

Village of Grogan's Mill
Residential Design Review Committee
Regular Meeting Draft Minutes– 5:00 p.m. – February 12th, 2026
The Woodlands Township
2801 Technology Forest Blvd.
The Woodlands, Texas 77381

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

PUBLIC PRESENT: Franklin Palmer of 12 N Greenbud Ct

STAFF PRESENT: Marissa Rodriguez, Johanna Cruz, and Kim McKenna

A. Welcome/call to order

The meeting was called to order by RDRC Chair Vince Fredrick at 5:10pm.

B. Public Comments (3 minutes)

C. Consideration and Action of the minutes of January 8th, 2025.

It was moved by RDRC Chair Vince Fredrick and seconded by RDRC Member Ana Marentez, 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 February 12th, 2026.

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. Committee Member Comments

RDRC Chair Vince Fredrick reminded everyone to vote for the committee election. RDRC Member Bella Cruz reported a neighbor concern at 2618 N Red Cedar Cir. The homeowner at this property built a sidewalk that leads to an adjacent trail.

H. Staff Comments

There were none.

I. Adjournment

There being no further business, it was moved by RDRC Chair Vince Fredrick and seconded by RDRC Member Bella Cruz to adjourn the meeting at 6:30 pm.

Final Exhibit A - Village of Grogan's Mill

Application Review List

February 12, 2026

						Action
Item #	Applications Reviewed	Property Address	Sec	Block	Lot	
1	Room addition and related improvements	7 MOONVINE CT	27	01	25	DISAPPROVED
2	Room addition and related improvements	11919 S RED CEDAR CIR	03	01	09	DISAPPROVED
3	Garage addition and related improvements	2820 W WILDWIND CIR	12	09	18	TABLED
4	Driveway widening and related improvements	5 WOODLOT CT	28	03	07	DISAPPROVED
5	Hardscape and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
6	Driveway widening and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
7	Carport and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
8	Attached patio cover and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
9	Summer kitchen and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
10	Pergolas and related improvements	47 N LONGSPUR DR	45	04	09	APPROVED WITH CONDITIONS
11	Detached patio cover and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
12	Padel court cover and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
13	Sports courts and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
14	Garage patio cover and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
15	Delivery signs and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
16	Outdoor sheds and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
17	Storage building and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED
18	Terrace/roof extension and related improvements	47 N LONGSPUR DR	45	04	09	DISAPPROVED