

**Joint Meeting of
Development Standards Committee
and
Residential Design Review Committees
October 12, 2016 at 5:30pm**

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

MINUTES

I. Welcome/call to order

The meeting was called to order by Development Standards Committee Chair Deborah Sargeant at 5:32p.m.

II. Approve the minutes of the previous meeting.

It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the minutes as presented. The motion carried unanimously.

III. Consideration and Discussion of the Residential Development Standards.

The Committee discussed the following items as brought forward by each Residential Design Review Committee established below.

Sterling Ridge did not have a representative present but submitted the following topics for discussion.

Consideration regarding A trend in their village for turf and or putting greens in the easements. They want to know how the DSC feels about artificial ground cover. The Committee noted the need for limited scope and the desire to allow in areas not visible to a street or adjacent tract.

Alden Bridge did have representatives present but submitted the following topics for discussion.

Committee would like to see the Joint meetings held the evening and not the early morning; provide better customer service to the public. The Chair of the Development Standards Committee and The Woodlands Township staff noted that all Joint Session have been held in the evening. Staff noted that they have only been held in the evenings. The committee requested driveway borders should be considered to allow more width and approve driveway borders on one side of the driveway instead of requiring them to do both sides.

A status update was requested on Short term rentals. It was noted Standards were drafted and in the process of review through legal counsel.

Ask the committees to consider standards for wrought Iron fences that connect to wood fencing where the unfinished side of the fence is visible to a tract of land or reserve.

A request to consider light colored energy efficient shingles was suggested.

The Committee also had a notation about flooding in Alden Bridge and fences that have been added to drainage swales. However, we did not have a representative to inquire further about this topic.

Creekside Place representatives were present and discussed:

A status update was requested on Short term rentals. It was noted Standards were drafted and in the process of review through legal counsel.

The Committee noted the need for Common area maintenance and inquired if it was a parks issue. The staff advised of the Parks policy and the determined size of the common areas and noted it is primarily the responsibility of the surrounding owners.

Indian Springs representatives were present for both WCA and TWA Committees and discussed:

Exploring Standards that can help with drainage issues and require maintenance of existing drainage improvements like drainpipes and French drains. The staff identified The Standards for maintenance and the Texas Drainage Laws regarding drainage and identified plans that have required drainage plans at the time installation is improved. The committee also requested considering Standards that is more lenient and encourages installation of solar panels. The staff noted the Standards for solar panels and identified the Standards to be very accommodating toward allowing Solar panels with minimal Standards.

College Park did not have a representative present but submitted the following topics for discussion.

Noted more Projects built before approval.

How can we educate contractors and homeowners more, i.e. with public distribution of the Summary of Standards, articles in the magazine and newspapers, etc. The staff identified the Community Magazine, Literature distributed among neighborhoods, as well as community involvement days and neighborhood involvement days.

Cochran's Crossing representatives were present and requested discussion of the following topics.

Can we allow other Committee members to become substitutes for vacancies in other Residential Design Review Committees? The staff noted the Covenants do not allow this to occur.

Panther Creek representatives were present and requested discussion of the following topics.

Consider adopting more Standards for patterned and stamped concrete driveway and roofing materials that appear multi colored. The Committee feel more of this is occurring in their Village.

IV. Committee Member Comments (3 minutes)

There were no additional committee member comments.

V. Staff Comments (3 minutes)

The staff thanks all members present for the Joint Session.

VI. Public Comment (3 minutes)

There were no public comments.

VII. Adjournment

There being no further business it was moved by Ken Anderson and seconded by Deborah Sargeant to adjourn the meeting at 6:25p.m.