

**Village of Creekside Park**  
**Residential Design Review Committee**  
**Regular Meeting – 4:00 p.m. – October 2, 2025**  
The Woodlands Township  
2801 Technology Forest Blvd.  
The Woodlands, Texas 77381

**MINUTES**

**Members Present – Mike Ramsey, Fred Berretz, Ron Harris, and Rayya Salem**

**Staff Present – Jill Barnes and Taylor Blattel**

- A. Welcome/call to order.  
Mike Ramsey called the meeting to order at 4:01 p.m.
- B. Consideration and Action of Minutes for September 4, 2025.  
The minutes were reviewed and approved as presented.
- C. Review and Disposition of the Applications on the Review List, “Exhibit A”.  
The Application Review list was reviewed and acted upon.
- D. Report on Staff Approval List for October 2, 2025.  
The Staff Approval list was accepted as presented.
- E. Consideration and action concerning the absence of any committee member.  
Robert Lesniewski’s absence was excused.
- F. Public Comments (3 Minutes).  
The property owner of 39 Welston Terrace Drive addressed the committee regarding their applications.  
The property owners of 38 Dawning Flower Drive addressed the committee regarding the pool casita application submitted for 39 Welston Terrace Drive.  
The property owners of 121 Thunder Valley Drive addressed the committee regarding their application.  
The contractor for 121 Thunder Valley Drive addressed the committee regarding the sauna application submitted for 121 Thunder Valley Drive.
- G. Consideration and action regarding the rescheduling of the January 2026 meeting.  
The January 1, 2026 meeting was rescheduled for January 7, 2026.
- H. Committee Member Comments (3 minutes).  
There were none.
- I. Staff Comments (3 minutes).  
Jill Barnes reminded the committee that there will be a joint Development Standards Committee and Residential Design Review Committee meeting on October 29, 2025.
- J. Adjournment.  
The meeting was adjourned by Mike Ramsey at 5:13 p.m.

## Exhibit A - Village of Creekside Park

### Application Review List

October 2, 2025

Item #	Applications Reviewed	Property Address	Sec	Blk	Lot	Committee Action
1	Pool casita and related improvements	39 WELSTON TERRACE DRIVE	0035	0001	0004	Disapproved.
2	Outdoor sauna and related improvements	121 THUNDER VALLEY DRIVE	0035	0002	0009	Conditionally approved.
3	Outdoor shower and related improvements	121 THUNDER VALLEY DRIVE	0035	0002	0009	Conditionally approved.
4	Fence and related improvements.	91 S SPINCASTER COURT	0017	0002	0006	Disapproved.
5	Driveway widening and related improvements	7222 LAKE PALOMA TRAIL	0011	0001	0006	Disapproved.
6	Sports court and related improvements	26902 LONGWOOD LEDGE DRIVE	0000	0001	0069	Disapproved.
7	Sports court and related improvements	52 WELSTON TERRACE DRIVE	0035	0002	0002	Disapproved.
8	Fireplace and related improvements	34 PONDERA POINT DRIVE	0013	0002	0005	Disapproved.
9	Pergola and related improvements	34 PONDERA POINT DRIVE	0013	0002	0005	Disapproved.
10	Swimming pool and related improvements	198 ROCKWELL PARK BOULEVARD	0033	0010	0005	Disapproved.
11	Outdoor shower and related improvements	198 ROCKWELL PARK BOULEVARD	0033	0010	0005	Disapproved.
12	Artificial turf and related improvements	198 ROCKWELL PARK BOULEVARD	0033	0010	0005	Conditionally approved.
13	Swimming pool and related improvements	8110 ALLSTON VILLAGE TRAIL	0000	0003	0037	Disapproved.
14	Garage door and related improvements	46 N ROCKY POINT CIRCLE	0005	0001	0046	Staff approved.
15	Driveway and related improvements	26 N ROCKY POINT CIRCLE	0005	0001	0051	Staff approved.
16	Patio cover and related improvements	10 S WHISTLING SWAN PLACE	0021	0001	0023	Staff approved.
17	Solar panels and related improvements	242 ROCKWELL PARK BOULEVARD	0033	0010	0015	Staff approved.
18	Swimming pool and related improvements	26926 LONGWOOD LEDGE DRIVE	0000	0001	0063	Staff approved.
19	Patio cover and related improvements	26926 LONGWOOD LEDGE DRIVE	0000	0001	0063	Staff approved.

## Exhibit A - Village of Creekside Park

### Application Review List

October 2, 2025

Item #	Applications Reviewed	Property Address	Sec	Blk	Lot	Committee Action
20	Summer kitchen and related improvements	26926 LONGWOOD LEDGE DRIVE	0000	0001	0063	Staff approved.
21	Outdoor bathroom and related improvements	26926 LONGWOOD LEDGE DRIVE	0000	0001	0063	Staff approved.
22	Paving and related improvements	2 GRANITE PATH PLACE	0004	0003	0008	Staff approved.
23	Above ground spa and related improvements	120 E TUPELO GREEN CIRCLE	0010	0003	0002	Staff approved.
24	Artificial turf and related improvements	120 E TUPELO GREEN CIRCLE	0010	0003	0002	Staff approved.
25	Pergola and related improvements	78 WINTER SUNRISE CIRCLE	0038	0002	0015	Staff approved.
26	Color change and related improvements	83 W COVE VIEW TRAIL	0006	0001	0049	Tabled.

\*This schedule represents an estimate of the order for the agenda items listed. Some of the items may be considered on a summary basis.