

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 February 18th, 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
February 18th, 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 January 21st, 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 the Commercial Items, Applications and Covenant Violations.
 - A. Consideration and action for the proposed final plans for a building addition.
The Ridge Community Church
10801 Falconwing Drive
Lot 0210 Block 0592 Section 0060 Village of Indian Springs
 - B. Variance request for the proposed building sign that will be installed on a raceway and does not comply with the criteria regarding line spacing, size and letter depth.
SC Woodlands LLC / Chillout CBD Wellness
6886 Woodlands Parkway, Suite B
Lot 0107 Block 0499 Section 0046 Village of Sterling Ridge
 - C. Variance request for the existing directional sign that includes the business name.
KPP II LLC / PsychPlus
10857 Kuykendahl Road, Suite 160
Lot 0554 Block 0592 Section 0060 Village of Indian Springs
 - D. Variance request for proposed window and door vinyl graphics that do not comply with the standards regarding placement, inclusion of the street address, and use of a business clarifier that is not part of the registered business name.
KPP II LLC / PsychPlus
10857 Kuykendahl Road, Suite 160
Lot 0554 Block 0592 Section 0060 Village of Indian Springs

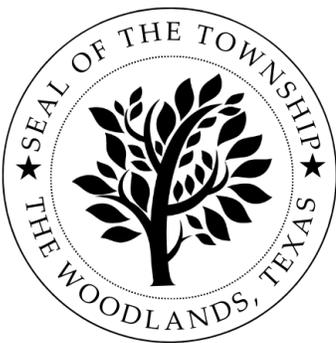
- E. Variance request for the proposed addition of a third tenant name to the village shopping center monument signs.
Regency Centers LP
4775 W. Panther Creek Drive
Lot 0283, 0285 Block 0045 Section 0040 Village of Panther Creek
 - F. Consideration and action for the proposed building sign.
US Regency Alden Bridge LLC / The Woodlands Martial Arts Academy
8000 Research Forest Drive, Suite 310
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - G. Consideration and action for the proposed arcade sign.
US Regency Alden Bridge LLC / The Woodlands Martial Arts Academy
8000 Research Forest Drive, Suite 310
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - H. Consideration and action for the proposed building sign.
US Regency Alden Bridge LLC / TL Nail Boutique
8000 Research Forest Drive, Suite 310
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - I. Consideration and action for the proposed arcade sign.
US Regency Alden Bridge LLC / TL Nail Boutique
8000 Research Forest Drive, Suite 310
Lot 0400 Block 0257 Section 0047 Village of Alden Bridge
 - J. Consideration and action for the existing patio furniture.
2978 Colonnade Group LP / Panicafe Tea Room
30420 FM 2978 Road, Suite 160
Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge
- X. Consideration and Action of Residential Applications and Covenant Violations.**
- 1. Variance request for existing walkways that exceed the maximum width allowed and exceed the maximum hard surface area per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
 - 2. Variance request for a circular driveway that exceeds the maximum width allowed and exceeds the maximum hard surface area per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
 - 3. Variance request for an existing metal carport that is adjacent to a golf course lot and exceeds the maximum allowed hard surface area per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill

4. Variance request for an attached patio cover that exceeds the maximum hard surface area allowed per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
5. Variance request for a summer kitchen that exceeds the maximum hard surface area allowed per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
6. Variance request for a detached patio cover that exceeds the maximum hard surface area allowed per the Neighborhood Criteria and does not include a full set of sealed plans.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
7. Variance request for pergolas that include hard surface areas that exceed the maximum allowed per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
8. Variance request for a padel court cover that encroaches the rear setback, exceeds maximum height allowed, exceeds the maximum hard surface area allowed per the Neighborhood Criteria, and does not include a full set of sealed plans.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
9. Variance request for sports courts that exceed the amount allowed on a lot, encroaches the rear setback and easement, and exceeds the maximum hard surface area allowed per the Neighborhood Criteria.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
10. Variance request for storage sheds that encroach the rear easement, exceeds the maximum amount allowed on a lot, and exceeds the maximum height allowed.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
11. Variance request for a storage building that does not include comprehensive plans.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
12. Variance request for a garage patio cover that exceeds the maximum height allowed and may cause an impact on neighboring properties.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
13. Variance request for signage that exceeds the maximum amount allowed on a lot and is not located in an area which is the closest to the dwelling.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill
14. Variance request for a terrace/roof extension that does not include comprehensive plans.
47 N Longspur Drive
Lot 09, Block 04, Section 45 Village of Grogan's Mill

15. Variance request for a concept new home construction that encroaches the rear setback, and exceeds the maximum living area and hard surface area per the Neighborhood Criteria.
108 S Timber Top Drive
Lot 04, Block 01, Section 15 Village of Grogan's Mill
16. Variance request for a Short-Term Rental that will exceed the allowed occupancy
2 South Rambling Ridge Place
Lot 32, Block 01, Section 08 Village of College Park
17. Variance request for an existing arbor that encroaches the rear and side easement and exceeds the maximum amount of hard surface area allowed.
223 S Pathfinders Circle
Lot 67, Block 06, Section 01 Village of Cochran's Crossing
18. Variance request for an existing generator that encroaches the side easement and is visible to neighboring property and the street.
91 Quillwood Place
Lot 08, Block 02, Section 93 Village of Sterling Ridge
19. Variance request to remove two trees that do not meet the requirements for removal and are for a future fence replacement that will be relocated to the property line.
23 Cape Jasmine Place
Lot 05 Block 02 Section 43 Village of Cochran's Crossing
20. Variance request for a proposed patio cover with summer kitchen and fireplace that will encroach into the rear setback and includes pavers that will encroach into the rear easement.
23 Cape Jasmine Place
Lot 05 Block 02 Section 43 Village of Cochran's Crossing
21. Variance request for a proposed patio cover with an incorporated summer kitchen that encroaches the rear setback and exceeds the maximum hard surface area allowed.
5 Terravale Court
Lot 30, Block 02, Section 11 Village of Panther Creek
22. Variance request for existing walkways that are not at least one foot from the property line, exceeds the maximum width allowed, and exceeds the hard surface area per the Neighborhood Criteria.
63 Hearthshire Circle
Lot 12, Block 02, Section 99 Village of Sterling Ridge
23. Variance request for an existing walkway that exceeds the maximum width allowed and is not at least one foot from the property line.
46 S Almondell Way
Lot 01, Block 02, Section 92 Village of Sterling Ridge
24. Variance request for a boat dock that includes a retaining wall that encroaches the rear easement and platted building line.
18 W Isle Place
Lot 13, Block 01, Section 25 Village of Panther Creek

25. Variance request resubmission for a retaining wall installed on the property line which causes it to encroach over the rear easement.
104 W High Oaks Circle
Lot 30, Block 01, Section 42 Village of Grogan's Mill
26. Variance request resubmission for a retaining wall installed on the property line which causes it to encroach over the rear easement.
106 W High Oaks Cir
Lot 29, Block 01, Section 42 Village of Grogan's Mill
27. Variance request for a walkway that will exceed the maximum width allowed.
18 W Isle Place
Lot 13, Block 01, Section 25 Village of Panther Creek
28. Consideration and action to pursue amending the Initial Land Use Designation for Sterling Ridge Section 26, to increase the maximum amount of living area allowed, accommodating a proposed garage conversion.
66 Silvermont Drive
Lot 34, Block 01, Section 26 Village of Sterling Ridge
29. Variance request for a garage modification that exceeds the maximum living area allowed per the Neighborhood Criteria.
66 Silvermont Drive
Lot 34, Block 01, Section 26 Village of Sterling Ridge
30. Consideration and action for a home business.
107 South Golden Arrow Circle
Lot 02 Block 03 Section 12 Village of Cochran's Crossing
31. Consideration an action for meeting a replant requirement.
50 Waterford Bend
Lot 04, Block 01, Section 44 Village of Cochran's Crossing
32. Variance request for a modified new home construction walkway that will exceed the maximum width allowed.
96 Hollymead Drive
Lot 9, Block 04, Section 20 Village of Cochran's Crossing
33. Variance request for paving modifications that exceed the maximum width allowed.
96 Hollymead Drive
Lot 09, Block 04, Section 20 Village of Cochran's Crossing
34. Variance request for proposed paving that will exceed the maximum allowed hard surface area allowed per the Neighborhood Criteria.
20 Cornerbrook Place
Lot 01 Block 01 Section 02 Village of Cochran's Crossing
35. Variance request for existing walkways that exceed the maximum width allowed and is not at least one foot from the property line.
6 Beauty Bower Place
Lot 11, Block 1, Section 25 Village of Sterling Ridge
36. Consideration and action for a Short-Term Rental.
78 Cobble Gate Place
Lot 24, Block 01, Section 02 Village of Grogan's Forest

37. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
5 North Brook Pebble Court
Lot 10, Block 01, Section 38, Village of Grogan's Mill
 38. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
16 North Timber Top Drive
Lot 61, Block 02, Section 13, Village of Grogan's Mill
 39. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
22 South Bristol Gate Place
Lot 01, Block 01, Section 69, Village of Grogan's Mill
 40. Consideration and Action to proceed with legal action regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
26 South High Oaks Circle
Lot 51, Block 06, Section 38, Village of Grogan's Mill
- 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. **Development Standards Committee Member Comments**
 - XIII. **Staff Comments and Reports**
 - XIV. **Adjourn**



S. Devon Jordan

Covenant Administration Manager