

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 3rd, 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 August 6, 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 deck that will require tree and vegetation removal.
Community Baptist Church of The Woodlands
8909 Cochran's Crossing Drive
Lot 0300 Block 0257 Section 0067 Village of Cochran's Crossing
 - B. Variance request for the proposed building sign that does not comply with the shopping center sign criteria regarding background color.
Regency Centers LP / MilkShake Factory
4747 Research Forest Drive, Suite 195
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - C. Variance request for the proposed blade sign that does not comply with the shopping center sign criteria regarding background color.
Regency Centers LP / MilkShake Factory
4747 Research Forest Drive, Suite 195
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - D. Variance request for the proposed temporary door and window graphics that advertise products within the new business and exceed the maximum size and time allowed for display.
Regency Centers LP / MilkShake Factory
4747 Research Forest Drive, Suite 195
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
 - E. Variance request for the proposed directional signs that exceed the maximum size allowed, have two background colors and contain a logo.
Woodlands Palmer Arcis LLC / The Woodlands Country Club Palmer Course
100 Grand Fairway
Lot 0002 Block 0163 Section 0000 Village of Cochran's Crossing
 - F. Consideration and action for the proposed preliminary plans for a building addition.
The Church at Alden Bridge
8050 Branch Crossing Drive

Lot 0100 Block 0224 Section 0047 Village of Alden Bridge

- G. Consideration and action for the proposed drainage plan for the building addition.
The Church at Alden Bridge
8050 Branch Crossing Drive
Lot 0100 Block 0224 Section 0047 Village of Alden Bridge
- H. Variance request for the proposed building sign that does not match the monument sign, does not comply with the shopping center criteria regarding return and standoff size, color temperature, and exceeds the maximum height allowed.
SJBC Commercial XXIII LLC / FS8 Pilates Tone Yoga
30420 FM 2978 Road, Suite 380
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- I. Variance request for the proposed permanent vinyl graphics that include a tagline and do not comply with the standards regarding sizing, materials and application.
SJBC Commercial XXIII LLC / FS8 Pilates Tone Yoga
30420 FM 2978 Road, Suite 380
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- J. Variance request for the proposed monument sign panels that do not match the building sign.
SJBC Commercial XXIII LLC / FS8 Pilates Tone Yoga
30420 FM 2978 Road, Suite 380
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- K. Variance request for the proposed temporary door and window graphics that advertise services within the new business and exceed the maximum size and time allowed for display.
SJBC Commercial XXIII LLC / FS8 Pilates Tone Yoga
30420 FM 2978 Road, Suite 380
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- L. Consideration and action for the proposed building signs.
Creekside 2012 Commercial LLC / Corcoran Genesis
8522 Creekside Forest Drive, Suite D-101
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- M. Consideration and action for the proposed wayfinding and directory sign panels.
Creekside 2012 Commercial LLC / Corcoran Genesis
8522 Creekside Forest Drive, Suite D-101
Lot 0515 Block 0509 Section 0386 Village of Creekside Park
- N. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
CSHV Woodlands LP / Pinecroft Center II
1700 Lake Woodlands Dr / 9300 Six Pines Dr
Lot 7100, Block 0599, Section 0999, Village of Town Center
- O. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Jack In The Box Properties LLC / Jack In The Box
1250 Lake Woodlands Dr
Lot 0670, Block 0599, Section 0999, Village of Town Center

- P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
MB The Woodlands Vereit / 24 Hour Fitness
1800 Lake Woodlands Dr
Lot 7110, Block 0599, Section 0999, Village of Town Center
- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
CMBC LLC / Whataburger INC #823
3073 College Park Dr
Lot 9053, Block 0555, Section 0000, 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.
KM Marcel Crossing II, LLC / Sterling Ridge Pool Supply Plus
8000 McBeth Way, STE 115
Lot 0850, Block 0499, Section 0046, Village of Sterling Ridge
- X. Consideration and Action of the Residential Applications and Covenant Violations.**
1. Consideration and action regarding the final submission for the proposed new home construction.
11436 Slash Pine Place
Lot 15, Block 01, Section 33, Village of Grogan's Mill
 2. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 4, to increase the maximum amount of living area allowed.
Panther Creek Section 4
 3. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
8 Hasting Oak Ct
Lot 0045, Block 0009, Section 0007, Village of Panther Creek
 4. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
8 Crescent Falls Ct
Lot 0011, Block 0004, Section 0014, Village of Panther Creek
 5. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
26 Sandpebble Dr
Lot 0032, Block 0003, Section 0001, Village of Indian Springs
 6. Variance request for proposed patio cover and summer kitchen that does not respect the 20-foot rear setback. Additionally, the proposed patio cover, summer kitchen, pool/spa and paving exceed the maximum allowed hard surface area.
18 Trellis Gate Street
Lot 04 Block 01 Section 55 Village of Alden Bridge
 7. Variance request for proposed patio cover with integrated fireplace and summer kitchen that does not respect the 20-foot rear setback.
46 East Sandalbranch Circle
Lot 31 Block 01 Section 18 Village of Alden Bridge

8. Variance request for proposed swimming pool that exceeds the maximum allowed water surface area for the lot.
8119 Allston Village Trail
Lot 84, Block 01, Section 00 Village of Creekside Park (The Enclave)
9. Variance request for proposed patio cover with fireplace that does not respect the rear 15-foot setback.
8119 Allston Village Trail
Lot 84, Block 01, Section 00 Village of Creekside Park (The Enclave)
10. Consideration and action for a Short-term Rental
18 Dovewing Place
Lot 21, Block 01, Section 06 Village of Alden Bridge
11. Consideration and action for a Short-term Rental
84 West Sandalbranch Circle
Lot 11, Block 01, Section 18 Village of Alden Bridge
12. 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
13. 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
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 Quillwood Place
Lot 43, Block 2, Section 93 Village of Sterling Ridge
15. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
35 South Creekmist Place
Lot 18, Block 1, Section 8 Village of Harper's Landing at College Park
16. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
6 Drifting Shadows Circle
Lot 2, Block 1, Section 7 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
7 Dovewing Place
Lot 26, Block 1, Section 6 Village of Alden Bridge
18. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
80 West Artist Grove Place
Lot 20, Block 1, Section 21 Village of Sterling Ridge
19. Consideration and Action to proceed with legal action regarding failure to comply with the

Covenants and Standards for outstanding violations on the property.
278 Fairwind Trail Drive
Lot 109, Block 3, Section 11 Village of Harper's Landing at College Park

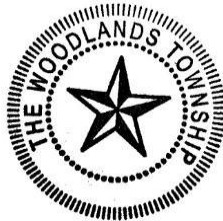
20. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
87 Hamlin Lake Drive
Lot 4, Block 1, Section 9 Village of Creekside Park West
21. Consideration and action to appeal the Residential Design Review Committee's disapproval of a material change (replace brick with Hardi plank siding that is not in keeping with the character of the neighborhood).
147 Rockwell Park Drive
Lot 12, Block 01, Section 34 Village of Creekside Park
22. Variance request for a proposed detached pool house that exceeds the maximum living area allowed per criteria for Section 38 Village of Creekside Park West.
97 Winter Sunrise Circle
Lot 13, Block 01, Section 38 Village of Creekside Park West
23. Variance request for existing generator that encroaches more than three feet into the side five-foot easement.
26946 Longwood Ledge Drive
Lot 59, Block 01, Section 00 Village of Creekside Park (Enclave)
24. Variance request for 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.
27 Doeskin Place
Lot 36 Block 03 Section 59 Village of Alden Bridge
25. Variance request for an existing patio cover that does not have the required sealed plans and has an unapprovable corrugated roof. Additionally, an existing detached building exceeds the maximum height allowed and does not respect the side five-foot easement.
6 North Star Ridge Circle
Lot 47 Block 2, Section 51 Village of Sterling Ridge

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, which appears to read "Stephanie B. Lero".

Covenant Administration Manager
for The Woodlands Township