

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 October 7th, 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
October 7th, 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 on September 16th, 2026, and workshop on September 25th, 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 Applications, Violations and Requests for Deferment.**
 1. Receive, consider, and act on 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.
19 South Scarlet Elm Court
Lot 0005, Block 0001, Section 0060, Village of Alden Bridge
 2. 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.
123 North Concord Forest Circle
Lot 0013, Block 0001, Section 0041, Village of Cochran's Crossing
 3. 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.
131 Genesee Ridge Drive
Lot 0044, Block 0001, Section 0011, Village of College Park, Harper's Landing
 4. 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.
22 Pintuck Place
Lot 0055, Block 0001, Section 0012, Village of Creekside Park
 5. 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.

206 Bauer Point Court
Lot 0061, Block 0001, Section 0006, Village of Creekside Park

6. Consideration and action to discontinue enforcement and request an allowance for the existing number of trees in the front yard, due to size and location; and to not require additional replants as defined in the development criteria.
66 Canoe Bend Drive
Lot 0015, Block 0001, Section 0024, Village of Creekside Park
7. 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.
9 Brimstone Court
Lot 0010, Block 0002, Section 0044, Village of Grogan's Mill
8. 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.
1308 East Red Cedar Circle
Lot 0023, Block 0001, Section 0010, Village of Grogan's Mill
9. 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.
5 Riverbank Drive
Lot 0039, Block 0006, Section 0007, Village of Panther Creek
10. 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.
12 Hasting Oak Court
Lot 0047, Block 0009, Section 0007, Village of Panther Creek
11. 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.
63 Melon Summer Drive
Lot 0024, Block 0003, Section 0089, Village of Sterling Ridge
12. Variance request for a proposed home addition, that includes a 3rd story, that will exceed the maximum living area per the Neighborhood Criteria and Initial Land Use Designation.
21 Coralvine Court
Lot 61, Block 02, Section 20 Village of Grogan's Mill
13. Consideration and action to pursue amending the Initial Land Use Designation for Grogan's Mill Section 20 to increase the maximum amount of living area allowed, accommodating a proposed living area addition.
21 Coralvine Court
Lot 61, Block 02, Section 20 Village of Grogan's Mill
14. Consideration and action to pursue amending the Initial Land Use Designation for Grogan's Mill Section 45, to increase the maximum amount of living area allowed.
47 N Longspur Drive
Lot 9 & 10, Block 4, Section 45 Village of Grogan's Mill
15. Consideration and action to modify the Neighborhood Criteria for sections in Grogan's Point, in the Village of Grogan's Mill, to increase the maximum amount of hard surface area allowed
Grogan's Point Sections 42, 44, 45, 46, 48, 49, 51, 59, 60, 61, 63, 66 and 67

16. Variance request for a proposed portico, patio cover, and front patio extension that will exceed the maximum hard surface area allowed.
2835 W Wildwind Circle
Lot 19, Block 10, Section 12 Village of Grogan's Mill
17. Variance request for proposed room addition with dormers, that will exceed the maximum living area allowed.
2835 W Wildwind Circle
Lot 19, Block 10, Section 12 Village of Grogan's Mill
18. Variance request for a concept casita that exceeds the maximum living area allowed, encroaches the right side setback, and includes trees requested for removal.
6 S Windsail Place
Lot 09, Block 01, Section 33 Village of Panther Creek
19. Variance request for an existing sport court that encroaches the rear and side setback, encroaches the rear easement, has lighting that exceeds the maximum height allowed, and required the removal of trees.
3 Scullers Cove Court
Lot 01, Block 01, Section 33 Village of Panther Creek
20. Variance request for an existing walkway that exceeds the maximum width allowed and encroaches into the right side easement.
17 Rock Pine Court
Lot 106, Block 03, Section 02 Village of Panther Creek
21. Consideration and action for a home business.
54 Botanical Vista Drive
Lot 15, Block 01, Section 32 Village of Creekside Park West
22. Variance request for proposed paving that will encroach into the right side easement.
19 Bay Chapel Court
Lot 10, Block 01, Section 03 Village of College Park
23. Variance request for a patio cover with an incorporated summer kitchen and fireplace, that will encroach past the rear setback.
18 Harmony Links Place
Lot 35, Block 01, Section 18 Village of Sterling Ridge
24. Variance request for an existing window air conditioning unit that is located on the front of the home.
29 E White Willow Circle
Lot 18, Block 02, Section 03 Village of Panther Creek
25. Consideration and action for a short-term rental.
10712 Whisper Willow Place
Lot 26, Block 07, Section 6 Village of Grogan's Mill
26. Consideration and action for a short-term rental.
111 Benjis Place
Lot 03, Block 01, Section 01 Village of Grogan's Mill
27. Consideration and action for a Short-Term Rental application.
30 E Lance Leaf Road
Lot 09, Block 04, Section 01 Village of Panther Creek

28. Consideration and action for a Short-Term Rental application renewal.

38 Larks Aire Place

Lot 54, Block 01, Section 37 Village of Cochran's Crossing

29. Consideration and action for a Short-Term Rental application.

107 North Delta Mill Circle

Lot 48, Block 01, Section 01 Village of College Park

30. Consideration and action for a Short-Term Rental application.

90 Wood Drake Place

Lot 47, Block 01, Section 04 Village of Creekside Park West

31. Consideration and action for a Short-Term Rental application.

19 Gracenote Place

Lot 05, Block 01, Section 30 Village of Creekside Park West

32. Consideration and action for a Short-Term Rental application renewal.

94 E. Trace Creek Drive

Lot 03, Block 02, Section 03 Village of Indian Springs

33. Consideration and action for a Short-Term Rental application

52 S. Brookberry Court

Lot 35, Block 03, Section 12 Village of Panther Creek

X. Consideration and Action of the Commercial Applications, Violations and Requests for Deferment.

A. Variance request for the proposed conceptual plans to alter the forest preserve mid-growth to allow for a view corridor from Buckthorne Place.

Queenie Auyeung / Phat Eatery

2290 Buckthorne Place

Lot 0800 Block 0547 Section 0006 Village of Grogan's Mill

B. Variance request for proposed modifications to two monument signs that do not match the building sign, and to a third monument located on Woodlands Parkway that contains a logo that exceeds the maximum size allowed and does not contain address numbers.

REG8 Sterling Ridge / Crunch Fitness

6700 Woodlands Parkway, Suite 600

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

C. Variance request to modify a portion of the existing monument sign to add a new attached monument sign with an internally illuminated tenant panel for proposed future tenant use.

REG8 Sterling Ridge

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

D. Variance request for the proposed pole-mounted reserved parking pickup signs and parking space painting.

Regency Centers LP / Sprouts Farmers Market

4775 W. Panther Creek Drive, Suite 400

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

E. Variance request for the existing cart containment signs and proposed grocery cart corral signs that advertise a service provided within the business.

Regency Centers LP / Sprouts Farmers Market

4775 W Panther Creek Drive, Suite 400
Lot 0283 Block 0045 Section 0040 Village of Panther Creek

- F. Consideration and action for the proposed building sign.
Indian Springs at Woodlands LTD / HomBarre
6777 Woodlands Parkway, Suite 308
Lot 0500 Block 0592 Section 0060 Village of Indian Springs
- G. Consideration and action for the proposed generator.
HEB Grocery Co LP / HEB
3601 FM 1488
Lot 2000 Block 0549 Section 0047 Village of Alden Bridge
- H. Consideration and action for the proposed improvements to elevations which include finish changes, addition of a canopy, awnings, and painting of some brick.
Allstate BK Real Estate Holdings LTD / Burger King
3020 College Park Drive
Lot 9004 Block 0555 Section 0999 Village of College Park
- I. Consideration and action to amend the condition and action of the Development Standards Committee that required white flat cut-out letters to be applied to the surface of the monument panel.
Keyes Holdings / Woodlands Family Chiropractic
1755 Woodstead Court
Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill
- J. Consideration and action to amend the condition of approval by not requiring the herringbone brick accent pattern under the storefront windows.
21 & 25 Waterway Holdings LLC /Bar Bludorn
25 Waterway Avenue, Suite 100
Lot 2630 Block 0599 Section 0999 Village of Town Center
- 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. Consideration and action concerning the absence of any Committee Member.**
- XIII. Development Standards Committee Member Comments.**
- XIV. Staff Comments and Reports.**
- XV. Adjourn.**




Covenant Administration Director

Covenant Administration Department, The Woodlands Township