

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 June 3rd, 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
June 3rd, 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, Tricia Danto, Andrew Freeman

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 Arthur Bredehoft. The motion carried unanimously.
- IV. Public Comment.**
There were no public comments made.
- V. Consideration and action regarding the minutes of the meeting of May 6th, 2026.**
The minutes of the meeting of May 6th, 2026 were presented to the committee. It was then moved by Andrew Freeman and seconded by Bob Adams to approve the minutes as presented. Tricia Danto abstained from the motion. The motion carried.
- VI. Consideration and Action of items recommended for Summary Action.**
These items were reviewed by the committee. The lists consisted of Commercial items A, B, C, D, E, F, G and H, and Residential items L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18. It was then moved by John Anderson and seconded by Bob Adams to approve the commercial summary list as presented. The motion carried unanimously. There was a request to remove Residential Item L3 from the summary agenda. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the residential summary list as amended. The motion carried unanimously.
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
The committee did not recess for an Executive Session.
- VIII. Reconvene in Public Session.**
The committee did not recess for an Executive Session.

IX. Consideration and Action of Residential Covenant Violations and Requests for Deferment.

- L1. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

16 Morning Forest Court

Lot 0008, Block 0001, Section 0019, Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve a time extension granted for 30 days for the fence application, 45 days for the patio cover application and 180 days for the driveway repair or replacement (and application if required), if owner fails to comply then 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.

- L2. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

42 Camber Pine Place

Lot 0022, Block 0001, Section 0061, Village of Alden Bridge

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

- L3. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

8 Morning Forest Court

Lot 0004, Block 0001, Section 0019, Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the violations, 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 John Brown to approve a time extension of 60 days for the driveway extension/paving and color, if owner fails to comply then 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 owner needs to apply for any future pool or shed as discussed in meeting. 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 Royal Tern Lane

Lot 0068, Block 0001, Section 0024, 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 Tricia Danto and seconded by Andrew Freeman 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.
4 Florentino Vine Place
Lot 0012, Block 0004, Section 0089, Village of Sterling Ridge
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman 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.
109 South Golden Arrow Circle
Lot 0001, Block 0003, Section 0012, 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 Tricia Danto and seconded by Andrew Freeman 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.
- L7. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
78 Winter Sunrise Circle
Lot 0015, Block 0002, Section 0038, Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman 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.
- L8. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
6812 Lake Paloma Trail
Lot 0004, Block 0001, Section 0010, Village of Creekside Park
This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman 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.

- L9. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

86 North Woodstock Circle Drive

Lot 0057, Block 0001, 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 Tricia Danto and seconded by Andrew Freeman 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.

- L10. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

26 Shooting Star Place

Lot 0018, Block 0002, Section 0024, 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 Tricia Danto and seconded by Andrew Freeman to approve an extension of 30 days to allow for arbitration process and to show progress with other violations, if there is no progress then move ahead with 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.

- L11. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

12 White Bark Place

Lot 0031, Block 0002, Section 0012, 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 Tricia Danto and seconded by Andrew Freeman 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.

- L12. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

109 Blue Fox Road

Lot 0028, Block 0002, Section 0026, 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 Tricia Danto and seconded by Andrew Freeman 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. Consideration and action for renovations that include sections of a louvered wall, concrete pads for chillers and storage tanks, protective bollards and a staging and storage area.

Fluidstack

4001 Technology Forest Boulevard

Lot 2150 Block 0547 Section 0999 Village of Research Forest

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

- The construction and staging areas are conditionally approved for a crane track, construction parking, dumpsters, storage boxes, office trailers, and portable generator.
- Black mesh is to be provided on the wrought iron perimeter fence at the entry/exit gates to screen the staging areas from street view.
- Work and equipment servicing shall occur during construction hours as defined by The Woodlands Standards (6:00 AM-8:00 PM, Monday-Friday, 8:00 AM-8:00 PM Weekends and Holidays)
- All containers and equipment are to be neutral in color with no visible signage to the public.
- The back of the site is adjacent to residential and should reduce noise output as much as possible and strictly adhere to the construction hours of The Woodlands Standards.
- The applicant is conditionally approved for demolition of existing CMU and precast screen walls surrounding the mechanical yard areas.
- New concrete pads are approved as 12-inch-thick reinforced slabs with associated curbs, drilled and epoxied reinforcing dowels, and associated structural modifications.
- A new Thermal Storage Tank (TST) on new exterior concrete pads adjacent to the existing mechanical yard footprint is approved.
- New 8" safety bollards with expansion joints are to be installed around the perimeter of the Thermal Storage Tanks. The bollards shall be 8" galvanized steel sleeve filled with concrete and painted safety yellow. The below grade concrete shall be structurally reinforced as required by engineer.
- All mechanical equipment shall be screened from public view.
- The newly constructed louvered walls shall not permit noise output levels to exceed 65 dB at the nearest property lines. The applicant is to provide sound level data. The DSC will reserve the right to have additional sound mitigation implemented if sound-related complaints arise.
- Steel structure, mechanical louvers, railings, and accessories shall be painted to complement the main body color of the facility.
- Industrial grade paint shall be used to resist corrosion. All manufacturer guidelines for preparation and application shall be followed.
- 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.

- B. Consideration and action for the proposed repaving of the existing ATM walkway.
Woodforest National Bank

10555 Kuykendahl Road

Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge

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

- The walkway is to be finished to match the main entry walkway.
- The walkway should be finished with concrete paint in a single light color.
- Follow all manufacturer recommendations for preparation and paint application. A non-slip finish is to be maintained.
- 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 to remove three trees in the business landscaping area.

Woodforest National Bank

10555 Kuykendahl Road

Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge

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

- Complete removal is required.
- Five trees to be replaced as noted on planting plan. Trees to be a native species per The Woodlands Standards for formal plantings.
- Must comply with 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 "Coming Soon" window graphics that exceed the maximum time allowed and are not displayed as a banner.

US Regency Alden Bridge LLC / Moxie Salon and Beauty Bar

8000 Research Forest Drive, Suite 305

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

E. Consideration and action for the proposed building sign.

US Regency Alden Bridge LLC / Moxie Salon and Beauty Bar

8000 Research Forest Drive, Suite 305

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

F. Consideration and action for the proposed blade sign.

US Regency Alden Bridge LLC / Moxie Salon and Beauty Bar

8000 Research Forest Drive, Suite 305

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

G. Consideration and action for the proposed tenant name update to the wayfinding and directory signs.

Creekside Park Village Center

8510 Creekside Forest Drive

Lot 0515 Block 0509 Section 0386 Village of Creekside Park
This item was withdrawn and was not heard by the committee.

H. Consideration and action for the proposed temporary staging and storage area.

IMI Market Street LLC

9595 Six Pines Drive

Lot 7113 Block 0599 Section 0999 Village of Town Center

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

I. Request for a time extension regarding the violation for dead trees in need of removal at the shopping center properties.

a) Regency Centers LP

4747 Research Forest Drive

Lots 0100 Block 0687 Section 0047 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the request, existing conditions of the properties, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by Andrew Freeman to deny the time extension specific to dead tree removal and directed the staff to pursue legal action for all three village centers, Cochran's Crossing, Panther Creek and Indian Springs. The motion carried unanimously.

b) 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 full committee. The committee deliberated regarding the request, existing conditions of the properties, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by Andrew Freeman to deny the time extension specific to dead tree removal and directed the staff to pursue legal action for all three village centers, Cochran's Crossing, Panther Creek and Indian Springs. The motion carried unanimously.

c) Indian Springs at Woodlands Ltd

6777 Woodlands Parkway

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

10777 Kuykendahl Road

Lot 0512 Block 0592 Section 0060 Village of Indian Springs

10807 Kuykendahl Road

Lot 0511 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the request, existing conditions of the properties, and the applicable Commercial Planning And Design Standards. It was then moved by Bob Adams and seconded by Andrew Freeman to deny the time extension specific to dead tree removal and directed the staff to pursue legal action for all three village centers, Cochran's Crossing, Panther Creek and Indian Springs. The motion carried unanimously.

XI. Consideration and Action of Residential Applications.

1. Rehearing for a proposed home gym that encroaches the rear and side setbacks 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 application, impact to adjacent properties, comments from the representatives, and the applicable Residential Development Standards. After deliberation, it was moved by Tricia Danto and seconded by Arthur Bredehoft to approve on the conditions:

- The roof must be modified to a hip roof design.
- Improvement must match home in color and material.

- Owner must submit a full set of sealed plans per the Residential Development Standards.
- Improvement must meet code and pass final inspection.
- Improvements must not halt or materially impede drainage as defined in the Residential Development Standards.

John Anderson opposed the motion. The motion carried.

2. Variance request for a proposed circular driveway in which the lot is less than 85 feet wide at the front lot line and exceeds the maximum allowed hard surface area.

75 North Hunters Crossing Circle

Lot 14, Block 01, Section 15 Village of Indian Springs TWA

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition existing vegetation in the center of the circular drive is maintained and additional landscaping added to soften and screen the view of the proposed driveway from the street (preferably a tree and shrubs). In addition, owner should submit a sealed drainage plan in accordance with the Residential Standards to account for the hard surface area coverage of 8%. Staff to review for compliance to the standards. Owner must also ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

3. Consideration and action regarding an appeal of the Residential Design Review Committee's disapproval of a color change due to it not being consistent with the existing neighborhoods character.

70 W. Mirror Ridge Circle

Lot 09, Block 01, Section 18 Village of Indian Springs TWA

This item was heard by the full committee. The committee deliberated regarding the application, impact to adjacent properties, comments from the representatives, and the applicable Residential Development Standards. After deliberation, it was moved by Tricia Danto and seconded by Andrew Freeman to approve the appeal, approving the application on the condition the owner submits a modified color choice for the trim, garage door, and shutters which would provide contrast to the existing white color on the home. The color choice should be somewhere between the RDRC's recommendation of Urbane Bronze and the current Alabaster color. The staff is to review the revised color choice for compliance with the committee's action. The motion carried unanimously.

4. Variance request for a proposed driveway that exceeds the maximum width allowed, encroaches the left side easement, and exceeds the maximum hard surface area allowed for the lot.

47 Terravale Court

Lot 36, Block 02, Section 11 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition the owner must, maintain the existing vegetation toward the front soften and screen the view of the expanded circular portion. Additionally, the owner must plant and maintain native evergreen trees and shrubs in the landscape bed in the center of the driveway. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. 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.

5. Variance request for proposed pavers that encroach the rear easement and exceeds the maximum hard surface area allowed for the lot.

47 Terravale Court

Lot 36, Block 02, Section 11 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve as presented. Action by this committee does not constitute action by any other entity or easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. 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.

6. Variance request for an existing 2nd story balcony that does not include sealed plans.

29 Fairmeade Bend Drive

Lot 01, Block 02, Section 16 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition balcony meets code and passes inspection. The motion carried unanimously.

7. Variance request for proposed a proposed storage shed that exceeds the maximum height allowed.

31 N Havenridge Drive

Lot 68, Block 02, Section 10 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition vegetation is planted, that is 7'-9' tall at the time of planting, to soften and screen the view of the storage shed from the adjacent property. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

8. Consideration and action for an existing home business.

6 Nutmeg Court

Lot 03, Block 03, Section 05 Village of Panther Creek

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the Home Business for a period of one year on the following conditions:

- Client parking is in driveway for pick-up & drop-off only.
- One client can pick-up or drop-off at a time and they are spaced at least 30 minutes apart.
- Business is mainly conducted indoors with the exception of bathroom breaks and scheduled outdoor play. No more than 3 dogs are outside at one time.
- The street address of the home business is not advertised in a public medium (e.g., newspaper, radio, internet, television, yellow pages or trade journals) or in any public manner.
- The home business does not have any sign 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.
- The home business is compatible with and does not infringe upon the residential character of the surrounding neighborhood.
- Owner must apply for a home business renewal no later than June 2027.
- 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.

9. Variance request for a proposed pool bathroom and shower that will encroach the rear setback.

7 Wildever Place

Lot 29, Block 1, Section 36 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve on the condition owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Improvement must meet code and pass inspection. The motion carried unanimously.

10. Variance request for proposed patio cover that will extend beyond the side platted building line.

2 Vintage Path Place

Lot 01, 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 Tricia Danto and seconded by Andrew Freeman to deny as presented and require the homeowner to revise and resubmit plans that does not encroach past the platted building line. Staff to review final submission for verification of compliance with the committee's action. The motion carried unanimously.

11. Consideration and action regarding a proposed roof material and color that was considered to not be in accordance with the Residential Standards when reviewed by Grogan's Mill Residential Design Review Committee.

2511 Wild Wind Place

Lot 38, Block 10, Section 12 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 Tricia Danto and seconded by Andrew Freeman to approve on the condition the proposed roof, option 1 or 2 matches the color of the existing rear patio cover, and matches existing color of the existing standing seam metal roof. The motion carried unanimously.

12. Consideration and action regarding an existing and proposed standing seam metal roof color that was considered to not be in accordance with the Residential Standards when reviewed by Grogan's Mill Residential Design Review Committee.

2511 Wild Wind Place

Lot 38, Block 10, Section 12 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 Tricia Danto and seconded by Andrew Freeman to approve as presented. The motion carried unanimously.

13. Consideration and action for a home business

50 E Beckonvale Circle

Lot 18, Block 1, Section 6 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the Home Business for a period of two years on the following conditions:

- The street address of the home business is not advertised in a public medium (e.g., newspaper, radio, internet, television, yellow pages or trade journals) or in any public manner.
- The home business does not have employees who work at or travel to the home in connection with the business.
- The home business does not have any sign 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.
- The home business is compatible with and does not infringe upon the residential character of the surrounding neighborhood.
- All vehicles in conjunction with the business must be parked on the driveway or in the garage. Parking on the street is not permitted.
- Owner must apply for a home business renewal no later than June 2028.
- 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.

14. Consideration and action for a short-term rental

40 Buttonbush Court

Lot 18, Block 1, Section 17 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 Tricia Danto and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other

designees must sign the Short-Term Rental Maintenance and User Agreement, 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 June 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.

14 Wakerobin Court

Lot 75, Block 2, Section 20 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 Tricia Danto and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, 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 June 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 renewal.

3 E. Night Heron Place

Lot 55, Block 01, Section 02 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, 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 June 2027. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

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

10 E. Sterling Pond Circle

Lot 03, Block 03, Section 03 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, 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 June 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.

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

18 Wintergreen Trail

Lot 40, Block 01, Section 48 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, 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 June 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. Consideration and action concerning the absence of any Committee Member.

There was a motion by Arthur Bredehoft with a second by John Brown to excuse the absence of Committee Member Dan Kolkhorst. The motion carried unanimously.

XIV. Development Standards Committee Member Comments.

The committee thanked everyone for their attendance. Bob Adams asked staff to investigate potential tree removals without a permit at a residential property within The Township. Tricia Danto asked for an update on the Short Term Rental third party integration. Arthur Bredehoft stated that the committee may need to consider adopting Standards surrounding submissions involving the use of A.I., including the disclosure of it's use in applications and presentations. Arthur Bredehoft also reminding the committee members of the upcoming Chairperson Council meeting.

XV. Staff Comments and Reports.

There were no staff comments or reports provided.

XVI. Adjourn.

There being no further business, there was a motion to adjourn at 6:19p.m. by Bob Adams with a second by John Anderson. The motion carried unanimously.

Development Standards Committee Meeting of

6/3/26

Name (Please Print)	Representing	Address	Agenda #
JOYCE OSBORNE		6 NUTMEG COURT	8
John Colvin		31 N. HAVERIDGE DR.	7
Jean Colvin		31 N. Haveridge Dr.	7
Carlos Molina		4001 Tech Forest Blvd	A
Nathan Brown		70 W Mirror Ridge Cir	3
Austin Fox		47 TERRAVALLE	435
Melanie Centanni		76 W. Mirror Ridge Cir	3
Darryl Centanni		70 W. Mirror Ridge Cir	3
Meg Overstake		26 E Wedgewood Glen	1
Eric Valzquez		2 Mornie's Forest Ct	L3
John and Annie Tharp		29 Fairmeade Bend Drive	6
MATT Overstake		26 E wedgwood Glen	1
Eric Paya He		75N Hunters Circle Crossing	2
Nathan Hoffman			1