



**City of Woodway
Planning and Zoning Commission Meeting Minutes
December 9, 2025**

The Planning and Zoning Commission of the City of Woodway met in the City Council Chambers at Woodway City Hall, 922 Estates Drive, at 5:00 p.m., December 9, 2025.

**Planning & Zoning
Members Present:**

Sholly Gunter, Brent McKenzie, Martha Agee
Michael Habern, Caleb Loudamy

**Planning & Zoning
Members Absent:**

Rodney Kroll, Nancy Pfanner, Josef Varga,
Ruben DeLeon

City Staff Present:

Steven Dvorak, Amy Novak

Registered Guests:

Janell Gilman (liaison), John Elmore

1. Call to order

Vice Chair Martha Agee called the meeting to order at 5:18 p.m.

- 2. Public Comment.** The Planning and Zoning Commission invites citizens to address the Commission on any matter, including items on the agenda, except for public hearings that are on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizens' comments are limited to three (3) minutes unless otherwise required by law. The Commission is not permitted to take action or discuss any item not listed on the agenda.

No public comments.

- 3. Consider action on** the October 28, 2025, regular meeting minutes.

A motion was made by Michael Habern, seconded by Brent McKenzie, that the minutes be approved as written. The motion carried unanimously.

- 4. Discussion and consider action on** approval of Preliminary Plat of the Badger Ranch Addition, Phase 6, Lot 15, Block 1, Being all of Lot 1 and Lot 3, Block 1 of the Badger Ranch Addition, Phase 6 to the City of Woodway, McLennan County, Texas, as shown on the plat recorded in McLennan County Clerk's document 202020027938 of the Official Public Records of McLennan County, Texas.

Assistant Director Steven Dvorak gave a brief description. A PowerPoint presentation was presented to the Planning and Zoning Commission. There were no questions asked.

Michael Habern made a motion to conditionally approve the Preliminary Plat, seconded by Brent McKenzie. The motion carried unanimously.

5. **Discussion and consider action on** approval of Preliminary Plat of the Badger Ranch Addition, Part 1, Lot 23X, Block B, located in the John Hobson Survey, Abstract 447, in the City of Woodway, McLennan County, Texas, and being out of Lot 22X, Block B, Badger Ranch Phase 1, according to the plat thereof is recorded under McLennan County Clerk's document 2004026728 of the Official Public Records of McLennan County, Texas.

Assistant Director Steven Dvorak gave a brief description. A PowerPoint presentation was presented to the Planning and Zoning Commission. There were no questions asked.

Michael Habern made a motion to approve the Preliminary Plat, seconded by Brent McKenzie. The motion carried unanimously.

6. **Discussion and consider action on** approval of Final Plat of the Tanglewood Estates Addition, Phase 3, Lots 43-46 Block A, Lots 27-42 Block H, Lots 8-33 Block J, Lots 1-25 Block M, Lots 1-6, Block N, Lots 1-9 Block O, to the City of Woodway, McLennan County, Texas, being part of those tracts of land described as Tract One (79.150 acres) in a deed to WDA Development, LLC as recorded in McLennan County Clerk's Document 2018044087 of the Official Public Records of McLennan County, Texas.

Assistant Director Steven Dvorak gave a brief description. David Mercer (applicant) gave a brief description. A PowerPoint presentation was presented to the Planning and Zoning Commission. There were questions asked, and David Mercer (applicant) answered all the questions.

Secretary Caleb Loudamy made a motion to conditionally approve the Final Plat, seconded by Sholly Gunter. The motion carried unanimously.

7. Update from Building Official regarding current PUD projects.

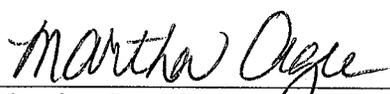
This item was pulled.

8. **Staff Updates**

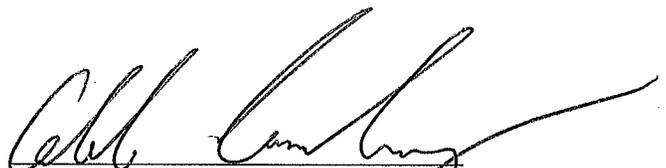
Assistant Director Steven Dvorak gave an update for the next P&Z meeting.

7. **Consider action on** adjournment

A motion was made by Michael Habern, seconded by Brent McKenzie, to adjourn the meeting. The motion carried unanimously, and the meeting adjourned at 5:39 p.m.



Planning & Zoning Commission Chairman



Planning & Zoning Commission Secretary