

WOODWAY CITY COUNCIL MINUTES

November 14, 2022 – 5:30 p.m.

The Woodway City Council met in a regular meeting in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on Monday, November 14, 2022, at 5:30 p.m. The following individuals were in attendance:

Mayor:	Amine Qourzal
Mayor Pro Tem:	David Mercer
Councilmembers:	David Russell, Storey Cook, Gayle Avant, Janell Gilman and John Williams
City Manager:	Shawn Oubre
City Secretary:	Donna Barkley
City Staff:	Lenny Caballero, William Klump, Brenda Hernandez, Mitch Davison, Khalil El-Halabi, Jennifer Rogers and Lysie Gomez
Contract Staff:	David Shaw, City Attorney

CALL MEETING TO ORDER

Mayor Qourzal called the meeting to order at 5:30 p.m.

INVOCATION

1. INVOCATION

Councilmember Avant provided the invocation.

QUARTERLY PRESENTATIONS

2. QUARTERLY (YEAR-END) PRESENTATION – FINANCE DEPARTMENT (REGARDING GENERAL FUND REVENUES AND EXPENSES, UTILITY FUND REVENUES AND EXPENSES, AND TOURISM FUND REVENUES AND EXPENSES THROUGH SEPTEMBER 30, 2022)

Brenda Hernandez, Finance Director, provided the quarterly/year-end report for the Finance Department that ended September 30, 2022. She highlighted statistics related to General Fund revenues and expenditures, Utility Fund revenues and expenditures, and Tourism Fund Comparison year to date FY2021 to FY2022.

Ms. Hernandez took a moment to recognize William Klump, Finance Director who is retiring after twenty years of service to the City.

PUBLIC HEARINGS AND RELATED ACTION

3. A. PUBLIC HEARING ON APPLICATION FOR SITE DEVELOPMENT IN A PLANNED DISTRICT (OFFICE BUILDINGS) LOT 1, BLOCK H, OF THE CONDO SDC BADGER RANCH OFFICE, BADGER RANCH ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 15190 BADGER RANCH BLVD

Mayor Qourzal opened the public hearing.

The following individuals spoke in favor of the proposed site development:

- Andrew Barnhill, 235 Lost Creek, China Spring, President of Woodway Badger Properties. This is his vision for a financial district and feels this is a great location for attorneys, CPAs, etc.
- Bryon Barnhill, 15003 Riatta Rd., in Badger Ranch. As a lawyer and developer, neighbor and concerned citizen, he is in favor of the development. His law firm is at 15150 Badger Ranch and he is planning to expand his law firm into a bigger location in building 5 which is the first of three buildings that they are seeking to build with your approval. Primary concern is the traffic flow back through the neighborhood. They would like to partner with the City and share in some of the costs. They are prepared and ready as they develop to work with the City to make this a safe development.
- Steve Sorrells, (Applicant) 510 Austin Avenue, Waco. They are excited to get started on this phase of Badger Ranch Office Development and are proud of the quality that Badger Ranch has had since its inception. At earlier Planning & Zoning meetings, neighbors expressed traffic concerns and suggested adding a direct point of access on to the Highway 84 access road. In response to these suggestions, he reached out to TxDOT to see if they would consider adding a curb cut that was recommended and the reply from TxDOT was “no”. They will not add an additional curb cut as was requested. For this development, they are requesting exception on the following two items:
 - 1) To not install the perimeter fence and landscaping on the far end of property line, approximately 250 feet;
 - 2) Delay installation of the landscaping for future buildings 6 & 7 until those buildings are actually constructed.

The following individuals spoke in opposition:

- Kevin Letz, 15028 Badger Ranch Blvd. - traffic concerns
- Eric Swan, 15035 Badger Ranch Blvd. – traffic concerns
- Mar Magnusen, 15030 Badger Ranch Blvd. – traffic concerns
- Dollie Sanders, 15026 Badger Ranch Blvd. – traffic concerns

With no one else speaking in favor or in opposition of the Application for Site Development, Mayor Qourzal closed the public hearing.

WOODWAY CITY COUNCIL MINUTES

Page 3

November 14, 2022 – 5:30 p.m.

- B. DISCUSSION AND CONSIDER ACTION ON APPLICATION FOR SITE DEVELOPMENT IN A PLANNED DISTRICT (OFFICE BUILDINGS) LOT 1, BLOCK H, OF THE CONDO SDC BADGER RANCH OFFICE, BADGER RANCH ADDITION TO THE CITY OF WOODWAY, MCLENNAN COUNTY, TEXAS, LOCATED AT 15190 BADGER RANCH BLVD

Mayor Qourzal called for a motion to discuss. Councilmember Cook moved to open this item for discussion and Councilmember Williams seconded.

Dr. Oubre provided that in the Council packet there is a letter from the Applicant, requesting an exception for the two items Mr. Sorrells discussed. The Planning & Zoning Commission took action and are recommending approval of the Site Development and did deny the request to not install the perimeter fencing but did approve the delay of landscaping for future buildings 6 and 7.

Mayor Pro Tem posed the question to the Council, that if what they are proposing to develop complies with what the property is currently zoned for and their plans comply with all City ordinances with the exception of the two exceptions they are requesting, then “under what conditions can we deny their application for site development?”

There was a lengthy discussion about the possibility of adding speed bumps, talking with TxDOT and possibly lowering the speed limit to help with the traffic concerns.

Councilmember Cook moved to approve the request of an Application for Site Development in a Planned District (Office Buildings) Lot 1, Block H, of the Condo SDC Badger Ranch Office, Badger Ranch Addition to the City of Woodway, McLennan County, Texas, located at 15190 Badger Ranch Blvd., and accept Planning & Zoning’s recommendations to deny (1) first exception for the fence & landscaping on the Eastern most property line, and (2) to accept the second exception of the landscaping requirement. Councilmember Gilman seconded, and the motion passed unanimously.

VISITORS

4. HEAR VISITORS

- Richard Maker, 14010 Harbor Drive, commented on the posting of Minutes with citizens’ names and addresses, opposition to Western Star Ridge, and raw sewage leaks in the City.

CITY MANAGER AND CITY COUNCIL REPORTS

5. CITY MANAGER’S REPORT (BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS,

WOODWAY CITY COUNCIL MINUTES

Page 4

November 14, 2022 – 5:30 p.m.

COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES)

There were no comments at this time.

6. CITY COUNCIL REPORTS (BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY COUNCIL COMMITTEE AND LIAISON ASSIGNMENTS)

Councilmember Cook provided that the Parks and Recreation Commission will be hosting an Easter Egg Hunt the week before Easter.

Mayor Qourzal commented on the great job by staff on the Cops & Kids event.

CLOSING ITEMS

7. CONSIDER ACTION ON ADJOURNMENT

Councilmember Williams moved to adjourn the meeting. Councilmember Gilman seconded the motion, and the motion passed unanimously by the Councilmembers present. The meeting adjourned at 6:32 p.m.

Donna Barkley, City Secretary

Amine Qourzal, Mayor