

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 May 20th, 2026, 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

May 20th, 2026, 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 April 15th, 2026.**
- 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 Covenant Violations and Requests for Deferment.**
 - L1. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property
7 Player Ridge Court
Lot 0018, Block 0001, Section 0083, Village of Sterling Ridge
 - L2. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
27 Palmer Green Place
Lot 0014, Block 0005, Section 0055, Village of Cochran's Crossing
 - L3. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
38 Shallowford Place
Lot 0018, Block 0001, Section 0011, Village of Creekside Park
 - L4. 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 0058, Block 0001, Section 0004, Village of Creekside Park
 - L5. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
10 Liliium Court
Lot 0017, Block 0001, Section 0013, Village of Grogan's Mill

- L6. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
22 South High Oaks Circle
Lot 0049, Block 0006, Section 0038, Village of Grogan's Mill
 - L7. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
1715 North Red Cedar Circle
Lot 0036, Block 0002, Section 0010, Village of Grogan's Mill
 - L8. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
8 Meadow Star Court
Lot 0045, Block 0001, Section 0015, Village of Panther Creek
 - L9. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
15 Shoreline Point Drive
Lot 0005, Block 0001, Section 0026, Village of Panther Creek
 - L10. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
15 Spicebush Court
Lot 0007, Block 0005, Section 0005, Village of Panther Creek
 - L11. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
16 Coralberry Road
Lot 0007, Block 0001, Section 0001, Village of Panther Creek
 - L12. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
26 Amber Leaf Court
Lot 0041, Block 0003, Section 0030, Village of Panther Creek
 - L13. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
14 Raindream Place
Lot 0075, Block 0007, Section 0001, Village of Cochran's Crossing
 - L14. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
158 South Vershire Circle
Lot 0041, Block 0003, Section 0030, Village of Sterling Ridge
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
- A. Variance request for the existing building signs that exceed the maximum height and number allowed and advertise services provided within the business.
The Woodlands GL Holdings LLC / Rapid Care Emergency Room
26306 Kuykendahl Road
Lot 0578 Block 0509 Section 0000 Village of Creekside Park

- B. Variance request for the existing monument signs that do not comply with the criteria regarding illumination and do not include address numbers on the Kuykendahl Road sign.
The Woodlands GL Holdings LLC / Rapid Care Emergency Room
26306 Kuykendahl Road
Lot 0578 Block 0509 Section 0000 Village of Creekside Park
- C. Consideration and action for the building color change and standing seam metal roof both of which were installed without a permit.
Keyes Holdings
1755 Woodstead Court
Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill
- D. Variance request for the existing monument sign that contains the full street address, includes a logo that exceeds the maximum size allowed, does not include proof of registered business name for one of the tenants and was installed without a permit.
Keyes Holdings
1755 Woodstead Court
Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill
- E. Consideration and action for the proposed tenant panel sign that does not match the existing tenant panel signs in background and lettering color.
Timberloch Inc. / Huntington Bank
2002 Timberloch Place, Suite 600
Lot 0290 Block 0547 Section 0999 Village of Town Center
- F. Variance request for the proposed reserved parking signs that do not comply with the criteria.
Timberloch Inc. / Huntington Bank
2002 Timberloch Place, Suite 600
Lot 0290 Block 0547 Section 0999 Village of Town Center
- G. Variance request for the proposed preliminary plans for the parking lot addition that include rows that exceed the maximum number of spaces allowed, omit landscaping islands within the rows and encroaches through the forest preserve.
The Woodlands Methodist Church
2200 Lake Woodlands Drive
Lots 8651, 8652 Block 0547 Section 0999 Village of Research Forest
Lot 0650 Block 0599 Section 0999 Village of Research Forest
- H. Variance request for the final plans for the proposed enclosure of the existing drive-thru and includes building façade updates and parking lot modifications that do not meet the minimum parking requirements.
Talla Ngankeu LLC
3068 College Park Drive
Lot 9003 Block 0555 Section 0999 Village of College Park
- I. Consideration and action for two existing and four proposed EV charging stations on the north side of the building.
CT Intercontinental Inc. / BMW of The Woodlands
17830 Interstate 45 South
Lot 9131 Block 0555 Section 0000 Village of Town Center

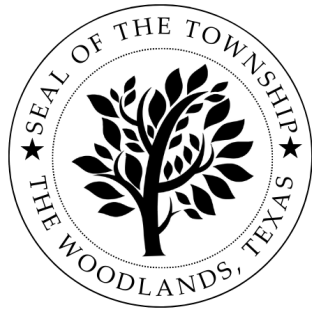
- J. Consideration and action for the proposed building sign.
Reg8 Sterling Ridge / Ema Japanese Cuisine
6700 Woodlands Parkway, Suite 250
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- K. Consideration and action for the proposed blade sign.
Reg8 Sterling Ridge / Ema Japanese Cuisine
6700 Woodlands Parkway, Suite 250
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- L. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
KM Marcell Crossing II LLC / The Blue Lion Pub
8000 McBeth Way, Suite 100
Lot 0850, Block 0049, Section 0046, Village of Sterling Ridge

XI. Consideration and Action of Residential Applications.

- 1. Variance request for a proposed driveway replacement that will exceed the maximum hard surface area allowed and is not in compliance with the Residential Standards for a circular driveway.
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
- 2. Variance request for proposed paving that will exceed the maximum hard surface allowed, encroach the rear and side easements, and is not located at least one foot from the property line.
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
- 3. Variance request for a proposed summer kitchen that will encroach past the rear setback and will exceed the maximum hard surface area allowed.
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
- 4. Variance request for a swimming pool, with incorporated water features, that encroaches the rear and side easements and setbacks, and includes a waterfall that will exceed the maximum height allowed.
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
- 5. Variance request for a proposed remodeled second-story balcony with an incorporated stair case that will encroach past the rear and side setbacks.
53 Doe Run Drive
Lot 17, Block 01, Section 16 Village of Grogan's Mill
- 6. 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

7. Variance request for a concept new home construction resubmission that exceeds the maximum living area allowed, includes a driveway that exceeds the maximum width allowed and has material that is not in adherence to the Residential Standards, and includes a walkway that exceeds the maximum width allowed per the Standards.
108 S. Timber Top Drive
Lot 4, Block 01, Section 15 Village of Grogan's Mill
8. Rehearing request for a proposed home gym that encroaches the rear and side setbacks and does not include sealed plans.
26 E Wedgewood Glen
Lot 10, Block 06, Section 11 Village of Panther Creek
9. 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
10. Consideration and Discussion regarding options for a revised retaining wall plan and associated fencing.
62 Thistle Wind Ct.
Lot 06, Block 02, Section 15 Village of Indian Springs TWA
11. Variance request for existing artificial vegetation located on a driveway entry gate and fence.
19 Broadweather Place
Lot 88 , Block 01 , Section 50 Village of Alden Bridge
12. Variance request for existing solar lighting located in the Street Right-of-Way.
1911 N Red Cedar Cir
Lot 42, Block 02, Section 10 Village of Grogan's Mill
13. Variance request for an existing play structure that exceeds the maximum elevated floor and total height allowed, and encroaches into the rear easement.
1 Twelve Pines Court
Lot 20, Block 01, Section 14 Village of Panther Creek
14. Variance request for an existing patio cover with an incorporated fireplace that encroaches the rear setback and easement.
82 Gildwood Place
Lot 09, Block 02, Section 13 Village of Creekside Park West
15. Variance request for proposed concept room expansion that exceeds the maximum living area allowed.
38 Tender Violet Place
Lot 20, Block 02, Section 37 Village of Cochran's Crossing
16. Variance request for an existing walkway which does not comply with the Neighborhood Criteria.
3 Ivy Garden Street
Lot 26, Block 03, Section 55 Village of Alden Bridge
17. Variance request for the existing front walkway that exceeds the maximum hard surface area allowed.
30 S. Hawthorne Hollow Circle
Lot 79, Block 01, Section 86 Village of Alden Bridge

18. Variance request for existing walkways that encroach the side easements, are not a minimum of one-foot away from the property line, exceed the maximum hard surface area allowed, and exceed the maximum width allowed.
30 S. Hawthorne Hollow Circle
Lot 79, Block 01, Section 86 Village of Alden Bridge
 19. Consideration and action regarding an appeal of the disapproval of a tree removal application.
19 Blairs Way
Lot 01, Block 02, Section 23 Village of Creekside Park West
 20. Variance request for a proposed patio cover with an incorporated summer kitchen and fireplace that encroaches the rear setback.
22 Mayapple Blossom Place
Lot 22, Block 01, Section 34 Village of Creekside Park West
 21. Consideration and action for a Short-Term Rental
18 Wintergreen Trail
Lot 40, Block 01, Section 48 Village of Alden Bridge
 22. Consideration and action for a Short-Term Rental
46 Biscay Place
Lot 13, Block 01, Section 21 Village of Cochran's Crossing
 23. Consideration and action of Short-Term Rental renewal.
96 N Deerfoot Circle
Lot 27, Block 01, Section 28 Village of Grogan's Mill
- XII. 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.**
- XIII. Development Standards Committee Member Comments**
- XIV. Staff Comments and Reports**
- XV. Adjourn**



S. Devon Jordan

Covenant Administration Manager
Covenant Administration Department, The Woodlands Township