

Village of Alden Bridge
Residential Design Review Committee
Regular Meeting – 5:00 p.m. – August 3, 2023
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381-3901

Members Present: Darin Emberton, John Passero, and Reggie Louvierre

Staff Present: Jenney Ramirez and Ingrid Kegel

Public Present: John Dougherty and contractor with Dominion Pool Group

MINUTES

A. Welcome/call to order.

Darin Emberton called the meeting to order at 5:00 p.m.

B. Consideration and Action of Minutes for the Regular Meeting of July 3, 2023

The minutes were read and accepted as presented.

C. Review and Disposition of the Applications on the Review List, “Exhibit A”

The Alden Bridge committee members reviewed and acted upon the applications list attached, “Exhibit A.” All actions of the committee were unanimous.

D. Report on Staff Approval List for August 3, 2023

The Staff Approval List was accepted with abstentions.

E. Consideration and Discussion of topics for the Joint RDRC and DSC meetings

The members went over the existing list and added some additional items for discussion at the next Joint meeting.

F. Consideration and Action concerning the absence of any committee member.

The members excused the absences of David Pratt and Randy Schulze.

G. Public Comments (3 Minutes)

John Dougherty and contractor addressed the committee regarding the pool and detached patio cover application.

H. Committee Member Comments (3 minutes)

Reggie Louvierre thanked the staff for all we do. John Passero thanked the staff and appreciates all our hard work. Darin Emberton thanked the members for their participation and engagement in the meeting, and thanked the staff for all we do.

I. Staff Comments (3 minutes)

Jenney and Ingrid thanked everyone for attending the meeting. Jenney asked the committee for their availability on the September 7, 2023, meeting.

J. Adjournment

There being no further business, Chairperson Darin Emberton adjourned the meeting at 7:15 p.m.

**Exhibit A - Village of Alden Bridge
Application Review List
August 3, 2023**

Item #	Applications To Be Reviewed	Owner Name	Property Address	Sec	Block	Lot	Staff Recommendation
1.	Above Ground Pool and Related Improvements	GABRIEL P HERNANDEZ	94 E. GREYWING CIR	0006	0004	0014	Staff Approved
2	Patio and Related Improvements	KARLA JEAN WELDON	54 N HOLLYLAUREL CIR	0016	0001	0042	Disapprove- Existing patio encroaches upon the 10-foot rear yard easement of the lot by 6 inches. Patio is stamped concrete.
3	Tree Removal and Related Improvements	AARON SCHEN	74 E. EVANGELINE OAKS CIR	0074	0003	0027	Committee Review - Proposed tree removal does not meet the guidelines for removal. Waiting on Arborist report.
4	Color Change and Related Improvements	SARA CLUGY	202 W. RUSSET GROVE CIR	0075	0001	0003	Committee Review - House is mostly brick. Homeowner is requesting to paint the brick a German Schmear, paint trim a darker color called SW 7062 Rock Bottom, Front door and garage door will be painted one of the three color choices; SW 9132 Acacia Haze, SW9133 Jasper Stone; SW6213 Halcyon Green. There are different brick colors in area. This will be the first painted brick and darker trim color in area.
5	Detached Building and Related Improvements	KELLY TSCHENDORF	34 LAMPS GLOW PL	0005	0002	0048	Disapprove- Existing shed encroaches upon the 5-foot side yard easement by 1.5 feet. In addition, the shed was built to 11' 3" in height exceeding the maximum height of 9 feet allowed, and built with a floor area at 192 sq. ft. exceeding the maximum floor area allowed of 120 sq. ft.
6	Fence and Related Improvements	SCOTT VAIRIN	71 W. FAIRBRANCH CIR	0044	0002	0011	Disapprove - Existing rear fence exceeds the maximum height of 6'6" allowed per Standards.

7	Driveway Widening and Related Improvements	JAMES DAVID HIGGINBOTHAM	46 DALEA PL	0039	0001	0036	Table - We do not have a final survey for this lot, which will need to be digitized for existing driveway extension and paving in the side and rear of lot.
8	Swimming Pool and Spa and Related Improvements	JOHN M DOUGHERTY	231 BRISTOL BEND CIR	0008	0002	0011	Pool complies with standards. Conditionally Approve – Pending review and approval of Patio Cover. Must Meet Standards, Code and Pass All Inspections. Pool, pool decking and associated berms not to encroach upon any easements. Access approved on owner's lot. Plant and maintain 4x30 gallon native trees anywhere on the lot for replacement trees; palm trees and fruit trees are not acceptable replants. Pool equipment approved as shown on survey. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). All construction and conditions must be met within 120 days of plan approval.
9	Detached Patio Cover and Related Improvements	JOHN M DOUGHERTY	231 BRISTOL BEND CIR	0008	0002	0011	Disapprove - Proposed Detached Patio Cover will extend beyond the 20' setback for the rear of the dwelling.
10	Driveway Borders and Related Improvements	DONALD A WILLIAMS	11 FORTUNE BERRY PL	0059	0003	0061	Disapprove - Existing driveway border is only located on one side of the driveway. All paving on lot exceeds the maximum percent coverage of 45% hard surface area allowed on the lot.
11	Walkway and Related Improvements	DONALD A WILLIAMS	11 FORTUNE BERRY PL	0059	0003	0061	Disapprove - Existing walkway located on the right side of the driveway and home exceeds the maximum width of 4 feet allowed per standards.

12	Paving and Related Improvements	DONALD A WILLIAMS	11 FORTUNE BERRY PL	0059	0003	0061	Disapprove - Existing patio made of brick pavers set in crushed gravel on the right side of home encroaches the 5-foot side yard easement by 2'-3.5 feet. In addition, the existing hard surface area on the lot exceeds the maximum percent coverage of 45% allowed per the Development Criteria.
13	Room Addition and Related Improvements	EDUARDO TRICIO	15 CLASSIC OAKS PL	0007	0001	0021	CONCEPT – Disapprove - proposed room addition will extend beyond the 20' setback for the rear of the dwelling by 10 feet and will exceed the maximum living area of 3100 sq. ft. allowed per the Neighborhood Criteria and the Initial Land Use Designation for Section 7 of Alden Bridge. Pending Developer and DSC approval to amend the ILUD.
14	Swimming Pool and Related Improvements	EDUARDO TRICIO	15 CLASSIC OAKS PL	0007	0001	0021	Pool complies with standards. Conditionally Approve – Pending approval of Room Addition by Developer and DSC to amend the ILUD. Must Meet Standards, Code and Pass All Inspections. Pool, pool decking and associated berms not to encroach upon any easements. Access approved on owner's lot. No trees to be removed for pool. Pool equipment approved not to encroach more than three feet into side yard easement per standards. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). All construction and conditions must be met within 120 days of plan approval.

15	Driveway Widening and Related Improvements	KEVIN SMITH	114 E. STERLING POND CIR	0003	0003	0059	Conditionally Approve – Meet Standards as a Walkway. Plant and maintain additional plants in the existing flowerbed located on the right side of the driveway to soften the impact of the new walkway from the street view.
16	Driveway Borders and Related Improvements	KEVIN SMITH	114 E. STERLING POND CIR	0003	0003	0059	Conditionally Approve
17	Trash and Recycle Cart Pad and Related Improvements	KEVIN SMITH	114 E. STERLING POND CIR	0003	0003	0059	Conditionally Approve
18	Color Change and Related Improvements	ASHLEY N ROWAN	106 AUTUMN BRANCH CIR	0026	0002	0011	Staff Approved
19	Solar Panels and Related Improvements	CHRISTOPHE R LEPPA	19 TEAKWOOD PL	0082	0001	0020	Staff Approved