Joint Meeting of Development Standards Committee and Residential Design Review Committees February 25, 2015 at 5:30pm

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

MINUTES

DSC Members present: Deborah Sargeant, Robert Heineman, Danie van Loggerenberg and Ken Anderson, Kim Hess.

RDRC Members present: Ken Schumann, Everett Ison, Jaydean Arnold Tullos, Ron Harris, Arthur Bredehoft, Claude Hunter, Michael Ramsey, Vince Fredrick, Sharon DeMarsais, Matthew Dennis, Clarence Wallace and John Leftwich.

Staff present: Hennie van Rensburg, Kimberly McKenna, Neslihan Tesno and Pam Forde

Welcome/call to order
 The meeting was called to order by Deborah Sargeant at 5:31 pm.

- II. Approve the minutes of the meetings of October 30, 2013.
 Deborah Sargeant made a motion and Kim Hess seconded to approve the minutes of the Joint meeting on October 30, 2013 with the correction to the spelling of Vince Fredrick's name.
- III. Consideration and Discussion of the Residential Development Standards.

Hennie van Rensburg a brief status report on the revisions to the Standards. Members brought up other issues that needed to be discussed in the future.

Deborah Sargeant (DSC) - tree houses

Everett Ison (Panther Creek) – color of stamped concrete, fuel storage,

Arthur Bredehoft (Alden Bridge) – should revise Standards more frequently

Mike Ramsey (Creekside Park) – more creative ways to screen from view.

Robert Heineman (DSC) -40% yards - due to trend in rear yards for pool, patio cover and summer kitchen they have changed Development Criteria to add a minimum of 2-3 trees (depending on lot size) to be located along the perimeter so as not to be in conflict with future improvements.

Jay Dean Tullos (Sterling Ridge) – agreed with Robert and said they needed to plant evergreen due to Neighbor Impact

Matthew Dennis (Indian Springs TWA) - minimize back yard improvements - too much coverage

IV. Consideration and Discussion of Community Redevelopment.

Hennie van Rensburg gave a brief introduction. Deborah Sargeant stated that the DSC has started to address the issue of redevelopment of communities (older houses being demolished and new homes being built in established neighborhoods). The challenge is to build a new home and keep the atmosphere and charm of the old villages. Arthur Bredehoft commented that they should stay with the Neighborhood Criteria and the Standards to keep the characteristics of the villages. He also stated that there should be structured balance to control growth and to take into consideration the tax assessed value of other homes in the area. Ken Anderson said that consideration should be given to the ability to design and sell a new home

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with older restrictions such as small living area maximums. Hennie van Rensburg announced that this would be a future topic of discussion at different levels; DSC, Joint meetings and public hearings.

- V. Consideration and Discussion of Development Standards Committee policies and procedures. Hennie van Rensburg gave a short presentation in of the current DSC policies for commercial properties. The DSC Operating Procedures document was available for review and was discussed. It was commented that the date of adoption should be noted on the front.
- VI. Committee Member Comments Robert Heineman gave a brief history concerning the current tree issue in regard to the Creekside Park Center. The Woodlands Development Company planted a tree nursery many years ago in this barren area with the intention of using the trees in other areas of The Woodlands such as medians and forest preserves. For years trees were transplanted however the trees were getting too large to transplant and the planned center for Creekside needed to be designed and built. The area had a severe slope and had to be filled with soil to grade, the trees would not be able to survive the amount of fill all these factors contributed to the decision to remove of the trees. The design of the new center was based on a Traditional Neighborhood Development and from lessons learned from the other Village centers. Arthur Bredehoft comments that he appreciated that the DSC considered the RDRC's comments and recommendations. Deborah Sargeant was grateful to see a good turnout. Mike Ramsey noted that the Creekside Center sign was not on the agenda.
- VII. Staff Comments There were no staff comments.
- VIII. Public Comment There were no public comments.
- IX. Adjournment

There being no further business it was moved by Ken Anderson and seconded by Danie van Loggerenberg to adjourn the meeting at 6:42p.m. The motion carried unanimously.