

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 July 15th, 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

July 15th, 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 Anthony Brown, Andrew Freeman, Tricia Danto

Staff Present: Kimberly McKenna, Devon Jorden, Joshua Merillat, Rick Wohlfarth, Michael Pechanec

- 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 we no public comments made.
- V. Consideration and action regarding the minutes of the meeting of June 17th, 2026.**
The minutes of the meeting of June 17th, 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 B, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R and Residential items L3, L4, L5, L6, L8, L9, L10, L11, 3, 4, 6, 8, 9, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, XII. The committee requested Commercial Items R and Residential Items L4 be removed from the summary agenda. It was then moved by Bob Adams and seconded by Tricia Danto to approve the commercial summary list as amended. The motion carried unanimously. It was then moved by Tricia Danto and seconded by Andrew Freeman to approve the residential summary list as amended. Arthur Bredehoft abstained from the motion. 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. Consideration and Action regarding the existing greenhouse and its compliance with The Standards.

79 Degas Park Drive

Homeowner Requesting Appeal

Lot 0099, Block 0001, Section 0021, Village of Sterling Ridge

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 Dan Kolkhorst and seconded by Tricia Danto to affirm the greenhouse is in violation of The Standards and requires a permit application or removal with suspended enforcement for 30 days. The motion carried unanimously.

- L2. Consideration and Action regarding the topped trees and compliance with The Standards.

3 Paddock Pines Place

Homeowner Requesting Appeal

Lot 0027, Block 0001, Section 0028, Village of Alden Bridge

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 Tricia Danto and seconded by Bob Adams to monitor the trees for a period of six months, observe potential growth or deterioration, reevaluate the condition, and determine compliance with The Standards at that time. 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.

54 Pipers Meadow Street

Lot 0004, Block 0002, Section 0055, 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.

- L4. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

10 Larks Aire Place

Lot 0059, Block 0001, Section 0037, Village of Cochran's Crossing

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 Andrew Freeman to approve the pursuit of legal action, granting thirty (30) days delayed enforcement for the owner to work with staff to complete the required permit applications, 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.
25 Hornsilver Place
Lot 0034, Block 0001, Section 0007, 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.
- L6. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
91 North Pathfinders Circle
Lot 0100, Block 0006, Section 0001, 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.
202 West Shadowpoint Circle
Lot 0006, Block 0002, Section 0008, Village of Cochran's Crossing
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 John Brown and seconded by Dan Kolkhorst to approve the pursuit of legal action, granting thirty (30) days delayed enforcement for the owner to work with staff to complete the required permit applications, 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.
34 South Dreamweaver Circle
Lot 0008, Block 0001, Section 0065, 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.

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

50 North High Oaks Circle

Lot 0094, Block 0004, Section 0038, 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.

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

71 Woodhaven Wood Drive

Lot 0042, Block 0004, 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 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.

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

78 East Timberspire Court

Lot 0105, Block 0002, Section 0038, 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 the existing new window systems and proposed painting of the brick on all elevations.

IMI MSW LLC / Market Street

9595 Six Pines Drive, Suite 1110

Lot 7117 Block 0599 Section 0999 Village of Town Center

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

- Allow exterior brick to be painted.
- All manufacturer guidelines for preparation and paint installation for a clean and professional appearance are to be followed.

- Storefront systems to be replaced with new in the proposed black finish. All store front windows and door components shall match in the color black. Revise silver entry door finishes.
- Railing may be removed. All previous anchor points are to be filled and finished to match the sidewalk surface.
- The wainscot tile edgings shall be replaced with a material that matches in color to the remainder of the existing stone wainscot that is to remain in place.
- No other improvements are approved at this time including, but not limited to, patio elements or signage. Owner to apply with Community Standards Committee for any proposed signage and obtain permit approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards and the center criteria.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

B. Consideration and action for the proposed installation of four EV charging stations that includes tree removals and informational signage.

Wal-Mart Real Estate Business Trust

10001 Woodlands Parkway

Lot 0100 Block 0078 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 Bob Adams and seconded by Tricia Danto to approve on the following conditions:

- Three parking spaces may be removed to allow walking aisles between each charger. Recommend striped areas include "No Parking" only if required by code.
- Digital LED displays shall be capable to be dimmed for at night or time out to turn off after user inactivity.
- It is the applicant's responsibility to verify compliance with all codes, and ADA requirements.
- The contractor is proposing to demo a 4x4 pavement trench from power source to charging stations. Consider boring under pavement to route wiring from transformer and switchboard to the charging stations. If core boring isn't feasible, recommend to route conduits at 90 degrees west and then due north to charging stations.
- Two mid-growth trees and one shrub are proposed for removal for new conduit lines and ADA access per revised plans. All trees not scheduled for removal shall be protected during construction.
- A 4'x4' boring pit will be considered for approval to be dug at southeast parking area, to remove three (3) parking spaces for an electrical transformer and switchboard gear.
- All replaced parking lot pavement shall match the material style and color of adjacent existing materials. Dowel any new pavement and curbing with existing.
- All existing water and storm lines to be protected.
- All proposed paint striping is to match the existing conditions and colors.
- No re-grading shall be required in the construction area at this time.
- During construction, all dirt and sediment from trenching must be kept within the constraints of the property and out of storm drains. All construction debris must be contained and kept off adjacent properties.
- Charger foundation pads are to be designed to place charging units above-grade. No foundation components are to cause rust that would leach to nearby pavement and components.
- The applicant can use post-mounted signs or pavement marking, but not both. Recommend use of bollard, single post-mounted signs.
- Signposts and backs of signs are to match existing site sign conditions.

- Warning labels are to be neutral in color and kept to a minimum as to not overwhelm the public with information.
- Electrical conduits are to be concealed from public view as much as possible. Any visible conduits shall be painted to match the substrate to which they are mounted.
- Loblolly Pine, Oak, and Bald Cypress per The Woodlands Standards are approved as replants.
- All new trees require permanent irrigation concealed from public view.
- All parking lot and landscaping details shall be completed to a high-end finish and professional appearance.
- 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.

C. Variance request for the proposed monument sign panel that does not comply with the criteria regarding materials.

The Plazas at Alden Bridge, Ltd. / La Madeleine Bakery & Cafe

7901 Research Forest Drive, Suite 1700

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. The committee deliberated regarding the request, existing and proposed property conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Dan Kolkhorst and seconded by Tricia Danto to approve on the following conditions:

- Allow anchor tenant name on sign.
- Maintain landscaped bed in accordance with the standards.
- Must comply with The Woodlands 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.

Bob Adams abstained from the motion. The motion carried unanimously.

D. Consideration and action for two proposed building signs.

The Plazas at Alden Bridge, Ltd. / La Madeleine Bakery & Cafe

7901 Research Forest Drive, Suite 1700

Lot 0925 Block 0257 Section 0047 Village of Alden Bridge

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

- 1" trim cap and 5" returns are to be revised to dark bronze.
- Paint the raceway to match the façade color, painted SW 6092 Lightweight Beige.
- "La Madeleine" may exceed 15" in height and the letters "Bakery & Café" to not be illuminated as restaurant is considered to be an anchor tenant.
- All other letters are to be illuminated 6500K white or match adjacent tenant.
- Recondition the message area to like new from the removal of the previous tenant signage.
- No exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and 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.

E. Consideration and action for the existing monument sign lights.

First Church of Christ Scientist Woodlands

1340 North Millbend Drive

Lot 0210 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 Tricia Danto to approve on the following conditions:

- The committee reserves the right to require additional light mitigation measures such as additional shields in the event an impact is received or observed.
- Color temperature should be set at 3000K or 4000K.
- Add vegetation to soften and screen the view.
- Must comply with the 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.

- F. Variance request for the existing plantings that do not comply with the Development Standards Committee's conditions of approval or the approved planting list.

New Hope Christian Church

7575 Alden Bridge Drive

Lot 0100 Block 0490 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 Tricia Danto to approve on the following conditions:

- In accordance with the committee's action of 1-7-2026, the owner is to replant four 2-inch caliper trees and submit an updated site plan within 30 days, indicating the location for the proposed trees, with their species and caliper for review and written approval by TWT staff.
- Replants must be from Appendix F Approved Species for Formal Plantings.
- Landscape plan to include irrigation.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- G. Consideration and action for the proposed removal of the two trees for better visibility of the building sign.

KPPI LLC / Bladder & Bowel Institute

10847 Kuykendahl Road, Suite 150

Lot 0551 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 Tricia Danto to approve on the following conditions:

- The applicant may prune the Crepe Myrtles, or alternatively, remove and relocate the Crepe Myrtles to the north service side of the building and replace the original vegetation with tall evergreen shrubs that comply with the Standards, and of which are known to be slow growing. Tenant to confirm species prior replants taking place.
- No permanent improvement is 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 and the building 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.

- H. Variance request for two proposed building signs that do not comply with the shopping center criteria regarding letter and logo colors and include a logo that exceeds the maximum size allowed.

GRI Woodlands Crossing LLC / Fifth Third Bank

6417 Woodlands Parkway

Lot 0102 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 Tricia Danto to approve on the following conditions:

- Allow face illuminated channel letters with a cabinet logo with colors blue, green and white, with day/night vinyl for illumination.
- No other exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards and 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.

- I. Variance request for a proposed monument panel that does not comply with the approved background color.

GRI Woodlands Crossing LLC / Fifth Third Bank

6417 Woodlands Parkway

Lot 0102 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 Tricia Danto to deny as presented and require the owner revise and resubmit on the following conditions:

- Revise and recondition the monument sign metal pan to match the color of other center monuments. Revise the business name and logo colors to match the building sign.
- The address numbers shall be placed on the pan, top streetside corner of the monument.
- No other exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards and 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.

- J. Variance request for the proposed directional sign that includes two background colors and a third accent color.

GRI Woodlands Crossing LLC / Fifth Third Bank

6417 Woodlands Parkway

Lot 0102 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 Tricia Danto to approve on the following conditions:

- Revise the directional sign background color to solid blue, no white base. Directional signs not to exceed six (6) SF. Verify arrows correctly point to services.
- No other exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and 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.

- K. Variance request for the proposed canopy signs that include an hours of operation plaque with a logo that does not comply with the shopping center criteria.

GRI Woodlands Crossing LLC / Fifth Third Bank

6417 Woodlands Parkway

Lot 0102 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 Tricia Danto to approve on the following conditions:

- Revise the background color of the drive-thru canopy clearance, ATM, and "Wrong Way" signs to match the canopy fascia and change the lettering to dark bronze or "Fifth Third Bank – dark blue".
- Revise the background color of the drive-thru "Hours of Operation" sign to match the column color and change the lettering to dark bronze or "Fifth Third Bank – dark blue".
- Reduce the column mounted "Hours" sign size and remove the logo. Additional business name signage is not permitted. Combine Mon – Fri 9:00-5:00 Sat – Closed
- No other exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards and 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.

- L. Variance request for proposed door vinyl graphics that do not comply with the shopping center criteria regarding size and location and include an additional sign holder for temporary signs.

GRI Woodlands Crossing LLC / Fifth Third Bank

6417 Woodlands Parkway

Lot 0102 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 Tricia Danto to approve on the following conditions:

- Window graphics are to be white die-cut vinyl adhered to the interior surface of glass.
- The business name and logo are to be limited to an area of 288 SI and the Hours of Operation to 144 SI. Combine the Hours to Mon – Fri 9:00-5:00 Sat - Closed.
- A variance is approved for a second set of window graphics at the south secondary entry door.
- Acrylic document holders are not permitted and shall be removed.
- No other exterior signage is approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent signage must comply with The Woodlands Commercial Planning and Design Standards and 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.

- M. Variance request for the proposed site lighting upgrade that exceeds the maximum foot candle levels allowed at the property line.

BAPS Conroe LLC / BAPS Sabha Hall

3074 College Park Drive
Lot 9130 Block 0555 Section 0999 Village of College Park
Lot 9383 Block 0555 Section 0000 Village of College Park
This item was withdrawn and was not heard by the committee.

- N. Variance request for the proposed parking lot lighting upgrade that exceeds the maximum foot candle levels allowed at the property line.

Forest Lodging Group LLC / Former Denny's

28669 Interstate Highway 45 N

Lot 0221 Block 0350 Section 1000 Village of Research Forest

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 Tricia Danto to approve on the following conditions:

- The committee reserves the right to require additional measures such as shielding should complaints arise or neighbor impact is observed.
- Refinish parking area light fixture poles if color has faded or finish has corroded.
- Color temperature to be between 3600-4000K.
- All exterior lights shall be installed to cast light output down towards the ground at a 90-degree angle.
- Must comply with the 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.

- O. Variance request for the proposed parking lot lighting upgrade that exceeds the maximum foot candle levels allowed at the property line.

Forest Lodging Group LLC / Super 8

28673 Interstate Highway 45 N

Lot 0220 Block 0350 Section 1000 Village of Research Forest

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 Tricia Danto to approve on the following conditions:

- The committee reserves the right to require additional measures such as shielding should complaints arise or neighbor impact is observed.
- Refinish parking area light fixture poles if color has faded or finish has corroded.
- Color temperature to be between 3600-4000K. Provide updated specification sheets and site plan with accurate lighting locations prior to issuance of permit within 60 days of this approval.
- All exterior lights shall be installed to cast light output down towards the ground at a 90-degree angle.
- Must comply with the 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.

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

Regency Centers LP / Cochran's Crossing Shopping Center

4747 Research Forest Drive

Lot 0100 Block 0687 Section 0047 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 Bob Adams 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.

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

Indian Springs at Woodlands Ltd / Indian Springs Shopping Center

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 committee under the summary list as presented by staff. It was then moved by Bob Adams 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.

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

Regency Centers LP / Panther Creek Shopping Center

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 violations, existing property conditions, comments from the representative present, and the applicable Commercial Planning And Design Standards. It was then moved by Arthur Bredehoft and seconded by Bob Adams 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 Short-Term Rental application renewal.

35 Crescent View Court

Lot 39, Block 03, Section 29 Village of Panther Creek

This item was heard by the full committee. Neighbors were present and commented on the item. The committee deliberated regarding the application, impact to adjacent properties, comments from the neighbors in attendance, and the applicable Residential Development Standards. After deliberation, it was moved by Tricia Danto and seconded by Andrew Freeman to deny the short-term rental request due to continued violations of the standards regarding trash cart storage, and related complaints. The committee required that all short-term rental activity at the property cease, and that any rentals moving forward must be 30 days or more to comply with the Residential Development

Standards. Owner may re-apply for a short-term rental application after one year on the condition the owner can provide one year's timeline with no issues and verification of rentals that are more than 30 days. The motion carried unanimously.

2. Rehearing request regarding an existing storage shed that encroaches into the rear easement.

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 request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by John Brown to table action to allow the owner or their representative to an opportunity to attend the meeting and address the committee. The motion carried unanimously.

3. Rehearing regarding conditions of approval by the Development Standards Committee, for an existing patio cover with paving, and a privacy structure, that encroached the rear and side easements, exceeded the maximum hard surface area, was not located one foot from the property line and exceeded the maximum height allowed.

31 Dalea Place

Lot 32, Block 01, Section 39 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 on the condition the homeowner submits a comprehensive drainage plan. The drainage plan must be a comprehensive site plan that defines the overall site and any site topography. The plans should also show any natural change in grade and define the direction the water flows onto and off of the property, and should include any specifications for drainage swales, piping, catch basins and drain outlets. Staff to review for compliance with the committee's action. The motion carried unanimously.

4. Variance request for a proposed preliminary new home construction that exceeds the maximum living area, includes a circular driveway that exceeds the maximum width, and an attached greenhouse that encroaches the rear setback.

46 S Windsail Place

Lot 37, Block 01, Section 33 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 concept on the following conditions:

- Owner must submit a final application with the required documents for review, including but not limited to, a sealed drainage plan, comprehensive landscape plan, construction timeline and complete sample board and renderings.
- Trees proposed are approved at concept but may not be removed until the final application is submitted verifying construction is ready to commence with the concept proposal.
- Consider planting native evergreen vegetation to the right and left sides of the lot, to provide a buffer to adjacent properties, due to the proximity of the home to the side 15' setback. Plantings should be reflected on the landscape plan as part of the final application.
- At final submission applicant must maintain the majority of trees at the front as described in the preliminary submission.
- Driveway is allowed as proposed.
- At final, setback encroachment of the attached greenhouse is allowed as proposed. Owner must sign and execute a memorandum of agreement identifying that the greenhouse will not be converted to livable space without obtaining prior approval.
- At final submission, applications for additional improvements, such as pools, spas, etc, should be submitted.

For any demolition:

- Install Construction fencing, tree protection fencing, and erosion control fencing. Fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

- Staff to review final submission for verification of compliance with the committee's actions, the concept submission and the Standards.

The motion carried unanimously.

5. Consideration and action on an appeal of the conditions of approval for a driveway replacement with related tree removals.

61 Silver Crescent Court

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

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Dan Kolkhorst and seconded by Bob Adams to table action on the item, and require the homeowner to contact the MUD (Woodlands Water), who may provide information pertaining to the effect the tree roots might have on the sewer line if any, and/or obtaining an arborist report containing a risk assessment performed by a Certified Arborist with a Tree Risk Assessment Qualification per the Residential Development Standards. The motion carried unanimously.

6. Variance request for a proposed swimming pool that encroaches the rear easement.

19 Ranchers Trail

Lot 26, Block 01, Section 24 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 deny the variance and require the homeowner to revise and resubmit, relocating the pool/spa out of the ten foot covenant easement. Allow decking only, that is limited and removable, to encroach. The motion carried unanimously.

7. Variance request for a proposed swimming pool that will encroach the rear utility easement.

158 W Hullwood Court

Lot 08R, Block 01, Section 02 Village of Creekside Park

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Dan Kolkhorst and seconded by Bob Adams to approve the variance as proposed on the condition the owner must obtain releases from each of the four easement holders, or their respective successors and assigns, for the encroachment. The motion carried unanimously.

8. Variance request for a proposed swimming pool that exceeds the maximum water surface area allowed.

40 Snowdrop Lily Drive

Lot 09, Block 02, Section 41 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 Tricia Danto and seconded by Andrew Freeman to approve as presented. Owner should ensure that the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. In addition improvement must meet code and pass inspection. Staff to review plan for compliance to the DSC's action. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

9. Variance request for a concept patio cover with an incorporated summer kitchen and fireplace that encroaches the rear and side setback.

158 W Hullwood Court

Lot 08R, Block 01, Section 02 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 on the condition evergreen vegetation, 7' tall at the time of planting, should be planted to the left of the patio cover, to soften and screen the view of the patio cover from the left neighbor. In addition, final plans should include a full set of plans per the Residential Standards. Staff to review final application for adherence to the committee's action. 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. Contact Harris County for any additional permitting requirements. The motion carried unanimously.

10. Variance request for an existing swing arbor that encroaches the rear easement and includes paving that also encroaches the rear easement and exceeds the maximum amount of hard surface area allowed.
30 Dovetail Place
Lot 08, Block 02, Section 18 Village of Cochran's Crossing
This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Andrew Freeman to approve as presented. Before the vote was put to the committee, the motion was rescinded by Arthur Bredehoft and Bob Adams for further deliberation. After further deliberation it was moved by Arthur Bredehoft and seconded by Bob Adams to approve the items on the conditions that either:
1)Owner must reduce the hard surface area to exceed no more than 5% over the allowed maximum(55% total).
or
2)Owner must submit a comprehensive drainage plan if the total hard surface area exceeds 5% over the allowed maximum (50%).
The motion carried unanimously.
11. Variance request for existing pavers that encroaches the rear and side easements and exceeds the maximum hard surface area allowed for the lot.
30 Dovetail Place
Lot 08, Block 02, Section 18 Village of Cochran's Crossing
This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Andrew Freeman to approve as presented. Before the vote was put to the committee, the motion was rescinded by Arthur Bredehoft and Bob Adams for further deliberation. After further deliberation it was moved by Arthur Bredehoft and seconded by Bob Adams to approve the items on the conditions that either:
1)Owner must reduce the hard surface area to exceed no more than 5% over the allowed maximum(55% total).
or
2)Owner must submit a comprehensive drainage plan if the total hard surface area exceeds 5% over the allowed maximum (50%).
The motion carried unanimously.
12. Variance request for an existing storage shed that exceeds the maximum allowed height and encroaches the rear easement.
30 Dovetail Place
Lot 08, Block 02, Section 18 Village of Cochran's Crossing
This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Andrew Freeman to approve as presented. Before the vote was put to the committee, the motion was rescinded by Arthur Bredehoft and Bob Adams for further deliberation. After further deliberation it was moved by Arthur Bredehoft and seconded by Bob Adams to approve the items on the conditions that either:
1)Owner must reduce the hard surface area to exceed no more than 5% over the allowed maximum(55% total).
or
2)Owner must submit a comprehensive drainage plan if the total hard surface area exceeds 5% over the allowed maximum (50%).
The motion carried unanimously.
13. Variance request for existing walkways that exceed the maximum width allowed and are not one foot from the property line.
30 Dovetail Place
Lot 08, Block 02, Section 18 Village of Cochran's Crossing

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the request, impact to adjacent properties, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Andrew Freeman to approve as presented. Before the vote was put to the committee, the motion was rescinded by Arthur Bredehoft and Bob Adams for further deliberation. After further deliberation it was moved by Arthur Bredehoft and seconded by Bob Adams to approve the items on the conditions that either:

1)Owner must reduce the hard surface area to exceed no more than 5% over the allowed maximum(55% total).
or

2)Owner must submit a comprehensive drainage plan if the total hard surface area exceeds 5% over the allowed maximum (50%).

The motion carried unanimously.

14. Variance request for existing bollards located in the street right-of-way that exceed the maximum height allowed.
10 Muskmallow Court

Lot 21, Block 1, Section 19 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 bollards as presented. Suggest that the homeowner creates a planter beds around the bollards, to soften the view of the bollards from the street. The motion carried unanimously.

15. Variance request for a proposed detached structure that encroaches the rear setback and exceeds the maximum amount of 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 ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Improvement must meet code and pass inspection. In addition, staff to review, at the time of completion, any possible impact that may be observed and require, if necessary, native evergreen vegetation to be planted to the rear and right side of the structure, to soften and screen the view toward the adjacent properties. The motion carried unanimously.

16. Rehearing request from the neighbor at 18 Petal Cup regarding a fence that received a variance to be built with the construction side facing outward.

19 Bayginger Place-Owner of the fence

Lot 13, Block 03, Section 23 Village of Cochran's Crossing

18 Petalcup Place- Neighbor-Requesting rehearing

Lot 22, Block 03, Section 23 Village of Cochran's Crossing

This item was heard by the full committee. The requestor was present and addressed the committee. The committee deliberated regarding the request, prior actions of the committee, and the applicable Residential Development Standards. After deliberation, it was moved by Arthur Bredehoft and seconded by Tricia Danto to approve the rehearing request. The motion carried unanimously

17. Variance request for a proposed play structure that encroaches the rear easement more than the allowed amount.
62 W. Bracebridge Circle

Lot 02, Block 03, Section 21 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 as presented. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

18. Consideration and action for a home business.

18 Kittiwake Court

Lot 18, Block 01, Section 23 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 Home Business for a period of two years 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.
- 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 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.

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

7 Ryanwyck Place

Lot 54, Block 01, Section 86 Village of Alden Bridge

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

20. Variance request for existing driveway widening that exceeds the maximum width allowed, encroaches the side easement and exceeds the maximum amount of hard surface area allowed for the lot.

15 Hornsilver Place

Lot 29, Block 01, Section 07 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 as presented. Owner must also ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. 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. The motion carried unanimously.

21. Variance request for an existing trash can pad that exceeds the maximum square footage and hard surface area allowed for the lot.

15 Hornsilver Place

Lot 29, Block 01, Section 07 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 on the condition owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

22. Variance request for existing front walkway that extends beyond the front platted building line, exceeds the maximum width allowed, and exceeds the maximum hard surface area allowed for the lot.

15 Hornsilver Place

Lot 29, Block 01, Section 07 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 on the condition owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

23. Variance request for proposed garage extension that will exceed the maximum hard surface area allowed for the lot.

8 Flagstone Path

Lot 04, Block 02, Section 42 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 on the condition owner submits a comprehensive drainage plan. Drainage plan must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. 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.

24. Variance request for existing walkways that exceed maximum width allowed and are not located a minimum of one foot away from the property line.

70 DriftOak Circle

Lot 07, Block 02, Section 40 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 on the condition owner maintains vegetation on the right side of the lot to soften the view of the existing pavers. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

25. Variance request for an existing storage shed that encroaches the rear easement and exceeds the maximum height allowed.

26 Outervale Place

Lot 31, Block 22, Section 01 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 Tricia Danto and seconded by Andrew Freeman to deny the variance and consent to delay enforcement by executing a Memorandum of Agreement requiring the owner to remove the Storage shed from the easement or the lot once the owner moves, sells or transfers title, or when the structure is in disrepair and in need of replacement, whichever comes first. Owner must ensure improvement does not halt or materially impede drainage as defined in the Residential Development Standards. 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. The motion carried unanimously.

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

184 W Heritage Mill Circle

Lot 14, Block 04, Section 02 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 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 July 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.

27. Consideration and action for a Short-Term Rental application renewal.

18 Heather Wisp Court

Lot 02, Block 02, Section 19 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 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 July 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.

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

71 Marble Rock Place

Lot 18, Block 01, Section 78 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 July 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.

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

62 E Trillium Circle

Lot 60, Block 03, Section 19 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 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 July 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 to approve a Civil Engineer, Julien El Naddaf, to seal plans that are required to be sealed by a structural engineer in accordance with our Standards.

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 Julien El Naddaf as a civil engineer that can sign off on sealed plans without requiring a variance for a designated branch as civil instead of structural per The Residential Development Standards of The Woodlands Township. The motion carried unanimously.

XIII. 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.

XIV. Consideration and action concerning the absence of any Committee Member.

It was moved by Arthur Bredehoft and seconded by Tricia Danto to excuse the absence of John Anderson. The motion carried unanimously.

XV. Development Standards Committee Member Comments.

The committee thanked everyone for their time and attendance. Tricia Danto welcomed Josh aboard thanked Devon for his research on short term rentals for the meeting. Arthur Bredehoft commented that the committee should look to set a timeline for short term rentals to submit the additional paperwork required with permitting.

XVI. Staff Comments and Reports.

Devon Jorden praised Josh on his first presentations to the committee in his new role. Kimberly McKenna reminded the committee members of their upcoming joint session meeting.

XVII. Adjourn.

There being no further business, there was a motion to adjourn at 7:40p.m. by Bob Adams with a second by Andrew Freeman. The motion carried unanimously.

Development Standards Committee Meeting of 7/15/28

Name (Please Print)	Representing	Address	Agenda #
Barry & Ronny Beacher	Homeowners	30 Dovetail Pl	10-13
Steve Heger	Neighborhood	38 Crescent Way Ct.	1
Randy Bruner	Trade Mark	9595 Six Pines Dr, Suite 1110	A
DAVID PRATT	TRADEMARK	↓	A
Oliver Rodriguez	Trademark	↓	A
Rashmi Gupta		79 Degas Park.	2 &
Angela Bradford		15 Hornsilver Pl	20-22
Bram (LUCAS) Willemssen		26 Outervale Pl	25
Adam Watson		38 Crescent	1
Austin Fox	Homeowner	47 terravale ct	15
Kay Keril	Homeowner	202 W Shadpoint Ct	17
Lisa Gilmore	—		
Thiago Moraes	Homeowner	10 Larks Acre Place	L4
Chirag Bhakti	GN	28673 & 28671 L-48 N	N40

Development Standards Committee Meeting of

7/15/26

[illegible]