

**The Woodlands Township
Del Webb Task Force Meeting
Meeting Summary
June 30, 2016**

Purpose of this Document: This document will serve to summarize the results, actions and follow-up items agreed to during this meeting. It is not designed to be the detailed minutes of the meeting and thus is not intended to capture every comment, only the results of the discussion.

- **Welcome & Introductions**

- Meeting was attended by Task Force Committee members: Mike Bass – The Woodlands Township; Tim Early, Pulte Homes; Dave Harlan, Eagle Mead; Jason Johnson – RG Miller Engineers; Steve Leakey, Alden Bridge Village Association; Ann Leoni, Glen Erin neighborhood; Mark Mooney and Dan Wild, Montgomery County; Don Norrell and John Powers, The Woodlands Township; Jim Stinson, The Woodlands Joint Powers Agency; Alex Sutton, The Woodlands Development Company. Others that attended: Ray Macek and Cynthia Harlan, Eagle Mead; Marshall Jordan and Jan Phillips, The Woodlands Township.
- Committee background and Agenda items for the meeting were reviewed: The Woodlands Township met on June 14 with Pulte to share areas of concerns from residents about the new Del Webb – The Woodlands community currently being developed. Recent rain and flood events have caused additional concerns. At the June 14 meeting, Mike Bass shared with Pulte the pictures, videos and other documentation provided by Mr. Harlan on behalf of the Eagle Mead residents. Mr Bass said, as a result of the June 14 meeting, he believed the Pulte executives were fully area of the areas of concern of the Eagle Mead residents. Mr Bass asked that the focus of today’s meeting be on the protocols previously worked out between the Township and Pulte for gaining access to each other’s property; short term actions to mitigate any adverse impact of drainage run-off and standing water; to better understand the long term development and drainage plans and “how we are going to work together to be good neighbors.”

- **Presentation by Pulte Group on the Del Webb The Woodlands Development**

- Since few of the attendees have had the benefit of hearing of Pulte’s plans for the Del Webb development, a significant portion of the meeting was spent by Tim Early, Pulte VP, presenting graphics, maps and plans of Pulte’s development plan for Del Webb The Woodlands. The project is located between FM 1488, the Village of Alden Bridge and the Stonebridge Church property. Pulte has acquired 200 acres for an age-restricted, gated community with primary point of access on FM 1488. The main entry gates are within the neighborhood (installed now) with private streets. Pulte has plans, and has obtained the right of way, to build another gated entry on a private road at the southwest corner of the development to connect to Research Forest.
- The following provides a link for meeting attendees to download the material presented by Mr Early. Pulte has removed the streets and lot lines in the attachment since they do not have final plat approval for a good portion of the south side of their site. They did not want to provide something that was not yet approved. What has not changed, and will not change in the field, are the drainage plans and patterns – these are the same as presented and as approved by the County.

[Download all associated files](#) (Open Hyperlink to Pulte presentation)

- Panther Branch flood plain/flood way: designed for same flow as 100 years; currently building the long term retention ponds, 1 small berm as part of detention; upon completion should have relatively the same or less flow into Panther Branch as previously. There will be no damming up of Panther Branch or anything that will prevent its normal water flow that existed prior to the development. Pulte is currently in the process of excavating detention ponds required to capture the additional runoff from the new development; ponds are being overbuilt within the floodplain so as not to disturb the natural flood way.

The ponds will be equipped with pumps to control flow to 3 amenity lakes and for discharge downstream outside the development, to maintain predevelopment flow rates.

- Within the next 30 days Pulte will construct temporary swales south of the new detention ponds to temporarily redirect the drainage flow to Panther Branch so there is no adverse impact to surrounding areas. This will redirect over 20 acres of land that used to drain south to The Woodlands and to the natural pond to the North. Upon finishing development, drainage flow towards the Village of Alden Bridge will be reduced and redirected to Del Webb. Lot lines will back up to the Township's Open Space Reserves, the lots will rise in elevation for the foundation locations, drainage swales will be created along the back property line in a drainage easement with inlet drains to direct the lots' run-off into the storm sewer system and north to the detention ponds.
- Natural flows diagram indicates proposed drainage, upon completion of project. Currently developing a section at a time, working toward the southwest corner; the detention ponds that are being built now are sized to handle the total amount of drainage required for the finished amount of development.
- Concerns, questions have been raised about traffic increasing on Research Forest. As a gated neighborhood, no thru traffic from FM 1488 will have access to Research Forest as the access is gated and will use a private drive thru Stonebridge Church property, by agreement, to the public drive on Research Forest Blvd. Entrance at Stonebridge Church is not expected to impact commuter traffic, as developer's studies of their age-targeted resident indicate the residents' peak use will not be at rush hour, due to different traffic behavior patterns for this age group.
- Per Mark Mooney, the County Engineer, the County has no statutory authority to require any traffic impact studies pertaining to this new road. The Alden Bridge Village Association plans to invite Commissioner Riley to one of their meetings to discuss his long term plans for the expansion of Research Forrest
- Pulte has no intention of connecting to The Woodlands via small stubbed street (Bonnaire Dr.) off the eastern boundary of property connecting to Acacia Park Circle. Confirmed that Pulte has no objections to The Woodlands asking Montgomery County to abandon that section of right of way.
- Addressed concerns voiced over clearcutting trees across entire property: Pulte assessed the condition of the trees that were existing upon purchase and determined that most were stressed and diseased from the years of drought, therefore presenting future challenges for the residents. They decided that it would be preferred by their age-targeted residents to have no mature trees that may be prone to risk and maintenance. Pulte is currently in the process of forestation of trees along entry roads – currently up to 700 trees in place. From the southern boundary going north, there will be a fence, then a utility easement and then a drainage easement, leaving little room for a forested buffer between the communities. All lots are designed to drain to the street except for the very back portion of lot, about 15 feet from fence, which will drain toward fence and be captured by the V-shaped swale with inlets and buried drainage pipe to direct the run-off water to detention ponds.

- **Questions – Discussion for Pulte Group regarding the presentation**

- Q. What are plans for extreme event *drainage flow* routing, should water exceed capacity of pipe?
A. Would not expect ponding to occur that would impact The Woodlands. Depth of swale, width swale, size of pipe should accommodate any extreme event drainage
- Q. When will this infrastructure be in place?
A. As market conditions dictate, 2019 - 2020.
- Q. When will temporary swales be in place?
A. Within next 30 days, subject to weather conditions.

Q. What is the height of fence along back of development property?

A. Standard wood 6' privacy fencing.

Q. What and who will construct utilities -- aerial or underground?

A. CenterPoint Energy will utilize overhead power lines; easement with street side access; easement on lots between fence and swale.

Q. Concerns: Values of adjacent properties (i.e., Township residents) to be negatively impacted due to aerial utilities directly behind them; also question of privacy for Township residents, w/ neighboring homes to be built on raised elevation.

A. Forestation will help with privacy, reduce visibility of power lines; elevation should not create privacy issues, as most homes are single story, very few have loft features, with windows facing side to side to adjacent community homes, not in the back facing neighboring Township properties. It was noted that there are other areas in the Township served by CenterPoint that already have overhead power lines adjacent to residential properties.

Q. How is the plan measured in terms of success and compliance to county requirements?

A. As built plans will be prepared and RG Miller engineer will sign off upon completion and certify to county it was built per the approved design.

- **Eagle Mead**

- On behalf of the Eagle Mead residents, Mr. Harlan summarized the near-term priorities and objectives of the Eagle Mead residents and provided a one-page diagram seeking to label the primary areas of drainage flows that the Eagle Mead residents believe should be the focus in the near-term plan of action to address standing water issues and the drainage flows into and through the rear of lots in Eagle Mead. These areas of concern have previously been covered with Pulte. Both they and the Township have a copy of Mr Harlan's schematic. A summary of these concerns and the schematic can be found on Exhibit 1 – attached.

- **Protocol – access Township Open Space Reserves from Del Webb property.**

The Pulte development is private property and all parties should refrain from entering the property with their permission. Nor, should Pulte infringe on the Township property without permissions. The Township requires access to its forest reserves for maintenance purposes. In addition, the Township would like to periodically review and evaluate how well the drainage mitigation improvements (See Item 6 below) are working in order to address any other short term improvements which might be needed.

ACTION ITEM: The following points of contact were established (see following table) If any resident believes they have a need to access the Pulte property they should contact John Powers to request access via the Pulte representatives.

Point of contact	Organization	Phone	email
John Powers	The Woodlands Township	281-210-3800	jpowers@thewoodlandstowship.tx.gov
Tim Early	Pulte Homes of Texas (short-term)	(281) 529-9144	timothy.early@pultegroup.com
Ryan Day, Project Manager	Pulte Homes of Texas (long term)	(972) 768-1876	Ryan.Day@PulteGroup.com

- **Short Term**

- As the Del Webb' silt fence will not completely prevent drainage flows into The Woodlands' property along the boundary, Mr. Bass stated that the elimination of major drainage flows into and through the rear of Eagle Mead resident's lots or significant standing water behind their property is a top priority of the Task Force. With this priority in mind, representatives of The Woodlands Township and Del Webb will assess the boundary areas and silt fence to develop plans to address near term standing water and drainage issues. The Township expressed its desire to monitor the area on a periodic basis to identify future standing water and drainage issues. The following **Action Items** were agreed to be completed within the next 30 days to Mitigate Adverse Drainage Impacts to Township Residents - THESE ITEMS TO BE COMPLETED BY AUGUST 1, 2016.
 - a) Determine owner/responsible for drainage ditch that terminates on Crownridge - WJPA.
 - b) Construct east/west swale south of raised portion of Pulte property to capture any water not captured by temporary swales on southern section and take such water east and west as the natural flow permits – Pulte.
 - c) Review any standing water and drainage in Township RSOR and determine if any remediation is needed. The Township will determine and remove any debris in the ROSR having the potential to adversely impact drainage. Mr. Bass also noted that during his visits to the area, some residents had directed their back yard drainage into the RSOR. These may need to be redirected to the street so as not to aggravate the standing water issue- Township.
 - d) Determine if the drainage swale to the SE draining to Crownridge is still needed and remediate as needed – WJPA.
- **Resident Concerns Relating to Other Recent Flooding in the Area**
 - The scope of the Del Webb Task Force is limited to the project and does not encompass other flooding concerns as a result of the extreme April and May rains. Director Bass described a separate Township Task Force under the direction of Township Director Jeff Long to address Township wide drainage maintenance issues and priorities. Until that Task Force gets organized, Mr. Bass suggested the Eagle Mead residents contact with Mr. Stinson of the WJPA to register their issues and suggestions regarding near-term maintenance for the Crownridge Drive area drainage paths. (We have since been told by Mr. Harlan this has occurred)

- **Long Term**

- Opportunities to improve buffer between the development and Township: The Township has proposed expanding the southern boundary forest reserve. In the eventual platting of those sections, Pulte will consider pushing back their fence 10 feet (to be finalized) to the North and granting the Township an easement. In return, the Township will reforest and maintain the area.

- **Meeting Adjourned**

Mike Bass, Township Director and Task Force Chair

