

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 November 20th, 2025, 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
November 20th, 2025, 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 October 15th, 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 Residential Applications and Covenant Violations in The Woodlands Association (TWA) Covenants.
 - T1. Variance request for a new pool and decking installation where the pool decking encroaches into twenty foot Development Zone, which is required to be free from all hardscape improvements
3 Club View Court
Lot 14, Block 1, Section 23, Village of Sterling Ridge
 - T2. Consideration and action to rehear a variance request for a detached structure containing living area that was not built as approved and that exceeds the maximum living area allowed.
97 Winter Sunrise Circle
Lot 13 Block 01 Section 38 Village of Creekside Park West
 - T3. Variance request for a retaining wall that does not respect the rear 35-foot building setback, which is not in keeping with the Standards.
97 Winter Sunrise Circle
Lot 13 Block 01 Section 38 Village of Creekside Park West
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.
 - A. Request for a rehearing regarding the November 5, 2025 action and conditions of approval by the Development Standards Committee for the Building Signs, Monument Signs, Directional Signs, Play Area, Added Door and Landscaping.
HKM California Properties LLC / Little Stars Pediatric Center
10815 Kuykendahl Road
Lot 0552 Block 0592 Section 0060 Village of Indian Springs

- B. Consideration and action for the proposed security gate.
CSHV Woodlands LP / Academy Sports & Outdoors
1360 Lake Woodlands Drive
Lot 2000 Block 0599 Section 0999 Village of Town Center
- C. Consideration and action for the proposed final plans for a building addition.
The Church at Alden Bridge
8050 Branch Crossing Drive
Lot 0100 Block 0224 Section 0047 Village of Alden Bridge
- D. Consideration and action for the proposed parking lot expansion.
2101 Lake Robbins Holdings LLC
2102 Lake Robbins Drive
Lot 0295 Block 0599 Section 0999 Village of Town Center
2235 Lake Robbins Drive
Lot 0295 Block 0547 Section 0999 Village of Town Center
- E. Variance request for the existing building sign that does not comply with the newly adopted shopping center sign criteria.
Regency Centers LP / The Core Lab
4775 W Panther Creek Drive Suite 470
Lot 0283 Block 0045 Section 0040 Village of Panther Creek
- F. Consideration and action for the existing wooden coverings that have been placed over the drive through window and ATM machine.
Regency Centers LP / PNC Bank
4640 Woodlands PKWY
Lot 0540 Block 0045 Section 0040 Village of Panther Creek
- G. Variance request for the existing window film that contains signage.
Alex & Queenie Auyeung / Phat Eatery
2290 Buckthorne Place
Lot 0800 Block 0547 Section 0006 Village of Grogan's Mill
- H. Consideration and action for the proposed LED upgrade for all site lighting.
AF4 Woodlands LLC
9391 Grogan's Mill Road
Lot 0210 Block 0599 Section 0999 Village of Grogan's Mill
- I. 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
- J. Consideration and action for the use of fireworks at the annual event.
Carlton Woods Properties Inc / The Club at Carlton Woods
1 Carlton Woods Drive
Lot 0100 Block 0224 Section 0046 Village of Sterling Ridge

- K. Consideration and action for the proposed generator, concrete pad and gravel access path that requires the removal of four trees and some vegetation.
GAVI Timberloch LLC
2001 Timberloch Place
Lot 0280 Block 0547 Section 0999 Village of Town Center
- L. Consideration and action for the proposed construction timeline to resolve building and garage maintenance issues.
HH Woodlands Tower Holdings LLC
1201 Lake Robbins Drive
Lot 9000 Block 0599 Section 0999 Village of Town Center

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

- 1. Consideration and action to appeal the Residential Design Review Committee's decision to disapprove a roof which was considered to not be architecturally compatible with the neighborhood.
Sean & Megan Brogan
44 Fallshire Drive
Lot 10, Block 03, Section 12 Village of Panther Creek
- 2. Consideration and action regarding a concept new home construction
10 Doe Run Drive
Lot 3, Block 3, Section 16 Village of Grogan's Mill
- 3. Variance request for a resubmission of a concept new home construction that exceeds the maximum amount of living area and hard surface area allowed by the Neighborhood Criteria.
10713 N Autumnwood Way
Lot 12, Block 1, Section 30 Village of Grogan's Mill
- 4. Variance request for a proposed color change that was found not to be compatible with the Neighborhood Criteria requirements for brick color when reviewed by the Cochran's Crossing Residential Design Committee.
37 N Copperknoll Circle
Lot 32, Block 02, Section 27 Village of Cochran's Crossing
- 5. Variance request for a proposed sports court that encroaches the forty-foot rear setback and includes a tree removal which does not meet the conditions of removal.
38 Palmer Woods Drive
Lot 12, Block 02, Section 45 Village of Cochran's Crossing
- 6. Variance request for an existing fence style that is not compatible with the Neighborhood Criteria.
46 Biscay Place
Lot 13, Block 01, Section 21 Village of Cochran's Crossing
- 7. Variance request for a proposed driveway that exceeds the maximum allowed width and encroaches the rear and side easements.
10811 W. Timberwagon Circle
Lot 14, Block 7, Section 6 Village of Grogan's Mill
- 8. Variance request for an existing pool heater that encroaches into the side easement more than allowed per the Residential Standards.

Ben Dulban
34 Bellweather Court
Lot 13, Block 01, Section 46 Village of Panther Creek

9. Variance request for existing paving that exceeds the maximum width allowed for a walkway and exceeds the maximum hard surface area allowed.

Robert Fantini
20 Twelve Pines Court
Lot 32, Block 01, Section 14 Village of Panther Creek

10. Variance request for a final new home construction submission that exceeds the maximum living area allowed and encroaches into the rear setback.

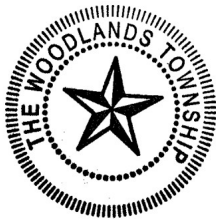
12 N Timber Top Drive
Lot 59, Block 2, Section 13 Village of Grogan's Mill

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 Jorden
Covenant Administration Manager