

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 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
December 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 meeting of November 20th, 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.
 - T1. Variance request for a fence that is not an approved design per the neighborhood criteria for Section 10, Village of College Park, Grogan's Forest.
86 North Mews Wood Court
Lot 21 Block 03, Section 10 Village of College Park, Grogan's Forest
 - T2. Variance request for a proposed pergola and paving that will not respect the front ten-foot easement and front platted building line.
23 Witherbee Place
Lot 18, Block 01, Section 05 Village of Creekside Park West
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.
 - A. Variance request for the proposed building sign that does not comply with the Development Standards Committee action of November 5, 2025, exceeds the maximum height and logo size allowed, and does not include individual channel cut letters.
HKM California Properties LLC / Little Stars Pediatric Center
10815 Kuykendahl Road
Lot 0552 Block 0592 Section 0060 Village of Indian Springs
 - B. Variance request for the proposed vinyl graphics that advertise a service provided within the business.
Sovran Acquisitions LP / Extra Space Storage
4455 Panther Creek Pines
Lot 0335 Block 0045 Section 0007 Village of Panther Creek
 - C. Consideration and action for the proposed patio furniture modifications.
24 WATERWAY, LLC / Lankford's Burgers

24 Waterway Avenue, Suite 160
Lot 2640 Block 0599 Section 0999 Village of Town Center

- D. Consideration and action for the proposed building color change.
Forest Lodging Group LLC / Super 8
28673 Interstate Highway 45 N
Lot 0220 Block 0350 Section 1000 Village of Research Forest
- E. Consideration and action for the proposed time extension request to address ongoing maintenance violations.
21 Waterway Holdings LLC
21 Waterway Avenue
Lot 2629 Block 0599 Section 0999 Village of Town Center
- F. Consideration and action for the existing wayfinding and directory sign panels.
Creekside 2012 Commercial LLC
8576 Creekside Forest Drive
Lot 0515 Block 0509 Section 0386 Village of Creekside Park

XI. Consideration and Action of Residential Applications and Covenant Violations.

- 1. Consideration and action regarding a proposed final submission for new home construction.
43 Tanager Trail
Lot 13, Block 02, Section 03 Village of Cochran's Crossing
- 2. Consideration and action for a Home Business.
10704 Whisper Willow Place
Lot 24, Block 7, Section 6 Village of Grogan's Mill
- 3. Consideration and action regarding a request by the neighbor at 11 Snapdragon Court to appeal the approved color change at 7 Snapdragon Court
7 Snapdragon Court (Owner of improvement)
Lot 21, Block 06, Section 05 Village of Panther Creek
11 Snapdragon Court (Appeal Requestor)
Lot 19, Block 06, Section 05 Village of Panther Creek
- 4. Variance request for an existing patio cover with a summer kitchen that encroaches into the twenty-five-foot rear setback.
106 E Morning Cloud Circle
Lot 41, Block 01, Section 20 Village of Cochran's Crossing
- 5. Variance request for a proposed detached patio cover with a fireplace that would encroach into the twenty-five foot rear setback and did not include the required full set of plans at the time of submission.
19 Carriage Pines Court
Lot 24, Block 01, Section 35 Village of Panther Creek
- 6. Consideration and action for an existing attic conversion that will exceed the maximum living area allowed
126 S. Timber Top Drive
Lot 13, Block 01, Section 15 Village of Grogan's Mill

7. Consideration and action to pursue amending the Initial Land Use Designation for Grogan's Mill Section 15, to increase the maximum amount of living area allowed, accommodating a proposed attic conversion.
8. Variance request for a proposed attached patio cover with summer kitchen and fireplace that encroaches the forty-foot rear setback.
66 Lyric Arbor Circle
Lot 08, Block 01, Section 38 Village of Cochran's Crossing
9. Variance request for an existing fence color that was not found to be architecturally compatible when acted on by the Cochran's Crossing Residential Design Review Committee.
186 Golden Shadow Circle
Lot 11, Block 03, Section 04 Village of Cochran's Crossing
10. Variance request for a proposed two-story addition that encroaches the six-foot side setback.
7 Raintree Place
Lot 18, Block 03, Section 08 Village of Cochran's Crossing
11. Consideration and action for a Short-Term Rental application.
7 Dusky Meadow Place
Lot 19, Block 07, Section 01 Village of Cochran's Crossing
12. Consideration and action of a Short-Term rental application.
20 N Mossrock Road
Lot 05, Block 01, Section 47 Village of Grogan's Mill
13. Consideration and action of a Short-Term rental application.
18 N Waxberry Road
Lot 05, Block 05, Section 01 Village of Panther Creek
- XII. Consideration and action to adopt the Revised Commercial Planning and Design Standards for all improvements and actions reviewed and acted upon by the Development Standards Committee.**
- 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. Consideration and action to adopt the Development Standards Committee meeting dates for 2026.**
- XV. Development Standards Committee Member Comments**
- XVI. Staff Comments and Reports**
- XVII. Adjourn**



S. Devon Jorden
Covenant Administration Manager