

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 2th, 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 June 4, 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 shopping center sign criteria update.
Regency Centers LP
4775 W. Panther Creek Drive
Lots 0283, 0285 Block 0045 Section 0040 Village of Panther Creek
 - B. Consideration and action for the proposed temporary parking lot which requires tree removals.
The Woodlands Land Development Company LP / Howard Hughes
2000 Woodlands Parkway
Lot 4400 Block 0547 Section 0999 Village of Town Center
 - C. Variance request for the proposed addition of a cabinet sign to each existing building sign.
GRI Woodlands Crossing LLC / Original ChopShop
10720 Kuykendahl Road, Suite D
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - D. Consideration and action for the proposed building sign.
GRI Woodlands Crossing LLC / Perspire Sauna Studio
10720 Kuykendahl Road, Suite C2
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
 - E. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
20 & 25 Waterway Holdings LLC
20 Waterway Ave
Lot 2650, Block 0599, Section 0999, Village of Town Center
 - F. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
20 & 25 Waterway Holdings LLC
25 Waterway Ave
Lot 2630, Block 0599, Section 0999, Village of Town Center
- X. Consideration and Action of the Residential Applications and Covenant Violations.**

1. Variance request for a conceptually proposed new home construction that exceeds the maximum amount of living area allowed, has a walkway that encroaches into the front twenty-five foot building line, and includes a driveway that may exceed the maximum width allowed.
43 Tanager Trail
Lot 13, Block 02, Section 03 Village of Cochran's Crossing
2. Consideration and action to amend the Initial Land Use Designation to increase the maximum amount of Living Area allowed for a proposed new home construction.
43 Tanager Trail
Lot 13, Block 02, Section 03 Village of Cochran's Crossing
3. Consideration and action regarding a proposed preliminary new home construction that would exceed the maximum living area allowed, would encroach into the sixty-foot rear and fifteen-foot side setbacks and has a driveway that would encroach the left and right side easements.
7 West Isle Place
Lot 19, Block 01, Section 25, Village of Panther Creek
4. Variance request for a proposed pool and spa that will exceed the maximum amount of hard surface area allowed.
11024 Ellwood Street
Lot 6, Block 6, Section 07, Village of Grogan's Mill
5. Consideration and action regarding a short-term rental application.
16 N Summer Star Court
Lot 15, Block 05, Section 38 Village of Grogan's Mill
6. Consideration and action regarding a short-term rental application.
63 Rockridge Drive
Lot 04, Block 05, Section 01 Village of Indian Springs
7. Variance request for proposed driveway borders that exceed the maximum width allowed.
139 South Star Ridge Circle
Lot 22 Block 03, Section 51 Village of Sterling Ridge
8. Variance request for proposed driveway borders that exceed the maximum width allowed.
43 Raindance Court
Lot 03 Block 03, Section 11, Harper's Landing, Village of College Park
9. Variance request for proposed driveway borders that exceed the maximum width allowed and extends beyond the façade of the garage.
15 Thicket Grove Place
Lot 46 Block 01, Section 16, Harper's Landing, Village of College Park
10. Consideration and action for Short-term Rental
71 Ivory Moon Place
Lot 18, Block 01, Section 13 Village of Indian Springs (TWA)
11. Consideration and action for Short-term Rental
34 Steep Trail Place
Lot 104, Block 01, Section 05 Village of College Park
12. Consideration and action for Short-term Rental

31 Raindance Court
Lot 06, Block 03, Section 11 Village of College Park

13. Consideration and action for renewal of a Short-term Rental
10 East Sterling Pond Circle
Lot 03, Block 03, Section 03 Village of Alden Bridge
14. Consideration and action for renewal of a Short-term Rental
3 East Night Heron Place
Lot 55, Block 01, Section 02 Village of Alden Bridge
15. Consideration and action for approval of Home Business – Speech Therapy
99 West Hobbit Glen Drive
Lot 08 Block 02 Section 76 Village of Alden Bridge
16. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
178 Ramwind Court
Lot 19, Block 2, Section 5 Village of Harper’s 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 Ledgestone Place
Lot 18, Block 4, Section 14 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
50 South Fremont Ridge Loop
Lot 12, Block 1, Section 23 Village of Creekside Park
19. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
8143 Fenway Heights Drive
Lot 1, Block 3, Section Enclave at The Woodlands Village of Creekside 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.
22 Quince Tree Place
Lot 88, Block 2, Section 4 Village of Harper’s Landing at College Park
21. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
92 North Chandler Creek Circle
Lot 19, Block 4, Section 13 Village of Indian Springs (TWA)
22. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
10 Acacia Park Place
Lot 18, Block 4, Section 28 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.

31 Danville Crossing Court
Lot 32, Block 2, Section 2 Village of Harper's Landing at College Park

24. Consideration and action due to violations of the standards and breach of the Memorandum of Agreement for a Short-Term Rental permit.
131 East Mirror Ridge Circle
Lot 45, Block 02, Section 18 Village of Indian Springs (TWA)
25. Consideration and action due to violations of the standards and breach of the Memorandum of Agreement for a Short-Term Rental permit.
8030 Allston Village Trail
Lot 32, Block 03, Section 00 Village of The Enclave at Creekside Park
26. Consideration and action to appeal the Residential Design Review Committee's decision to deny existing exterior lights due to not meeting the Standards for permanent seasonal lighting.
30 Mosaic Point Place
Lot 07, Block 02, Section 06 Village of Creekside Park
27. Consideration and action to appeal the Residential Design Review Committee's decision to deny a proposed house color.
22 Devon Dale Drive
Lot 30, Block 01, Section 20 Village of Creekside Park West
28. Variance request for a proposed patio cover that does not respect the rear twenty-foot setback and the pergola does not respect the rear ten-foot easement.
2 Petaldrop Place
Lot 34 Block 01 Section 64 Village of Alden Bridge
29. Variance request for a proposed patio cover that does not respect the rear twenty-foot setback.
22 Silk Tree Place
Lot 40 Block 02 Section 81 Village of Alden Bridge
30. Consideration and action to appeal the Residential Design Review Committee's decision to deny a proposed house color.
22 Devon Dale Drive
Lot 30, Block 01, Section 20 Village of Creekside Park West
31. Variance request for a proposed pool with spa that exceeds the maximum allowed hard surface area.
42 West Deer River Circle
Lot 05, Block 04, Section 14 Village of Creekside Park
32. Variance request for existing mesh that is not the approved color and is visible to the street.
26926 Putnam Bend Lane
Lot 22, Block 01, Section 00 Village of Creekside Park (Enclave)

XI. Consideration and action regarding the adoption of rules regarding Power Generators.

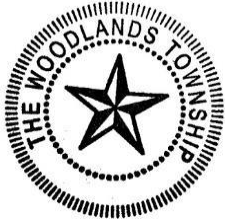
XII. Consideration and action regarding work performed without obtaining a permit; and contractors/agents who habitually perform work without applying or who complete work that is not in accordance with the permit.

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



A handwritten signature in black ink, reading "Neeliker B. Bello".

Covenant Administration Manager
for The Woodlands Township