

## 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 October 15<sup>th</sup>, 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  
October 15<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 September 17<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 the proposed deck that requires the removal of one tree and some vegetation.  
Community Baptist Church of The Woodlands  
8909 Cochran's Crossing Drive  
Lot 0300 Block 0257 Section 0067 Village of Cochran's Crossing
  - B. 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
  - C. 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
  - D. 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

- E. 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
- F. Variance request for the proposed building sign that does not contain individual channel cut letters and includes a logo that exceeds the maximum size allowed.  
Sterling Ridge Dev II LP / Eye Thrive Eye Care + Optics  
6704 Sterling Ridge Drive, Suite D  
Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge
- G. Consideration and action for the existing temporary holiday containers.  
Wal-Mart Real Estate Bus Trst  
10001 Woodlands Parkway  
Lot 0110 Block 0078 Section 0000 Village of Sterling Ridge
- H. 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
- I. 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
- J. 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
- 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. Consideration and action for the proposed concept plans for façade and patio modifications.  
20 & 25 Waterway Holdings LLC  
25 Waterway Avenue, Suite 100  
Lot 2630 Block 0599 Section 0999 Village of Town Center
- M. Variance request for the proposed vinyl graphics that do not comply with the shopping center criteria regarding size and location and include taglines, advertisements regarding services provided and a QR code.  
GRI Woodlands Crossing LLC / Perspire Sauna Studio  
10720 Kuykendahl Road, Suite C2  
Lot 0100 Block 0592 Section 0060 Village of Indian Springs

- N. Consideration and action for the proposed ATM awning.  
Bank of America  
4085 College Park Drive  
Lot 9034 Block 0051 Section 0067 Village of College Park
- O. Consideration and action for the proposed building maintenance that includes a color change for the downspouts.  
Bank of America  
1255 Lake Woodlands Drive  
Lot 1701 Block 0599 Section 0999 Village of Town Center
- P. Consideration and action for the proposed parking lot modifications including the addition of bollards and restriping of pavement markings.  
Bank of America  
1255 Lake Woodlands Drive  
Lot 1701 Block 0599 Section 0999 Village of Town Center
- Q. Consideration and action for the existing staging and storage area and proposed short-term placement of two shipping containers.  
8401 New Trails LLC / Woodlands Compounding Pharmacy  
8401 New Trails Drive  
Lot 3000 Block 0051 Section 0999 Village of Research Forest
- R. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
1440 Sawdust Rd – Main Parcel  
1440 Sawdust Rd Suites C, D , E, F  
Shoppes on Sawdust LLC / Richard & Rhonna Endres Family Partnership LTD  
Lot 0400, Block 0599, Section 0006, Village of Grogan’s Mill
- S. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
3113 College Park Dr  
Wells The Woodlands LLC / EYM Cafe of Texas LLC / Panera Bread  
Lot 9421, Block 0555, Section 0999, Village of College Park
- T. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
8000 Research Forest Dr  
US Regency Alden Bridge LLC / Alden Bridge Village Center  
Lot 0400, Block 0257, Section 0047, Village of Alden Bridge
- U. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
16630 IH 45 S  
AIB Conroe I LLC / Turbo Restaurants, LLC Arby’s #7884  
Lot 9050, Block 0390, Section 2000, Village of College Park

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

1. Variance request for a proposed preliminary submission for a new home construction that exceeds the maximum living area allowed, encroaches into the rear and side setback, and includes a driveway that encroaches into the easement.  
7 West Isle Place  
Lot 19, Block 01, Section 25 Village of Panther Creek
2. Variance request for a proposed front yard fence that would exceed the maximum height allowed for the style of fencing proposed.  
7 West Isle Place  
Lot 19, Block 01, Section 25 Village of Panther Creek
3. Variance request for a proposed wood deck that encroaches into the rear easement.  
4 Robin Springs Place  
Lot 25, Block 02, Section 03 Village of Cochran's Crossing
4. Consideration and action to appeal the conditions of approval to plant and maintain one, 30-gallon native canopy tree anywhere on the lot for the purposes of reforestation.  
6 Petalcup Place  
Lot 19, Block 03, Section 23 Village of Cochran's Crossing
5. Consideration and action to appeal the conditions of approval to plant and maintain two thirty-gallon native canopy trees for the purposes of reforestation.  
34 E Shadowpoint Circle  
Lot 46, Block 03, Section 08 Village of Cochran's Crossing
6. Variance request for a final submission of a remodel that includes a carport and driveway that encroaches into the side setback, incorporates a walkway that exceeds the maximum width allowed and was submitted without the required sample board/material & colors, drainage and landscaping plan.  
2 Coralvine Court  
Lot 55, Block 2, Section 20 Village of Grogan's Mill
7. Consideration and Action for a remodel that includes a patio cover with summer kitchen and breakfast room expansion.  
2 Coralvine CT  
Lot 55, Block 2, Section 20 Village of Grogan's Mill
8. Consideration and action for proposed room additions, which includes a master closet expansion in the back and a seating area addition in the front.  
2 Coralvine CT  
Lot 55, Block 2, Section 20 Village of Grogan's Mill
9. Consideration and action for proposed front entry canopy and screen wall.  
2 Coralvine Court  
Lot 55, Block 2, Section 20 Village of Grogan's Mill

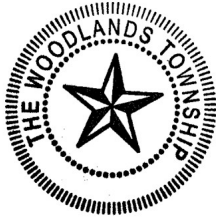
10. Variance request to appeal the conditions of approval and requirement of the Standards to screen artificial turf from adjacent property.  
14 Stonecroft Place  
Lot 06, Block 01, Section 56 Village of Cochran's Crossing
11. Consideration and action to appeal the conditions of approval to plant and maintain three thirty-gallon native canopy trees in the backyard for the purposes of reforestation as defined in the Residential Standards.  
27 Cherry Blossom Place  
Lot 07, Block 01, Section 29 Village of Cochran's Crossing
12. Consideration and action to appeal the conditions of approval to plant and maintain one, 30-gallon native canopy tree anywhere on the lot for the purposes of reforestation.  
7 Day Lily Place  
Lot 06, Block 01, Section 42 Village of Cochran's Crossing
13. Variance request for an existing driveway that encroaches into the side easement and exceeds the maximum width allowed.  
31 Treescape Circle  
Lot 16, Block 03, Section 16 Village of Cochran's Crossing
14. Variance request for a proposed pool deck that encroaches into the rear easement.  
26 Graceful Elm Court  
Lot 58, Block 01, Section 35 Village of Panther Creek
15. Variance request to construct two detached buildings that exceed the maximum height allowed  
11430 Slash Pine Place  
Lot 12, Block 1, Section 33 Village of Grogan's Mill
16. Consideration and action for a Short-Term Rental application  
64 N Timber Top Drive  
Lot 20, Block 04, Section 13 Village of Grogan's Mill
17. Consideration and action for a Short-Term Rental application  
66 N Deerfoot Circle  
Lot 19, Block 01, Section 28 Village of Grogan's Mill
18. Consideration and action for a Short-Term Rental application  
147 Benjis Place  
Lot 11, Block 01, Section 01 Village of Grogan's Mill – Grogan's Crest at Silver Crest
19. Consideration and action for a Short-Term Rental application  
11915 N Blackjack Oak Circle  
Lot 17, Block 04, Section 03 Village of Grogan's Mill
20. Consideration and action for a Short-Term Rental application  
7 Golden Place  
Lot 23, Block 22, Section 01 Village of Indian Springs

21. Consideration and action for a Short-Term Rental renewal application  
38 Larks Aire Place  
Lot 54, Block 01, Section 37 Village of Cochran's Crossing
22. Consideration and action for a Short-Term Rental renewal application  
186 Timber Mill Street  
Lot 08, Block 03, Section 13 Village of Grogan's Mill
23. Consideration and action for a Short-Term Rental renewal application  
12020 S Blackjack Oak Circle  
Lot 19, Block 05, Section 03 Village of Grogan's Mill
24. Consideration and action for a Short-Term Rental renewal application  
94 E Trace Creek Drive  
Lot 03, Block 02, Section 03 Village of Indian Springs
25. Consideration and action for a Short-Term Rental renewal application  
49 W Tallowberry Drive  
Lot 17, Block 02, Section 07 Village of Panther Creek
26. Consideration and action for a Short-Term Rental renewal application  
52 S Brookberry Court  
Lot 35, Block 03, Section 12 Village of Panther Creek
27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
30 Leisure Ln  
Lot 0008, Block 0001, Section 0001, Village of Grogan's Mill
28. 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 Dr  
Lot 0009, Block 0004, Section 0045, Village of Grogan's Mill
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
28 W Torch Pine Cir  
Lot 0007, Block 0001, Section 0005, Village of Panther Creek
30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
52 Fallshire Dr  
Lot 0008, Block 0003, Section 0012, 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. Consideration and Discussion of a report on a Chairman Council as a defined in the Covenants.
- XIV. Staff Comments and Reports
- XV. Adjourn



A handwritten signature in blue ink, which appears to read "Kelly C. McElroy", is written over a horizontal line.

Director of Covenant Administration  
For The Woodlands Township