

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 October 1st, 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:

- I. Welcome/Call 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 September 3, 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 the Commercial Items, Applications and Covenant Violations.**
 - A. Consideration and action for the proposed addition of playground equipment and synthetic turf.
The Woodlands Methodist Church / Covenant Church of The Woodlands
8555 Creekside Green Drive
Lot 0496 Block 0509 Section 0386 Village of Creekside Park
 - B. Consideration and action for the proposed deck that requires the removal of one tree and some vegetation.
Community Baptist Church of The Woodlands
8909 Cochran's Crossing Drive
Lot 0300 Block 0257 Section 0067 Village of Cochran's Crossing
 - C. Consideration and action for the proposed monument sign panels.
Haidar Estates LLC / Blackbird Salon
9940 Woodlands Parkway, Suite 400
Lot 0310 Block 0078 Section 0046 Village of Sterling Ridge
 - D. Variance request for the proposed building sign that includes colored vinyl.
Haidar Estates LLC / Blackbird Salon
9940 Woodlands Parkway, Suite 400
Lot 0310 Block 0078 Section 0046 Village of Sterling Ridge
 - E. Variance request for the proposed monument tenant panel that does not match the building sign.
Shoppes on Sawdust LLC / Rinse & Run Washateria
1440 Sawdust Road, Suite B
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
 - F. Consideration and action for the proposed installation of a generator and enclosure, removal of parking spaces, the addition of front and rear entry doors and sidewalks which will include some tree removals or relocation.
8401 New Trails LLC / Woodlands Compounding Pharmacy
8401 New Trails Drive
Lot 3000 Block 0051 Section 0999 Village of Research Forest
 - G. Variance request for the proposed For Lease graphics that exceed the maximum number, size and time allowed for display.

TW VOGMVC LLC – Grogan’s Mill Village Center
7 Switchbud Place
Lot 0840 Block 0547 Section 0006 Village of Grogan’s Mill

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

1. Consideration and Action for the final submission for a proposed new home construction.
11436 Slash Pine Place
Lot 15, Block 01, Section 33, Village of Grogan’s Mill
2. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
47 N Longspur Dr
Lot 0009, Block 0004, Section 0045, Village of Grogan’s Mill
3. Variance request for proposed home addition that exceeds the maximum allowed living area for Section 31, Village of Creekside Park West.
94 North Braided Branch Drive
Lot 07, Block 01, Section 31 Village of Creekside Park West
4. Variance request for a proposed cabana with outdoor & indoor living area that does not respect the rear 25-foot setback and exceeds the maximum allowed living area for Section 72 Village of Sterling Ridge.
6 Mountain Mistral Place
Lot 18, Block 01, Section 72 Village of Sterling Ridge
5. Variance request for an existing pool, detached patio cover with summer kitchen that were not built as approved and do not respect the rear ten-foot easement.
49 North Waterbridge Drive
Lot 11, Block 02, Section 29 Village of Creekside Park West
6. Variance request for existing pool decking that does not respect the side five-foot easement.
86 North Star Ridge Circle
Lot 27 Block 2, Section 51 Village of Sterling Ridge
7. Variance request for an existing walkway that exceeds the maximum allowed width and is not one foot from the property line
86 North Star Ridge Circle
Lot 27 Block 2, Section 51 Village of Sterling Ridge
8. Variance request for existing driveway borders that exceeds the width allowed and extends beyond the width of the garage.
86 North Star Ridge Circle
Lot 27 Block 2, Section 51 Village of Sterling Ridge
9. Consideration and action for Short-term Rental
6 Avenswood Place
Lot 42, Block 01, Section 75 Village of Sterling Ridge
10. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
22 Raindance Street

Lot 15, Block 3, Section 11 Village of Harper's Landing at College Park

11. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
86 South Scribewood Circle
Lot 15, Block 1, Section 40 Village of Sterling Ridge
12. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
154 Pinto Point Place
Lot 77, Block 1, Section 12 Village of Creekside Park
13. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
303 Sentry Maple Place
Lot 6, Block 1, Section 88 Village of Alden Bridge
14. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2 Wistful Vista Place
Lot 11, Block 1, Section 23 Village of Alden Bridge
15. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
111 Birch Canoe Court
Lot 24, Block 1, Section 20 Village of Creekside Park West
16. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
46 North Planchard Circle
Lot 8, Block 2, Section 68 Village of Sterling Ridge
17. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
6 Loxanhachee Place
Lot 63, Block 1, Section 4 Village of Creekside Park
18. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property????
71 West Cove View Trail
Lot 46, Block 1, Section 6 Village of Creekside Park
19. Consideration and action to appeal the Residential Design Review Committee's decision to disapprove the color change application that includes painting the stone.
10 Sego Lily Court
Lot 70, Block 01, Section 13 Village of Creekside Park
20. Consideration and action to appeal the Residential Design Review Committee's decision to disapprove the color change application to paint the stone retaining wall in the front yard.
82 North Hunters Crossing Circle
Lot 11, Block 02, Section 15 Village of Indian Springs (TWA)
21. Consideration and action to appeal the Residential Design Review Committee's decision to disapprove

the proposed front door as they are not in keeping with neighborhood character.

115 North Hunters Crossing Circle

Lot 04, Block 01, Section 15 Village of Indian Springs (TWA)

22. Consideration and action for approval of Home Business – Mobile Pet Grooming Business.

30 South Vesper Bend Circle

Lot 88 Block 02, Section 29 Village of Sterling Ridge

23. Variance request for proposed replants in the front yard that are less than 3 caliper inch trees that do not comply with the landscaping criteria for Section 00 Village of Creekside Park – The Enclave

8026 Hingham Lane

Lot 43, Block 01, Section 00 Village of Creekside Park – Enclave at The Woodlands

24. Variance request for a proposed fence that proposed front left and front right fence extension that does not comply with the development criteria for Section 33 Village of Creekside Park.

6 Kendrick Pines Boulevard

Lot 02, Block 01, Section 33 Village of Creekside Park

25. Variance request for an existing walkway and paving that exceeds the maximum allowed width and is not one foot from the property line. Additionally, the concrete is covered with artificial turf that is visible to the street and is impermeable.

59 Paloma Bend Place

Lot 11, Block 01, Section 25 Village of Creekside Park

26. Variance request for existing artificial vegetation that is not allowed.

59 Paloma Bend Place

Lot 11, Block 01, Section 25 Village of Creekside Park

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

- XII. Development Standards Committee Member Comments**

- XIII. Staff Comments and Reports**

- XIV. Adjourn**



A handwritten signature in black ink, reading "Stephanie B. Bero".

Covenant Administration Manager
for The Woodlands Township