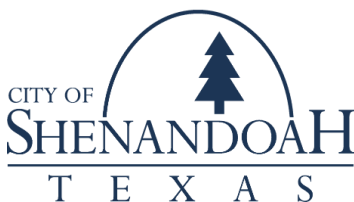


Grogan's Forest

Permitting Process Updates



City of Shenandoah

29955 Interstate 45 North

Shenandoah, TX 77381

281-298-5522

ShenandoahTx.us



The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, TX 77381

281-210-3800

TheWoodlandsTownship-tx.gov

PERMITTING HISTORY AND WHAT'S NEXT

PERMITTING

HISTORY AND WHAT'S NEXT



The City of Shenandoah and The Woodlands Township have worked together to streamline and simplify the permitting process in your neighborhood. This information packet provides details on the items that require permits, where to go, and what you need to do.

HISTORY

Dulcimer Woods, Avalon Oaks, and Cantwell Forest (Grogan's Forest Sections 5, 6, 7) were annexed into the City of Shenandoah in 2003. Because they were previously in The Woodlands, the original covenants still exist in these subdivisions. That means these three areas are subject to the City of Shenandoah's development codes and ordinances, and also The Woodlands covenant requirements. This information was provided to you when you purchased your house. Because of the dual requirements in these neighborhoods, residents often must go to the City of Shenandoah AND to The Woodlands to get the necessary permits or approvals for many home improvements.

Many of you have asked how you can avoid having to comply with The Woodlands covenants since you are now living in Shenandoah. Covenants, such as those in The Woodlands, can only be altered when they renew and require a 2/3 vote of all property owners within The Woodlands Association covenants.

WHAT'S NEXT

A new process for permitting/approval has been developed to make it more convenient and efficient for Shenandoah residents in these neighborhoods. Residents can now handle most permitting needs at Shenandoah city hall, instead of physically going to two places. Some items will still require permits from both Shenandoah and The Woodlands, and this packet provides those details.

As always, we are here to help. Contact the City with any questions and we will be happy to assist you with the permitting process.

THE CURRENT PROCESS

PERMITTING

THE CURRENT PROCESS

The following list shows all permits currently required by BOTH Shenandoah and The Woodlands Township for various property improvements:

RESIDENTIAL IMPROVEMENT TYPE	SHENANDOAH	THE WOODLANDS
Mechanical Equipment - Air Condition Units	Yes	Yes
Artificial Turf	No	Yes
Demolition- Building or Pool	Yes	Yes
Construction Of Detached Structures – Patio Cover, Gazebo, Pergola	Yes	Yes
Dog Run	No	Yes
Dumpster	Yes	*
Electrical	Yes	No
Exterior Change – Paint Change (Woodlands) Or Siding (Shenandoah)	Yes – siding only	Yes
Exterior Lighting (If Electrical Is Being Run) <ul style="list-style-type: none"> • Landscape Lighting* • Security* • Permanent Seasonal Lighting • String Lights • Gas* 	Yes, if addition of lights includes electrical and/or plumbing	Yes
Fence & Pool Barriers	Yes	Yes
Garage Door	No, if same size	Yes
Generators	Yes	Yes
Home Business **	Yes	Yes
New Home, Remodel or Addition	Yes	Yes
Tree Removal	No	Yes
Open Structures Attached to Home	Yes	Yes
Paving	Yes	Yes
Play Structure, Putting Greens, Trampolines*	No	Yes
Roof *	Yes	*
Solar Panels/Roofs	Yes	Yes
Sports Courts & Batting Cages	Yes	Yes
Storage Sheds	Yes	Yes
Swimming Pools & Spas – Including Above Ground	Yes	Yes
Trash Can Screen	No	Yes
Yard Structures – Trellis, Retaining Walls, Fountains *	Yes	Yes – some*
Plumbing - Including Irrigation, Gas Lines, Water Heater	Yes	No

* Must comply with The Woodlands Residential Development Standards, which specify certain improvements that have been pre-approved by the Plan Review Committee and require no application, further review, permit, fee, or other action by the owner.

THE NEW PROCESS

PERMITTING

THE NEW PROCESS



The chart on the following page shows items that require permitting from Shenandoah or The Woodlands, or both, but can now be handled in an easier and more convenient way. Some items require permits from Shenandoah, but there is no review required by The Woodlands.

Check marks in the Shenandoah column represent property improvements that can all be handled at city hall. We will process any documents and reports required by The Woodlands, and you will not have to visit their offices. If there are any issues or questions related to The Woodlands covenants, they may still contact you.

For more information on permitting requirements, visit us at shenandoahtx.us and click the Community Development button on the home page, then select “Residential Permits” on the left.

1. **Check marks in The Woodlands column represent property improvements that must be handled by The Woodlands.** That means you must visit their offices to complete the necessary applications, but you do not have to come to city hall.

The Woodlands offices are located at 2801 Technology Forest Blvd in The Woodlands. You can also reach them at 281-210-3800. Visit them online at thewoodlandstownship-tx.gov and click Residents at the top and then select Covenants/Deed Restrictions under “Resident Resources.” Many of the forms and other helpful information can be found there.

2. Exterior changes – note on the chart that requirements for exterior changes are different for Shenandoah and The Woodlands. If you plan to change your exterior paint only, you must go to The Woodlands for approval and permitting. If you plan to change your siding only, you must come to Shenandoah for approval and permitting. If you plan to change your siding and paint it, you must come to both Shenandoah and to The Woodlands.

The following are included in this packet for your reference:

- The Woodlands Grogan’s Forest Neighborhood Criteria – Sections 5, 6, 7
- Joint Improvement Application for The Woodlands Township. You will need to complete this form, along with any applications required by Shenandoah when you visit city hall. Shenandoah will submit the joint application form to The Woodlands on your behalf to save you an extra trip.

THE NEW PROCESS CONTINUED

Residential Improvement Type	Shenandoah	The Woodlands
Mechanical Equipment - Air Condition Units	✓	
Artificial Turf		✓
Demolition- Building Or Pool	✓	
Construction Of Detached Structures – Patio Cover, Gazebo, Pergola	✓	
Dog Run		✓
Dumpster	✓	
Electrical	✓	
Exterior Change – Paint (Woodlands) or Siding (Shenandoah)	✓ (siding)	✓ (paint)
Exterior Lighting (If Electrical Is Being Run) <ul style="list-style-type: none"> • Landscape Lighting* • Security* • Permanent Seasonal Lighting • String Lights • Gas* 	✓	
Fence and Pool Barriers	✓	
Garage Door		✓
Generators	✓	
Home Business **		✓
New Home, Remodel or Addition	✓	
Tree Removal		✓
Open Structures Attached to Home	✓	
Paving	✓	
Play Structure, Putting Greens, Trampolines*		✓
Roof *	✓	
Solar Panels/Roofs	✓	
Sports Courts & Batting Cages	✓	
Storage Sheds	✓	
Swimming Pools & Spas – Including Above Ground	✓	
Trash Can Screen		✓
Yard Structures – Trellis, Retaining Walls, Fountains *	✓	
Plumbing - Including Irrigation, Gas Lines, Water Heater	✓	

* Must comply with The Woodlands Residential Development Standards, which specify certain improvements that have been pre-approved by the Plan Review Committee and require no application, further review, permit, fee, or other action by the owner.

** Refer to the Shenandoah Integrated Development Code (shenandoahtx.us)

The City of Shenandoah's permitting process guidelines can be found on the City's website at shenandoah.tx.us. Click Community Development on the home page, and then click "Residential Permits" on the left.

The Woodlands Residential Development Standards can be found on their website at thewoodlandstowship-tx.gov. Click Residents at the top and then select Covenants/Deed Restrictions under "Resident Resources."

We Want Your Feedback

Since this is a new process, we may discover necessary adjustments along the way. We want to hear from you too. If you run into any difficulties or have questions, please contact us.

CITY OF SHENANDOAH CONTACTS

The community development department handles permitting and code enforcement. They are here to help you navigate the process and answer any questions. The department is located at the front desk as you enter city hall.



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Fire Marshal

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[281-298-5522](tel:281-298-5522)

WOODLANDS TOWNSHIP CONTACTS

The covenant administration department handles all permitting for improvements and covenant enforcement. They are located in the Woodlands Township townhall at 2801 Technology Forest Boulevard, The Woodlands Township, 77381.



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