

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 November 5, 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 October 1, 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 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
 - B. Consideration and action for a proposed staging and storage area.
Regency Centers LP / Goodwill
4747 Research Forest Drive, Suite 450
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - C. Variance request for the two proposed building-mounted signs that do not comply with the shopping center criteria and Commercial Planning and Design Standards. The storefront sign exceeds the maximum height allowed, includes a logo that is a cabinet sign which exceeds the maximum size allowed. The rear wall building sign proposed as "Donation Center" is not part of the registered business name.
Regency Centers LP / Goodwill
4747 Research Forest Drive, Suite 450
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - D. Consideration and action for the proposed blade sign.
Regency Centers LP / Goodwill
4747 Research Forest Drive, Suite 450
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - E. Variance request for the existing building signs that are not individual channel cut letters, exceed the maximum height, lines of copy and number allowed, contain logos that exceed the maximum size allowed, and include the street address.
HKM California Properties LLC / Little Stars Pediatric Center
10815 Kuykendahl Road
Lot 0552 Block 0592 Section 0060 Village of Indian Springs
 - F. Variance request for the existing monument sign that does not comply with the criteria regarding background color and material, includes a logo that exceeds the maximum size allowed and does not include the street address numbers.
HKM California Properties LLC / Little Stars Pediatric Center

10815 Kuykendahl Road
Lot 0552 Block 0592 Section 0060 Village of Indian Springs

- G. Variance request for the existing directional signs that contain the business name and logo.
HKM California Properties LLC / Little Stars Pediatric Center
10815 Kuykendahl Road
Lot 0552 Block 0592 Section 0060 Village of Indian Springs
- H. Variance request for the existing door and partially constructed play area in which parking spaces were removed and the property no longer complies with the minimum parking ratio.
HKM California Properties LLC / Little Stars Pediatric Center
10815 Kuykendahl Road
Lot 0552 Block 0592 Section 0060 Village of Indian Springs
- I. Consideration and action for the proposed conceptual plans for a building addition.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
- J. Consideration and action for the proposed renovation that includes a building color change, the addition of sidewalks, ramps and curbs, drive through canopy with pavement restriping, relocation of the dumpster enclosure, removal of the covered barbeque pit, and a staging and storage area.
Killens Land & Cattle Co LLC / Whataburger
8800 Six Pines Drive
Lot 6603 Block 0350 Section 1000 Village of Research Forest
- K. Consideration and action for the proposed security gate.
CSHV Woodlands LP / Academy Sports & Outdoors
1360 Lake Woodlands Drive
Lot 2000 Block 0599 Section 0999 Village of Town Center
- L. Consideration and action for the proposed demolition of the existing buildings.
2101 Lake Robbins Holdings LLC
2102 Lake Robbins Drive
Lot 0295 Block 0599 Section 0999 Village of Town Center
2235 Lake Robbins Drive
Lot 0295 Block 0547 Section 0999 Village of Town Center
- M. Variance request for a proposed monument sign that includes a tagline and service located inside the business that are not part of the registered name.
First Church of Christ Scientist Woodlands
1340 N Millbend Drive
Lot 0210 Block 0599 Section 0036 Village of Grogan's Mill
- N. Consideration and action for the proposed addition of a sidewalk and step with handrailings.
Woodlands Methodist Church
2200 Lake Woodlands Drive
Lot 8600 Block 0547 Section 0999 Village of Research Forest
- O. Consideration and action for the proposed exterior renovation that includes storefront glazing, awnings and sconces.
IMI MSW LLC / Sephora
9595 Six Pines Drive, Suite 810

Lot 7113 Block 0599 Section 0999 Village of Town Center

- P. Consideration and action for the proposed backflow device, cover and concrete pad.
Dirk D Laukien / BioNova Scientific
2635 Technology Forest Boulevard
Lot 0610 Block 0547 Section 0999 Village of Research Forest
- Q. Consideration and action for the proposed exterior update that includes the addition of bollards, restriping of pavement, replacement of building lighting, additional plantings and minor repairs.
Bank of America
4085 College Park Drive
Lot 9034 Block 0051 Section 0067 Village of College Park
- R. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
The Woodlands GI Holdings LLC / Hospital Corporation of America Co
26306 Kuykendahl Rd
Lot 0578, Block 0509, Section 0000, Village of Creekside Park
- S. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Sovran Acquisition LP
4455 Panther Creek Pines
Lot 0335, Block 0045, Section 0007, Village of Panther Creek
- T. Consideration And Action to Proceed with Legal Action, Regarding Failure to Comply with The Covenants and Standards for Outstanding Violations on the Property.
Landmark Industries Ltd / Texas Petroleum Group LLC
3000 College Park Drive
Lot 4800, Block 0555, Section 0999, Village of College Park
- U. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Hibernia National Bank / Capital One Na
2404 Research Forest Drive
Lot 8004, Block 0547, Section 0999, Village of Research Forest
- X. Consideration and Action of the Residential Applications and Covenant Violations.**
1. Consideration and action for the final submission of a proposed new home construction.
96 Hollymead Drive
Lot 20, Block 04, Section 09 Village of Cochran's Crossing
2. Variance request for a proposed driveway that exceeds the maximum allowed width and encroaches the side and rear easements.
10811 W. Timberwagon Circle
Lot 14, Block 7, Section 6 Village of Grogan's Mill
3. Consideration and action for a Short-Term Rental application.
5 Woodlot Court
Lot 07, Block 03, Section 28 Village of Grogans Mill
4. Consideration and action for a Short-Term Rental application.

9 Pineash Court
Lot 21, Block 01, Section 02 Village of Panther Creek

5. Consideration and action for a Short-Term Rental application.
35 Crescent View Court
Lot 39, Block 03, Section 29 Village of Panther Creek
6. Consideration and action for a Short-Term Rental application.
34 Wishbonebush Road
Lot 09, Block 01, Section 20 Village of Grogan's Mill
7. Consideration and action for a Short-Term Rental application.
40 N. Morningwood Court
Lot 19, Block 02, Section 38 Village of Grogan's Mill
8. 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 Drive
Lot 09, Block 04, Section 45, Village of Grogan's Mill
9. Variance request for proposed fireplace with arbor that does not respect the rear 25-foot setback.
34 Pondera Point Drive
Lot 05, Block 02, Section 13 Village of Creekside Park West
10. Variance request for existing driveway with wheel stops that exceeds width allowed, extends beyond the width of the garage, and does not have the required contrasting driveway border as required by the Criteria for Section 11, Village of Creekside Park.
7222 Lake Paloma Trail
Lot 06, Block 01, Section 11 Village of Creekside Park
11. Consideration and action for approval of Home Business – Baking.
30 South Silver Crescent Circle
Lot 22 Block 03 Section 01 Village of Alden Bridge
12. Consideration and action for Short-term Rental
2 Bayou Springs Court
Lot 21, Block 01, Section 24 Village of Alden Bridge
13. Consideration and action for Short-term Rental
331 North Rush Haven Circle
Lot 25, Block 01, Section 08 Village of Indian Springs
14. Consideration and action for Short-term Rental
23 North Spinning Wheel Circle
Lot 06, Block 01, Section 56 Village of Sterling Ridge
15. Consideration and action for Short-term Rental
90 South Rocky Point Circle
Lot 35, Block 01, Section 05 Village of Creekside Park
16. Consideration and action for Renewal of a Short-term Rental
6 West Prairie Dawn Circle

Lot 02, Block 02, Section 06 Village of Harpers Landing at College Park

17. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
3 Pawprint Place
Lot 21, Block 1, Section 43 Village of Sterling Ridge
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 South Millport Circle
Lot 57, Block 1, Section 40 Village of Alden Bridge
19. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
258 Fairwind Trail Drive
Lot 104, Block 3, Section 11 Village of Harper's Landing at College Park
20. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
62 South Chandler Creek Circle
Lot 13, Block 4, Section 13 Village of Indian Springs (TWA)
21. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
33 Violet Sunset Lane
Lot 29, Block 1, Section 38 Village of Creekside Park West
22. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
2 Wild Aster Court
Lot 69, Block 1, Section 39 Village of Alden Bridge
23. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
263 Tortoise Creek Place
Lot 70, Block 1, Section 8 Village of Creekside Park
24. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
14 Wintercorn Place
Lot 27, Block 2, Section 7 Village of Alden Bridge
25. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
103 South Vesper Bend Circle
Lot 22, Block 2, Section 30 Village of Sterling Ridge
26. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
19 Jewelsford Court
Lot 17, Block 1, Section 13 Village of Sterling Ridge
27. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property

78 Ashlyn Grove
Lot 22, Block 1, Section 5 Village of Sterling Ridge

28. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
63 Pioneer Canyon Place
Lot 16, Block 1, Section 22 Village of Creekside Park West
29. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
18 Bonnaire Drive
Lot 1, Block 3, Section 28 Village of Alden Bridge
30. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
18 Shaded Arbor Drive
Lot 67, Block 1, Section 27 Village of Creekside Park
31. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
19 Mosaic Point Place
Lot 17, Block 1, Section 6 Village of Creekside Park
32. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
166 Rocky Point Drive
Lot 2, Block 1, Section 5 Village of Creekside Park
33. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
10 Crabtree Court
Lot 25, Block 1, Section 73 Village of Sterling Ridge
34. 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
35. Consideration and action to appeal the Residential Design Review Committee's decision to disapprove the pool house due to architectural compatibility.
39 Welston Terrace Drive
Lot 04, Block 01, Section 35 Village of Creekside Park West
36. Request for rehearing regarding the Development Standards Committee action for the proposed and existing paving which includes driveway & borders, walkways, paving and pool decking that exceed the maximum hard surface area allowed for the lot, and pavers that do not respect the rear ten-foot easement which was reviewed by the full committee and acted on at the meeting of September 3, 2025.
27 Doeskin Place
Lot 36 Block 03 Section 59 Village of Alden Bridge
37. Variance request for proposed detached building that exceeds the maximum allowed square footage allowed and exceeds the maximum allowed height.

78 North Misty Canyon Place
Lot 72 Block 02, Section 04 Village of College Park, Harper's Landing

38. Variance request for a proposed circular driveway on a property that has less than the minimum required lot width.

50 South Fremont Ridge Loop
Lot 12, Block 01, Section 23 Village of Creekside Park

39. Variance request for a proposed sports court that is not located at least 15 feet from the property line and requires the removal of two trees.

52 Welston Terrace Drive
Lot 02, Block 02, Section 35 Village of Creekside Park West

40. Variance request for a proposed sports court that is not located at least 15 feet from the property line.

26902 Longwood Ledge Drive
Lot 69, Block 01, Section 00 Village of Creekside Park – Enclave

41. Variance request for a proposed swimming pool that does not respect the rear ten-foot easement and exceeds the maximum allowed water surface area allowed.

8110 Allston Village Trail
Lot 37, Block 03, Section 00 Village of Creekside Park – Enclave

42. Variance request for a proposed swimming pool that does not respect the rear ten-foot easement and a

198 Rockwell Park Boulevard
Lot 05, Block 10, Section 33 Village of Creekside Park

43. Variance request to appeal the Residential Design Review Committee's decision to disapprove of an outdoor shower.

198 Rockwell Park Boulevard
Lot 05, Block 10, Section 33 Village of Creekside Park

44. Variance request for an existing detached building that does not respect the rear ten-foot easement and exceeds the maximum height allowed.

6 Drifting Shadows Circle
Lot 02 Block 01, Section 07 Village of College Park, Harper's Landing

- 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, appearing to read "Nashida B. B. 10", is written over a light blue rectangular background.

Covenant Administration Manager
for The Woodlands Township