

**Joint Meeting of  
Development Standards Committee  
and  
Residential Design Review Committees  
May 29, 2012 at 5:30pm**

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

**Minutes**

DSC Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Kim Hess, Ken Anderson and Herman Weindel

RDRRC Members Present: Roger McDonald, Kim Vest, C.W. Wallace, Arthur Bredehoft, George Newman, Michael Ramsey, Carmen Mulraney, Doug Owyang, John Passero, and Mark Bacon.

Staff Present: Kimberly McKenna and Neslihan Tesno

- I. Welcome/call to order  
DSC Chair Deborah Sargeant called the meeting to order at 5:30 p.m. Members and staff introduced themselves.
- II. Consideration and Discussion of the Residential Development Standards.  
Staff provided a PowerPoint presentation to the committees concerning items to review for potential Standards revisions as follows:
  - **Rock or stone as ground cover, 40% yard coverage - grass vs. non-grass, red mulch** - The use of rock as ground cover was discussed. Committee members thought there should be some type of buffer or green between rock and street for continuity, should be on limited basis such as if 50% of yards are beds then an additional 25% could be rock, should be dependent on size of lawn. Red mulch was not considered desirable.
  - **Sail shade canopies** -committee members had no objections to these type structures.
  - **Louvered pergolas** - no objections past the building line.
  - **Poly-carbonate roofing vs. other flat roofs for pergolas** - no objections to roofing such as stand seam metal over building line if edge trimmed and not shiny and is compatible to dwelling trim or roof and muted color.
  - **Home natural gas refueling stations** - allow with inspection and screening similar to trash cart enclosure, treat similar to generators. Ask Fire Department about safety.
  - **AC units in easements** - Already allow 3' encroachment and there is concern about pool barrier issues if allow more- staff to research.
  - **Sports courts** - impacts - Better on large lots, neutral colors - ok with status quo.
  - **2' setback on zero lot line homes for improvements such as decks, patios and paving** - There was no objection to having no setbacks unless there is a maintenance easement.
  - **Home Business Applications** - Some members felt that the RDRRC should be able to act on the home business applications. Letters could be sent out at RDRRC level. One member suggested that renewals could go to the RDRRC. Members want to set up a workshop to discuss home business - Deborah Sargeant, Herman Weindel, Clarence Wallace and Mike Ramsey volunteered as a sub-committee.
  - **Landscape borders** - need to check continuity in Standards
  - **Storage sheds needing to be screened by a 6' solid fence, we have had several that were surrounded by a wood fence except the front fences were wrought iron** - previously reviewed by committees in Joint meeting last year -ok with screening.
  - **Driveway extensions** - previously reviewed by committees in Joint meeting last year - developed driveway borders not to exceed 18" in width with contrasting material.

- **Summer kitchens within 10' of a property line, we have a lot of these that are no imp act but have to be disapproved** - previously reviewed by committees in Joint meeting last year.
  - **Fence stains - Fence stains have become an issue due to unapproved colors - mostly in Creekside and Sterling Ridge.** There are visibility issues on lots with wrought iron fencing. It was recommended to keep Standards and colors as they are and put article in Woodlands Magazine to educate.
- III. Consideration and Discussion of the public forum related to the Sign Standards.  
Deborah Sargeant gave a brief report concerning the public forum for signs. She informed members the forum would be held Monday, June 11, 2012 at 7:00 p.m.
- IV. Development Update Discussion.  
Robert Heineman did not have an update but was available for questions. No questions were asked.
- V. Committee Member Comments (3 minutes)  
RDRC members requested feedback from items that went to DSC meetings. Deborah Sargeant mentioned that the DSC would try to have more Joint meetings with the RDRC committees.
- VI. Staff Comments (3 minutes)  
There were no staff comments.
- VII. Public Comment (3 minutes)  
There were no public comments.
- VIII. Adjournment  
There being no further business it was moved by Robert Heineman and seconded by Chris Florack to adjourn the meeting at 7:19 p.m. The motion carried unanimously.