

**Joint Meeting of
Development Standards Committee
and
Residential Design Review Committees
February 28, 2018 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 Chairman Walt Lisiewski at 5:32 p.m. Mr. Lisiewski thanked everyone for their attendance and identified he would like to schedule 3 Joint Sessions in the months of February, May and August for 2018.

II. Approve the minutes of the previous meetings.

It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes of the previous meeting as presented.

III. Consideration and Discussion of the Residential Development Standards.

The staff presented the members with a power point presentation focusing on the items each Village had submitted to the staff as well as information the staff had received throughout the year. The main topics included Solar Panels, Painting Brick on Homes, Modifying the setback requirements for outdoor kitchen on properties that back to a Restricted Open Space reserve, Home Businesses and Short Term rentals, Artificial turf and Fence Heights.

The details of those items included:

1. Solar Products:

- Solar Panels and the need to view exposed piping.
- Solar Shingles
- Consider inspections for solar installations

2. Painting Bricks:

- It was noted that Painting Brick is allowed. The Committee has the discretion to evaluate the architectural compatibility and neighborhood character but ultimately painted brick is allowed. It was also noted that some committee found painted brick was requested to allow dated brick to be painted to create a more contemporary design.

3. Revised Setback requirements:

- The members discussed the opportunity to revise the standards to allow Outdoor Living Area Structures to encroach onto the rear and side yard setback in situations where the rear or side yard adjoins a restricted open space reserve and thereby would not be an impact to adjacent residential properties.

4. Home Business:

- The staff and Development Standards Committee members identified that Home Business continue to be a topic that prompts a great deal of neighbor feedback and impact. As a result, Home Business and specifically Short-term rentals would continue to be closely monitored by the committee and Legal Counsel prior to taking any action. It was also identified that the standard language for all Home Businesses acted on by the Development Standards

Committee includes language related to revoking a home business permit at any time for a violation of the Standards or at the Development Standards Committee's discretion.

5. Artificial Turf:

- Many members identified the need to refine the standards and specify parameters for allowance of Artificial Turf and specify allowed and prohibited locations.

6. Fence Heights:

- The members expressed a need to reevaluate fence height restrictions specifically for fences that will back to major thoroughfares and collector streets and potentially increasing the height for the major thoroughfares such as Woodlands Parkway.

IV. Committee Member Comments (3 minutes)

Jim Goldmeyer identified the Village Association's first meeting in February brought forward a concern about security camera usage at residential properties. Mr. Goldmeyer also noted that he was very appreciative of the Development Standards Committee encouraged other Residential Design Review Committee members with questions to attend the meeting and noted, that he believed the committee will find the Development Standards Committee is very complaint and considerate of the Residential Design Review Committee's recommendation.

Vice Chairman of the Development Standards Committee, Robert Heineman, thanked the Residential Design Review Committee members for attending and their input towards the Standards revisions and recommendations to the variance committee. Chairman of the Development Standards Committee Walt Lisiewski, thanked the members for their attendance and informed the Committee members present that the Committee is reviewing flooded homes, looking to address storm debris and construction debris in the revised standards and will on tear down/rebuild and Standards for those and identified the need to evaluate the minimum requirement for Slab Elevations.

V. Staff Comments (3 minutes)

The staff noted that the issue of use of security cameras on residential lots has been directed to the Development Standards Committee's legal counsel and was identified as a civil matter between property owners. It was also noted the Development Standards Committee would remain in contact with their legal counsel regarding the matter and discuss in an executive session should any concerns arise.

VI. Public Comment (3 minutes)

There were no public comments.

VII. Adjournment

There being no further business it as moved by Walt Lisiewski and seconded by Robert Heineman to adjourn the meeting at 6:42p.m. The motion carried unanimously.