

**The Development Standards Committee - Public Forum Concerning
Revisions to the Residential Development Standards on
April 22, 2014 at 6:00pm at
The Woodlands Township 2801 Technology Forest Boulevard,
The Woodlands, Texas 77381**

Minutes of Public Forum

Members Present: Deborah Sargeant, Robert Heineman, Ken Anderson, Kim Hess, Mark Bacon and Danie van Loggerenberg.

Member absent: Chris Florack

Staff Present: Hennie van Rensburg, Neslihan Tesno and Kim McKenna

- I. Welcome/Call Meeting to Order
The meeting was called to order by Chair Deborah Sargeant at 6:01 p.m.
- I. Overview of the revisions to The Residential Development Standards.
Deborah Sargent described the process the committee followed to revise the Standards. She thanked the committee and staff for their hard work. Hennie van Rensburg, Director of the Covenant Administration Department, presented the highpoints of the revisions. See attached overview.
- II. Public Comments (3 minutes each person)
Mike Bass, Director of The Woodlands Township, asked the committee to consider tree protection requirements during construction and handed out a document in regard to sustainability in The Woodlands. He felt The Woodlands should incorporate sustainable options in future revisions – such as promoting drip irrigation and appropriate landscaping. He also asked when the new standards would be available to the public – Deborah Sargeant indicated that would be about 45 days. Rob Miller of Windsor Hills voiced his concerns about too many trees on small lots causing overcrowding, competition and disfiguration. A resident of Grogan’s Mill inquired about changes in her village in regard to redevelopment of properties. Hennie van Rensburg informed her that there were formal procedures to change living area requirements. Deborah Sargent said she anticipated that within next couple of years that more residents would move forward in the process to rebuild with larger homes.
- III. Committee Member Comments (3 minutes each person)
There were no committee comments.
- IV. Adjourn
There being no further business it was moved by Deborah Sargeant and seconded by Kim Hess to adjourn the meeting at 6:34 p.m. The motion carried unanimously.

PRESENTATION OF REVISIONS TO THE RESIDENTIAL DEVELOPMENT STANDARDS

Customer Service

- ▣ Considerations of revisions are provided through input from residents, contractors, RDRC Committees and staff.
- ▣ The DSC held several joint meetings with the RDRC's to discuss and consider items for revisions.
- ▣ Considerations are written and presented at the joint meetings for review.

Reasons for Change

The DSC reviews considerations based on several factors:

- ▣ Customer Service
- ▣ Changes in Building Materials
- ▣ Changes in Building Trends
- ▣ People's Lifestyle Changes

Items for Consideration

Rock or stone as ground cover, 40% yard coverage
grass vs. non-grass

- Considered based on drought and reducing water usage.

Sail Shade Canopies and Louvered Pergolas

- New materials consideration for shade structures and pergolas.

Poly-carbonate roofing and other flat roofing materials

- Standing seam and other flat roofing permitted over building line.

Home natural gas refueling stations

- Newer fuel options for automobiles and safety considerations.

Items for Consideration

Storage sheds needing to be screened by a 6' solid fence

- Amended due to wrought iron fencing requirements in some residential areas.

Driveway extensions

- New language drafted to allow for increasing number of requests for driveway widening

Summer kitchens within 10' of a property line

- Consideration of location allowed on property based on evolving lifestyles.

Z setback on zero lot line homes for improvements such as decks, patios and paving

- Consideration wood decks located on zero lot line properties.