

**VILLAGE OF PANTHER CREEK
RESIDENTIAL DESIGN REVIEW COMMITTEE
MEETING MINUTES
June 19th, 2025**

The Woodlands Township
2801 Technology Forest Blvd
The Woodlands, Texas 77381 at 4:00 PM

Members Present: Bonnie Neuren, Chris Kanipe, Kenny Berntsen, Rennie van Wyk

Staff Present: Chase Dowling, Jordan Allen

Public Present: Zachary Paradise, Tiffany Podolski, Amber King, James Cole

A. Welcome/call to order

The meeting was called to order by Rennie van Wyk at 4:00pm

B. Public Comments (3 minutes)

There were no public comments.

C. Consideration and Action of the Minutes of May 8th, 2025

It was moved by Chris Kanipe and seconded by Bonnie Neuren 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 June 19th, 2025

The staff approval list was accepted and approved by all members present.

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

David Stanley was not present for the meeting. It was moved by Rennie van Wyk and seconded by Chris Kanipe to excuse their absence. The motion carried unanimously,

G. Committee Member Comments

Bonnie Neuren commented regarding roof replacements.

H. Staff Comments

There were no staff comments

I. Adjournment

There being no further business it was moved by Chris Kanipe and seconded by Rennie van Wyk to adjourn the meeting at 5:37 pm. The motion carried unanimously.

Village of Panther Creek
Residential Design Review Committee
Staff Approval List
June 19th, 2025

| ITEM # | APPLICATIONS REVIEWED | ADDRESS | SEC | BLK | LOT | STAFF ACTION |
|--------|-----------------------|-------------------------|------|------|------|------------------------|
| 1 | PERGOLA | 30 PINWOOD FOREST CT | 0016 | 0002 | 0022 | CONDITIONALLY APPROVED |
| 2 | PAVING | 12 FALLING STAR RD | 0014 | 0003 | 0006 | APPROVED |
| 3 | DRIVEWAY | 17 MEADOWFAIR CT | 0014 | 0002 | 0019 | APPROVED |
| 4 | PATIO COVER | 12 FALLING STAR RD | 0014 | 0003 | 0006 | CONDITIONALLY APPROVED |
| 5 | SUMMER KITCHEN | 12 FALLING STAR RD | 0014 | 0003 | 0006 | CONDITIONALLY APPROVED |
| 6 | FENCE | 19 SUMMER CREST CIR | 0020 | 0005 | 0004 | APPROVED |
| 7 | ROOF | 103 N BERRYLINE CIR | 0035 | 0001 | 0041 | APPROVED |
| 8 | POOL DEMO | 11 GREENRIDGE FOREST CT | 0014 | 0003 | 0029 | CONDITIONALLY APPROVED |
| 9 | WINDOWS | 42 S WAXBEERY RD | 0001 | 0005 | 0009 | CONDITIONALLY APPROVED |
| 10 | POOL DEMO | 6 DASHWOOD FOREST ST | 0017 | 0003 | 0046 | CONDITIONALLY APPROVED |
| 11 | SPA | 6 DASHWOOD FOREST ST | 0017 | 0003 | 0046 | CONDITIONALLY APPROVED |
| 12 | CONCRETE PATIO COVER | 16 FAIRMEADE BEND DR | 0016 | 0001 | 0023 | APPROVED |
| 13 | CONCRETE PAD | 16 FAIRMEADE BEND DR | 0016 | 0001 | 0023 | APPROVED |
| 14 | PERGOLA | 16 FAIRMEADE BEND DR | 0016 | 0001 | 0023 | CONDITIONALLY APPROVED |
| 15 | TREE REMOVAL | 11 SUMMER MORNING CT | 0005 | 0001 | 0017 | APPROVED |
| 16 | SUMMER KITCHEN | 26 E RACING CLOUD CT | 0046 | 0001 | 0015 | CONDITIONALLY APPROVED |
| 17 | WINDOWS | 26 E RACING CLOUD CT | 0046 | 0001 | 0015 | APPROVED |
| 18 | PATIO COVER | 26 E RACING CLOUD CT | 0046 | 0001 | 0015 | CONDITIONALLY APPROVED |
| 19 | GARAGE REMODEL | 158 N BERRYLINE CIR | 0036 | 0002 | 0024 | CONDITIONALLY APPROVED |
| 20 | ROOF | 2 MAYWIND CT | 0002 | 0003 | 0032 | APPROVED |

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|----|----------------------|--------------------------|------|------|------|------------------------|
| 21 | ROOF BACKDROP | 11 GREENRIDGE FOREST CT | 0014 | 0003 | 0029 | CONDITIONALLY APPROVED |
| 22 | ROOF | 11 FIDDLELEAF CT | 0001 | 0002 | 0008 | APPROVED |
| 23 | FENCE | 25 SPURWOOD CT | 0015 | 0001 | 0012 | CONDITIONALLY APPROVED |
| 24 | DRIVEWAY REPLACEMENT | 35 HICKORY OAK DR | 0015 | 0002 | 0031 | APPROVED |
| 25 | WINDOWS | 16 MEADOW STAR CT | 0015 | 0001 | 0043 | APPROVED |
| 26 | ROOF | 24 N WAVY OAK CIR | 0007 | 0008 | 0003 | APPROVED |
| 27 | SIDING | 24 N WAVY OAK CIR | 0007 | 0008 | 0003 | APPROVED |
| 28 | WINDOWS | 24 ROSEDALE BROOK CT | 0010 | 0002 | 0036 | APPROVED |
| 29 | ROOF | 24 ROSEDALE BROOK CT | 0010 | 0002 | 0036 | APPROVED |
| 30 | FENCE | 30 HICKORY OAK DR | 0015 | 0001 | 0054 | CONDITIONALLY APPROVED |
| 31 | ROOF | 35 W SOUTHFORK PINES CIR | 0017 | 0002 | 0007 | APPROVED |
| 32 | ROOF | 7 POSTVINE CT | 0010 | 0001 | 0021 | APPROVED |
| 33 | WINDOWS | 78 N WINDSAIL PL | 0033 | 0001 | 0029 | APPROVED |
| 34 | COLOR | 17 HICKORY OAK DR | 0015 | 0002 | 0008 | APPROVED |
| 35 | TREE REMOVAL | 5 MEADOWFAIR CT | 0014 | 0002 | 0024 | CONDITIONALLY APPROVED |
| 36 | COLOR | 7 HASTING OAK CT | 0007 | 0009 | 0052 | APPROVED |
| 37 | FENCE | 35 GREY FINCH CT | 0028 | 0006 | 0048 | CONDITIONALLY APPROVED |
| 38 | COLOR | 38 E LANCE LEAF RD | 0001 | 0004 | 0012 | APPROVED |
| 39 | COLOR | 78 N WINDSAIL PL | 0033 | 0001 | 0029 | APPROVED |
| 40 | ROOF | 95 TRUMMEL CT | 0012 | 0001 | 0022 | APPROVED |
| 41 | TREE REMOVAL | 34 E WANDERING OAK DR | 0005 | 0007 | 0009 | CONDITIONALLY APPROVED |
| 42 | ARTIFICIAL TURF | 150 SPLIT ROCK CV | 0028 | 0006 | 0001 | APPROVED |
| 43 | FENCE | 53 S BROOKBERRY CT | 0012 | 0003 | 0026 | CONDITIONALLY APPROVED |
| 44 | POWER GENERATOR | 51 PLEASURE COVE DR | 0024 | 0002 | 0015 | CONDITIONALLY APPROVED |

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| | | | | | | |
|----|---------------------|-----------------------|------|------|------|---------------------------|
| 45 | FENCE | 32 E WANDERING OAK DR | 0005 | 0007 | 0008 | CONDITIONALLY APPROVED |
| 46 | ROOF | 14 REDBERRY CT | 0007 | 0009 | 0032 | APPROVED |
| 47 | FENCE | 10 S WINDSAIL PL | 0033 | 0001 | 0008 | CONDITIONALLY APPROVED |
| 48 | ROOF | 3 MEADOWFAIR CT | 0014 | 0002 | 0025 | APPROVED |
| 49 | POWER GENERATOR | 7 GREAT LAUREL CT | 0035 | 0002 | 0034 | CONDITIONALLY APPROVED |
| 50 | ROOF | 10 MAYWIND CT | 0002 | 0003 | 0030 | APPROVED |
| 51 | SIDING & FRONT DOOR | 15 CRESTED PINES CT | 0035 | 0002 | 001 | APPROVED |
| 52 | COLOR | 15 CRESTED PINES CT | 0035 | 0002 | 001 | APPROVED |
| 53 | WINDOWS | 15 CRESTED PINES CT | 0035 | 0002 | 001 | CONDITIONALLY APPROVED |
| 54 | PATIO COVER | 15 SCATTERWOOD CT | 0017 | 0005 | 0023 | CONDITIONALLY APPROVED |
| 55 | SIDING | 24 ROSEDALE BROOK CT | 0010 | 0002 | 0036 | APPROVED |
| 56 | GARAGE DOORS | 35 PLEASURE COVE DR | 0024 | 0002 | 0011 | CONDITIONALLY APPROVED |
| 57 | FENCE | 239 SPLIT ROCK RD | 0032 | 0001 | 0025 | CONDITIONALLY APPROVED |
| 58 | WINDOWS | 1 MEADOW STAR CT | 0015 | 0001 | 0031 | APPROVED |
| 59 | ROOF | 1 MEADOW STAR CT | 0015 | 0001 | 0031 | APPROVED |
| 60 | SIDING | 1 MEADOW STAR CT | 0015 | 0001 | 0031 | APPROVED |
| 61 | SIDING | 95 TRUMMEL CT | 0012 | 0001 | 0022 | APPROVED |
| 62 | FENCE | 118 BITTERWOOD CIR | 0020 | 0002 | 0020 | CONDITIONALLY APPROVED |