

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 7, 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:

- I. Welcome/Call 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 to appoint a Chairman and Vice Chairman of the Development Standards Committee for the 2026 term.
- VI. Consideration and action regarding the minutes of the meeting of December 3, 2025.
- VII. Consideration and Action of items recommended for Summary Action.
- VIII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- IX. Reconvene in Public Session.
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.
 - A. Variance request for the proposed building sign that exceeds the maximum height allowed, includes white returns which do not comply with the standards and does not match the proposed monument signs.
Regency Centers LP / Sprouts Farmers Market
4775 W Panther Creek Drive, Suite 400
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - B. Variance request for the proposed addition of a tenant name to the village shopping center monument signs that does not match the proposed building sign.
Regency Centers LP / Sprouts Farmers Market
4775 W Panther Creek Drive, Suite 400
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
 - C. Variance request for the proposed building sign that includes white returns which do not comply with the standards.
Regency Centers LP / Planet Fitness
4775 W Panther Creek Drive, Suite 270
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
 - D. Variance request for the proposed blade sign that does not comply with the shopping center criteria regarding materials and sizing.
Regency Centers LP / Planet Fitness
4775 W Panther Creek Drive, Suite 270
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
 - E. Variance request for two living trees that have been removed after the Development Standards Committee denied the removal and were removed without approval.
New Hope Christian Church Woodlands
7575 Alden Bridge Drive
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge

- F. Consideration and action for the proposed gazebos.
New Hope Christian Church
7575 Alden Bridge Drive
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
- G. Consideration and action for the existing pathway that does not comply with the approved plans.
New Hope Christian Church Woodlands
7575 Alden Bridge Drive
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
- H. Consideration and action for the existing gaga pit.
New Hope Christian Church Woodlands
7575 Alden Bridge Drive
Lot 0100 Block 0490 Section 0047 Village of Alden Bridge
- I. 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
- J. Consideration and action for the proposed artwork revision.
US Regency Alden Bridge LLC
8000 Research Forest Drive
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
- K. Variance request for the proposed building sign that includes a logo that exceeds the maximum size allowed.
The Fenway Venture LLC / The Enrichery
8105 Kuykendahl Road, Suite 200
Lot 4100 Block 0257 Section 0047 Village of Alden Bridge
- L. Consideration and action for the proposed dumpster enclosure and replacement of loading dock gates that includes removal of a shrub and one parking space.
Lake Woodlands Retail Associates LLC
1640 Lake Woodlands Drive
Lot 4600 Block 0599 Section 0999 Village of Town Center

XI. Consideration and Action of the Residential Applications and Covenant Violations.

- 1. Variance request for a modified landscape plan proposed for the new home construction permit and requires the removal of additional trees.
23 Ripple Rush Court
Lot 39, Block 01, Section 10 Village of Panther Creek
- 2. Variance request for a modified walkway for new home construction that is proposed to encroach into the five-foot side easement, past the building line and exceeds the maximum width allowed.
23 Ripple Rush Court
Lot 39, Block 01, Section 10 Village of Panther Creek
- 3. Variance request for a proposed patio cover that would encroach past the rear setback.
30 Gate Hill Drive
Lot 02, Block 21, Section 01 Village of Indian Springs
- 4. Variance request for a proposed circular driveway with a lot width less than the required minimum width,

hard surface area exceeds the maximum allowed and the driveway will require removal of a tree.

11 Harmony Links Place

Lot 30 Block 01, Section 18 Village of Sterling Ridge

5. Variance request for an existing pool decking, pergola with summer kitchen that exceeds the maximum hard surface area allowed.

14 Snow Pond Place

Lot 21, Block 02, Section 21 Village of Indian Springs – TWA\

6. Variance request for an existing driveway border that exceeds the maximum width allowed.

7 Montfair Boulevard

Lot 12 Block 4, Section 68 Village of Sterling Ridge

7. Variance request for an existing attached pergola & deck that does not respect the rear ten-foot easement and exceeds the maximum hard surface allowed. Additionally, building plans were not provided for the improvements.

43 Douvaine Court

Lot 12, Block 02, Section 10 Village of Sterling Ridge

8. Variance request for an existing putting green that does not respect the side five-foot easement.

23 Serene Creek Place

Lot 22, Block 02, Section 11 Village of Alden Bridge

9. Consideration and action to appeal the Residential Design Review Committee's decision to deny existing exterior lights due possible neighbor impact from permanent seasonal lighting.

7 Cordella Place

Lot 34 Block 01, Section 49 Village of Sterling Ridge

10. Consideration and action for approval of a Home Business – Florist

35 Villa Canyon Place

Lot 26, Block 02, Section 18 Village of Indian Springs – TWA

11. Consideration and action for renewal of a of Home Business – Florist

2 Otter Lodge Place

Lot 17 Block 01, Section 86 Village of Sterling Ridge

12. Consideration and action for renewal of a Short-term Rental.

7 Old River Place

Lot 10, Block 02, Section 34 Village of Alden Bridge

13. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

35 Windswept Oaks Place

Lot 87, Block 1, Section 5 Village of Harper's Landing at College Park

14. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

138 North Westwinds Circle

Lot 10, Block 1, Section 67 Village of Alden Bridge

15. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

43 East Sandalbranch Circle
Lot 18, Block 2, Section 18 Village of Alden Bridge

16. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

35 Taupewood Place
Lot 48, Block 3, Section 74 Village of Alden Bridge

17. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property

18 North Abram Circle
Lot 5, Block 2, Section 24 Village of Sterling Ridge

18. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

22 Bay Mills Place
Lot 1, Block 2, Section 8 Village of Creekside Park

19. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

19 Sterling Pond Court
Lot 5, Block 1, Section 3 Village of Alden Bridge

20. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

17 Vinca Trail
Lot 25, Block 1, Section 59 Village of Alden Bridge

21. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property

67 Millport Drive
Lot 56, Block 1, Section 40 Village of Alden Bridge

22. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

6 Wistful Vista Place
Lot 12, Block 1, Section 23 Village of Alden Bridge

23. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

7 Ashworth Court
Lot 9, Block 1, Section 12 Village of Harper's Landing at College Park

24. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

7 North French Oaks Circle
Lot 2, Block 2, Section 49 Village of Sterling Ridge

25. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

75 South Wynnoak Circle
Lot 16, Block 1, Section 57 Village of Alden Bridge

26. Consideration and action to appeal the Residential Design Review Committee's decision of

disapproval for an existing house color change that may not be in keeping with the character of the neighborhood.

54 Canoe Bend Drive
Lot 18, Block 01, Section 24 Village of Creekside Park

27. Consideration and action to appeal the conditions of approval for a color change to not allow the painting of the stone on the house.

82 South Longsford Circle
Lot 10, Block 01, Section 12 Village of Sterling Ridge

28. Consideration and action to appeal the Residential Design Review Committee's decision to Table an artificial turf application and require the owner to submit a drainage plan prior to their review.

14 South Greywing Place
Lot 04, Block 01, Section 06 Village of Alden Bridge

29. Consideration and discussion for a request by the homeowner to address the Development Standards Committee regarding the violation of artificial vegetation at 19 Broadweather Place.

19 Broadweather Place
Lot 88, Block 1, Section 50 Village of Alden Bridge

30. 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

31. 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

32. Variance request for a proposed swimming pool, decking and patio cover that does not respect the rear easements.

26911 Arethusa Court
Lot 25, Block 01, Section 00 Village of Creekside Park – Enclave

33. Consideration and action for a Short-term Rental.

15 Twig Corner Court
Lot 41, Block 02, Section 22 Village of Creekside Park West

34. Variance request for an existing animal house for chickens that is not located at the required minimum distance of ten feet from the shared property line adjacent to a residential lot. Additionally, it may cause adverse impact.

175 West Black Knight Drive
Lot 32 Block 01, Section 84 Village of Sterling Ridge

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



Covenant Administration Manager for
The Woodlands Township