

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 September 17th, 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
September 17th, 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 meetings of August 20th and 29th, 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 for Short-term Rental**
15 Thicket Grove Place
Lot 46, Block 01, Section 16 Village of Harpers Landing at College Park
 - T-2 Consideration and action for Short-term Rental**
35 Alden Glen Drive
Lot 20, Block 01, Section 20 Village of Alden Glen Drive
 - T-3 Consideration and action due to violations of the standards for operating a Short-Term Rental without an approved permit and revocation of approval for a Short-Term Rental.**
18 Silver Lute Place
Lot 23, Block 02, Section 09 Village of Grogan's Forest at College Park
 - T-4 Variance request for an existing detached building that exceeds the maximum allowed area and does not respect the side five-foot easement.**
146 North Westwinds Circle
Lot 08 Block 01 Section 67 Village of Alden Bridge

X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. Consideration and action for the final plans that propose an exterior remodel of an existing tenant space that includes a roof overlay, canopy extension, loading dock modifications, new utility access doors, and the addition of a sidewalk.
Regency Centers LP
4775 W Panther Creek Drive, Suite 400
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- B. Consideration and action for the proposed preliminary plans for the exterior remodel of an existing tenant space that includes the addition of a tower, front entrance door and modifications that allow for compliance with The Americans with Disabilities Act.
Regency Centers LP
4775 W. Panther Creek Drive, Suite 405
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- C. Consideration and action for the resubmitted plans for a mobile coffee trailer and permanent deck with lighting, that requires vegetation removal.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
- D. Consideration and action for the existing and proposed bollard paint color that does not comply with the August 21, 2024 action of the Development Standards Committee.
Amegy Bank
10101 Grogan's Mill Road
Lot 0285 Block 0547 Section 0006 Village of Grogan's Mill
- E. Consideration and action for the proposed and existing storage sheds.
Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church
3901 S Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
- F. Consideration and action for the existing sign mounted above the entry to the main breezeway.
Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church
3901 S Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
- G. Consideration and action for the proposed welcome sign that is to be mounted to the back of a storage shed.
Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church
3901 S Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek
- H. Variance request for the existing directional signs that exceed the maximum size and height allowed and contain a logo and business name.
Protestant Episcopal Church Council Diocese of Texas / Trinity Episcopal Church
3901 S Panther Creek Drive
Lot 0280 Block 0045 Section 0007 Village of Panther Creek

- I. Variance request for the existing reserved parking lot signs that do not comply with the criteria.
Regency Centers LP / Kroger
4747 Research Forest Drive, Suite 300
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- J. Variance request for the existing reserved parking lot signs that do not comply with the criteria.
US Regency Alden Bridge LLC / Kroger
8000 Research Forest Drive, Suite 300
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- K. Consideration and action for the existing cart corral signs.
US Regency Alden Bridge LLC / Kroger
8000 Research Forest Drive, Suite 300
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- L. Variance request for two proposed monument signs that do not comply with the shopping center criteria regarding materials and color.
US Regency Alden Bridge LLC / Kroger
8000 Research Forest Drive, Suite 300
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- M. Consideration and action for the proposed building sign criteria update.
AF4 Woodlands LLC
2319 Timberloch Place
Lot 0270 Block 0547 Section 0006 Village of Town Center
- N. Consideration and action for the proposed time extension to delay the start of the renovation of the Sawdust pedestrian bridge.
Woodlands Trails ARCIS LLC / The Woodlands Country Club
2311 N Millbend Drive
Lot 0100 Block 0547 Section 0006 Village of Grogan's Mill
- O. Consideration and action for a proposed time extension to complete building maintenance issues.
HH Woodlands Tower Holdings LLC
1201 Lake Robbins Drive
Lot 9000 Block 0599 Section 0999 Village of Town Center
- P. Variance request for the proposed Coming Soon temporary window graphics that exceed the maximum size and time allowed for display.
Haidar Estates LLC / Blackbird Salon
9940 Woodlands Parkway, Suite 400
Lot 0310 Block 0078 Section 0046 Village of Sterling Ridge
- Q. Consideration and action for the existing color change for the doors and paint refresh of existing colors.
Sovran Acquisition LP / Extra Space Storage
7951 Alden Bend Drive
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge
- R. Consideration and action for the existing speed limit and warning signs.

Sovran Acquisition LP / Extra Space Storage
7951 Alden Bend Drive
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge

- S. Variance request for the existing hours of operation sign that is located on the gate and does not comply with the standards.

Sovran Acquisition LP / Extra Space Storage
7951 Alden Bend Drive
Lot 0935 Block 0257 Section 0047 Village of Alden Bridge

- T. Consideration and action for the existing patio furniture.

KM Marcel Crossing II LLC / The Blue Lion
8000 McBeth Way, Suite 100
Lot 0850 Block 0499 Section 0046 Village of Sterling Ridge

- U. Consideration and action for the use of fireworks at the annual Celebration of Diwali event.

Hindu Temple of The Woodlands
7601 South Forestgate Drive
Lot 0300 Block 0592 Section 0000 Village of Indian Springs

- V. Consideration and action for the existing partial LED parking lot lighting upgrade.

33rd Woodlands LLC / Jared the Gallery of Jewelry
1475 Lake Woodlands Drive
Lot 4199 Block 0599 Section 0999 Village of Town Center

- W. Variance request for the existing parking lot lighting that exceeds the maximum foot candles allowed at the property line.

BROFORD LTD / Popeyes
4510 Panther Creek Pines
Lot 0345 Block 0045 Section 0007 Village of Panther Creek

- X. Consideration and action for the proposed rooftop HVAC unit replacement.

Pinecroft Partners LP / T-Mobile
1440 Lake Woodlands Drive, Suite E
Lot 8300 Block 0599 Section 0999 Village of Town Center

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

3020 College Park Dr
Allstate BK Real Estate Holdings LTD / Burger King
Lot 9004, Block 0555, Section 0999, Village of College Park

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

6467 Woodlands Pkwy
Green Parkway LLC / Walgreen Co.
Lot 0101, Block 0592, Section 0060, Village of Indian Springs

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

1. Variance request for improvements including a pool, spa, fire pit, and deck that would exceed the maximum amount of hard surface area allowed.
112 S Timber Top Drive
Lot 6, Block 1, Section 15 Village of Grogan's Mill
2. Variance request for a patio cover that will exceed the maximum hard surface area allowed and encroaches into the side setback.
112 S Timber Top Drive
Lot 6, Block 1, Section 15 Village of Grogan's Mill
3. Consideration and action to accept the submitted drainage plan.
83 Rush Haven Dr
Lot 10, Block 25, Section 01 Village of Indian Springs
4. Consideration and action for a Short-Term Rental application.
14 Redberry Court
Lot 32, Block 09, Section 07 Village of Panther Creek
5. Consideration and action regarding an appeal request for conditions of approval to re-locate the existing power generator to the original location as submitted per the Survey; and was found to have an impact when acted on by the Cochran's Crossing Residential Design Review Committee.
47 Stone Springs Circle
Lot 12, Block 03, Section 22 Village of Cochran's Crossing
6. Consideration and action to appeal the staff conditions of approval to plant and maintain one (1) 30-gallon native canopy tree anywhere on the lot for the purposes of reforestation.
7 Stony Run Place
Lot 32, Block 06, Section 06 Village of Cochran's Crossing
7. Consideration and action to amend the Neighborhood Criteria for Section 4 Block 1, Lots 01-06 of the Village of Panther Creek to increase the maximum amount of living area allowed.
Owners of Section 4 Block 1, lots 03-06
All lots in Section 4 Block 1, lots 01-06
Village of Panther Creek
8. Variance request for the proposed garage addition with summer kitchen that would encroach the rear twenty five foot setback and exceed the maximum allowed hard surface area.
10 South Buck Ridge
Lot 09, Block 03, Section 29 Village of Panther Creek
9. Variance request for the proposed room addition that would exceed the maximum amount of hard surface area and the living area allowed.
19 Pleasure Cove Drive
Lot 07, Block 02, Section 24 Village of Panther Creek
10. Variance request for the proposed patio cover that would cause the lot to exceed the maximum amount of hard surface area allowed.
56 South Havenridge Drive
Lot 61, Block 01, Section 10 Village of Panther Creek

11. Variance request for the proposed screened patio cover that would encroach the rear setback and may encroach the rear easement.
50 West Rock Wing Place
Lot 09, Block 01, Section 32 Village of Panther Creek
12. Variance request for a proposed patio cover with incorporated summer kitchen that encroaches past the twenty-five-foot rear setback.
12 Eden Elm Place
Lot 07, Block 03, Section 04 Village of Cochran's Crossing
13. Variance request for a proposed swimming pool, patio cover and firepit that exceed the maximum amount of hard surface area allowed.
71 Sylvan Forest Drive
Lot 40, Block 04, Section 01 Village of Cochran's Crossing
14. Variance request for a driveway addition that exceeds the maximum width allowed and requires the removal of a tree.
24 Maystar Ct
Lot 49, Block 1, Section 17 Village of Grogan's Mill
15. Variance request for an existing fence that was not built in accordance to the style required per the Neighborhood Criteria and was built with the construction side facing outward from the lot.
14 Flagstone Path
Lot 01, Block 02, Section 42 Village of Cochran's Crossing
16. Consideration and action for a Short-Term Rental application
10 Shallow Pond Court
Lot 64, Block 01, Section 01 Village of Indian Springs
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
1722 N Red Cedar Cir
Lot 0017, Block 0003, Section 0010, Village of Grogan's Mill
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
86 Rockridge Dr
Lot 0008, Block 0006, Section 001, Village of Indian Springs
- XII. 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.**
- XIII. Development Standards Committee Member Comments**
- XIV. Staff Comments and Reports**
- XV. Adjourn**



S. Devon Jordan

Covenant Administration Manager
For The Woodlands Township