

## 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 21<sup>st</sup>, 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**

**January 21<sup>st</sup>, 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 December 17<sup>th</sup>, 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 the Commercial Items, Applications and Covenant Violations.**
  - A. Consideration and action for the proposed dumpster enclosure that includes removal of a shrub and one parking space, and replacement of loading dock gates.  
Lake Woodlands Retail Associates LLC  
1640 Lake Woodlands Drive  
Lot 4600 Block 0599 Section 0999 Village of Town Center
  - B. Consideration and action for the proposed building color change.  
Horizon Hotels LP / Hilton Garden Inn  
9301 Six Pines Drive  
Lot 9045 Block 0599 Section 0999 Village of Town Center
  - C. Consideration and action for the proposed monument signs.  
The Crossing Church / Hosanna Woodlands  
6265 Shadowbend Place  
Lot 0220 Block 0687 Section 0047 Village of Cochran's Crossing
- X. Consideration and Action of Residential Applications and Covenant Violations.**
  1. Variance request for a final submission for a new home construction that exceeds the maximum amount of living area.  
109 S Timber Top Drive  
Lot 09, Block 02, Section 15 Village of Grogan's Mill

2. Variance request for the revised pool, decking and water feature that exceeds the maximum allowed height and has a rock formation and decking that encroaches into the rear and side easement.  
36 Gentle Branch Place  
Lot 26, Block 01, Section 42 Village of Creekside Park West
3. Rehearing request to delay the submittal of comprehensive drainage and landscape plan, in addition to a Municipal Utility District Service Inspection Receipt from Woodlands Water, allowing the new home construction permit to be processed and submitted to the homeowner.  
2 Coralvine Court  
Lot 55, Block 2, Section 20 Village of Grogan's Mill
4. Consideration and action regarding a request by the neighbor at 104 N. Flagstone Path Place to appeal a conditionally approved privacy structure at 22 Storm Mist Place.  
22 Storm Mist Place (Owner)  
Lot 02, Block 01, Section 51 Village of Cochran's Crossing  
104 N Flagstone Path (Appeal Requestor)  
Lot 01, Block 01, Section 51 Village of Cochran's Crossing
5. Variance request for a proposed sports court that exceeds the maximum hard surface area allowed, encroaches the rear twenty-five-foot setback, is not located at least fifteen feet from the property line, and requires trees to be removed.  
27 Turtle Rock Court  
Lot 02, Block 05, Section 28 Village of Panther Creek
6. Variance request for a proposed patio cover with a summer kitchen and fireplace that exceeds the maximum hard surface area allowed, and the fireplace with chimney encroaches the right-side setback and easement.  
27 Turtle Rock Court  
Lot 02, Block 05, Section 28 Village of Panther Creek
7. Variance request for a proposed swimming pool, firepit, retaining wall, and decking that exceed the maximum hard surface area allow for the lot.  
27 Turtle Rock Court  
Lot 02, Block 05, Section 28 Village of Panther Creek
8. Variance request for a proposed putting green that does not respect the side five-foot easement and requires the removal of two trees within the boundary of the putting green.  
99 Marlberry Branch Drive  
Lot 05, Block 02, Section 84 Village of Alden Bridge
9. Variance request for proposed artificial turf that requests the removal of a tree.  
99 Marlberry Branch Drive  
Lot 05, Block 02, Section 84 Village of Alden Bridge
10. Variance request for a proposed circular driveway that exceeds the maximum width allowed, does not have a 16-foot minimum turning radius at the centerline, and the lot's front line distance is less than 85 feet.  
3 E Sunlit Forest Drive  
Lot 07, Block 02, Section 22 Village of Panther Creek
11. Consideration and action for a survival swim lessons home business renewal that has changes to the business hours.  
15 Mellow Leaf Court  
Lot 22, Block 02, Section 18 Village of Panther Creek

12. Variance request for an existing pool heater that encroaches into the side easement.  
34 Bellweather Court  
Lot 13, Block 01, Section 46 Village of Panther Creek
13. Variance request for existing paving that exceeds the maximum amount of allowable hard surface per the Neighborhood Criteria.  
110 E Morning Cloud Circle  
Lot 40, Block 01, Section 20 Village of Cochran's Crossing
14. Variance request for an existing driveway border that exceeds the maximum width allowed.  
46 Heritage Hill Circle  
Lot 04, Block 03, Section 14 Village of Indian Springs – TWA
- XI. **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.**
- 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 to adopt the Development Standards Committee meeting dates for 2026.**
- XIV. **Development Standards Committee Member Comments**
- XV. **Staff Comments and Reports**
- XVI. **Adjourn**



*S. Devon Jorden*  
Covenant Administration Manager