

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 May 6th, 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

May 6th, 2026, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna, Devon Jorden, 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.**
Adam Watson spoke regarding Short Term Rentals within The Woodlands Township, how they have personally impacted him, and how their use conflicts with the Covenants.
- V. Consideration and action regarding the minutes of the meeting of April 1st, 2026.**
The minutes of the meeting of April 1st, 2026 were presented to the committee. It was then moved by Andrew Freeman 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, F, H, I, J, K, L, M, N, O, and P and Residential items L2, L3, L4, L5, L6, 1, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 18, 19, and 20. 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 John Anthony Brown 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 Residential Covenant Violations and Requests for Deferment.

- L1. Request by an affected neighbor to appeal the decision that an existing portable basketball goal located at 110 Meadowspring was not a violation of The Woodlands Residential Development Standards and the Covenants, Restrictions, Easements, Charges and Liens of The Woodlands.
110 Meadowspring Circle
Lot 0011, Block 0001, Section 0033, Village of Cochran's Crossing
Affected neighbor appealing:
106 Meadowspring Circle
Lot 0012, Block 0001, Section 0033, Village of Cochran's Crossing
This item was heard by the full committee. The committee deliberated regarding the item, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Brown to uphold the staff decision, noting the basketball goal is within Standards and is not considered a violation. The motion carried unanimously.
- L2. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
123 Black Swan Place
Lot 0016, Block 0003, Section 0097, 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 John Brown to table the item to the next meeting. The motion carried unanimously.
- L3. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
39 Prairie Falcon Place
Lot 0023, Block 0001, Section 0012, 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 John Brown 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.
- L4. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
5 Sunbird Court
Lot 0040, Block 0006, Section 0025, 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 John Brown 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.
- L5. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
32 Night Hawk Place

Lot 0017, Block 0007, Section 0025, 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 John Brown 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.

- L6. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

55 South Woodstock Circle Drive

Lot 0066, Block 0003, Section 0002, 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 John Brown to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by legal counsel and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

- A. Variance request for the existing monument sign that contains the full street address, includes a logo that exceeds the maximum size allowed, does not include proof of registered business name for one of the tenants and was installed without a permit.

Keyes Holdings

1755 Woodstead Court

Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to the next available meeting. The motion carried unanimously.

- B. Consideration and action for the building color change and standing seam metal roof all of which were installed without a permit.

Keyes Holdings

1755 Woodstead Court

Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to the next available meeting. The motion carried unanimously.

- C. Variance request for the existing temporary door and window graphics that exceed the maximum size and time allowed for display.

GRI Woodlands Crossing LLC / New Balance

10868 Kuykendahl Road, Suite D

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 existing walk-up ATM machine graphics.

Woodforest National Bank

10555 Kuykendahl Road

Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by John Anderson to disapprove the ATM signage on the following conditions:

- Signage is not to cause glare outward towards public view.
- Revise the ATM surround panel to be reverse cut black vinyl panel, with white acrylic copy to show through. No light shall shine through around the edges.
- Remove the web address from display.
- The Committee suggested the owner submit an application for overhead canopy lighting.
- No signage is approved within this submittal. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent signage must comply with the center criteria and 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.

E. Variance request for the existing hours of operation sign that does not comply with the shopping center criteria regarding letter type, size and location.

Woodforest National Bank

10555 Kuykendahl Road

Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by John Anderson to disapprove the variance request on the following conditions:

- Sign may not be white aluminum panel with reverse cut black vinyl and a green underlay for the logo. Signage at the pedestrian level is to be window graphics, which shall be white die-cut vinyl adhered to the interior surface of the primary entry door.
- The Business name shall be limited to 288 SI and the Hours of Operation are to fit a 12"x12" area.
- Remove the plaque and patch & repair the façade to like new.
- No signage is approved within this submittal. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent signage must comply with the center criteria and 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.

John Brown opposed the motion. The motion carried.

F. Variance request for the proposed building sign that exceeds the maximum height allowed and does not match the monument tenant panel or the registered name of the business.

Shoppes on Sawdust LLC / Woodlands Nail & Spa

1440 Sawdust Road, Suite A

Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

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

- Reduce size of logo to not exceed 24" in height.

- Modify building or monument panel in order for the names to match on both signs. Submit revised specifications and proof of registered name if necessary for staff to review for compliance.
- No other signs are approved at this time.
- 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.

G. Variance request for the existing tenant panels that contain a logo that exceeds the maximum size allowed.

TW VOGMVC LLC / Plush Nail Bar

2230 Buckthorne Place, Suite 101

Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed conditions, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by Dan Kolkhorst to deny as presented and require the owner to revise and resubmit on the following conditions:

- Reduce size of logo to no more than 15% and center the business name and logo to the tenant panel's center line.
- 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.

H. Consideration and action for the proposed composting bin.

HEB Grocery Company LP

3601 FM 1488 Road

Lot 2000 Block 0549 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 applicant must apply for screening or enclosure and suggest masonry material and color to match the building. Staff to review submission for compliance.
- Screening device must be of a height at least equal to that of the equipment being screened.
- Enclosure must fully screen the grease trap and compost bin to block the view from the driveway and Kuykendahl Road.
- 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.
- No other exterior improvements or signage are permitted other than what has been submitted and approved.
- All exterior improvements and signage must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

I. Consideration and action for the proposed awnings, material change to the existing wall, and patio modifications that include seating, umbrellas and themed display.

24 Waterway LLC / Bari Ristorante

24 Waterway Avenue, Suite 125

Lot 2640 Block 0599 Section 0999 Village of Town Center

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

- J. Consideration and action for the revised plan for the Starbucks mobile pick up signs that includes two additional signs.
US Regency Alden Bridge LLC / Kroger
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
This item was withdrawn and was not heard by the committee.

- K. Consideration and action for the proposed ATM machine and light poles.
Murphy Oil Inc. / Wells Fargo
3042 College Park Drive
Lot 8854 Block 0555 Section 0000 Village of College Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to the next available meeting. The motion carried unanimously.

- L. Consideration and action for the proposed accent lighting modifications.
CSHV Woodlands LP / Cinemark Theater
1600 Lake Robbins Drive
Lot 2600 Block 0599 Section 0999 Village of Town Center
This item was withdrawn and was not heard by the committee.

- M. Consideration and action for the proposed shopping center sign criteria revision.
TW VOGMVC LLC – Grogan's Mill Village Center
7 Switchbud Place
Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill
2230 Buckthorne Place
Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the shopping center criteria revision on following conditions:

- Owner to submit final revised version that includes the following:
 - Page 38: Removal of Sign Max area shown for Building C
 - Page 41: Removal of Blade sign reference for Building C.
- All signs must be applied for and a permit issued 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.

- N. Consideration and action for the proposed building remodel that includes color, material and lighting modifications, two air conditioning units and a staging and storage area.
2701 Research Forest DR LLC / Andy's Cleaners
2100 Buckthorne Place
Lot 0870 Block 0547 Section 0006 Village of Grogan's Mill
This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:
- All exterior improvements are to be installed in accordance with the approved plans.
 - All pavement striping and marks are to be white highway-grade reflective paint unless otherwise

stated per code requirements.

- All exterior lighting shall be within 500K color temperature of each other fixture.
- The committee reserves the right to have lighting further shielded or screened if glare becomes an issue.
- The committee reserves the right to have sound mitigation insulation, screening, or shielding of mechanical units implemented if noise becomes a concern.
- The staging and storage area shall be screened in with a construction chain link fence with a neutral color mesh screen (Black, Brown, Green) applied to the exterior side of the fence to surround the storage container location on all four sides. Sandbags used for support shall be interior to the fence. Weighted base plates to be used as an alternative.
- Contractor is to adhere to the allowed construction hours as defined in the Commercial Planning and Design Standards. Construction hours are 6:00 A.M. to 8:00 P.M. Monday through Friday and 8:00 A.M. to 8:00 P.M. weekends and holidays.
- No signs are approved at this time. Owner is to submit an application for review by the Development Standards Committee or its designee prior to fabrication and installation.
- No other exterior improvements are approved. All temporary and permanent 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.

The motion carried unanimously.

O. Consideration and action for the existing temporary storage container.

45 MHM Woodlands Inc. / Fairfield Inn

16850 Interstate 45 S

Lot 8800 Block 0555 Section 0999 Village of College Park

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

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

CSHV Woodlands LP

1360 Lake Woodlands Drive

Lot 2000 Block 0599 Section 0999 Village of Town Center

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to 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 of Residential Applications.

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

10 Doe Run Drive

Lot 3, Block 3, Section 16 Village of Grogan's Mil

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 John Brown to approve the final new home construction application on the following conditions:

- Owner should create a planter bed, that should include a mix of native trees and shrubs, to the left of the proposed driveway, to soften the view from the street and adjacent properties.

For final submission, 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 all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
 - Hours of Operation for Construction
 - Access and Safety.
 - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing. Keeping of Contractor Vehicles on the lot.
 - Continued maintenance of the lot in good order and repair.
 - Adherence to drainage plan including installation, inspection, and certificate of completion.
 - Dumpster or other waste containers stored on site.
 - Portable Restroom Facilities stored on site.

At Demo and Final Permit Issuance

- The staff will perform periodic site inspections for compliance with the New Home Construction.
- All improvements must be located entirely on the applicant's lot.
- All materials and equipment for the construction and installation of any Improvements, must be stored in an orderly fashion, located on the owner's lot, and maintained in good order and repair.
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

2. Consideration and action regarding an appeal of conditions of approval for a pergola.

31 East Green Gables Circle

Lot 08, Block 01, Section 09 Village of Alden Bridge

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Andrew Freeman to deny the appeal and upheld the action and conditions of approval of the Residential Design Review Committee with the exclusion of the requirement to repaint the pergola. The new conditions of approval are:

- Improvement must meet code and pass final inspection
- The side of the pergola directly adjacent to the left neighbor must be screened with a solid wall or opaque privacy structure. An application must be submitted for the wall or privacy structure.

John Anderson abstained from the motion. The motion carried.

3. Variance request for a proposed patio cover with an incorporated summer kitchen, that exceeds the maximum allowed hard surface area per the Neighborhood Criteria.

15 Quick Stream Place

Lot 04, Block 28, Section 01 Village of Indian Spring 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 John Brown to approve the proposed patio cover on the condition a revised plan is submitted that reduces the hard surface area to no more than 5% over the maximum allowed. In addition, the owner must submit a comprehensive drainage plan, in accordance with the Standards for the 5% over allowance. Staff to review for compliance. Staff to determine at time of completion if vegetation should be required to minimize any impact toward the adjacent property. Improvement must meet code and pass inspection. Owner must ensure

improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

4. Variance request for a proposed swimming pool which exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
15 Quick Stream Place
Lot 04, Block 28, Section 01 Village of Indian Spring 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 John Brown to approve the proposed pool on the condition a revised plan is submitted that reduces the hard surface area to no more than 5% over the maximum allowed. In addition, the owner must submit a comprehensive drainage plan, in accordance with the Standards for the 5% over allowance. Staff to review for compliance. Staff to determine at time of completion if vegetation should be required to minimize any impact toward the adjacent property. Improvement must meet code and pass inspection. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
5. Variance request for proposed decking that exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
15 Quick Stream Place
Lot 04, Block 28, Section 01 Village of Indian Spring 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 John Brown to approve the proposed decking/paving on the condition a revised plan is submitted that reduces the hard surface area to no more than 5% over the maximum allowed. In addition, the owner must submit a comprehensive drainage plan, in accordance with the Standards for the 5% over allowance. Staff to review for compliance. Staff to determine at time of completion if vegetation should be required to minimize any impact toward the adjacent property. Improvement must meet code and pass inspection. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
6. Variance request for an existing sidewalk that exceeds the maximum hard surface and width allowed.
238 Hearthshire Circle
Lot 59, Block 01, 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 Andrew Freeman and seconded by John Brown to approve on the condition the homeowner submits a revised plan allowing their current walkway to meet the required width, and to reduce the amount of hard surface area to no more than 65%. Staff to review for compliance with the committee's action. In addition, owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
7. Consideration and action regarding an appeal of conditions requiring a storage shed to be relocated out of the easement to comply with the Residential Standards
135 W. Coldbrook Circle
Lot 08, Block 03, Section 25 Village of Cochran's Crossing
This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the neighbor in attendance, and the applicable Residential Development Standards. After deliberation, it was moved by Dan Kolkhorst and seconded by Andrew Freeman to deny the appeal and upheld the action and conditions of approval of the Residential Design Review Committee with the additional requirement that the owner must plant native evergreen vegetation to the rear and side of the storage shed, 7' tall at the time of planting, to screen the view of the storage shed. Shifting of the storage shed may be required to allow space for replanting to occur. The motion carried unanimously.
8. Variance request for an existing driveway widening that would exceed the maximum width allowed.
82 Sunlit Grove Street
Lot 19, Block 02, Section 35 Village of Alden Bridge

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representative, and the applicable Residential Development Standards. After deliberation, it was moved by John Brown and seconded by Andrew Freeman to approve the driveway widening, allowing the width of the border to remain but removing the parking pad area to the right of the driveway. Owner must also ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Arthur Bredehoft abstained from the motion. The motion carried.

9. Consideration and action of a home business

15 South Old Cedar Circle

Lot 10, Block 01, Section 19 Village of Alden Bridge

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Dan Kolkhorst and seconded by Andrew Freeman to approve the Home Business for a period of one year on the following conditions:

- The owner must not display the home address in any public medium.
- Persons traveling to and from the home in connection with the business must be restricted to parking in the driveway.
- Pick up should be by appointment only and restricted to one at a time.
- The home business does not have any products, signs or other writing on the lot displaying the name or identity of the home business that is visible from any street, except customary signs attached to a vehicle that do not include the home address.
- The home business is not conducted upon any portion of the lot that is visible from a public or private street. This does not include activities on the interior of the home.
- Owner must apply for a home business renewal no later than May 2027 for continued operation.
- Permit is subject to revocation at the discretion of the Development Standards Committee or for a violation of the Residential Development Standards.

The motion carried unanimously.

10. Consideration and action to appeal the disapproval of a tree removal.

34 N Arrow Canyon Circle

Lot 13, Block 02, Section 03 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 John Brown to grant the variance on the condition one (1) 30 gallon native tree is planted in the front yard. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

11. Variance request for an existing driveway that exceeds the maximum width and hard surface area allowed

16 N. 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 Andrew Freeman and seconded by John Brown to approve the variance on the condition the owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Lastly, owner must plant and maintain native vegetation in a landscape bed adjacent to the right side of the driveway, near the porch and home, to soften and screen the view. The motion carried unanimously.

12. Variance request for an existing rear patio that exceeds the maximum hard surface area allowed and encroaches the rear easement

16 N. 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 Andrew Freeman and seconded by John Brown to approve the variance on the condition the owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Approval by the

Plan Review Committee (as defined herein) does not constitute approval by the County. Any improvements constructed within an easement or in County jurisdiction without the consent by that entity are subject to removal. The actions of the Plan Review Committee do not constitute action by any other entity. The motion carried unanimously.

13. Variance request for a proposed patio extension that encroaches the rear covenant easement and utility easement.

26919 Southwick Valley Lane

Lot 41, Block 01, Section 00 Village of Creekside Park – Enclave

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 John Brown to grant the variance on the condition the patio does not encroach past the 7 foot utility easement. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

14. Consideration and action for a Short-Term Rental renewal

150 North Willow Point Circle

Lot 21, Block 01, Section 33 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 John Brown to approve the Short-Term Rental on the condition that the owner & other 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 May 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.

15. Consideration and action for a Short-Term Rental renewal

187 Hearthshire Circle

Lot 55, Block 2 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 Andrew Freeman and seconded by John Brown to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay application fee, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by April 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.

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

179 Lindenberry Circle

Lot 01, Block 02, Section 27 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 John Brown to approve the Short-Term Rental on the condition that the owner & other 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 May 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.

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

30 E Wading Pond Circle

Lot 05, Block 02, Section 08 Village of Creekside Park West

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Brown to deny the short-term rental request due to failure to cease operations and related complaints. All rentals must be 30 days or more. Owner may re-apply for a short-term rental application after six months on the condition the owner can provide a six-month timeline reflecting no issues and verification of rentals that are more than 30 days. The motion carried unanimously.

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

43 Sawmill Grove Ln

Lot 7A, Section 41 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 John Brown to approve the renewal 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 May 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.

19. Consideration and action for a Short-Term Rental renewal.

10 Taupewood Place

Lot 38, Block 03, Section 74 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 John Brown to approve the Short-Term Rental on the condition that the owner & other 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 May 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 Short-Term Rental.

1 Fiddleleaf Court

Lot 12, Block 02, Section 01 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Andrew Freeman and seconded by John Brown to approve the Short-Term Rental on the condition that the owner & other 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 May 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.

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. Arthur Bredehoft commented that the lack of microphones and speakers should be addressed, provided a short recap of the chairman's council meeting, and recommended that the committee consider updated the bylaws to include procedures for absences of committee members.

XIV. Staff Comments and Reports

The staff thanked the committee for their work. Kimberly McKenna stated that Tricia Danto had communicated her absence and reasoning to her in advance of the meeting and had apologized for not being able to attend.

XV. Adjourn

There being no further business, there was a motion to adjourn at 6:50p.m. by Bob Adams with a second by John Anderson. The motion carried unanimously.

Development Standards Committee Meeting of

⁶
5/11/26

Name (Please Print)	Representing	Address	Agenda #
Thomas Gattis		135 W. Coldbrook	7
Chris Fritzsche	APEX	2100 BUCKTHORNE PL.	N
MARCO BARRAZA	MEWA INV.	10 DOE RUN DR.	1
Leonardo Mura	meva inv.	10 doe run	1
Adam Wafar	SELF	39 Crescent View	PC
S. van den Berg	self	27 E Green Gables Circle.	2
Alex Ortenstone	Atlas Signs	2230 Buckthorne	G
Roger May	self	82 Sunlit Grove St.	8
Steve Callander	Woodforest National Bank	10555 Kuykenbuhl	DE
Patrick + Tracy Kelly	self	31 E Green Gables Cir	#2
Patricia Pederzini	self	150 N. Willow Point	#14