

## 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 August 20th, 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  
August 20<sup>th</sup> , 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 July 16<sup>th</sup> , 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 a proposed time extension to complete building maintenance issues.  
Inland American Lodging Woodlands Ltd Partnership / The Woodlands Waterway Marriott  
1601 Lake Robbins Drive  
Lot 2626 Block 0599 Section 0999 Village of Town Center
  - B. Consideration and action for the proposed garage door installation and addition of lighted canopies at the rear of the tenant space.  
Regency Centers LP / Goodwill  
4747 Research Forest Drive, Suite 450  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
  - C. Consideration and action for the partially existing staging and storage area, that commenced prior to obtaining a permit.  
Regency Centers LP / Goodwill  
4747 Research Forest Drive, Suite 450  
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
  - D. Variance request for the proposed building sign that does not comply with the building criteria regarding sign face, border and letter colors and includes a business clarifier that is not part of the registered name.  
AF4 Woodlands LLC / HioniQ  
2319 Timberloch Place, Suite H  
Lot 0270 Block 0547 Section 0006 Village of Town Center

- E. Variance request for the proposed door vinyl graphics that include a business clarifier that is not part of the registered name.  
AF4 Woodlands LLC / HioniQ  
2319 Timberloch Place, Suite H  
Lot 0270 Block 0547 Section 0006 Village of Town Center
- F. Consideration and action for the proposed playground shade structure.  
New Hope Christian Church  
7575 Alden Bridge Drive  
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
- G. Variance request for the proposed building signs that contain a business clarifier that is not part of the registered name and do not comply with the shopping center criteria regarding letter color, return color and size, aluminum gauge for sign backs and exceed the maximum height allowed.  
Indian Springs at Woodlands LTD / On the Kirb  
6777 Woodlands Parkway, Suite 100  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- H. Variance request for two proposed temporary banners that exceed the maximum size and time period allowed for display.  
Indian Springs at Woodlands LTD / On the Kirb  
6777 Woodlands Parkway, Suite 100  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- I. Consideration and action for the proposed update of exterior doors.  
Indian Springs at Woodlands LTD / On the Kirb  
6777 Woodlands Parkway, Suite 100  
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- J. Consideration and action to amend the Memorandum of Understanding extending the amount of time the portable buildings and awnings are allowed to remain at the church campus.  
The Woodlands Methodist Church / The Woodlands Methodist School  
2200 Lake Woodlands Drive/9201 Grogan's Mill Road  
Lot 8650 Block 0547 Section 0999 Village of Research Forest  
Lot 0650 Block 0599 Section 0999 Village of Research Forest
- K. Consideration and action for the proposed fire lane barrier.  
BA Leasing BSC LLC / Chevron Phillips Chemical Company LP  
9500 Lakeside Boulevard  
Lot 6400 Block 0547 Section 0007 Village of Research Forest
- L. Consideration and action for the existing staging and storage area.  
HKM California Properties LLC / Little Stars Pediatric Center  
10815 Kuykendahl Road  
Lot 0552 Block 0592 Section 0060 Village of Indian Springs
- M. Consideration and action of the existing building sign location that does not match the previously approved permit.  
REG8 Sterling Ridge / Beem Light Sauna  
6700 Woodlands Parkway, Suite 130

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

N. Consideration and action for the proposed staging and storage area.

Town Center 72 LLC / PNC Bank

1450 Lake Robbins Drive

Lot 5300 Block 0599 Section 0999 Village of Town Center

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

1. Consideration and action regarding a conceptually proposed new home construction

43 Tanager Trail

Lot 13, Block 02, Section 03 Village of Cochran's Crossing

2. Variance request for a concept submission that exceeds the maximum hard surface area and maximum living area allowed and encroaches into the rear setback.

12 N Timber Top Drive

Lot 59, Block 2, Section 13 Village of Grogan's Mill

3. Variance request for proposed paving that encroaches the five-foot side utility easement.

5 Windfellow Place

Lot 115, Block 03, Section 01 Village of Cochran's Crossing

4. Variance request for a Short-Term Rental application which exceeds the maximum advertised occupancy limit.

10 N Wavy Oak Circle

Lot 07, Block 08, Section 07 Village of Panther Creek

5. Consideration and action to appeal the conditions of approval for an existing fence that was found not to be architecturally compatible when acted on by the Cochran's Crossing Residential Design Review Committee.

22 Storm Mist Place

Lot 02, Block 01, Section 51 Village of Cochran's Crossing

6. Consideration and action to appeal the conditions of approval to frost or make opaque existing windows that were found to have an impact on adjacent property when acted on by the Cochran's Crossing Residential Design Review Committee.

22 Storm Mist Place

Lot 02, Block 01, Section 51 Village of Cochran's Crossing

7. Variance request for a swimming pool that was found to have an impact on adjacent property due to drainage concerns, when acted on by the Cochran's Crossing Residential Design Review Committee

22 Storm Mist Place

Lot 02, Block 01, Section 51 Village of Cochran's Crossing

8. Variance request for existing paving for a walkway and patio that exceeds the maximum allowed width for the walkway, encroaches the five-foot utility easement, and is less than one foot away from the side property line

22 Storm Mist Place

Lot 02, Block 01, Section 51 Village of Cochran's Crossing

9. Variance request for a conceptually proposed addition with living area addition that exceeds the maximum amount of living area allowed.

30 Quail Rock Place  
Lot 08, Block 01, Section 57 Village of Cochran's Crossing

10. Consideration and action to pursue amending the Initial Land Use Designation for Cochran's Crossing Section 57, to increase the maximum amount of living area allowed, accommodating a proposed concept living area addition.  
30 Quail Rock Place  
Lot 08, Block 01, Section 57 Village of Cochran's Crossing
11. Variance request for a proposed rear room addition with living area that would cause the home to exceed the maximum living area allowed.  
50 Harbor Cove Dr  
Lot 19, Block 02, Section 24 Village of Panther Creek
12. Variance request for proposed home remodel with garage conversion that includes living area and would cause the home to exceed the maximum living area allowed.  
50 Harbor Cove Dr  
Lot 19, Block 02, Section 24 Village of Panther Creek
13. Variance request for a proposed garage and carport conversion to living area that exceeds the maximum amount of living area allowed.  
19 Stone Springs Place  
Lot 05, Block 03, Section 22 Village of Cochran's Crossing
14. Variance request for a conceptually proposed pool bath that exceeds the maximum amount of living area allowed.  
76 S Flagstone Path Circle  
Lot 02, Block 04, Section 42 Village of Cochran's Crossing
15. Consideration and action to review existing pool placement and governing documents in our records for its location in the easement; and determination of allowance for future proposals.  
2912 Summersweet Place  
Lot 10, Block 7, Section 6 Village of Grogan's Mill
16. Consideration and action for an existing home business renewal.  
38 Carriage Pines Court  
Lot 17, Block 02, Section 35 Village of Panther Creek
17. Variance request for an existing driveway widening that exceeds the maximum width allowed.  
22 S Dreamweaver Cir  
Lot 11, Block 1, Section 65 Village of Grogan's Mill
18. Variance request for a proposed generator relocation that would encroach the platted building line.  
2 Gentry Oak Court  
Lot 32, Block 02, Section 35 Village of Panther Creek
19. Variance request for a proposed fence that exceeds the maximum allowed height.  
7 Willowcrest Place  
Lot 16, Block 01, Section 56 Village of Cochran's Crossing
20. Variance request for an existing shed which encroaches the rear easement and exceeds the maximum height allowed

14 Ridgeline Court

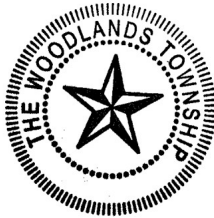
Lot 23, Block 02, Section 15 Village of Panther Creek

21. Variance request for the existing paving that encroaches the right 5 ft side easement.

26 Shadow Stone

Lot 28, Block 01, Section 32 Village of Panther Creek

- 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 blue ink, appearing to read "Kelly C. MSK", is written over a horizontal line.

Director of Covenant Administration  
For The Woodlands Township