

Storm Water Detention Systems Policy

Applicability

This Policy supersedes any prior policy or part of a prior policy as it relates to the same matter.

Enforcement

This Policy may be enforced, within Meyerland Community Improvement Association (MCIA) Board's discretion, to the fullest extent allowed by law, applicable deed restrictions and the MCIA. This Policy shall apply to all lots that fall within the jurisdiction of the MCIA.

Purpose/Definition

The purpose of this Policy is to ensure the aesthetics of the Meyerland community as pertaining to storm water detention systems, regarding required location, approvable materials, maintenance, and overall aesthetics.

This policy shall not be used to offset the MCIA impervious coverage limit.

Storm water detention systems include any system meant to collect storm-water and slowly release it at a controlled rate to not significantly impact downstream areas and/or use it as irrigation, including, but not limited to detention, retention, and rain barrel systems.

Rules

All lots in Meyerland may have storm water detention systems. The City of Houston may require detention systems for lots of or over a City specified square footage, and all governmental regulations must be followed.

Types of systems that may be allowed include, but are not limited to, rain barrels, cisterns, infiltration-detention/retention trenches/basins, and bio-retention.

All storm-water detention systems must be of an aesthetically acceptable design, (including size of system) and location. Systems should be placed below and behind fences, or if in public view, shielded and/or landscaped with plants or other approved materials. If minimalistic in design, they must be of an aesthetically acceptable design as determined by the appropriate Meyerland review committee. Storm-water detention systems must be maintained for both aesthetic requirements and function, as determined by the appropriate Meyerland committee or MCIA Board.

Approval

Any and all proposed storm-water detention systems, including but not limited to their location, aesthetics (including size), associated shielding/landscaping, and all associated installations/work must receive approval by the appropriate Meyerland review committee or MCIA Board prior to the start of any installation/work. Approval may be withheld for purely aesthetic considerations, even if similar structures were previously approved or already exist in the Meyerland community, so long as not arbitrary or capricious.