

Village of Grogan's Mill
Residential Design Review Committee
Regular Meeting Draft Minutes– 5:00 p.m. – November 13th, 2025
The Woodlands Township
2801 Technology Forest Blvd.
The Woodlands, Texas 77381

MEMBERS PRESENT: RDRC Chair Vince Fredrick, RDRC Vice Chair Sharon De Marsais, RDRC Member Bella Cruz, and RDRC Member Ana Marentez

PUBLIC PRESENT: Franklin Palmer of 12 N Greenbud Ct and Teofilo Mejia for 12 Dewthread Ct

STAFF PRESENT: Marissa Rodriguez and Johanna Cruz

A. Welcome/call to order

The meeting was called to order by RDRC Chair Vince Fredrick at 5:00pm.

B. Public Comments (3 minutes)

There were none.

C. Consideration and Action of the minutes of October 9th, 2025.

It was moved by RDRC Chair Vince Fredrick and seconded by RDRC Vice Chair Sharon De Marsais, to approve the minutes as presented.

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

The Committee members reviewed and acted upon the application review list, see Attached Exhibit A.

E. Report on Staff Approval List for November 13th, 2025.

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

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

No action was taken on this item.

G. Consideration and Discussion regarding information from the Chairman's Council

RDRC Chair Vince Fredrick relayed information about how the Residential Design Review Committees would like to be consistent across all the villages in the future.

H. Committee Member Comments

RDRC Vice Chair Sharon De Marsais mentioned that 2 Cokeberry St has new renters and has visible parking violations.

I. Staff Comments

Johanna Cruz briefly explained our new department process starting in January 2026.

J. Adjournment

There being no further business, it was moved by RDRC Chair Vince Fredrick and seconded by RDRC Vice Chair Sharon De Marsais to adjourn the meeting at 6:05 pm.

Final Exhibit A - Village of Grogan's Mill

Application Review List

November 13, 2025

Item #	Applications Reviewed	Property Address	Sec	Block	Lot	Action
1	Color and related improvements	1320 E RED CEDAR CIR	10	01	29	APPROVED
2	Tree removal and related improvements	2 MISTY PT	59	05	01	APPROVED WITH CONDITIONS
3	Driveway and related improvements	10811 W TIMBERWAGON CIR	06	07	14	DISAPPROVED
4	Retaining wall and related improvements	104 W HIGH OAKS CIR	42	01	30	DISAPPROVED
5	Fence and related improvements	104 W HIGH OAKS CIR	42	01	30	DISAPPROVED
6	Retaining wall and related improvements	98 W HIGH OAKS CIR	42	01	32	DISAPPROVED
7	Fence and related improvements	98 W HIGH OAKS CIR	42	01	32	DISAPPROVED
8	Retaining wall and related improvements	106 W HIGH OAKS CIR	42	01	29	DISAPPROVED
9	Fence and related improvements	106 W HIGH OAKS CIR	42	01	29	DISAPPROVED
10	Retaining wall and related improvements	102 W HIGH OAKS CIR	42	01	31	DISAPPROVED
11	Fence and related improvements	102 W HIGH OAKS CIR	42	01	31	DISAPPROVED
12	Color and related improvements	12 DEWTHREAD CT	13	02	34	DISAPPROVED
13	Home business and related improvements	10704 WHISPER WILLOW PL	06	07	24	NO ACTION
14	Room addition and related improvements	2912 SUMMERSWEET PL	06	07	10	DISAPPROVED