

**VILLAGE OF PANTHER CREEK
RESIDENTIAL DESIGN REVIEW COMMITTEE
APPROVED MEETING MINUTES
February 12, 2026
The Woodlands Township
2801 Technology Forest Blvd
The Woodlands, Texas 77381 at 4:00 PM**

Members Present: Kenny Berntsen, Rennie van Wyk, Chris Kanipe, and David Stanley
Staff Present: Jill Barnes and Taylor Blattel

A. Welcome/call to order

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

B. Public Comments (3 minutes)

The property owner of 3 Rustic View Court addressed the committee regarding their application.
The property owner of 103 E Wavy Oak Circle addressed the committee regarding their application.
The contractor for 103 E Wavy Oak Circle addressed the committee regarding the application submitted.
The property owner of 27 Pebble Cove Drive addressed the committee regarding their application.
The contractor for 31 Wedgewood Forest Drive addressed the committee regarding the applications submitted.
The property owner of 7 Snapdragon Court addressed the committee regarding their application.
The property owner of 53 W Torch Pine Circle addressed the committee regarding their application.
The property owner of 102 N Misty Morning Trace addressed the committee regarding their application.
The contractor for 26 E Wedgewood Glen addressed the committee regarding the application submitted.

C. Consideration and Action of the Minutes of January 8, 2026

It was moved by Kenny Bernsten and seconded by Chris Kanipe 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 acted upon by all members present.

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

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

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

Bonnie Neuren was not present for the meeting. It was moved by Chris Kanipe and seconded by Kenney Berntsen to excuse their absence. The motion carried unanimously.

G. Committee Member Comments

Rennie van Wyk thanked staff for uploading all the meeting minutes to The Township website.

H. Staff Comments

Jill Barnes reminded the committee that the next meeting is scheduled for March 12, 2026 at 4:00pm.

I. Adjournment

There being no further business it was moved by Chris Kanipe and seconded by David Stanley to adjourn the meeting at 6:27 pm. The motion carried unanimously.

Exhibit A - Village of Panther Creek

Application Review List

February 12, 2026

Item #	Applications Reviewed	Property Address	Sec	Blk	Lot	Committee Action
1	Color change and related improvements	7 SNAPDRAGON COURT	0005	0006	0021	Conditionally approved.
2	Privacy wall and related improvements	53 W TORCH PINE CIRCLE	0005	0003	0006	Approved.
3	Front door and related improvements	53 W TORCH PINE CIRCLE	0005	0003	0006	Approved.
4	Color change and related improvements	53 W TORCH PINE CIRCLE	0005	0003	0006	Approved.
5	Color change and related improvements	102 N MISTY MORNING TRACE	0031	0002	0001	Approved.
6	Material change and related improvements	102 N MISTY MORNING TRACE	0031	0002	0001	Approved.
7	Color change and related improvements	15 SPICEBUSH COURT	0005	0005	0007	Approved.
8	Color change and related improvements	51 ACORN CLUSTER COURT	0035	0002	0002	Approved.
9	Fence and related improvements	27 PEBBLE COVE DRIVE	0024	0001	0049	Conditionally approved.
10	Fence and related improvements	3 RUSTIC VIEW COURT	0029	0001	0012	Conditionally approved.
11	Patio cover and related improvements	31 WEDGEWOOD FOREST DRIVE	0011	0005	0004	Conditionally approved.
12	Summer kitchen and related improvements	31 WEDGEWOOD FOREST DRIVE	0011	0005	0004	Conditionally approved.
13	Room addition and related improvements	31 WEDGEWOOD FOREST DRIVE	0011	0005	0004	Conditionally approved.
14	Room addition and related improvements	103 E WAVY OAK CIRCLE	0007	0006	0025	Conditionally approved.
15	Dock and related improvements	18 W ISLE PLACE	0025	0001	0013	Disapproved.
16	Summer kitchen and related improvements	5 TERRAVALLE COURT	0011	0002	0030	Disapproved.
17	Patio cover and related improvements	5 TERRAVALLE COURT	0011	0002	0030	Disapproved.
18	Patio cover and related improvements	51 PEBBLE HOLLOW COURT	0032	0002	0071	Disapproved.
19	Summer kitchen and related improvements	51 PEBBLE HOLLOW COURT	0032	0002	0071	Disapproved.
20	Swimming pool and related improvements	51 PEBBLE HOLLOW COURT	0032	0002	0071	Disapproved.
21	Home gym and related improvements	26 E WEDGEWOOD GLEN	0011	0006	0010	Disapproved.
22	Driveway and related improvements	26 WINDWARD COURT	0042	0001	0017	Disapproved.
23	Room addition and related improvements	52 S HAVENRIDGE DRIVE	0010	0001	0059	Disapproved.
24	Tree removal and related improvements	27 WOOD COVE DRIVE	0024	0001	0019	Staff Approved
25	Paving and related improvements	10 THORNHEDGE COURT	0014	0003	0039	Staff approved.

Exhibit A - Village of Panther Creek

Application Review List

February 12, 2026

Item #	Applications Reviewed	Property Address	Sec	Blk	Lot	Committee Action
26	Color change and related improvements	21 TOWERING PINES DRIVE	0017	0001	0007	Staff approved.
27	Tree removal and related improvements	22 PEBBLE HOLLOW COURT	0032	0002	0061	Withdrawn from agenda.
28	Interior remodel and related improvements	18 GREENRIDGE FOREST COURT	0014	0003	0025	Withdrawn from agenda.
29	Summer kitchen and related improvements	22 E WEDGEWOOD GLEN	0011	0006	0011	Withdrawn from agenda.
30	Patio cover and related improvements	22 E WEDGEWOOD GLEN	0011	0006	0011	Withdrawn.

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