

**Village of Alden Bridge**  
**Residential Design Review Committee**  
**Regular Meeting – 5:00 p.m. – November 6, 2025**  
The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381-3901

**Members Present:** Darin Emberton, David Pratt, Tom Lanthorn, Randy Schulze and Karen Lewis

**Staff Present:** Jenney Ramirez and Tessa Rudolph

**Public Present:** Susan Farris, Brian Tierney, Bailey Blankenship, Neal King, Jason Glover, Brad and Cathy Sommers

**MINUTES**

**A. Welcome/call to order.**

The meeting was called to order by Chairman, Darin Emberton at 5:00 p.m.

**B. Consideration and Action of Minutes for the Regular Meeting of October 2, 2025**

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 November 6, 2025**

The Staff Approval List was accepted as presented.

**E. Consideration and Discussion of The Woodlands Residential Development Standards**

Committee members reviewed information related to The Woodlands Residential Development Standards. The discussion centered on existing driveway widenings, borders, and the potential use of gravel areas for parking.

**F. Consideration and Discussion regarding information from the Chairman’s Council**

Darin Emberton shared information regarding the inaugural Chairman’s Council meeting. They discussed enhancing the uniformity of The Woodlands Township RDRC bylaws across the Villages.

**G. Consideration and Action concerning the absence of any committee member**

All the members were present.

**H. Public Comments (3 Minutes)**

Susan Farris addressed the RDRC regarding the proposed color change at her property. Following a brief discussion, the committee approved the color change. Brian Tierney addressed the RDRC regarding the proposed patio cover project at his property. Neal King spoke to the RDRC about the existing putting green on his property. Jason Glover and Bailey Blankenship addressed the RDRC regarding the proposed sports court, fence, and driveway widening at Mr. Glover’s property. Brad and Cathy Sommers addressed the committee to express concerns about the area behind their home and the responsibility for maintaining the vegetation there.

**I. Committee Member Comments (3 minutes)**

Darin Emberton expressed his gratitude to Jenney and Tessa for their clear presentation of a complex set of proposals and also thanked the committee members for their energetic volunteer service. Randy Schulze thanked staff for offering comprehensive details and highlighting the challenges related to the proposals. Tom Lanthorn thanked the staff for their expertise and clear presentations and also expressed appreciation to his committee members for their extensive knowledge. Karen Lewis thanked the staff for their hard work and organization, which enables the committee to focus on its responsibilities. She also encouraged providing more educational opportunities for Alden Bridge residents regarding The Woodlands Residential Development Standards. David Pratt thanked the staff for their informative presentations and his committee colleagues for attending.

**J. Staff Comments (3 minutes)**

Jenney expressed appreciation to the committee members for their active participation, valuable input, and continued support, recognizing their insight and kind words. She also extended special thanks to Tessa for her dedication and hard work during her

absence, attributing much of the effort to her. Tessa expressed appreciation to Jenney for her kind remarks and acknowledged her efficient review process and the valuable expertise she provides to both staff and the committee. She also thanked the committee for their careful consideration of residents' proposals and their dedication to their responsibilities.

**K. Adjournment**

There being no further business, Randy Schulze motioned to adjourn the meeting. Tom Lanthorn seconded the motion. Chairperson Darin Emberton adjourned the meeting at 7:50 p.m.

**Exhibit A - Village of Alden Bridge**  
**Application Review List**

<b>Item #</b>	<b>Applications Reviewed</b>	<b>Property Address</b>	<b>Sec</b>	<b>Blk</b>	<b>Lot</b>	<b>Committee Action</b>
1	Color and Related Improvements	100 W SANDALBRANCH CIR.	0018	0001	0003	Approved
2	Patio Cover and Related Improvements	22 MOSS BLUFF CT.	0022	0001	0029	Disapproved
3	Summer Kitchen and Related Improvements	22 MOSS BLUFF CT.	0022	0001	0029	Disapproved
4	Putting Green and Related Improvements	83 N. BETHANY BEND CIR.	0036	0003	0001	Disapproved
5	Sports Court and Related Improvements	46 KING PINE CT.	0056	0001	0015	Disapproved
6	Driveway Widening and Related Improvements	46 KING PINE CT.	0056	0001	0015	Disapproved
7	Fence and Related Improvements	46 KING PINE CT.	0056	0001	0015	Disapproved
8	Tree Removal and Related Improvements	99 MARLBERRY BRANCH DR.	0084	0002	0005	Tabled
9	Tree Removal and Related Improvements	111 ANISE TREE PL.	0066	0001	0028	Withdrawn
10	Tree Removal and Related Improvements	19 LAURELHURST CIR.	0045	0001	0005	Disapproved
11	Fence and Related Improvements	2 BONNAIRE DR.	0028	0003	0003	Staff Approved