

VILLAGE OF ALDEN BRIDGE
RESIDENTIAL DESIGN REVIEW COMMITTEE
MEETING MINUTES
February 12th, 2026
The Woodlands Township
2801 Technology Forest Blvd
The Woodlands, Texas 77381 at 5:00 P.M.

Members Present: Darin Emberton, Randy Schulze, David Pratt, Tom Lanthorn, and Karen Lewis
Staff Present: Chase Dowling, Jordan Allen
Public Present: Tony Verdi, Alex Farra, Michael Misano

A. Welcome/call to order.

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

B. Public Comments (3 Minutes)

There were no public comments.

C. Consideration and Action of the minutes of January 8th, 2026

It was moved by Randy Schulze and seconded by Karen Lewis to approve the minutes as presented. The motion carried unanimously.

D. Review and disposition of the applications on the Review List, "Exhibit A".

The applications on the review list were reviewed and accepted by all members present.

E. Report on Staff Approval List for February 12th, 2026

The Staff Approval List was reviewed and accepted by all members present.

F. Consideration and discussion of Alden Bridge Residential Design Review Committee Bylaws.

Committee requested this item be left for the next meeting as there was no new information.

G. Consideration and discussion of topics for the joint RDRC/DSC meetings

The committee requested this item be left on the agenda for the next meeting, Randy Schulze reminded the committee that the next planned meeting is on July 29th.

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

No action was taken on this item.

I. Committee Member Comments (3 minutes)

Darin Emberton, Randy Schulze, David Pratt, Tom Lanthorn, and Karen Lewis thanked the committee and staff, Randy Schulze requested a statement from the Township's attorney regarding not being able to close the door for noise abatement to comply with the Texas Open Meetings Act. Karen Lewis requested staff to continue to highlight relevant standards in the presentations.

J. Staff Comments (3 minutes)

Chase Dowling and Jordan Allen thanked the committee. Jordan Allen wished everyone a happy Valentine's day.

K. Adjournment

There being no further business. It was moved by Tom Lanthorn and seconded by Darin Emberton, to adjourn the meeting at 6:45pm.

**Final Exhibit A - Village of Alden Bridge
Residential Design Review Committee
Application Review List
February 12th, 2026**

Item #	Applications Reviewed	Property Address	Sec	Block	Lot	Committee Action
1	Patio cover and related improvements	30 Spiceberry Pl	0013	0001	0019	Disapproved
2	Outdoor kitchen and related improvements	30 Spiceberry Pl	0013	0001	0019	Disapproved
3	Fireplace and related improvements	30 Spiceberry Pl	0013	0001	0019	Disapproved
4	Artificial turf and related improvements	138 W Greywing Cir	0006	0004	0003	Conditionally Approved
5	Concept patio cover and related improvements	139 Velvet Grass Ct	0093	0002	0004	Disapproved
6	Patio cover and related improvements	15 S Bristol Oak Ct	0011	0001	0058	Conditionally Approved
7	Driveway borders and related improvements	14 Floret Ct	0044	0001	0070	Disapproved
8	Tree removal and related improvements	123 E Sundance Cir	0059	0003	0022	Disapproved
9	Shed and related improvements	2 Leaf Spring Pl	0010	0003	0030	Disapproved
10	Color and related improvements	23 N Flickering Sun Cir	0093	0002	0018	Approved
11	Front door and related improvements	23 N Flickering Sun Cir	0093	0002	0018	Approved
12	Color and related improvements	178 W Greywing Cir	0006	0002	0008	Approved
13	Garage doors and related improvements	90 Glentrace Cir	0056	0001	0004	Approved
14	Fence and related improvements	11 Glen Erin Dr	0061	0001	0039	Conditionally Approved
15	Patio cover and related improvements	7 Redland Pl	0036	0001	0045	Disapproved
16	Summer kitchen and related improvements	7 Redland Pl	0036	0001	0045	Disapproved
17	Fireplace and related improvements	7 Redland Pl	0036	0001	0045	Disapproved
18	Summer kitchen and related improvements	67 Millport Dr	0040	0001	0056	Staff Approved
19	Patio cover and related improvements	67 Millport Dr	0040	0001	0056	Staff Approved

**Final Exhibit A - Village of Alden Bridge
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20	Pergola and related improvements	19 Sterling Pond Ct	0003	0001	0005	Staff Approved
21	Patio and related improvements	22 Empire Forest Pl	0046	0001	0027	Staff Approved
22	Concrete patio and related improvements	42 Millport Dr	0040	0004	0018	Staff Approved
23	Home remodel and related improvements	98 N Silver Crescent Cir	0001	0003	0036	Staff Approved
24	Tree removal and related improvements	34 N Goldenvine Cir	0065	0001	0045	Staff Approved
25	Roof and related improvements	38 Lightwood Trace	0020	0003	0012	Staff Approved
26	Color and related improvements	35 Classic Oaks Pl	0007	0001	0026	Staff Approved
27	Patio cover and related improvements	7 Merit Woods Pl	0008	0003	0008	Staff Approved
28	Firepit and related improvements	7 Merit Woods Pl	0008	0003	0008	Staff Approved
29	Door and related improvements	7 Merit Woods Pl	0008	0003	0008	Staff Approved
30	Summer kitchen and related improvements	7 Merit Woods Pl	0008	0003	0008	Staff Approved