

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 6th, 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 6th, 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 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. Request by an affected neighbor to appeal the decision that an existing portable basketball goal located at 110 Meadowspring was not a violation of The Woodlands Residential Development Standards and the Covenants, Restrictions, Easements, Charges and Liens of The Woodlands.
110 Meadowspring Circle
Lot 0011, Block 0001, Section 0033, Village of Cochran's Crossing
Affected neighbor appealing:
106 Meadowspring Circle
Lot 0012, Block 0001, Section 0033, Village of Cochran's Crossing
 - L2. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
123 Black Swan Place
Lot 0016, Block 0003, Section 0097, Village of Sterling Ridge
 - L3. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
39 Prairie Falcon Place
Lot 0023, Block 0001, Section 0012, 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.
5 Sunbird Court
Lot 0040, Block 0006, Section 0025, Village of Grogan's Mill

- L5. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
32 Night Hawk Place
Lot 0017, Block 0007, Section 0025, 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.
55 South Woodstock Circle Drive
Lot 0066, Block 0003, Section 0002, Village of Panther Creek

X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.

- A. 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
- B. Consideration and action for the building color change and standing seam metal roof all of which were installed without a permit.
Keyes Holdings
1755 Woodstead Court
Lot 0263 Block 0599 Section 0036 Village of Grogan's Mill
- C. Variance request for the existing temporary door and window graphics that exceed the maximum size and time allowed for display.
GRI Woodlands Crossing LLC / New Balance
10868 Kuykendahl Road, Suite D
Lot 0100 Block 0592 Section 0060 Village of Indian Springs
- D. Consideration and action for the existing walk-up ATM machine graphics.
Woodforest National Bank
10555 Kuykendahl Road
Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge
- E. Variance request for the existing hours of operation sign that does not comply with the shopping center criteria regarding letter type, size and location.
Woodforest National Bank
10555 Kuykendahl Road
Lot 0200 Block 0592 Section 0000 Village of Sterling Ridge
- F. Variance request for the proposed building sign that exceeds the maximum height allowed and does not match the monument tenant panel or the registered name of the business.
Shoppes on Sawdust LLC / Woodlands Nail & Spa
1440 Sawdust Road, Suite A
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill
- G. Variance request for the existing tenant panels that contain a logo that exceeds the maximum size allowed.
TW VOGMVC LLC / Plush Nail Bar
2230 Buckthorne Place, Suite 101
Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

- H. Consideration and action for the proposed composting bin.
HEB Grocery Company LP
3601 FM 1488 Road
Lot 2000 Block 0549 Section 0047 Village of Alden Bridge

- I. Consideration and action for the proposed awnings, material change to the existing wall, and patio modifications that include seating, umbrellas and themed display.
24 Waterway LLC / Bari Ristorante
24 Waterway Avenue, Suite 125
Lot 2640 Block 0599 Section 0999 Village of Town Center

- J. Consideration and action for the revised plan for the Starbucks mobile pick up signs that includes two additional signs.
US Regency Alden Bridge LLC / Kroger
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

- K. Consideration and action for the proposed ATM machine and light poles.
Murphy Oil Inc. / Wells Fargo
3042 College Park Drive
Lot 8854 Block 0555 Section 0000 Village of College Park

- L. Consideration and action for the proposed accent lighting modifications.
CSHV Woodlands LP / Cinemark Theater
1600 Lake Robbins Drive
Lot 2600 Block 0599 Section 0999 Village of Town Center

- M. Consideration and action for the proposed shopping center sign criteria revision.
TW VOGMVC LLC – Grogan’s Mill Village Center
7 Switchbud Place
Lot 0840 Block 0547 Section 0006 Village of Grogan’s Mill
2230 Buckthorne Place
Lot 0410 Block 0547 Section 0006 Village of Grogan’s Mill

- N. Consideration and action for the proposed building remodel that includes color, material and lighting modifications, two air conditioning units and a staging and storage area.
2701 Research Forest DR LLC / Andy’s Cleaners
2100 Buckthorne Place
Lot 0870 Block 0547 Section 0006 Village of Grogan’s Mill

- O. Consideration and action for the existing temporary storage container.
45 MHM Woodlands Inc. / Fairfield Inn
16850 Interstate 45 S
Lot 8800 Block 0555 Section 0999 Village of College Park

- P. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
CSHV Woodlands LP
1360 Lake Woodlands Drive
Lot 2000 Block 0599 Section 0999 Village of Town Center

XI. Consideration and Action of Residential Applications.

1. Consideration and action for a final new home construction.
10 Doe Run Drive
Lot 3, Block 3, Section 16 Village of Grogan's Mill
2. Consideration and action regarding an appeal of conditions of approval for a pergola.
31 East Green Gables Circle
Lot 08, Block 01, Section 09 Village of Alden Bridge
3. Variance request for a proposed patio cover with an incorporated summer kitchen, that exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
15 Quick Stream Place
Lot 04, Block 28, Section 01 Village of Indian Spring WCA
4. Variance request for a proposed swimming pool which exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
15 Quick Stream Place
Lot 04, Block 28, Section 01 Village of Indian Spring WCA
5. Variance request for proposed decking that exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
15 Quick Stream Place
Lot 04, Block 28, Section 01 Village of Indian Spring WCA
6. Variance request for an existing sidewalk that exceeds the maximum hard surface and width allowed.
238 Hearthshire Circle
Lot 59, Block 01, Section 99 Village of Sterling Ridge
7. Consideration and action regarding an appeal of conditions requiring a storage shed to be relocated out of the easement to comply with the Residential Standards
135 W. Coldbrook Circle
Lot 08, Block 03, Section 25 Village of Cochran's Crossing
8. Variance request for an existing driveway widening that would exceed the maximum width allowed.
82 Sunlit Grove Street
Lot 19, Block 02, Section 35 Village of Alden Bridge
9. Consideration and action of a home business
15 South Old Cedar Circle
Lot 10, Block 01, Section 19 Village of Alden Bridge
10. Consideration and action to appeal the disapproval of a tree removal.
34 N Arrow Canyon Circle
Lot 13, Block 02, Section 03 Village of Creekside Park
11. Variance request for an existing driveway that exceeds the maximum width and hard surface area allowed
16 N. Timber Top Drive
Lot 61, Block 02, Section 13 Village of Grogan's Mill

12. Variance request for an existing rear patio that exceeds the maximum hard surface area allowed and encroaches the rear easement
16 N. Timber Top Drive
Lot 61, Block 02, Section 13 Village of Grogan's Mill
 13. Variance request for a proposed patio extension that encroaches the rear covenant easement and utility easement.
26919 Southwick Valley Lane
Lot 41, Block 01, Section 00 Village of Creekside Park – Enclave
 14. Consideration and action for a Short-Term Rental renewal
150 North Willow Point Circle
Lot 21, Block 01, Section 33 Village of Alden Bridge
 15. Consideration and action for a Short-Term Rental renewal
187 Hearthshire Circle
Lot 55, Block 2 Section 99 Village of Sterling Ridge
 16. Consideration and action for a Short-Term Rental.
179 Lindenberry Circle
Lot 01, Block 02, Section 27 Village of Creekside Park
 17. Consideration and action for a Short-Term Rental application.
30 E Wading Pond Circle
Lot 05, Block 02, Section 08 Village of Creekside Park West
 18. Consideration and action for a Short-Term Rental.
43 Sawmill Grove Ln
Lot 7A, Section 41 Village of Grogan's Mill
 19. Consideration and action for a Short-Term Rental renewal.
10 Taupewood Place
Lot 38, Block 03, Section 74 Village of Alden Bridge
 20. Consideration and action for Short-Term Rental.
1 Fiddleleaf Court
Lot 12, Block 02, Section 01 Village of Panther Creek
- 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