

NOTICE OF PUBLIC MEETING

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 16th, 2025, 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 16th, 2025, at 5:00 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381**

- I. Welcome and Call the Meeting to Order**
- II. Pledge of Allegiance.**
- III. Receive, consider and act upon adoption of the meeting agenda.**
- IV. Public Comment.**
- V. Consideration and action regarding the minutes of the meeting of June 18th, 2025.**
- VI. Consideration and Action of items recommended for Summary Action.**
- VII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- VIII. Reconvene in Public Session.**
- IX. Consideration and Action of Residential Applications and Covenant Violations in The Woodlands Association (TWA) Covenants.**
 - T-1** Consideration and action regarding an Appeal by an affected neighbor for an approval of the proposed pool equipment location at 15 Laurelhurst Circle that was previously approved on May 29, 2025.
15 Laurelhurst Circle
Lot 04 Block 01 Section 45 Village of Alden Bridge
Affected Neighbor requesting Rehearing
11 Laurelhurst Circle
Lot 03 Block 01 Section 45 Village of Alden Bridge
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
 - A.** Consideration and action for the proposed partial color change for the main body and trim.
Casual Dining / Guadalajara Hacienda
27885 Interstate Highway 45 N
Lot 0666 Block 0599 Section 1000 Village of Town Center
 - B.** Variance request for the existing pathway located in the forest preserve that contains species not on the approved planting lists.
Bhatia Family PTP LTD

10333 Kuykendahl Road
Lot 0150 Block 0499 Section 0046 Village of Sterling Ridge

- C. Variance request for the proposed refrigerated container, sidewalk extension and removal of one parking space which will cause the site to not meet the minimum parking requirement.
Diocese of Galveston / St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- D. Consideration and action for the proposed generator that includes shrub removal.
Diocese of Galveston / St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing
- E. Consideration and discussion regarding the two-month trial period report for the chiller unit and determination to notify neighbors prior to any action.
Lootens Place LLC / Villa Sport Athletic Club & Spa
4141 Technology Forest Boulevard
Lot 6560 Block 0547 Section 0999 Village of Research Forest
- F. Variance request for the proposed building sign that includes a cabinet sign.
SJBC Commercial XXIII LLC / Panicafé Tea Room
30420 FM 2978 Road, Suite 160
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- G. Consideration and action for the proposed color change and staging and storage area.
Timbermill 94 Limited / Timbermill Apartments
1481 Sawdust RD
Lot 0100 Block 0599 Section 0046 Village of Grogan's Mill
- H. Consideration and action for the proposed color change and staging and storage area.
VR Forest View Limited Partnership / Forest View Apartments
4545 S Panther Creek Drive
Lot 0375 Block 0045 Section 0007 Village of Panther Creek
- I. Consideration and action for the proposed color change for the building and roof that will require a staging and storage area.
Horizon Hotels LP / Hilton Garden Inn
9301 Six Pines Drive
Lot 9045 Block 0599 Section 0999 Village of Town Center
- J. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
28669 Interstate Highway 45 N
Lot 0221, Block 0350, Section 1000, Village of Research Forest

XI. Consideration and Action of Residential Applications and Covenant Violations in the Woodlands Community Association (WCA) Covenants.

1. Variance request for a proposed preliminary new home construction, that would exceed the maximum living area allowed, encroaches into the rear sixty foot and fifteen-foot side setbacks and includes a driveway that would encroach into the right-side five-foot utility easement and sanitary sewer easement.
7 West Isle Place
Lot 19, Block 01, Section 25 Village of Panther Creek
2. Consideration and action regarding the conceptually proposed new home construction.
11436 Slash Pine Place
Lot 15, Block 01, Section 33, Village of Grogan's Mill
3. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 18, to increase the maximum amount of living area allowed, accommodating a proposed home office addition.
2 Russet Wood Ct
Lot 40, Block 02, Section 18 Village of Panther Creek
4. Variance request for a proposed room addition that would exceed the maximum allowed living area limit of 3500sq.ft. per the Neighborhood Criteria and the Initial Land Use Designation
2 Russet Wood Ct
Lot 40, Block 02, Section 18 Village of Panther Creek
5. Variance request for existing paving that encroaches into the ten-foot rear and five-foot side utility easements, and exceeds the maximum hard surface area allowed per the Neighborhood Criteria
223 S Pathfinders Circle
Lot 67, Block 06, Section 01 Village of Cochran's Crossing
6. Variance request for an existing pergola that encroaches the ten-foot rear and five-foot side utility easement, and exceeds the maximum allowed hard surface area allowed per the Neighborhood Criteria
223 S Pathfinders Circle
Lot 67, Block 06, Section 01 Village of Cochran's Crossing
7. Request to appeal the approved fence by an affected neighbor.
18 Lake Leaf Pl (Owner)
Lot 41, Block 02, Section 30 Village of Cochran's Crossing
14 Lake Leaf Pl (Requestor)
Lot 40, Block 02, Section 30 Village of Cochran's Crossing
8. Consideration and action of Short-Term Rental renewal that was operating a Short-Term Rental without a permit and received complaints regarding noise.
95 N Windsail Place
Lot 22, Block 01, Section 33 Village of Panther Creek
9. Variance request for a proposed concept room addition that would encroach into the side setback and exceed the maximum hard surface area allowed.
40 Watertree Ct
Lot 13, Block 03, Section 44, Village of Grogan's Mill
10. Variance request for a proposed color change that was found to not be architecturally compatible with the home and neighborhood when reviewed by the Cochran's Crossing Residential Design Review Committee
8 Warbler Place

Lot 52, Block 01, Section 07 Village of Cochran's Crossing

11. Variance request for a proposed attached patio cover with incorporated fireplace and summer kitchen that encroaches the forty-foot rear setback per the Neighborhood Criteria
66 Lyric Arbor Circle
Lot 08, Block 01, Section 38 Village of Cochran's Crossing
12. Variance request for a proposed sunroom that encroaches the twenty-five-foot rear setback per the Neighborhood Criteria
127 N. Concord Forest Circle
Lot 12, Block 01, Section 41 Village of Cochran's Crossing
13. Variance request for a proposed patio cover with outdoor living area and Summer Kitchen that will encroach into the fifteen foot setback.
78 N Royal Fern Drive
Lot 9, Block 2, Section 64 Village of Grogan's Mill
14. Variance request for room additions on the first and second floor that will cause the lot to exceed the maximum amount of hard surface area allowed.
19 S Brokenfern Dr
Lot 14, Block 2, Section 40 - Village of Grogan's Mill
15. Variance request for a proposed tree removal that did not meet the conditions of approval when reviewed by the Cochran's Crossing Residential Design Review Committee.
131 S Castlegreen Circle
Lot 01, Block 02, Section 52 Village of Cochran's Crossing
16. Variance request for a proposed side fence that would be built with the finished(smooth) side facing inwards.
71 Rockridge Drive
Lot 06, Block 05, Section 01 Village of Indian Springs
17. Consideration and action regarding a home business renewal.
35 S Morningwood Court
Lot 83, Block 4 , Section38 Village of Grogan's Mill
18. Consideration and action for a Short-Term Rental application
18 S Bristol Gate Place
Lot 02, Block 01, Section 69 Village of Grogan's Mill
19. Consideration and action for a Short-Term Rental application
7 Golden Place
Lot 23, Block 22, Section 01 Village of Indian Springs
20. Consideration and action for a Short-Term Rental renewal application
27 Heartleaf Court
Lot 07, Block 02, Section 39 Village of Panther Creek
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

21 E Woodtimber Ct
Lot 0007, Block 0001, Section 0002, Village of Panther Creek

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

3 Rain Fern Ct

Lot 0010, Block 0001, Section 0040, Village of Grogan's Mill

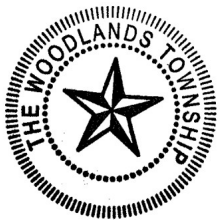
XII. Consideration and action to establish the Initial Land Use Designation for Grogan's Mill Village Center parking area.

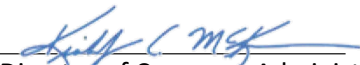
XIII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.

XIV. Development Standards Committee Member Comments

XV. Staff Comments and Reports

XVI. Adjourn




Director of Covenant Administration
For The Woodlands Township