062, Block 0001, Section 0010, 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 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.

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

22 Steep Trail

Lot 0101, Block 0001, Section 0005, 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 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.

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

95 N Deerfoot Circle

Lot 0020, Block 0002, Section 0028, 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.

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

1911 N Red Cedar Circle

Lot 0042, Block 0002, Section 0010, Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by 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.

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

5 Riverbank Drive

Lot 0039, Block 0006, Section 0007, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by 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.

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

16 Falling Star Road

Lot 0008, Block 0003, Section 0014, Village of Panther Creek

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

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

38 Yewleaf Road

Lot 0045, Block 0003, Section 0001, Village of Panther Creek

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

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

59 Yewleaf Road

Lot 0022, Block 0002, Section 0001, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by Tricia Danto to approve the pursuit of legal action if there is no progress to cure violations by April 10, 2026, 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.

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

88 S Wavy Oak Circle

Lot 0017, Block 0008, Section 0007, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by 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.

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

170 N Almondell Way

Lot 0006, Block 0002, Section 0098, Village of Sterling Ridge

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 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. Tricia Danto commented positively on the appearance of the Panther Creek Shopping Center. Dan Kolkhorst informed the committee of his absence for the upcoming workshop meeting. Arthur Bredehoft stated his appreciation for the staff and for his opportunity to serve on the committee.

XIII. Staff Comments and Reports

Kimberly McKenna reminded the committee members of the upcoming workshop meeting and recognized Dan Kolkhorst for his performance as Vice Chairman during the last committee meeting.

XIV. Adjourn

There being no further business, there was a motion to adjourn at 7:59p.m. by John Anderson with a second by John Brown. The motion carried unanimously.

Development Standards Committee Meeting of 5/18/26

Name (Please Print)	Representing	Address	Agenda #
KEITH BOZ & Jayne Bull		35. DORSETT PLACE	7
PETER : MEUSSA DENNIS		6 LARKS AVE PL	11
Ray Wilson		"	"
PABLO MOLLA		71 LENOX HILL DR.	9
Maria Kowortoff		15 Misted Lilac Pl.	11
Barbara Campbell		19 Misted Lilac Pl	11
Nave Campbell		19 Misted Lilac Pl	11
Hubert TORRES		71 LENOX	9
Jeanine Dwyer (Bill)		11 Dorset Pl	7
Petrick DONAHUE			4
Elizabeth Fies		2831 S. Logron Cir	4
Justin Craig		2827 S Logron Cir	4
JOSH CAPAN	SELF	2823 S Logron Cr.	4

Development Standards Committee Meeting of 3/18/26

Name (Please Print)	Representing	Address	Agenda #
Irene Yorks	Self	18 S Royal Fern Dr	8
ANNA ROLLINS		2821 S. LOGRUN CIR.	#4
Dafne Almazán	Self	23 Prairie Falcon Ct	13
Graysen Watson	Self	23 Prairie Falcon Ct	13
Robert A. Robinson	Self	39 Indian Summer Place	12
Carolyn S Brown	self	30 Spiceberry Place	19
Stephanie Stewart	ChopShop	10720 Kuykendahl	C
Cindy Dobbie	Self	26 DoveTail Pl	7
BART Dobbie	Self	26 DoveTail Pl	7
Jean Hotaling	Self	15 DoveTail Pl	7
ERIC HOTALING	SELF	15 DOVETAIL PLACE	7
Rene Carbajal	Homeowner	7 Moonvine	18
Carlos Maldonado	Homeowner	14 Dove-tail	7
Ann (Newton)	Homeowner	6 Painted Cup Ct	10

Development Standards Committee Meeting of 3/18/26

Name (Please Print)	Representing	Address	Agenda #
Don Seakes	Neighbor	26 Village Knoll Pl 77381	14
BELEN MANGO	owner	71 Lenox Hill Dr	9
Missy Dennis	owner	6 LANKS AVE P.	11
Curtis Stubbings	owner	10 Misty Pt	observe
Domingo Pina	neighbor	2823 S. Logan Cms	on