

## 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 January 8th, 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.**
- II. Pledge of Allegiance.**
- III. Call Meeting to Order.**
- IV. Receive, consider and act upon adoption of the meeting agenda.**
- V. Public Comment.**
- VI. Consideration and Action to appoint a Chairman and Vice Chairman of the Development Standards Committee for the 2025 term.**
- VII. Consideration and action regarding the minutes of the meeting of December 5, 2024.**
- VIII. Consideration and Action of items recommended for Summary Action.**
- IX. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**
- X. Reconvene in Public Session.**
- XI. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
  - A. Consideration and action for the removal of three living trees.**  
Woodforest National Bank  
25231 Grogan's Mill Road  
Lot 9010 Block 0599 Section 0006 Village of Grogan's Mill
  - B. Consideration and action for the proposed façade renovation that includes the addition of a door and wood accent wall, includes an awning cover replacement and repainting in some areas.**  
CSHV Woodlands LP / Kura Sushi  
9300 Six Pines Drive, Suite 100A  
Lot 8000 Block 0599 Section 0999 Village of Town Center
  - C. Consideration and action for the proposed HVAC replacement.**  
CSHV Woodlands LP / Kura Sushi  
9300 Six Pines Drive, Suite 100A  
Lot 8000 Block 0599 Section 0999 Village of Town Center
  - D. Consideration and action for the proposed monument sign panel.**  
GRI Woodlands Crossing LLC / Original ChopShop  
10720 Kuykendahl Road, Suite D  
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
  - E. Variance request for proposed curbside parking signs that do not comply with the criteria.**  
2978 Colonnade Group LP / Bear Branch Animal Hospital  
30420 FM 2978 Road, Suite 480  
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

## **XII. Consideration and Action of The Residential Applications and Covenant Violations.**

1. Request to appeal the Residential Design Review Committed action for proposed generator that may cause negative neighbor impact.  
75 South Beech Springs Circle  
Lot 20, Block 03, Section 10 Village of Creekside Park
2. Variance request for existing generator that encroaches more than three feet into the rear ten-foot easement.  
3 Libretto Court  
Lot 23 Block 01, Section 27 Village of Sterling Ridge
3. Variance request for a proposed garage conversion of a third bay that will exceed the maximum living area allowed per the Development Criteria for Section 59 Village of Alden Bridge.  
74 East Sundance Circle  
Lot 13 Block 04 Section 59 Village of Alden Bridge
4. Variance request for a proposed driveway border that does not respect the side five-foot easement.  
2 Shallowford Place  
Lot 27, Block 01, Section 11 Village of Creekside Park West
5. Variance request for a proposed pool that will exceed the maximum percentage of water surface area allowed.  
58 Cottage Mill Place  
Lot 29 Block 01 Section 13 Village of Alden Bridge
6. Variance request for a proposed pool and bath that will exceed the maximum percentage of hard surface area allowed.  
42 West Loftwood Circle  
Lot 20 Block 03, Section 77 Village of Sterling Ridge
7. Variance request for proposed room addition that will exceed the maximum allowed living are for the Development Criteria for Section 31 Village of Creekside Park West and does not respect the side setback.  
94 North Braided Branch Drive  
Lot 07, Block 01, Section 31 Village of Creekside Park West
8. Consideration and action for a Short-term Rental.  
131 East Mirror Ridge Circle  
Lot 45, Block 02, Section 18 Village of Indian Springs (TWA)
9. Consideration and action for a Short-term Rental.  
2 Clarewood Court  
Lot 01, Block 01, Section 13 Village of Harpers Landing at College Park
10. Consideration and action for renewal of a Short-Term Rental.  
7 Old River Place  
Lot 10, Block 02, Section 34 Village of Alden Bridge


11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
6 Granite Path Place  
Lot 7, Block 3, Section 4 Village of Creekside Park
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
43 Genesee Ridge Drive  
Lot 11, Block 1, Section 11 Village of Harper's Landing at College Park
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
151 South Queenscliff Circle  
Lot 5, Block 2, Section 13 Village of Sterling Ridge
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
47 South Rambling Ridge Place  
Lot 44, Block 1, Section 8 Village of Harper's Landing at College Park
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
74 West Spindle Tree Circle  
Lot 41, Block 1, Section 73 Village of Sterling Ridge
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
14 Larkspur Trail  
Lot 64, Block 1, Section 18 Village of Indian Springs (TWA)
17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
42 Hearthshire Circle  
Lot 10, Block 1, Section 99 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.  
67 North Star Ridge Circle  
Lot 11, Block 3, Section 51 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 East Loftwood Circle  
Lot 15, Block 3, Section 77 Village of Sterling Ridge
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
10 North French Oaks Circle  
Lot 2, Block 1, Section 49 Village of Sterling Ridge

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
11 Lysander Place  
Lot 18, Block 2, Section 39 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.  
167 Black Swan Place  
Lot 11, Block 3, Section 97 Village of Sterling Ridge
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
59 South Rambling Ridge Place  
Lot 47, Block 1, Section 8 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 Blue Violet Court  
Lot 21, Block 2, Section 22 Village of Creekside Park West
25. Consideration and action regarding a Rehearing requested by an affected neighbor for a retaining wall and fence with brick columns at 62 Thistle Wind Court that was previously approved by the Development Standards Committee on October 2, 2024  
62 Thistle Wind Court  
Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)  
Affected Neighbor requesting Rehearing  
58 Thistle Winds Court  
Lot 05, Block 02, Section 15 Village of Indian Springs (TWA)
26. Request for rehearing regarding the Development Standards Committee action for proposed circular driveway that exceeds the maximum allowed width, and the front property line does not meet the minimum width required for circular driveways per the Standards., which was reviewed by the full committee and acted on at the meeting of November 21, 2024.  
126 North Sage Sparrow Circle  
Lot 27, Block 04, Section 11 Village of Creekside Park
27. Consideration and action to appeal the Residential Design Review Committee decision of disapproval of a proposed generator location due to possible negative impact.  
51 Wyatt Oaks Drive  
Lot 11, Block 03, Section 22 Village of Creekside Park West
28. Variance request for a proposed fence that will encroach the seven-foot platted building line.  
138 Kendrick Pines Boulevard  
Lot 12, Block 01, Section 35 Village of Creekside Park
29. Variance request for a proposed patio cover with an overhang that will encroach the side five-foot easement more than the 18 inches allowed.  
58 Cottage Mill Place  
Lot 29 Block 01 Section 13 Village of Alden Bridge

30. Variance request for proposed tree removals that do not meet the Standards for removal.  
30 Rhapsody Bend Drive  
Lot 16 Block 01, Section 27 Village of Sterling Ridge
31. Variance request for proposed tree removals that do not meet the Standards for removal.  
178 Burgandy Vine Court  
Lot 09 Block 01 Section 75 Village of Alden Bridge
32. Variance request for an existing pergola and wood deck that does not respect the side five-foot easement.  
18 Howell Creek Place  
Lot 66 Block 3 Section 36 Village of Alden Bridge
33. 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)
34. Variance request for existing pergola and decking that does not respect the side five-foot easement & overhangs the property line, exceeds the maximum allowed hard surface area and the pergola has a corrugated roof. Additionally, the pergola may cause negative impact to adjacent property.  
27 West Cottage Green Street  
Lot 12 Block 03 Section 35 Village of Alden Bridge
35. Variance request for a proposed sports court that does not respect the rear 40-foot setback.  
82 Batesbrooke Court  
Lot 03 Block 01, Section 14 Village of Indian Springs (TWA)

- XIII. Consideration and action regarding 2025 meeting dates for the Development Standards Committee (DSC), DSC Workshops, and potential Joint Meetings with the Residential Design Review Committees.**
- XIV. 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.**
- XV. Development Standards Committee Member Comments**
- XVI. Consideration of items to be placed on the agenda for next month's meeting.**
- XVII. Staff Comments and Reports**
- XVIII. Adjourn**



  
Covenant Administration Manager for The Woodlands  
Township