

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 August 5th, 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

August 5th, 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 Workshop meeting on June 26th, 2026 and regular meeting on July 1st, 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. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
3 West Woodtimber Court
Lot 0002, Block 0002, Section 0002, Village of Panther Creek
 - L2. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
3 Pleasant Point Place
Lot 0053, Block 0001, Section 0008, Village of Creekside Park
 - L3. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
34 Wenoah Loop
Lot 0039, Block 0003, Section 0004, Village of Creekside Park
 - L4. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
1 Woodchuck Lane
Lot 0027, Block 0001, Section 0026, Village of Grogan's Mill
 - L5. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2 North Longspur Drive
Lot 0001, Block 0006, Section 0045, Village of Grogan's Mill

- L6. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
11 Evening Song Court
Lot 0061, Block 0002, Section 0065, Village of Grogan's Mill
- L7. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
104 North Deerfoot Circle
Lot 0029, Block 0001, Section 0028, Village of Grogan's Mill
- L8. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
74 West Honey Grove Place
Lot 0040, Block 0001, Section 0031, Village of Alden Bridge
- L9. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
58 Indian Clover Drive
Lot 0024, Block 0002, Section 0011, Village of Panther Creek
- L10. Receive, consider, and act regarding owner's request for deferment or to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
2 Quillwood Place
Lot 0043, Block 0002, Section 0093, Village of Sterling Ridge
- X. Consideration and Action of the Commercial Applications Items and Commercial Covenant Violations requests for Deferment.**
- A. Variance request for the proposed building sign that does not comply with the criteria as it exceeds the maximum height and logo size allowed and contains a cabinet which includes colors other than white.
REG8 Sterling Ridge / Crunch Fitness
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- B. Variance request for the proposed monument sign that does not comply with the criteria for a tenant pad site and includes two additional logos promoting services and does not match the building sign.
AR Business LLC / Buzzy Bee
2101 Buckthorne Place
Lot 0880 Block 0547 Section 0006 Village of Grogan's Mill
- C. Variance request for the proposed cabinet building sign that does not comply with criteria which requires internally halo lit channel letters with white faces and black returns and exceeds the maximum height allowed.
2701 Research Forest DR LLC / Andy's Cleaners
2100 Buckthorne Place
Lot 0870 Block 0547 Section 0006 Village of Grogan's Mill
- D. Variance request for the proposed monument signs that do not comply with the criteria regarding size, materials and illumination.
2701 Research Forest DR LLC / Andy's Cleaners
2100 Buckthorne Place

Lot 0870 Block 0547 Section 0006 Village of Grogan's Mill

- E. Variance request for the proposed iron fence that is located in the forest preserve will require removal of some vegetation.
WP Holdings LLC / Alpha School
2000 Woodlands Parkway
Lot 4400 Block 0547 Section 0999 Village of Town Center
- F. Variance request for the proposed placement of two building signs that are not oriented to each street on which the building has frontage.
Wells Fargo
9901 Woodlands Parkway
Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge
- G. Consideration and action for the proposed monument panels.
Wells Fargo
9901 Woodlands Parkway
Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge
- H. Consideration and action for the proposed post mounted directional signs.
Wells Fargo
9901 Woodlands Parkway
Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge
- I. Consideration and action for the proposed "Do Not Enter" vinyl graphics on the drive thru canopy.
Wells Fargo
9901 Woodlands Parkway
Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge
- J. Consideration and action for the existing car wash pricing sign.
HEB Grocery Company LP
26500 Kuykendahl Road
Lot 0525 Block 0509 Section 0386 Village of Creekside Park
- K. Consideration and action for the final plans for the color change and awning replacement which also includes the final proposal for the shopping center criteria revision.
Regency Centers LP / Cochran's Crossing Shopping Center
4747 Research Forest Drive
Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing
- L. Consideration and action for the proposed color change of the Indian Springs Shopping Center.
Indian Springs at Woodlands Ltd / Indian Springs Shopping Center
6777 Woodlands Parkway
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
10777 Kuykendahl Road
Lot 0512 Block 0592 Section 0060 Village of Indian Springs
10807 Kuykendahl Road
Lot 0511 Block 0592 Section 0060 Village of Indian Springs
- M. Consideration and action for the proposed color change to the HEB Fuel Station.
Indian Springs at Woodlands Ltd / Indian Springs Shopping Center
6767 Woodlands Parkway

Lot 0510 Block 0592 Section 0060 Village of Indian Springs

- N. Consideration and action for the existing storage building addition installed without a permit.
GRI Woodlands Crossing LLC / Trader Joe's
10868 Kuykendahl Road
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- O. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
REG8 Sterling Ridge LLC / Sterling Ridge Shopping Center
6700 Woodlands Parkway
Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge
- P. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
US Regency Alden Bridge, LLC / Kroger
8000 Research Forest Drive
Lot 0400 Block 025, Section 0047 Village of Alden Bridge
- Q. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Dhukani Properties, Inc. / Valero & Easy Lane Food Mart
675 South Trade Center Parkway
Lot 0100 Block 0583 Section 0039 Village of College Park

XI. Consideration and Action of Residential Applications.

- 1. Variance request for an addition that will exceed the maximum living area allowed.
1002 E Red Cedar Circle
Lot 1, Block 1, Section 10 Village of Grogan's Mill
- 2. Rehearing request regarding an existing storage shed that encroaches into the rear easement.
135 W. Coldbrook Circle
Lot 08, Block 03, Section 25 Village of Cochran's Crossing
- 3. Variance request for an existing detached structure with living area that has no sealed plans.
10 Summer Morning Court
Lot 24, Block 01, Section 05 Village of Panther Creek
- 4. Consideration and action for a Short-Term Rental application.
7 New Dawn Place
Lot 12, Block 02, Section 12 Village of College Park
- 5. Variance request for a concept detached structure that will encroach the rear setback.
2 Birchwood Park Place
Lot 52, Block 1, Section 15 Village of Sterling Ridge
- 6. Variance request for an existing driveway widening that exceeds the maximum width allowed and encroaches into the side easement.
3 Bark Bend Place
Lot 19, Block 01, Section 16 Village of College Park

7. Variance request for a proposed swimming pool that exceeds the maximum water surface area allowed.
70 W Canyon Wren Circle
Lot 15, Block 02, Section 13 Village of Creekside Park
8. Variance request for a proposed interior remodel that exceeds the maximum living area allowed.
6 Great Laurel Court
Lot 37, Block 02, Section 35 Village of Panther Creek
9. Consideration and action for a Short-Term Rental application renewal.
35 Alden Glen Drive
Lot 09, Block 01, Section 20 Village of Alden Bridge
10. Consideration and action for a Short-Term Rental application.
151 W New Harmony Trail
Lot 02, Block 02, Section 21 Village of Creekside Park
11. Consideration and action for a Short-Term Rental application.
23 Pioneer Canyon Place
Lot 06, Block 01, Section 22 Village of Creekside Park West
12. Consideration and action for a Short-Term Rental application.
9 Pineash Court
Lot 21, Block 01, Section 02 Village of Panther Creek
13. Consideration and action for a Short-Term Rental application.
53 Fallshire Drive
Lot 51, Block 01, Section 12 Village of Panther Creek
14. Consideration and action for a Short-Term Rental application renewal.
6 Bowie Bend Court
Lot 40, Block 01, Section 01 Village of College Park
- 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. Consideration and action concerning the absence of any Committee Member.**
- XIV. Development Standards Committee Member Comments.**
- XV. Staff Comments and Reports.**
- XVI. Adjourn.**



S. Devon Jorden

Covenant Administration Manager
Covenant Administration Department, The Woodlands Township