

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 December 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 November 5, 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 conceptual submission of plans for a permanent building and deck for coffee concessions that includes lighting and requires vegetation removal.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
 - B. Consideration and action for the proposed preliminary plans for a façade modification.
REG8 Sterling Ridge / Sterling Ridge Shopping Center
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
 - C. Variance request for the proposed door vinyl graphics that include business clarifiers that are not part of the registered name.
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
 - D. Variance request for the proposed monument sign panel that does not match the building sign.
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
 - E. Variance request for the proposed curbside parking signs that do not comply with the criteria for curb painted parking signs.
Terramont Retail Partners LLC / The Republic Grille
30340 FM 2978 Road, Suite 800
Lot 0220 Block 0078 Section 0046 Village of Sterling Ridge
 - F. Consideration and action for the proposed building color change.
CSHV Woodlands LP
1340 Lake Woodlands Drive
Lot 5000 Block 0599 Section 0999 Village of Town Center

- G. Consideration and action for the proposed staging and storage area.
IMI MSW LLC / True Food Kitchen
9595 Six Pines Drive, Suite 150
Lot 7113 Block 0599 Section 0999 Village of Town Center
- H. Variance request for the proposed parking lot lighting upgrade that exceeds the maximum foot candle levels allowed at the property line.
10200 Grogan's Mills Road LLC
10200 Grogan's Mill Road
Lot 0290 Block 0547 Section 0006 Village of Town Center
- I. Variance request for the proposed final plans for a building expansion that includes the addition of parking spaces within the forest preserve and tree and vegetation removal.
AHTW LLC / Animal Hospital of The Woodlands
12212 W Branch Crossing Drive
Lot 0500 Block 0078 Section 0046 Village of Sterling Ridge

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

- 1. Consideration and action for a preliminary new home construction.
2704 S Wildwind Circle
Lot 04, Block 10, Section 01 Village of Grogan's Mill
- 2. Variance request for a room expansion that exceeds the maximum allowed living area allowed per the Neighborhood Criteria.
2912 Summersweet Place
Lot 10, Block 07, Section 06 Village of Grogan's Mill
- 3. Variance request for a Short-Term Rental application that exceeds the maximum occupancy allowed.
35 Crescent View Court
Lot 39, Block 03, Section 29 Village of Panther Creek
- 4. Consideration and action for a Short-Term Rental application.
29 Pinewood Forest Court
Lot 28, Block 02, Section 16 Village of Panther Creek
- 5. Variance request for a Short-Term Rental that does not provide adequate parking onsite or off-site for all parties parking at the Unit.
36 W Willowood Court
Lot 12, Block 00, Section 01 Village of Panther Creek
- 6. Consideration and action for a Short-Term Rental application
86 Rockridge Drive
Lot 08, Block 06, Section 01 Village of Indian Springs
- 7. Variance request for a proposed home addition that will exceed the maximum living area allowed.
94 North Braided Branch Drive
Lot 07, Block 01, Section 31 Village of Creekside Park West
- 8. Variance request for a proposed sports court that will require removal of five trees.

50 Legacy Branch Drive
Lot 24, Block 01, Section 26 Village of Creekside Park West

9. request for a proposed pool that exceeds the maximum allowed water surface area.
70 Wyatt Oaks Drive
Lot 63, Block 02, Section 22 Village of Creekside Park West
10. Variance request for proposed attached patio cover with summer kitchen that does not respect the 25-foot rear setback line and the seven foot side yard setback line.
22 Moss Bluff Court
Lot 29 Block 01 Section 22 Village of Alden Bridge
11. Variance request for an existing pool decking that does not respect the side five-foot easement.
18 Jewelsford Drive
Lot 24, Block 01, Section 13 Village of Sterling Ridge
12. Variance request for an existing fence that is not placed five feet back from the front façade of the dwelling and the gate is not wrought iron as required by the Development Criteria for Section 17 Village of Creekside Park.
91 South Spincaster Court
Lot 06, Block 02, Section 17 Village of Creekside Park
13. Variance request for an existing putting green that encroaches more than the allowable five feet into the rear ten-foot easement.
83 North Bethany Bend Circle
Lot 01 Block 03 Section 36 Village of Alden Bridge
14. 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.
34 Mosaic Point Place
Lot 08, Block 02, Section 06 Village of Creekside Park
15. Consideration and action to appeal the Residential Design Review Committee's decision to deny proposed exterior lights due to not meeting the Standards for permanent seasonal lighting.
38 Mosaic Point Place
Lot 09, Block 02, Section 06 Village of Creekside Park
16. Consideration and action to appeal the Residential Design Review Committee's decision to deny proposed exterior lights due to not meeting the Standards for permanent seasonal lighting.
6 Fresh Pond Place
Lot 41 Block 01, Section 25 Village of Sterling Ridge
17. Consideration and action for Short-term Rental
87 West Honey Grove Place
Lot 35, Block 01, Section 31 Village of Alden Bridge
18. Consideration and action for approval of Home Business – Gunsmithing, collector-grade refinishing and maintenance services with limited firearm part manufacturing.
2 African Violets Place
Lot 27 Block 01, Section 72 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.

22 Raindance Court

Lot 15, 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.

27 Clarion Ridge

Lot 27, Block 1, Section 22 Village of Alden Bridge

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

34 North Star Ridge Circle

Lot 40, Block 2, Section 51 Village of Sterling Ridge

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

7 Bonnaire Drive

Lot 5, Block 2, 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

6 Terrell Trail Court

Lot 39, Block 2, Section 3 Village of Harper's Landing at College 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.

10 Frontier Path Court

Lot 22, Block 1, Section 2 Village of Harper's Landing at College Park

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

34 Dovewing Place

Lot 17, Block 1, Section 6 Village of Alden Bridge

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

7 Glen Erin Drive

Lot 40, Block 1, Section 61 Village of Alden Bridge

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

31 South Almondell Way

Lot 33, Block 1, Section 98 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

11 Clare Point Drive

Lot 3, Block 1, Section 96 Village of Sterling Ridge

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

83 South French Oaks Circle

Lot 23, Block 2, Section 49 Village of Sterling Ridge

30. 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
31. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
55 Delphinium Place
Lot 49, Block 2, Section 29 Village of Sterling Ridge
32. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
39 South Creekmist Place
Lot 19, Block 1, Section 8 Village of Harper's Landing at College 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.
31 Overlyn Place
Lot 1, Block 1, Section 3 Village of Grogan's Forest at College Park
34. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
74 North Whistling Swan Place
Lot 20, Block 2, Section 21 Village of Creekside Park
35. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
66 West Sienna Place
Lot 16, Block 1, Section 31 Village of Alden Bridge
36. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
15 Beech Bark Place
Lot 10, Block 2, Section 59 Village of Alden Bridge
37. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
107 West Arbor Camp Circle
Lot 58, Block 1, Section 4 Village of Creekside Park
38. 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
39. Request for rehearing regarding the Development Standards Committee action for an existing walkway and paving that exceeds the maximum allowed width and is not one foot from the property line, that was heard at the meeting of October 1, 2025
59 Paloma Bend Place

Lot 11, Block 01, Section 25 Village of Creekside Park

40. 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
41. Variance request for a proposed sports court that will not respect the 25-foot rear setback line and is not setback at least 15 feet from adjacent property lines.
46 King Pine Court
Lot 15 Block 01 Section 56 Village of Alden Bridge
42. Variance request for a proposed pool and decking that does not respect the rear ten foot easement and has a water feature that exceeds the maximum allowed height.
36 Gentle Branch Place
Lot 26, Block 01, Section 42 Village of Creekside Park West
43. Variance request for a proposed driveway that will exceed the maximum width allowed for a 3-car garage and will extend beyond the garage, encroach upon the five-foot side easement and encroach the six-foot side setback for driveway per the Development Criteria.
46 King Pine Court
Lot 15 Block 01 Section 56 Village of Alden Bridge
44. Variance request for a proposed fence that will not be setback three feet from front façade of dwelling and will not be wrought iron per the Development Criteria for Section 56 of Alden Bridge.
46 King Pine Court
Lot 15 Block 01 Section 56 Village of Alden Bridge
45. Variance request for a proposed pergola and paving that will not respect the front ten-foot easement, and the front building lines, which may be a platted building line.
23 Witherbee Place
Lot 18, Block 01, Section 05 Village of Creekside Park West
46. Variance request for Concept approval for proposed patio cover with summer kitchen & paving that does not respect the rear thirty-foot setback and exceeds the maximum allowed hard surface area.
23 Player Green Place
Lot 18, Block 01, Section 18 Village of Sterling Ridge
47. Variance request for Concept approval for proposed artificial turf that is visible to the street and neighboring properties.
23 Player Green Place
Lot 18, Block 01, Section 18 Village of Sterling Ridge
48. Variance request for an existing pergola with paving that does not respect the rear easement and exceeds the maximum allowed hard surface area.
102 South Knights Crossing Drive
Lot 05, Block 01, Section 81 Village of Sterling Ridge
49. Variance request for an existing attached patio cover that does not respect the rear ten-foot easement and & rear ten-foot setback, exceeds the maximum hard surface allowed, has unapproved roof material (corrugated) and may need sealed plans.
3 LedgeStone Place
Lot 18 Block 04, Section 14 Village of Sterling Ridge

50. Variance request for existing paving that does not respect the side five-foot and rear ten-foot easement and exceeds the maximum hard surface allowed.

3 LedgeStone Place

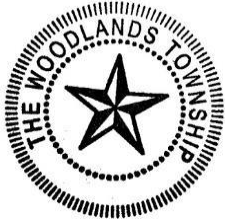
Lot 18 Block 04, Section 14 Village of Sterling Ridge

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. Beto".

Covenant Administration Manager
for The Woodlands Township