

**Joint Meeting of
Development Standards Committee
and
Residential Design Review Committees
June 29, 2011 at 5:30pm**

The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380

Minutes

DSC Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Mike Bass, Ken Anderson and Ken Parker

RDRC Members Present: Gayle Carney, Nancy Decker-Lent, Michael Ramsey, Ronald Kostelny, Roger McDonald, Herman Weindel, Dan Lewis, Jorge Slater, Barby Carroll, Cheryl Edmonson, Gerard Raap

Staff Present: Hennie van Rensburg, Kimberly McKenna, Neslihan Tesno, Lauren Shackleton, Pam Forde, Jenney Ramirez, Vickie McGuire, Rachel Downs, Melanie Folkert

A. Welcome and Call to order

Deborah Sargeant called meeting to order at 5:31.

B. Consideration and Discussion of Revisions to the Residential Development Standards

Members and staff introduced themselves. Hennie van Rensburg, Kim McKenna and Neslihan Tesno presented information and requests from several different RDRC members to discuss various issues as follows:

Power Generators: Hennie provided the following information concerning generators. Staff will provide with a list of all approved properties with power generators to the Fire Department. Staff will also create labels to be affixed the junction box to alert emergency personnel of the presence of the generator. These labels will be provided to residents with their approved permits and staff will also mail out to properties with existing generators. Discussion followed concerning various concerns including screening, timing of test cycle, location, code requirements, inspections and noise issues. DSC will review issues for possible changes to the standards.

Summer Kitchens: Kim McKenna presented a PowerPoint to the committees with various issues in relation to summer kitchens. These questions were addressed: How should a summer kitchen be defined? Is it a summer kitchen if it has a grill? **Does the 10' setback requirement include the structure the summer kitchen is under or only the counter/grill/appliance area?** **Should the 10' requirement be set on summer kitchens within the existing footprint of the dwelling?** Does open or solid roof matter? **Should summer kitchens be regulated or should it be "outdoor amenities - i.e. TV, fireplace, pizza oven, kitchen area grill"?** Discussion followed concerning all the above. DSC will review issues for possible changes to the standards.

Home Business: Hennie discussed the current standards that require home business applications to be reviewed by the DSC. Hermann Weindel stated that the Alden Bridge RDRC was very concerned that

they are not able to review these due to the change in the standards. It was mentioned that the reason for the change was a recommendation from legal counsel. Staff will research and confirm with legal counsel. It was suggested if RDRCs are allowed to review then it should be policy that affected neighbor letters are sent out prior to the RDRC meetings.

Roofing : Deborah Sargeant mentioned that roofing was on the agenda to inform all the RDRC of the recent changes allowing lighter roof colors.

Driveways : Neslihan Tesno provided a presentation concerning issues on driveways that includes allowable borders on driveways, extensions, and step-outs. It was suggested that borders be allowed if **they are of contrasting material or color, matching the dwelling, and 18" or less. These borders could extend from garage to street. It was also suggested that a concrete (no contrast needed - same material as driveway) extension or step-out no wider than the outside wall of the garage be allowed but the driveway would need to taper down to allowable width before SROW.** Increasing the maximum allowed driveway width was discussed also. DSC will review issues for possible changes to the standards.

Paving - Limited landscaping was also mentioned concerning hardscaped (rocks, flagstone etc) areas next to driveways and or street edges. There is some concern about county regulations however it would be up to the resident to get county approval. Creekside RDRC wanted to confirm other RDRCs **are also allowing a maximum 2' extension on each side of the drive if pavers or stone are set in pervious material (i.e. crushed granite or sand) and not extending into SROW.** DSC will review issues for possible changes to the standards.

Patio and decks - On zero lot line properties there was a requirement to prohibit decks and patios within 2 feet of the zero lot line. The RDRC would like to allow these to extend to the property line. There was some discussion about drainage issues however the consensus appeared to have no objection to this suggestion. RDRCs would like to be able to approve minor encroachments into rear easements for paving. DSC will review issues for possible changes to the standards.

Landscape borders/retaining walls - Neslihan presented several examples of landscape borders that are existing in several villages. Standards do not address dry stacked landscape borders in SROW, or Bollards (rocks and posts). A discussion followed concerning the differences between landscape borders and retaining walls. It was suggested that the height measurement in the definition of landscape border be removed, mortared borders in the SROW can be reviewed by the RDRCs and dry stacked borders are allowed in the SROW. There is also a discrepancy between the allowable heights in regard to easements and SROWS. DSC will review issues for possible changes to the standards.

Elevated components in rear yard - Hennie presented examples of issues on properties when an elevated area looked over onto another property due to steep elevations. It was suggested that an elevation drawing should always be required for all swimming pools and decks. Robert Heineman further suggested that they should be required for patio covers and other structures.

Play Structures and Trampolines - Hennie discussed the option for RDRCs to approve play structures that have **3' encroachments** into the rear easements with attachments other than the support legs, such as ladders, climbing walls and slides. This appeared to be an acceptable request if the encroaching attachment did not exceed the height of the fence. Also there was a suggestion to remove the **requirement for muted colors on trampolines - there were objections to this request.**

Wrought Iron Fences and Puppy bars - Several examples of puppy bars were reviewed in conjunction with wrought iron fences. Staff recommended that there be temporary and permanent methods of restraining pets from escaping through the wrought iron bars. Temporary methods could be short metal interior fencing and black mesh on the inside of the fences. Permanent fixes were interior wood fences and wrought iron fences with narrow gaps between bars. DSC will review issues for possible changes to the standards.

In conclusion all these items will be brought to the DSC to determine changes needed to the Standards.

- C. Committee Member Comments - **Deborah Sargeant** invited RDRC members to come to the DSC meetings on items that they had concerns about to provide input.
- D. Staff Comments - Hennie mentioned that the Township Board had approved two 95 gallon containers for trash and recyclables. This may present issues with the required screening.
- E. **Public Comment** - Claude Hunter, Township Board Member, thanked all the members for the work they do and reminded them that it is important and appreciated. John Nanninga also thanked committees and staff for their efforts.
- F. Adjournment - **Meeting was adjourned at 8:30pm.**