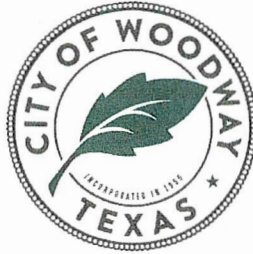


**PUBLIC NOTICE OF MEETING**



**WOODWAY CITY COUNCIL**

**APRIL 27, 2026 – 5:30 P.M.**

**TAKE NOTICE THAT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS, WILL BE HELD IN THE DONALD J. BAKER COUNCIL CHAMBERS AT WOODWAY CITY HALL, 922 ESTATES DRIVE, WOODWAY, TEXAS, COMMENCING AT 5:30 P.M. ON MONDAY, APRIL 27, 2026, TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE IT INCLUDING, AMONG OTHERS, THE ITEMS LISTED BELOW.**

**AGENDA**

**CALL MEETING TO ORDER**

**INVOCATION**

1. Invocation
2. Pledge of Allegiance

**PUBLIC COMMENT**

3. The City Council invites citizens to address the Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Please limit your comments to three (3) minutes per Resolution R-87-11. The Council is not permitted to take any action or discuss any item not listed on the agenda. When called to speak, please state your name and address, and if speaking on a specific agenda item, state the item before beginning your comments

**PRESENTATIONS**

4. Quarterly presentation – Finance Department (regarding general fund revenues and expenses, utility fund revenues and expenses, and tourism fund revenues and expenses through March 31, 2025).

**PUBLIC HEARINGS AND RELATED ACTION**

5. A. Public hearing on Application to Develop and Site Development Plan in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas located at 16300 Badger Ranch Boulevard.  
B. Discussion and consider action on the Application for to Develop in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway,

## Packet Page 2

### WOODWAY CITY COUNCIL AGENDA

Page 2

April 27, 2026 - 5:30 P.M.

McLennan County, Texas located at 16300 Badger Ranch Boulevard.

- C. Discussion and consider action on the Application for a Site Development Plan in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas located at 16300 Badger Ranch Boulevard.

#### **ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION**

6. Discussion and consider action on minutes of the regular City Council meeting held April 13, 2026, at 5:30 p.m.
7. Discussion and consider action on Resolution R-26-07, selecting an elected official of the City of Woodway as the City's nominee for service as a member of the governing body of the McLennan County Rural Transit District

#### **CITY MANAGER AND CITY COUNCIL REPORTS**

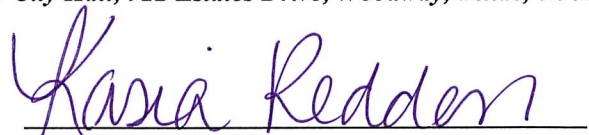
8. City Manager's Report (Briefings or updates may be provided regarding City services, administrative/personnel matters, real estate/development, infrastructure, events, regulations, community and intergovernmental relations issues.)
9. City Council Reports (Briefings or updates may be provided regarding City Council committee and liaison assignments.)

#### **CLOSING ITEM**

10. Consider action on adjournment

*Councilmembers unable to attend in person may participate via videoconference in accordance with Chapter 551 of the Texas Government Code.*

*I certify that the above notice of meeting was posted at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on the 21<sup>st</sup> day of April 2026 at 5:00 p.m.*

  
Kasia Redden, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254) 772-4480 or FAX (254) 772-0695 for further information.

# City of Woodway Financial/Performance Report

Six Months Ended March 31, 2026



**City Manager**  
Adam Niolet, CPM, ICMA-CM

**Assistant City Manager**  
Jennifer Rogers, TRMC

**Finance Director**  
Brenda Hernandez, CPA, CPM



For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

## General Fund Revenues

Revenue Source	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
<b>PROPERTY TAXES</b>						
1 Property Taxes	\$ 6,431,880	\$ 6,280,729	98%	\$ 5,680,115	\$ 5,541,014	98%
Delinquent Property Taxes	20,000	10,622	53%	15,000	12,302	82%
Interest & Penalties	35,000	14,341	41%	35,000	16,438	47%
<b>Total Property Taxes</b>	<b>\$ 6,486,880</b>	<b>\$ 6,305,692</b>	<b>97%</b>	<b>\$ 5,730,115</b>	<b>\$ 5,569,754</b>	<b>97%</b>
<b>SALES TAX</b>						
Sales Tax (1%)	\$ 3,058,100	\$ 1,572,433	51%	\$ 2,885,000	\$ 1,489,835	52%
Sales Tax (.5%)	1,526,400	786,217	52%	1,440,000	744,917	52%
Sales Tax/380 Rebates	(20,000)	-	0%	(20,000)	(9,852)	0%
<b>Total Sales Tax</b>	<b>\$ 4,564,500</b>	<b>\$ 2,358,650</b>	<b>52%</b>	<b>\$ 4,305,000</b>	<b>\$ 2,224,900</b>	<b>52%</b>
<b>FRANCHISE FEES</b>						
Oncor Electric Franchise	\$ 375,000	\$ -	0%	\$ 375,000	\$ -	0%
Telecommunication Franchise	14,000	5,023	36%	14,000	6,251	45%
2 Atmos Gas Franchise	245,000	266,603	109%	250,000	228,847	92%
Cable Television Franchise	122,570	46,680	38%	122,570	54,105	44%
<b>Total Franchise Fees</b>	<b>\$ 756,570</b>	<b>\$ 318,305</b>	<b>42%</b>	<b>\$ 761,570</b>	<b>\$ 289,203</b>	<b>38%</b>
<b>OTHER REVENUE SOURCES</b>						
Permits	\$ 154,000	\$ 109,169	71%	\$ 146,000	\$ 104,591	72%
Court Fines & Misc Fees	116,550	42,417	36%	137,050	46,376	34%
3 Interest Income	206,000	49,234	24%	196,000	81,575	42%
Mixed Beverage Tax	18,000	11,447	64%	15,000	8,536	57%
Park Reservations	17,500	8,659	49%	15,000	8,115	54%
Animal Control Fees	500	-	0%	500	-	0%
4 Service Charges-Enterprise Funds	247,653	123,827	50%	529,035	264,518	50%
Dispatch Services	48,000	48,000	100%	48,000	48,000	100%
Misc. Income	9,820	8,528	87%	6,652	5,980	90%
Lease Revenue/Amortization	19,900	-	0%	20,900	250	1%
Family Center Revenues	155,000	58,516	38%	180,000	51,885	29%
Grant Proceeds	-	2,700	-	-	-	-
5 Insurance Proceeds	-	137,698	-	-	3,470	-
Intergovernmental Revenue	15,000	7,849	52%	15,000	12,412	83%
<b>Total Other Revenue Sources</b>	<b>\$ 1,007,923</b>	<b>\$ 608,044</b>	<b>60%</b>	<b>\$ 1,309,137</b>	<b>\$ 635,708</b>	<b>49%</b>
<b>TOTAL REVENUES</b>	<b>\$ 12,815,873</b>	<b>\$ 9,590,690</b>	<b>75%</b>	<b>\$ 12,105,822</b>	<b>\$ 8,719,565</b>	<b>72%</b>

**For Six Months Ended March 31, 2026**  
**50% of Fiscal Year Expired**

**Notes:**

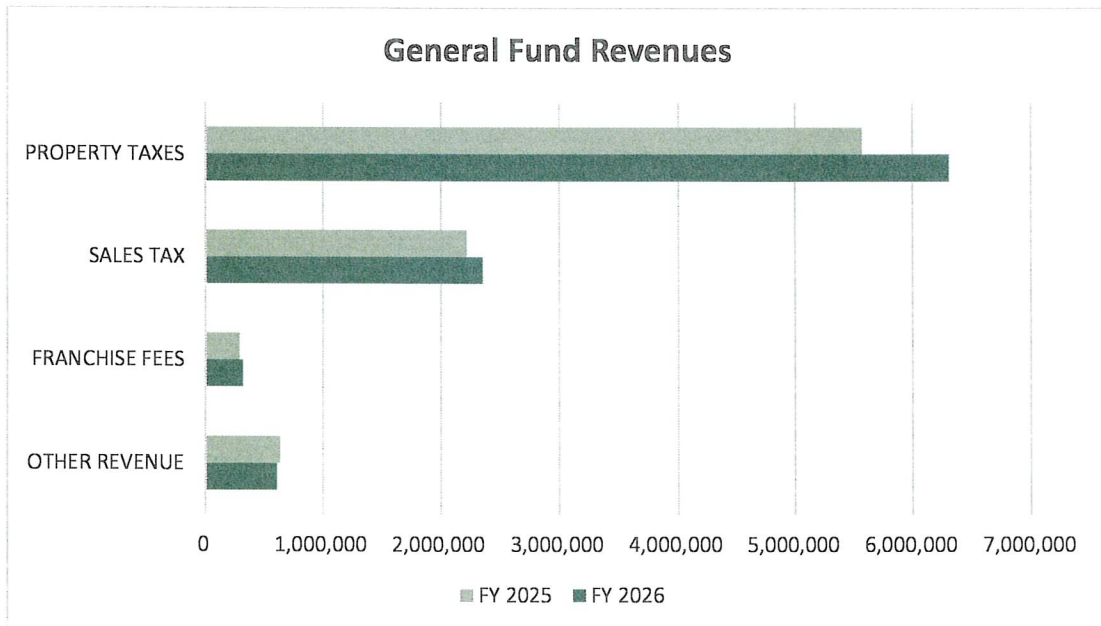
**1: Property Taxes** – The \$740k increase in property taxes directly correlates with an increase in the property tax rate as well as an increase in tax rate allocation to the general fund. For FY 2026, the tax rate adopted was 0.363836, of which 93% was allocated to the general fund, compared to FY 2025’s tax rate of 0.357865, of which 83% was allocated to the general fund.

**2: ATMOS Gas Franchise** – ATMOS pays franchise tax in February based on the previous calendar year’s collections. The increase in revenue is due to the average cost of natural gas rising from \$2.52 to \$ 3.72 per thousand cubic feet from calendar year 2024 to 2025.

**3: Interest Income** – The \$32k decrease in interest income is due to an adjustment made on 10/1/25 for interest accrual. This adjustment, totaling \$18,718, was made for audit purposes to properly account for interest earned but not yet received. If this adjustment is excluded, the decrease in interest income is \$13,623, which correlates with the decrease in the interest rate and amount invested. As of 3/31/26, \$11.33M was invested at an average interest rate of 3.72%, compared with \$11.75M at an average interest rate of 4.39% as of 3/31/25.

**4: Service Charges** – Service charges have historically comprised a percentage of the general fund departmental budgets paid by the water/sewer fund and excess revenue over expenditures from the sanitation fund. Beginning in FY 26, the sanitation fund service charge was removed from the budget to offset anticipated cost increases associated with the closure of the Hannah Hill landfill.

**5: Insurance Proceeds** – Insurance proceeds fluctuate based on the quantity and severity of insurance claims incurred. This amount relates to significant repair costs for the bucket on the ladder truck, which was damaged during training/inclement weather.



For Six Months Ended March 31, 2026  
 50% of Fiscal Year Expired

## General Fund Expenditures

Expenditures by Division	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
<b>General Government</b>						
1 City Secretary	\$ 295,774	\$ 177,355	60%	\$ 282,024	\$ 150,832	53%
Administration	857,268	435,178	51%	840,732	415,204	49%
2 Finance	652,948	337,523	52%	600,512	299,121	50%
3 Non-Departmental	410,952	144,911	35%	244,217	80,206	33%
<b>Total General Government</b>	<b>\$ 2,216,942</b>	<b>\$ 1,094,966</b>	<b>49%</b>	<b>\$ 1,967,485</b>	<b>\$ 945,363</b>	<b>48%</b>
<b>Public Safety</b>						
Public Safety	\$ 7,372,205	\$ 3,656,246	50%	\$ 7,193,588	\$ 3,521,266	49%
Municipal Court	255,893	113,450	44%	241,230	119,484	50%
<b>Total Public Safety</b>	<b>\$ 7,628,098</b>	<b>\$ 3,769,697</b>	<b>49%</b>	<b>\$ 7,434,818</b>	<b>\$ 3,640,750</b>	<b>49%</b>
<b>Community Services</b>						
4 Streets	\$ 692,641	\$ 333,477	48%	\$ 635,373	\$ 279,047	44%
Parks	575,936	245,886	43%	527,412	238,672	45%
Public Buildings	334,823	166,439	50%	303,564	161,519	53%
Administration/Inspections	539,268	250,578	46%	509,118	250,544	49%
<b>Total Community Services</b>	<b>\$ 2,142,668</b>	<b>\$ 996,380</b>	<b>47%</b>	<b>\$ 1,975,467</b>	<b>\$ 929,782</b>	<b>47%</b>
<b>Community Programs</b>						
Community Development	\$ 40,000	\$ 11,480	29%	\$ 50,000	\$ 5,865	12%
Youth Commission	3,000	-	0%	3,000	1,318	44%
Woodway Family Center	785,165	368,471	47%	675,052	337,080	50%
<b>Total Community Programs</b>	<b>\$ 828,165</b>	<b>\$ 379,951</b>	<b>46%</b>	<b>\$ 728,052</b>	<b>\$ 344,263</b>	<b>47%</b>
<b>TOTAL EXPEDITURES</b>	<b><u>\$12,815,873</u></b>	<b><u>\$ 6,240,995</u></b>	<b>49%</b>	<b><u>\$12,105,822</u></b>	<b><u>\$ 5,860,158</u></b>	<b>48%</b>

**For Six Months Ended March 31, 2026**  
**50% of Fiscal Year Expired**

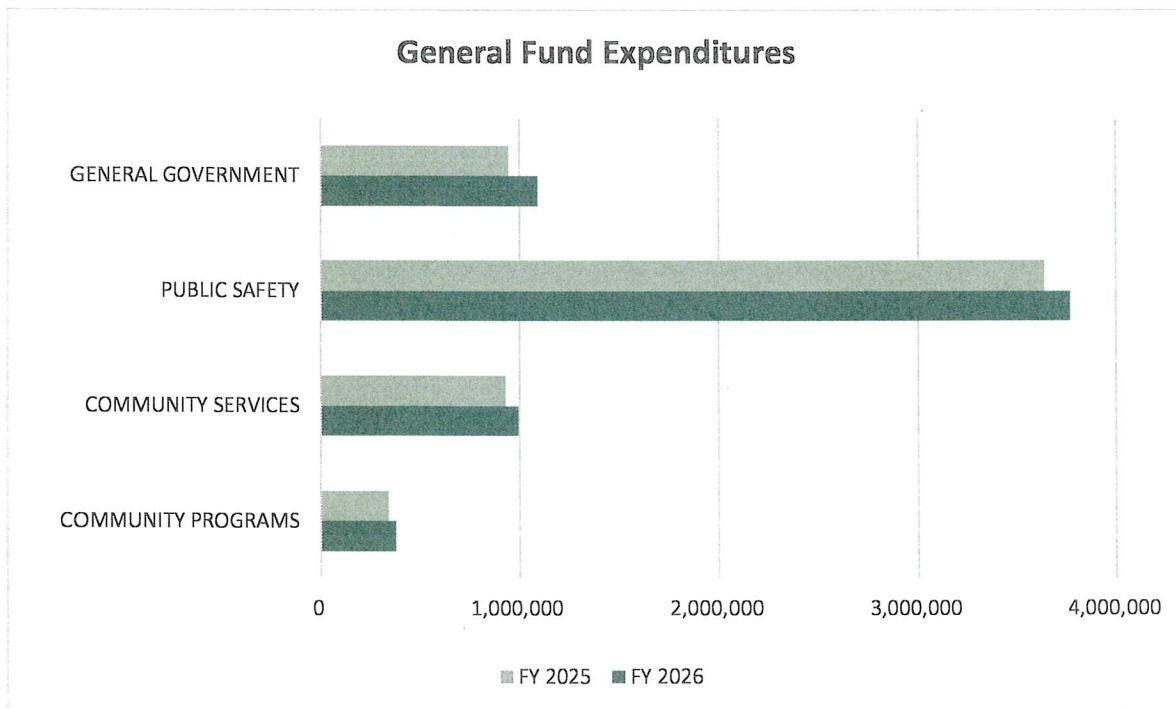
**Notes:**

**1: City Secretary** – The \$27k increase correlates to a large vacation pay-out due to the retirement of the City Secretary.

**2: Finance** – The \$38k increase is primarily attributed to an overall increase in budget in FY 26, specifically related to personnel and benefits expenses, as the department was restructured due to the retirement of the Payroll/Accounting Specialist. Additionally, because the annual audit was performed a month earlier, audit fees were paid in Q2 of FY 26 that were not present in Q2 of FY 25.

**3: Nondepartmental** – The \$65k increase is primarily attributed to an overall increase in the non-departmental budget in FY 26. Costs for social media archiving software and network switches were not incurred last year, but they were anticipated and budgeted for in FY 26.

**4: Streets** – The \$54k increase in streets is due to a rise in repair & maintenance, equipment rental, and property liability insurance incurred in FY 26. Additionally, there was a \$17,900 increase in equipment replacement transfers, as the Streets department purchased a backhoe/loader in FY 25 and began repaying the equipment replacement fund over the asset's life in FY 26.



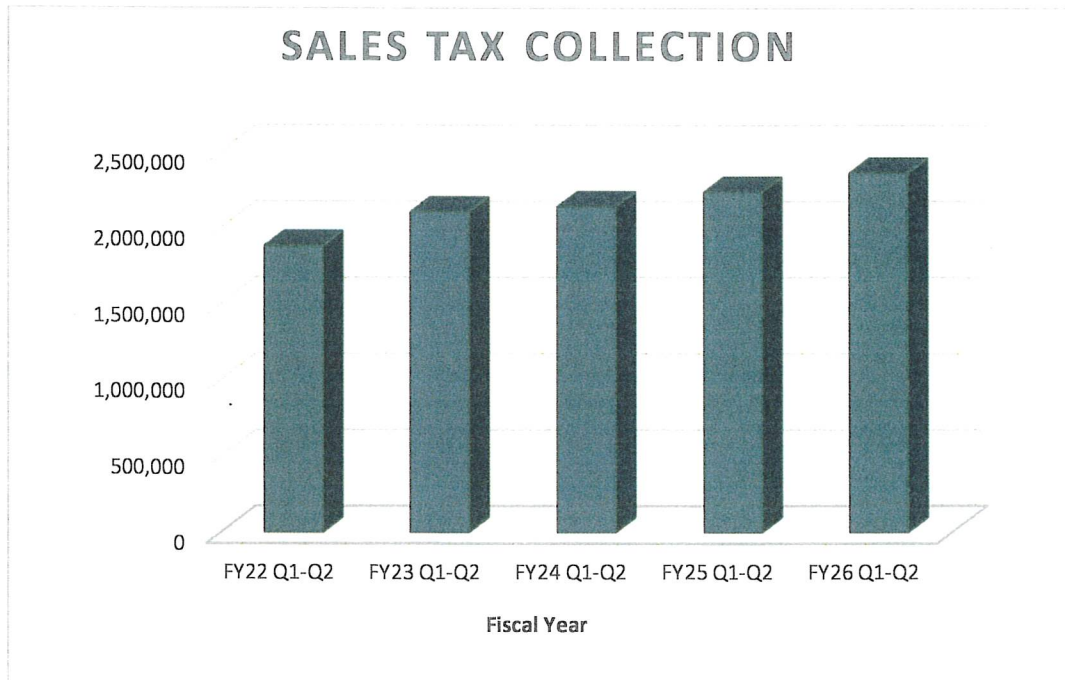
For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

# Sales & Use Tax Comparison

Sales & Use Tax Comparison  
March 31, 2026

Month	Prior Year			Current Year			
	Budget	Actual	%	Budget	Actual	Budget v. Actual \$	Budget v. Actual %
October	\$ 365,369	\$ 378,329	8.36%	\$ 374,423	\$ 384,589	\$ 10,166	2.72%
November	383,139	378,089	8.36%	374,185	429,287	55,102	14.73%
December	390,919	364,601	8.06%	360,836	419,151	58,315	16.16%
January	351,495	329,374	7.28%	325,973	377,834	51,862	15.91%
February	351,171	449,822	9.95%	445,177	436,209	(8,969)	-2.01%
March	318,308	334,537	7.40%	331,083	311,579	(19,504)	-5.89%
April	326,163	319,573	7.07%	316,273			
May	370,659	400,707	8.86%	396,569			
June	333,925	367,131	8.12%	363,340			
July	349,679	411,877	9.11%	407,624			
August	399,953	436,515	9.65%	432,008			
September	384,220	374,476	8.28%	370,609			
	Less Rebates:	(22,207)		Less Rebates:	-		
<b>TOTAL</b>	<u>\$ 4,325,000</u>	<u>\$ 4,522,824</u>		<u>\$ 4,498,100</u>	<u>\$ 2,358,650</u>	<u>\$ 146,973</u>	

Collections to budget 52.44%



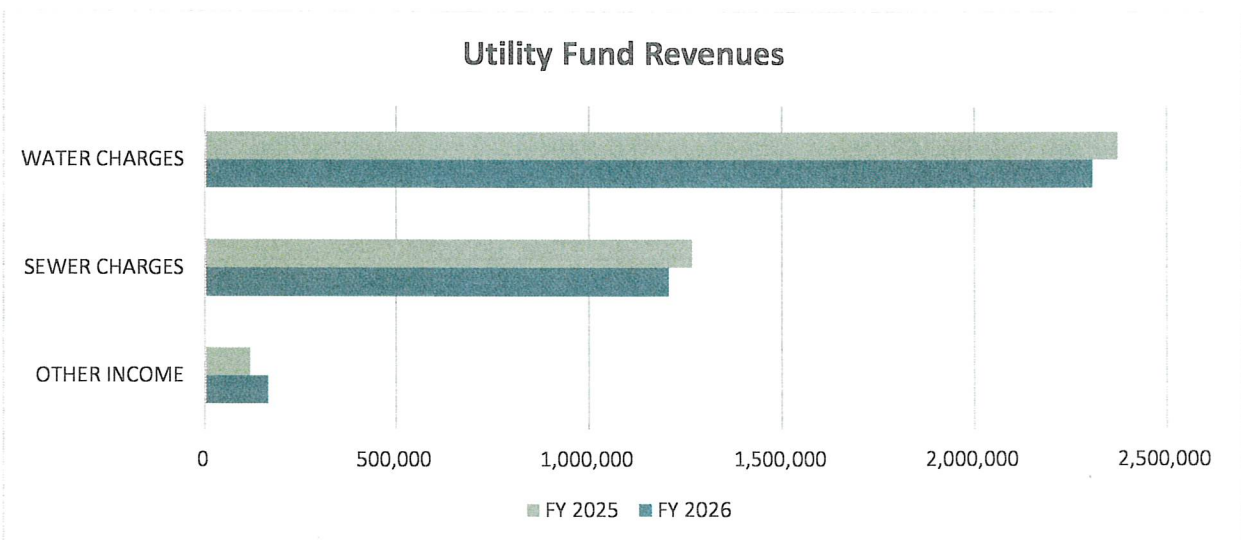
For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

## Utility Fund Revenues

REVENUE SOURCE	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
<b>WATER SERVICE CHARGES</b>						
Water Sales - Residential	\$ 4,103,000	\$ 1,769,815	43%	\$ 4,103,000	\$ 1,791,224	44%
Water Sales - Commercial	1,000,000	435,650	44%	970,690	495,215	51%
Water Sales - Wholesale	136,800	53,883	39%	136,800	51,692	38%
Water Taps	45,000	8,800	20%	33,000	-	0%
Reconnects & Transfers	87,592	38,218	44%	93,500	35,581	38%
<b>Total Water Charges</b>	<b>\$ 5,372,392</b>	<b>\$ 2,306,366</b>	<b>43%</b>	<b>\$ 5,336,990</b>	<b>\$ 2,373,712</b>	<b>44%</b>
<b>SEWER SYSTEM CHARGES</b>						
Sewer Charges - Residential	\$ 2,405,305	\$ 1,083,864	45%	\$ 2,420,000	\$ 1,162,936	48%
Sewer Charges - Commercial	233,199	119,230	51%	240,845	105,870	44%
Sewer Taps	16,000	2,627	16%	9,900	-	0%
<b>Total Sewer Charges</b>	<b>\$ 2,654,504</b>	<b>\$ 1,205,721</b>	<b>45%</b>	<b>\$ 2,670,745</b>	<b>\$ 1,268,806</b>	<b>48%</b>
<b>OTHER INCOME</b>						
Interest Income	\$ 45,000	\$ 4,087	9%	\$ 28,866	\$ 15,091	52%
Miscellaneous Income	19,495	34,833	179%	5,000	39,500	790%
1 Insurance Proceeds	-	127,162		-	62,581	
Convenience Fees	100,000	-	0%	-	-	
<b>Total Other Income</b>	<b>\$ 164,495</b>	<b>\$ 166,081</b>	<b>101%</b>	<b>\$ 33,866</b>	<b>\$ 117,172</b>	<b>346%</b>
<b>TOTAL INCOME</b>	<b>\$ 8,191,391</b>	<b>\$ 3,678,168</b>	<b>45%</b>	<b>\$ 8,041,601</b>	<b>\$ 3,759,690</b>	<b>47%</b>

**Notes:**

1: **Insurance Proceeds** – Insurance proceeds fluctuate based on the quantity and severity of insurance claims incurred related to repairs on wells, lift stations, vehicles, and equipment.



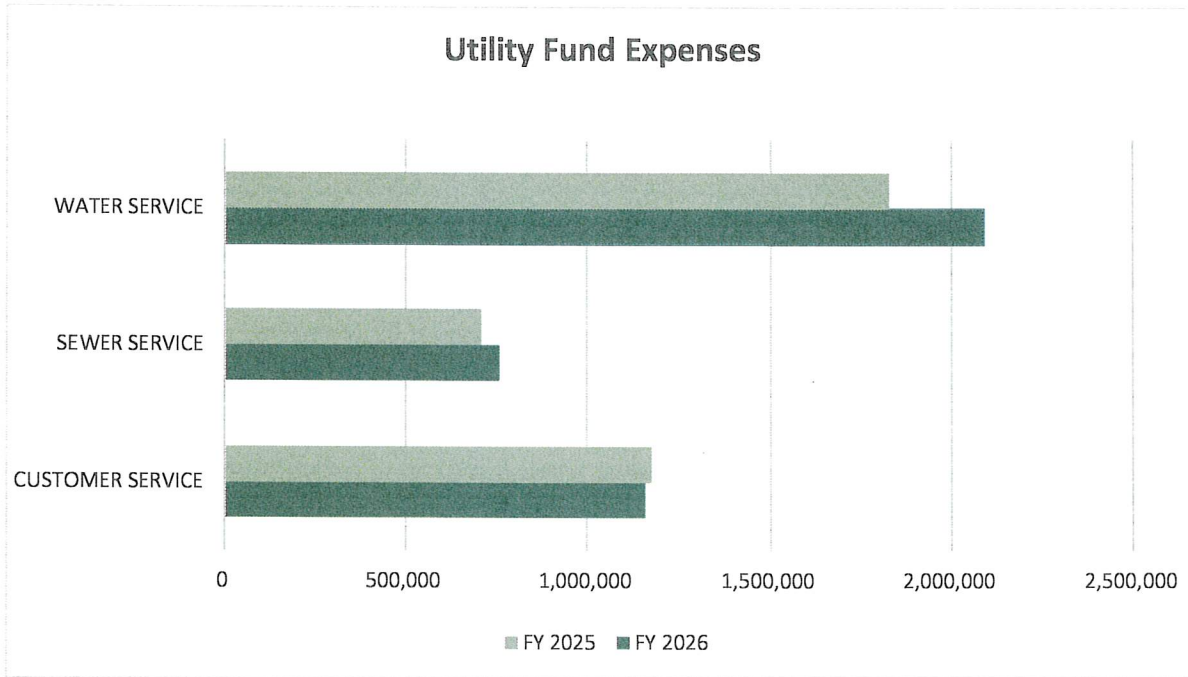
For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

## Utility Fund Expenses

Expenditures by Division	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
1 Water Service	\$ 4,081,089	\$ 2,088,994	51%	\$ 3,909,836	\$ 1,826,432	47%
Sewer Service	1,703,220	757,735	44%	1,741,762	707,872	41%
Customer Service	2,407,082	1,159,091	48%	2,390,003	1,177,664	49%
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,191,391</b>	<b>\$ 4,005,819</b>	<b>49%</b>	<b>\$ 8,041,601</b>	<b>\$ 3,711,968</b>	<b>46%</b>

**Notes:**

1: **Water Service** –The \$263k increase in water service costs is due to a significant increase in water purchased from the City of Waco due to the Acorn and the Business Acres wells outages for repair. As of 3/31/26, water purchase charges totaled \$1.17M, up from \$895k at 3/31/25.



For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

## Water System

	FY2026	FY2025
<b>Revenues:</b>		
Water Sales	\$ 2,259,348	\$ 2,338,131
Water Taps	8,800	-
Reconnects & Transfers	38,218	35,581
Other Income (75%)	124,561	87,880
<b>Total Revenues</b>	<b>\$ 2,430,927</b>	<b>\$ 2,461,592</b>
<b>Expenses:</b>		
Water Service	\$ 2,088,994	\$ 1,826,432
Customer Services less Debt Service (75%)	324,692	196,358
Debt Service	144,225	144,200
<b>Total Expenses</b>	<b>\$ 2,557,911</b>	<b>\$ 2,166,990</b>
<b>Increase (decrease) in net position</b>	<b>\$ (126,985)</b>	<b>\$ 294,602</b>

## Sewer System

	FY2026	FY2025
<b>Revenues:</b>		
Sewer Charges	\$ 1,203,094	\$ 1,268,806
Sewer Taps	2,627	-
Other Income (25%)	41,520	29,293
<b>Total Revenues</b>	<b>\$ 1,247,242</b>	<b>\$ 1,298,099</b>
<b>Expenses:</b>		
Sewer Service	\$ 757,735	\$ 707,872
Customer Services less Debt Service (25%)	108,231	65,453
Debt Service	581,943	771,654
<b>Total Expenses</b>	<b>\$ 1,447,908</b>	<b>\$ 1,544,979</b>
<b>(Decrease) in net position</b>	<b>\$ (200,666)</b>	<b>\$ (246,880)</b>
<b>Total increase (decrease) in net position</b>	<b>(\$327,651)</b>	<b>\$47,722</b>

**Notes:**

The water/sewer fund was not self-supporting as of March 31, 2026. In FY 26, the utility fund experienced a revenue decline due to a 15.5M-gallon decrease in water consumption. Meanwhile, the fund experienced a 7-14% increase in water and sewer operations. This resulted in a \$327,651 deficit.

For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

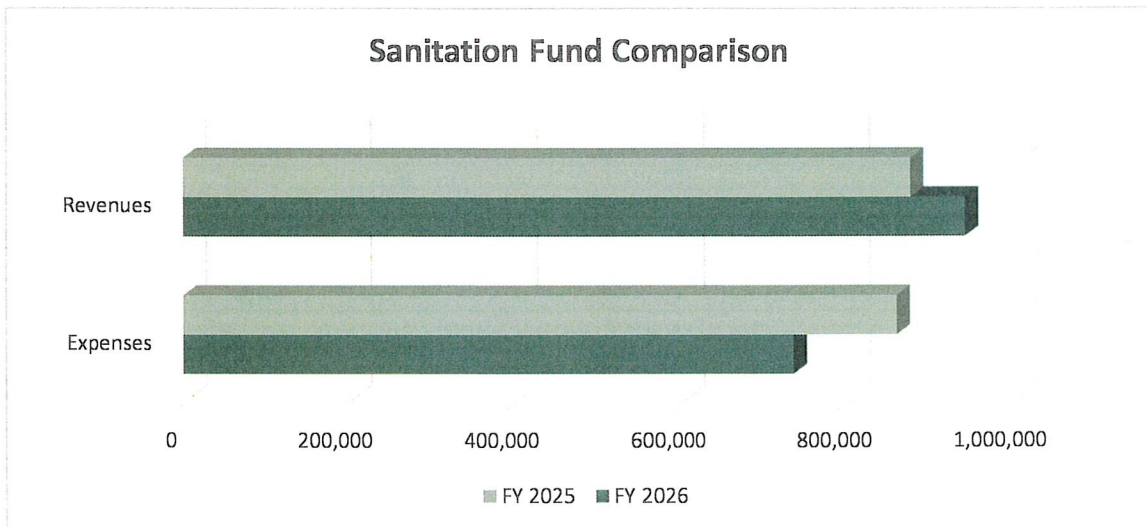
## Sanitation Fund Revenues & Expenses

Revenue Source	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
<b>Sanitation Fund</b>						
Waste Collection Franchise	\$ 66,341	\$ 29,713	45%	\$ 66,341	\$ 28,657	43%
Residential	1,068,300	568,315	53%	1,068,300	533,122	50%
Commercial	801,225	345,535	43%	801,225	315,450	39%
Interest Income & Misc	1,000	30	3%	1,000	60	6%
	<u>\$ 1,936,866</u>	<u>\$ 943,594</u>	49%	<u>\$ 1,936,866</u>	<u>\$ 877,289</u>	45%

Expenditures by Division	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
<b>Sanitation Fund</b>						
1 Service Charges-GF	\$ -	\$ -		\$ 298,866	\$ 149,433	50%
Disposal-Landfill	143,484	143,484	100%	276,000	137,676	50%
Residential	1,125,000	370,610	33%	850,000	357,949	42%
Commercial	593,500	221,868	37%	500,000	215,183	43%
Hazard Waste	24,076	-	0%	12,000	-	0%
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,886,060</u>	<u>\$ 735,962</u>	39%	<u>\$ 1,936,866</u>	<u>\$ 860,241</u>	44%
		\$ 207,631			\$ 17,048	

**Notes:**

1: **Service Charges-GF**– Beginning in FY 26, this service charge was removed from the budget to offset anticipated cost increases associated with the closure of the Hannah Hill landfill.



For Six Months Ended March 31, 2026  
 50% of Fiscal Year Expired

## Cash Accounts

March 31, 2026

Type	Account Name	Bank Balance 12/31/2025	Bank Balance 3/31/2026	\$Variance
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**Checking Accounts**

Combined Operating Fund	\$	-	\$	-	\$	-
CBA Interest Proceeds		12,234		37,765		25,531
<b>Subtotal:</b>	\$	12,234	\$	37,765	\$	25,531

**Money Market Investment Accounts**

Combined Investment	\$	9,454,333	\$	11,139,862	\$	1,685,529
Water Deposit Escrow		119,659		120,462		803
Builder's Deposits		11,952		12,050		97
<b>Subtotal:</b>	\$	9,585,945	\$	11,272,374	\$	1,686,429

**Savings Accounts**

Drug Seizure Restricted Fund	\$	2,983	\$	3,008	\$	24
Asset Forfeiture Restricted Fund		67,900		58,372		(9,529)
<b>Subtotal:</b>	\$	70,883	\$	61,379	\$	(9,504)

**Total Cash Accounts**

	<b>\$</b>	<b>9,669,062</b>	<b>\$</b>	<b>11,371,518</b>	<b>\$</b>	<b>1,702,457</b>
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**Notes:**

Major changes in cash accounts during Q2 of FY 2026:

1. \$3,017,513 worth of deposits from the McLennan County Tax Office
2. Routine operating expenditures from January to March 2026
3. Approved capital outlay projects/equipment replacement from January to March 2026

For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

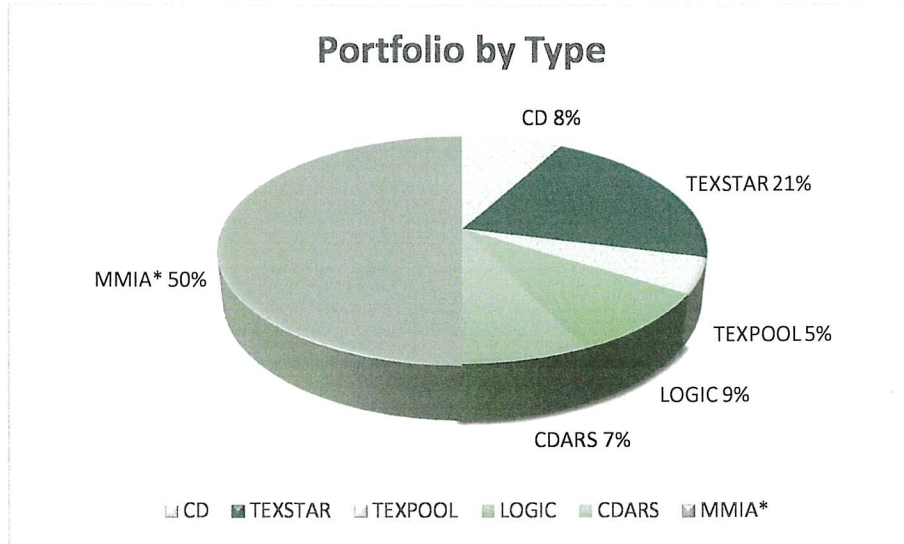
## Investments

### March 31, 2026

Account Name	CD #	Interest Rate	Balance 12/31/2025	Additions	Maturities	Balance 03/31/2026	Accrued Interest
<b>Certificates of Deposit</b>							
<u>FNBCT</u>	150046	3.70%	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000	\$ 27,588
	Date of Maturity 09/18/2025						
<u>TFNB</u>	57902	4.25%	\$ 240,000	\$ -	\$ -	\$ 240,000	\$ 10,364
	Date of Maturity 04/17/2026						
<b>CDARS</b>							
<u>American Bank:</u>							
13-Week	1032420407	3.50%	\$ 757,139	\$ -	\$ (757,139)	\$ -	\$ -
	Date of Maturity 03/19/2026						
26-Week	1032929024	3.52%	\$ -	\$ 763,774	\$ -	\$ 763,774	\$ 958
	Date of Maturity 09/17/2026						
26-Week	1032214904	3.54%	\$ 509,945	\$ -	\$ -	\$ 509,945	\$ 6,921
	Date of Maturity 05/14/2026						
52-Week	1031169816	3.82%	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ 8,541
	Date of Maturity 05/14/2026						
			\$ 1,517,084	\$ 763,774	\$ (757,139)	\$ 1,523,719	\$ 16,420
<b>Local Government Investment Pools</b>							
<u>Logic</u>							
LT Capital Projects	1393948001	3.82%	\$ 2,142,973	\$ 20,244	\$ -	\$ 2,163,217	\$ -
<u>Texpool</u>							
General Fund	1551700003	3.69%	\$ 965,667	\$ 8,808	\$ -	\$ 974,475	\$ -
Utility Fund	1551700001	3.69%	\$ 95,482	\$ 871	\$ -	\$ 96,353	\$ -
			\$ 1,061,150	\$ 9,679	\$ -	\$ 1,070,828	\$ -
<u>TexStar</u>							
2021 Utility Improven	2021-000	3.68%	\$ 4,851,353	\$ 42,152	\$ (434,361)	\$ 4,459,144	\$ -
2021 WFC Improven	2021-001	3.68%	\$ 367,345	\$ 3,342	\$ -	\$ 370,686	\$ -
			\$ 5,218,698	\$ 45,494	\$ (434,361)	\$ 4,829,830	\$ -
<b>Total Investments</b>			<b>\$ 11,679,905</b>	<b>\$ 839,191</b>	<b>\$ (1,191,500)</b>	<b>\$ 11,327,595</b>	<b>\$ 54,371</b>

For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

## Investments (continued)



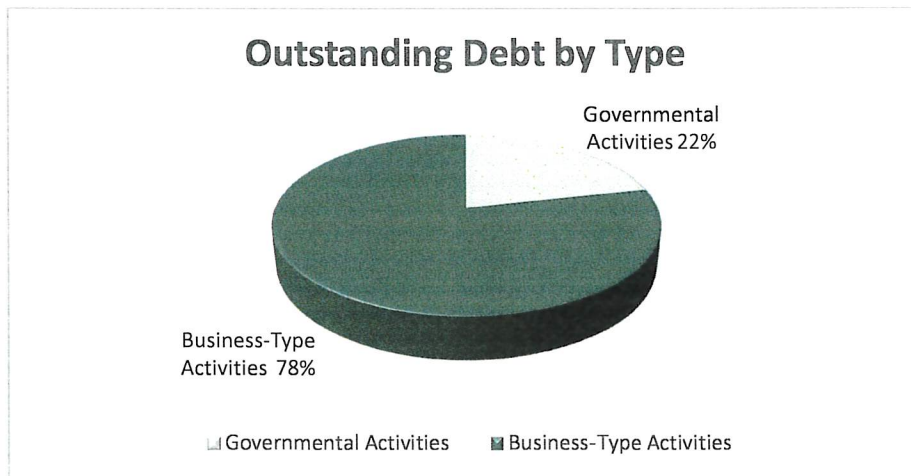
\*MMIA is the Money Market Combined Investment account included in the Cash Accounts section of the financial report. MMIA's annual percentage yield: 3.43%.

For Six Months Ended March 31, 2026  
 50% of Fiscal Year Expired

## Outstanding Debt

	Outstanding at 3/31/2026	Due 8/15/2026	Maturity Date
<b>Governmental Activities:</b>			
Certificate of Obligation 2021	\$ 5,675,000	\$ 185,000	2046
<b>Business-Type Activities:</b>			
GO Refunding Bond 2016	\$ 740,000	\$ 365,000	2027
Certificate of Obligation 2016	1,610,000	255,000	2031
Certificate of Obligation 2017	7,745,000	310,000	2042
Certificate of Obligation 2021	9,970,000	325,000	2046
	\$ 20,065,000	\$ 1,255,000	
<b>Total</b>	<b>\$ 25,740,000</b>	<b>\$ 1,440,000</b>	

Total Cash & Investments **22,699,114**  
 Cash & Investments/Debt Ratio **0.88**



For Six Months Ended March 31, 2026  
 50% of Fiscal Year Expired

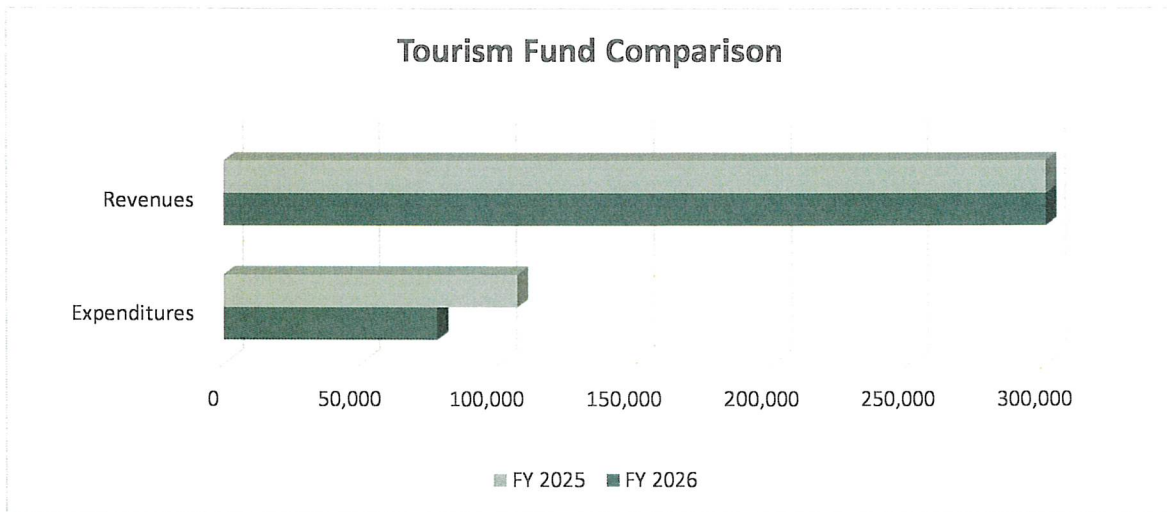
## Tourism Fund Revenues & Expenditures

REVENUE SOURCE	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
Hotel Occupancy Tax						
Hotel Occupancy Tax	\$ 850,000	\$ 362,360	43%	\$ 975,000	\$ 348,561	36%
Other Income						
Interest Income	10,000	320	3%	16,000	2,640	17%
<b>Total Income</b>	<b>\$ 860,000</b>	<b>\$ 362,680</b>	<b>42%</b>	<b>\$ 991,000</b>	<b>\$ 351,201</b>	<b>35%</b>

EXPENDITURES BY DIVISION	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
<b>Category A</b>						
Principal	\$ -	\$ -		\$ 100,000	\$ -	0%
Interest	-	-		4,000	2,000	50%
Paying Agent Fees	-	-		500	-	0%
Transfer to CBA Fund for Vistor Center	686,402	-	0%	680,368	-	0%
Transfer to CBA Construction	-	-		75,000	-	0%
Transfer to Discover Woodway	-	-		40,000	-	0%
<b>Category C</b>						
1 Tourism Advertising & Promotions	122,000	78,139	64%	150,000	105,363	70%
<b>Total Expenditures</b>	<b>\$ 808,402</b>	<b>\$ 78,139</b>	<b>10%</b>	<b>\$ 1,049,868</b>	<b>\$ 107,363</b>	<b>10%</b>

**Notes:**

1: **Advertising & Promotions**– The \$27k decrease in primarily attributed to an overall decrease in budget in FY 26, specifically related to the termination of the Baylor Athletics sponsorship that was paid in FY 25 but not present in FY 26.



For Six Months Ended March 31, 2026  
50% of Fiscal Year Expired

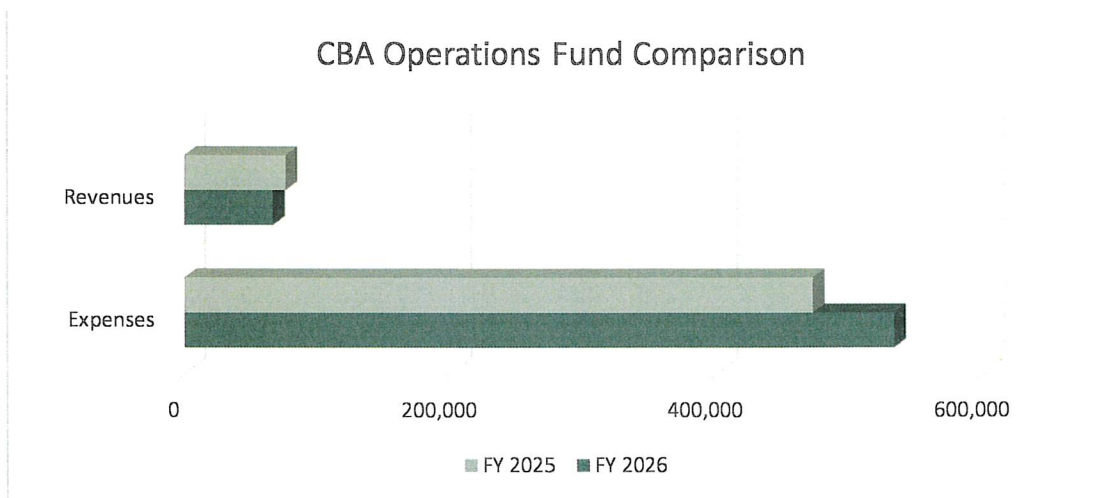
## CBA Operations Revenues & Expenditures

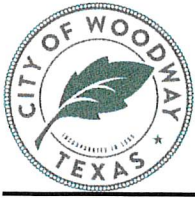
REVENUE SOURCE	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
Arboretum Rentals	\$ 200,000	\$ 67,183	34%	\$ 300,000	\$ 76,583	26%
Transfer from Tourism Fund	686,402	-	0%	680,368	-	0%
Transfer from General Fund	181,451	-		-	-	
Interest Income	5,000	-	0%	4,998	-	0%
<b>Total Income</b>	<b>\$ 1,072,853</b>	<b>\$ 67,183</b>	<b>6%</b>	<b>\$ 985,366</b>	<b>\$ 76,583</b>	<b>8%</b>

EXPENDITURES BY DIVISION	FY 2026			FY 2025		
	BUDGET	YTD	%	BUDGET	YTD	%
Carleen Bright Arboretum	\$ 479,622	\$ 230,172	48%	\$ 470,329	\$ 235,167	50%
1 Pavilion	593,231	302,822	51%	515,037	236,830	46%
<b>Total Expenditures</b>	<b>\$ 1,072,853</b>	<b>\$ 532,995</b>	<b>50%</b>	<b>\$ 985,366</b>	<b>\$ 471,997</b>	<b>48%</b>

**Notes:**

1: **Pavilion**— The \$66k increase is primarily attributed to an overall increase in budget in FY 26, specifically related to personnel and benefits expenses as the department added 1.5 FTEs that were not present in FY 25's budget.





# CITY COUNCIL AGENDA ITEM FORM

**Meeting Date:** April 27, 2026

**Prepared By:** Mitch Davison

**Approved By:** 

- Presentation Report and/or Discussion Only
- Public Hearing/Related Action
- Individual Discussion/Action
- Consent
- Executive Session

**Caption:**

- A. Public hearing on Application to Develop and Application for Site Development Plan in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.
- B. Discussion and consider action on Application to Develop in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.
- C. Discussion and consider action on Application for Site Development Plan in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.

**Background Information:**

Sterling Thompson (applicant) submitted an Application to Develop and Site Development in a Planned District (office space), being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.

The submittal has been reviewed by the City Engineer and City Staff.

Following the first public hearing, the Planning and Zoning Commission took action to recommend approval of the Application to Develop and Site Development, on April 14, 2026.

City staff has requested that the applicant be present to answer any questions from the City Council.

**Financial Impact:**

Total of Proposed Expenditure:

Amount Budgeted:

Account No.:

If not budgeted, other funding options:

**Staff Recommendation:**

- A. Conduct a public hearing.
- B. Recommend to approve or disapprove the request of an Application to Develop in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.
- C. Recommend to approve or disapprove the request of a Site Development Plan in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas, located at 16300 Badger Ranch Boulevard.



Physical Address of Property: 16300 Badger Ranch Blvd.

Brief Description of Property: New office building on a vacant lot.

(4) IS THIS YOUR ORIGINAL REQUEST TO DEVELOP ON THIS SITE?  YES or  NO

(5) PER SECTION 2.201, APPLICATION MUST BE SUBMITTED WITH "A PLAN SHOWING IN DETAIL THE MANNER IN WHICH THE LAND IS TO BE USED, THE LOCATION, SIZE, CHARACTER AND APPEARANCE OF THE BUILDING, AND PROVISION FOR OFF-STREET PARKING, SERVICE AREAS AND LANDSCAPING; SAID PLAN SHOULD INCLUDE THE ENTIRE AREA WITHIN AN INDIVIDUAL PLANNED DISTRICT."

SIGNATURE OF APPLICANT: Sterling Thompson

*By signing above, the applicant affirms that the information submitted is true and correct and affirms that the owner (if the applicant is not the owner of the property) has been made aware of this request and fully supports the proposed development.)*

**NOTE:**  
IT IS IMPERATIVE THAT THE APPLICANT OR AN INFORMED REPRESENTATIVE OF THE APPLICANT BE PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS TO EXPLAIN THE PLANS IN DETAIL AND ANSWER ANY QUESTIONS.

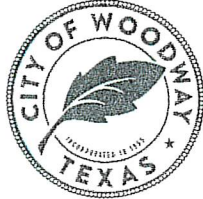
**PART II – THIS SECTION TO BE FILLED OUT BY CITY OF WOODWAY STAFF**

**TENTATIVE schedule for Planning & Zoning Commission and City Council**

Acceptance of application by City Council	3/16/26
Action by P&Z regarding <b>recommendation</b> to City Council	3/24/26
<b>Final action</b> by City Council	4/13/26

Application received by	AS
\$300.00 application fee paid	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Forward for review processing to	A. Sleeper
Schedule dates provided to	Elijah Burns
Information provided by	A. Sleeper

STAFF ONLY	
P&Z Date	5/24/26
CC Date	4/13/26
Fee PD:	N/A
Receipt #	
Accept by	A. Steeper



**APPLICATION FOR SITE DEVELOPMENT PLAN**

*This application is pursuant to Section 2.10 of the City of Woodway Code of Ordinances, Appendix A-Zoning. All applicants are encouraged to review this section and discuss the request with the Director of Community Services prior to submittal of the application.*

**NOTE:** Application must be **RECEIVED AT LEAST 25 DAYS** in advance of the first public hearing by mail or in person to: Community Services, 924 Estates Drive, Woodway, Texas, 76712. Applications submitted on the 25<sup>th</sup> day before the first public hearing date must be received by 3:00 p.m. to allow staff sufficient time to meet newspaper deadlines and mail notices as required by law.

**PART I TO BE COMPLETED BY APPLICANT**

- (1) **Person, firm or corporation desiring to use land or erect buildings within a Planned District.**

Sterling Thompson

- (2) **Application information**

Mailing address: 2416 Columbus Ave., Waco, TX 76701

Telephone: ( ) 254.756.2311

Email: sterling@sterlingandkap.com

If firm or corporation, name of contact person: \_\_\_\_\_  
*(This individual will be contacted by city staff on all matters regarding the application)*

- (3) **PROPERTY DESCRIPTION**

Lot: 2 Block: F

Name of addition: Badger Ranch

**PLEASE PROVIDE ACREAGE DESCRIPTION IF NOT PLATTED INTO A LOT AND BLOCK:**

\_\_\_\_\_ ACRE(S) IN THE \_\_\_\_\_ SURVEY  
*(If property is not platted, an acreage description a.k.a. field notes must be provided with the applicant as the wording must be included in the public hearing notice as required by law.)*

Physical address of property:

16300 Badger Ranch Blvd., Woodway, TX 76712

Brief description of property:

Vacant Lot - New office building

**(4) Is this your original request to develop on this site?**

Yes X or No \_\_\_\_\_

**(5) Per Section 2.1000: The Site Development Plan and application must be submitted with the following:**

- \_\_\_\_\_ Two (2) full size sets and one (1) 11x17 size of maps and drawings.
- \_\_\_\_\_ Existing and proposed locations and arrangements of uses on the site, existing uses on abutting sites within fifty (50) feet of each lot line and any other information necessary to describe or identify the proposed development.
- \_\_\_\_\_ Existing proposed site improvements; building elevations for buildings on the site; off-site improvements, such as utilities, and drainage facilities and structures; location of all above ground and below ground accessory structures; and, street features. (Building elevations shall indicate the general height, bulk scale and architectural character of buildings.
- \_\_\_\_\_ Existing and proposed topography, watercourses, grading, landscaping, existing trees over ten (10) inches in diameter as measured one (1) foot above the ground, exterior lighting, screening, irrigation facilities, litter receptacles and erosion-control measures.

- \_\_\_\_\_ When access to a public water or sanitary sewer line is available at the site, details of proposed connections if the waterline is greater than one (1) inch in diameter or if the sewer line is greater than four inches in diameter.
- \_\_\_\_\_ Existing and proposed parking, driveways, loading and traffic and pedestrian circulation features on the site.
- \_\_\_\_\_ Where applicable, the location of the one hundred-year floodplain and the escarpment zone; and the approximate location of proposed signs, if known.

(6) Signature of applicant: \_\_\_\_\_

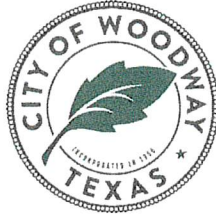
*Sterling Thompson*

*By signing above, the applicant that the information submitted is true and correct and affirms that the owner (if applicant is not the owner of the property) has been made aware of this request and fully supports the proposed development.*

**NOTE:**

**IT IS IMPERATIVE THAT THE APPLICANT OR AN INFORMED REPRESENTATIVE OF THE APPLICANT BE PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS TO EXPLAIN THE PLANS IN DETAIL AND ANSWER ANY QUESTIONS.**

## NOTICE OF PUBLIC HEARINGS



### Application to Develop in a Planned District And Site Development Plan

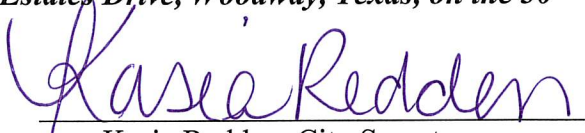
Notice is hereby given to all interested persons that the Planning and Zoning Commission of the City of Woodway, Texas, will conduct public hearings in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, at 5:00 p.m. on Tuesday, April 14, 2026, on the following requests:

Application to Develop and Site Development Plan in a Planned District (office space) being all of that called Lot 2, Block F, Badger Ranch Addition, to the City of Woodway, McLennan County, Texas located at 16300 Badger Ranch Boulevard.

The Woodway City Council is scheduled to conduct public hearings on the requests noted above in the Donald J. Baker Council Chambers at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on Monday, April 27, 2026, at 5:30 p.m., and afterwards is scheduled to consider the recommendations of the Planning and Zoning Commission and take final action on the requests.

For additional information related to this request, please contact Mitch Davison, Director of Community Services and Development, 924 Estates Drive, Woodway, Texas (254-772-4050).

*This notice was posted at Woodway City Hall, 922 Estates Drive, Woodway, Texas, on the 30<sup>th</sup> day of March 2026 at 5:00 p.m.*

  
Kasia Redden, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (254) 772-4480 or FAX (254) 772-0695 for further information.



Part of the City's public hearing process includes mailing notices to the owners of all parcels of property (in the Woodway city limits) that are within 200 feet of the subject property. (We utilize McLennan County Appraisal District records - the most recently approved municipal tax roll - to compile the mailing list.) If you no longer own property within 200 feet of the subject property shown on this map, you may assist by forwarding this notice to the current owner; however, notices are also posted at Woodway City Hall and advertised in the official newspaper of the City, as required by law, to insure all notification requirements are met.

**Packet Page 27**

**APPLICATION For App to Dev & Site**

**Development (Office Space)**

Lot 2, Block F  
Badger Ranch Additon  
16300 Badger Ranch Boulevard

CBH Badger Ranch LLC  
PO Box 23494  
Waco, TX 76702

Charles Holley  
1416 Ridgewood Drive  
Waco, TX 76712

James Carroll Sorrells Family Trust  
16400 Badger Ranch Blvd  
Woodway, TX 76712

SDC Badger Ranch HOA  
PO Box 23111  
Waco, TX 76702-3111

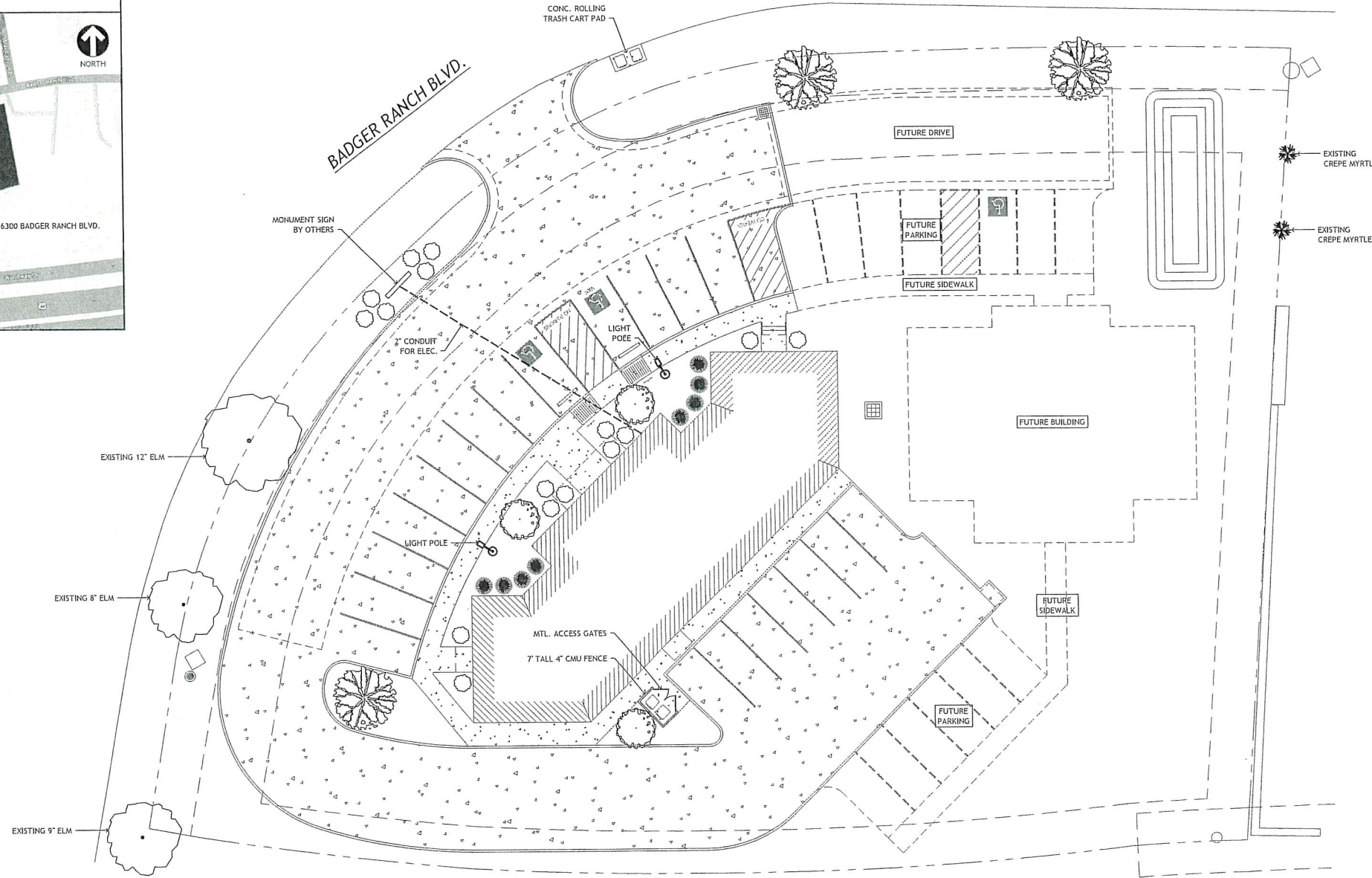
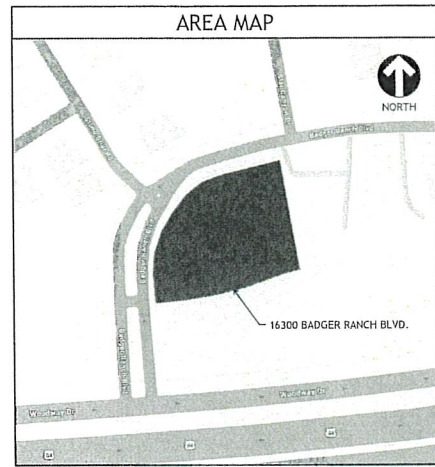
Ford-Randles LLC  
PO Box 2373  
Harker Heights, TX 76548

David & Hope Mauer  
17001 Stonebriar Road  
Woodway, TX 76712

Stephen & Barbara Hardwick  
17002 Stonebriar Road  
Woodway, TX 76712

Josie Roby  
17002 Star Canyon Drive  
Woodway, TX 76712

Kendall & Vickie Lovett  
17030 Star Canyon Drive  
Woodway, TX 76712



SITE DATA		
REQUIREMENTS PER CITY OF WOODWAY CODE OF ORDINANCES		
	REQUIRED	SHOWN
TOTAL SITE		43,508 SQ. FT.
PAVING		14,208 SQ. FT.
BUILDING FOOTPRINT		3,881 SQ. FT.
SIDEWALK		1,511 SQ. FT.
LANDSCAPING (MIN. 10% OF SITE)	MIN. 4,351 SQ. FT.	23,910 SQ. FT.

PARKING DATA			
FACILITY TYPES	SQUARE FOOTAGE	PARKING REQUIRED	PARKING SHOWN
STANDARD PARKING SPACES			
- FINANCIAL INSTITUTION (@ 1:300)	5,957 SQ. FT.	20	20
HANDICAP PARKING SPACES		1	2

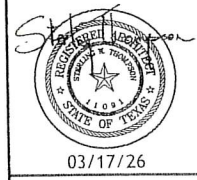
LANDSCAPING REQUIREMENTS			
LANDSCAPING REQUIREMENTS PER CITY OF WOODWAY CODE OF ORDINANCES			
ZONING:		PLANNED COMMERCIAL	
TOTAL SITE AREA:		43,508 SQ. FT.	
TOTAL FRONTAGE:		377 FT.	
PARKING SPACES:		20	
PARKING AREA:		14,208 SQ. FT.	
	REQUIRED	SHOWN	
LANDSCAPING AREA -10% OF TOTAL SITE AREA	4,351 SQ. FT.	23,910 SQ. FT.	
BOUNDARY TREES -1 TREE PER 150 FT. OF FRONTAGE	3	5	
INTERIOR LANDSCAPED AREA -10% OF PARKING AREA	1,426 SQ. FT.	20,607 SQ. FT.	
INTERIOR TREES -1 TREE PER 400 SQ. FT. OF REQ'D INT. LAND.	4	4	

PLANT LIST			
SYMBOL	TYPE	SIZE	QUANTITY
	EXISTING ELM		2
	TEXAS MOUNTAIN LAUREL	MIN. 5 FT. TALL, 3" CALIPER	3
	ELM	MIN. 5 FT. TALL, 3" CALIPER	3
	EXISTING CREPE MYRTLE		2
	DRIFT ROSE		16
	PINK MUHLY GRASS		8

**RECEIVED**  
 MAR 17 2026  
 BY: *AMM Steel*



STERLING & KAP ARCHITECTS  
 2414 COLUMBUS AVENUE  
 WACO, TEXAS 76701  
 P: 254.756.2311 F: 254.756.2577  
 www.sterlingandkap.com

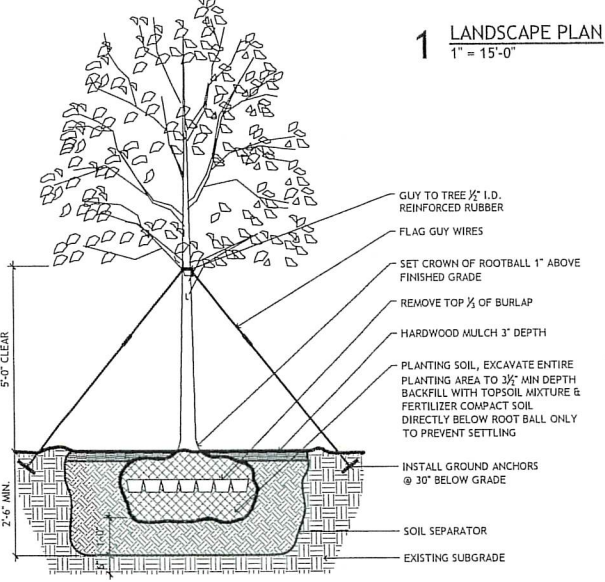


**NEW OFFICES FOR WINNOW WEALTH**  
 16300 BADGER RANCH BLVD.  
 WOODWAY, TX 76712

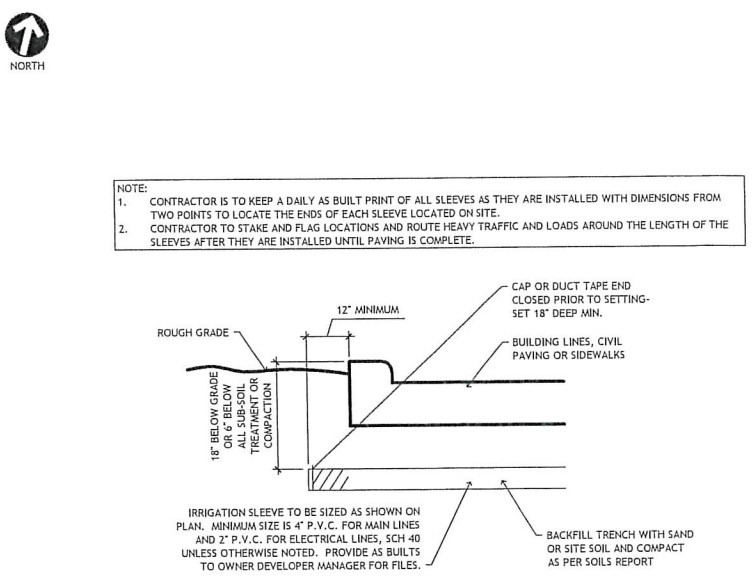
PROJECT #: 2025-09-10  
 DRAWN: EAB  
 CHECKED: SWT  
 DATE: 03/02/26  
 REVISIONS:  
 1 03/17/26

THESE DOCUMENTS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED DUPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPY RIGHT LAWS ARE APPLICABLE. © COPYRIGHT 2024. ALL RIGHTS RESERVED.

LANDSCAPE PLAN  
**L1.1**



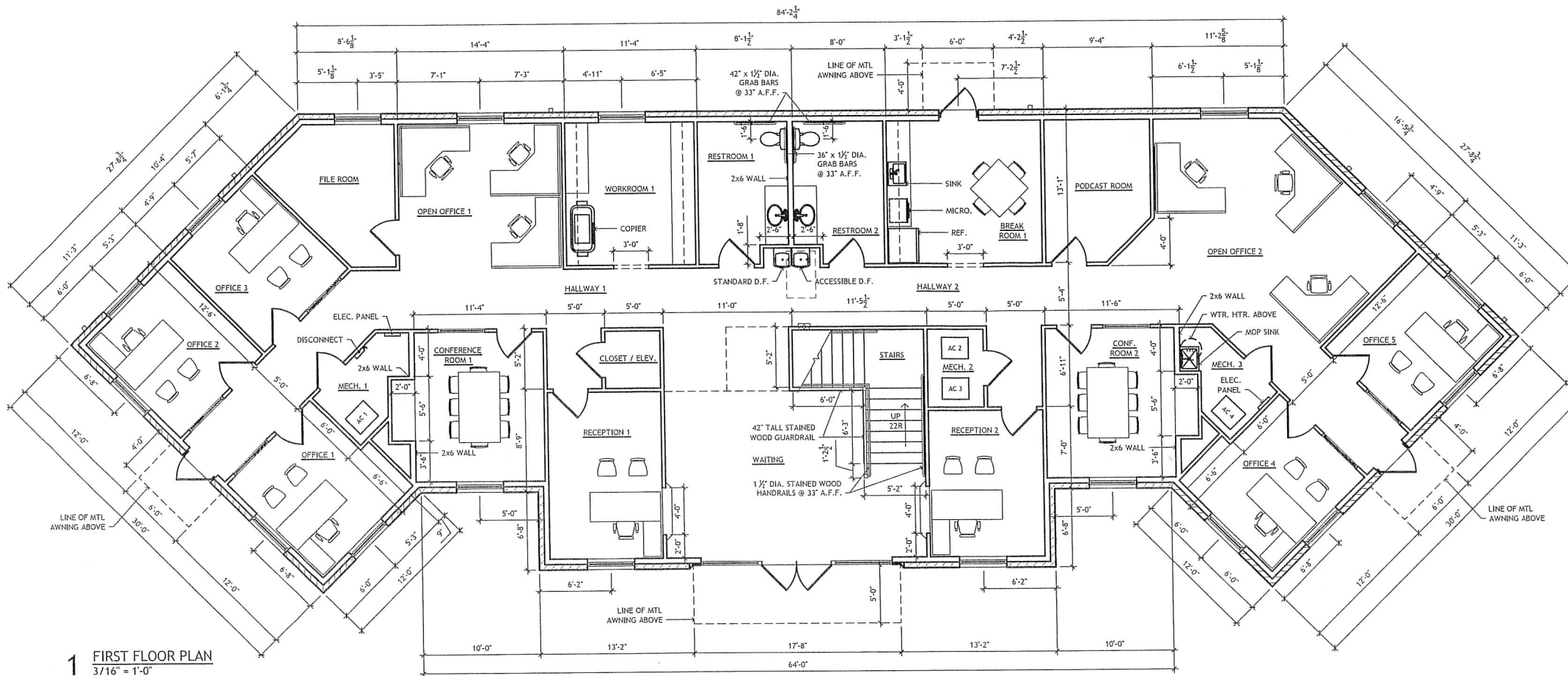
2 TREE PLANTING DETAILS



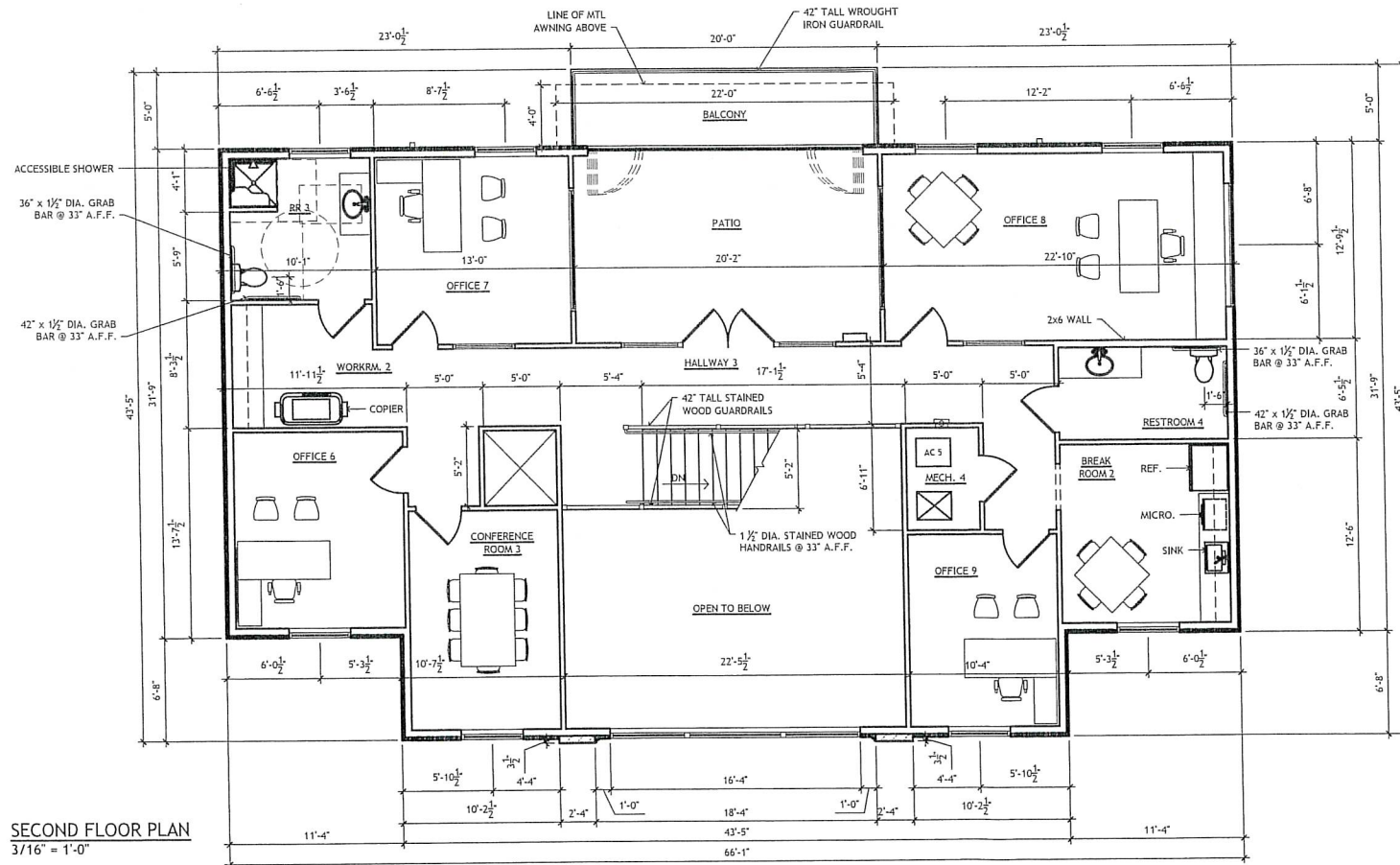
3 IRRIGATION SLEEVE DETAILS

- ### LANDSCAPE NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SOIL UTILITIES.
  - CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
  - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
  - ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
  - FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
  - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF LANDSCAPE WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERMUDA-FREE CONDITION. ALL EXISTING GRASSES SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
  - ALL PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE WALKS AT A MINIMUM 2% SLOPE.
  - FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
  - CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
  - SEE DETAILS AND SPECIFICATIONS FOR STAKING AND BUYING METHODS, PLANT PIT DIMENSIONS AND BACK FILL REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE WARRANTY PERIOD.
  - SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF MULCH.
  - ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED FROM SOG WITH STEEL EDGING, TYPICAL.
  - SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME.
  - ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO REDUCE THE MATERIALS.
  - SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE FILLED IN WITH ADJACENT SOIL AND COMPACTED.
  - LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1" OF FINISHED GRADE
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTOR'S OBLIGATION OF WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.

- ### SOIL AMENDMENT NOTES
- SOIL AMENDMENT 'A' FOR SHRUB AND GROUND COVER BEDS (GENERAL)**
- PRIOR TO SOIL AMENDING, THE SUB-GRADES SHALL BE 8" BELOW FINISH GRADE TO ALLOW FOR THE FOLLOWING AMENDMENTS AND FERTILIZER. THE LAYER OF SOIL AMENDMENTS SHALL BE 4" DEEP WITH A LAYER OF MULCH 3" PAVED AREA. EXCAVATION AND/OR FILL MAY BE REQUIRED TO ACHIEVE THESE GRADES.
- APPLICATION RATES FOR SOIL AMENDMENTS:  
 A) ORGANIC SOIL CONDITIONER - 2" LAYER  
 B) TOPSOIL - 2" LAYER  
 C) FERTILIZER - OZEMOCOTE 10 LBS./1,000 SQ. FT. OF BED AREA
- AMENDMENTS SHALL BE UNIFORMLY SPREAD AND THOROUGHLY CULTIVATED IN A LIGHT AND FRIBLABLE CONSISTENCY BY MEANS OF A MECHANICAL ROT TILLER INTO THE TOP 2" OF SUB-GRADE WHICH WILL MAKE A BED OF APPROXIMATELY 6" TOTAL DEPTH OF AMENDED SOIL.
- SOIL AMENDMENT 'B' PREPARED BACK FILL FOR TREES AND LARGE SHRUBS (3 GALLON AND LARGER)**
- BACK FILL MIX: PRIOR TO BACK FILL PROVIDE TREE DRAIN AND GRAVEL.
  - TOPSOIL - 3 PARTS  
 B) COMPOST - 2 PARTS  
 C) SHARP SAND - 1 PART
- SOIL AMENDMENT 'C' SOIL PREPARATION FOR LAWN AND GRASS AREAS.**
- PRE-PLANT WEED CONTROL: ROUND-UP TO BE APPLIED UNIFORMLY TO TREAT FOR WEEDS.
  - SOIL AMENDMENTS FOR LAWN AND GRASS AREAS:  
 A) FOR HYDRO-SEEDING PREPARATION AND SOLID SOIL OPERATIONS.  
 B) PRIOR TO SOIL AMENDING, THE SUB-GRADES SHALL BE 2" BELOW FINISH GRADE TO ALLOW FOR THE FOLLOWING AMENDMENTS AND FERTILIZER. THE LAYER OF SOIL AMENDMENTS SHALL BE 1" DEEP LEAVING A FINISH GRADE 1" BELOW THE ADJACENT PAVED AREA. EXCAVATION AND/OR FILL MAY BE REQUIRED TO ACHIEVE THESE GRADES.
- APPLICATION RATES FOR SOIL AMENDMENTS  
 A) TOP SOIL - 1/2" LAYER ON BASE OF CUT SOD.  
 B) FERTILIZER - 10 LBS./1,000 SQ. FT. OF LAWN AREA  
 C) AMENDMENTS SHALL BE UNIFORMLY SPREAD AND THOROUGHLY CULTIVATED TO LIGHT AND FRIBLABLE CONSISTENCY, BY MEANS OF A MECHANICAL ROTOTILLER INTO THE TOP 3" OF SUB-GRADE, WHICH WILL MAKE A BED OF APPROXIMATELY 4" DEPTH OF AMENDED SOIL.



1 FIRST FLOOR PLAN  
3/16" = 1'-0"



1 SECOND FLOOR PLAN  
3/16" = 1'-0"

**GENERAL NOTES**

1. VERIFY ALL CONDITIONS @ SITE.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL CONFORM TO THE 2024 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY OF WOODWAY.
4. ALL FINISHES SHALL BE SELECTED BY THE OWNER.
5. INSTALL MIN. FULL BATTS INSULATION IN ANY EXTERIOR WALL.

**FIRE PROTECTION NOTES**

1. BUILDING WILL NOT BE EQUIPPED WITH A MONITORED AUTOMATIC FIRE SPRINKLER SYSTEM.
2. BUILDING WILL NOT BE EQUIPPED WITH A MANUAL FIRE ALARM SYSTEM.
3. A KNOX BOX WILL BE REQUIRED.

**INTERIOR WALL & CEILING FINISH MATERIALS**

INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDICES. [803.1.2]

CLASS A:	FLAME SPREAD INDEX = 0-25	SMOKE-DEVELOPED INDEX = 0-450
CLASS B:	FLAME SPREAD INDEX = 26-75	SMOKE-DEVELOPED INDEX = 0-450
CLASS C:	FLAME SPREAD INDEX = 76-200	SMOKE-DEVELOPED INDEX = 0-450

INTERIOR WALL AND CEILING FINISH REQUIREMENTS - [IBC TABLE 803.13]

GROUP	NONSPRINKLERED		
	Interior exit stairways and ramps and exit passageways	Corridors and enclosure for exit access stairways and ramps	Rooms and enclosed spaces
B (BUSINESS)	A	B	C

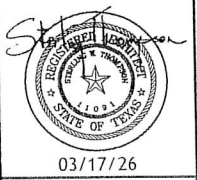
**FIREBLOCKING NOTE**

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
  - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
  - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
5. CHIMNEYS AND FIREPLACES
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.



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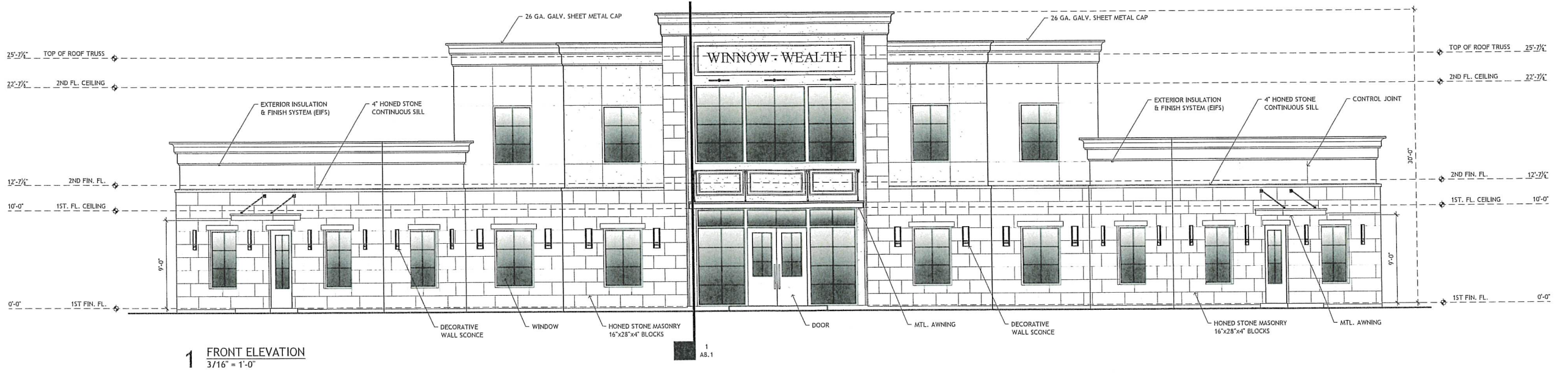
**NEW OFFICES FOR  
WINNOW WEALTH**  
16300 BADGER RANCH BLVD.  
WOODWAY, TX 76712

PROJECT #: 2025-09-10  
DRAWN: EAB  
CHECKED: SWT  
DATE: 03/02/26  
REVISIONS:

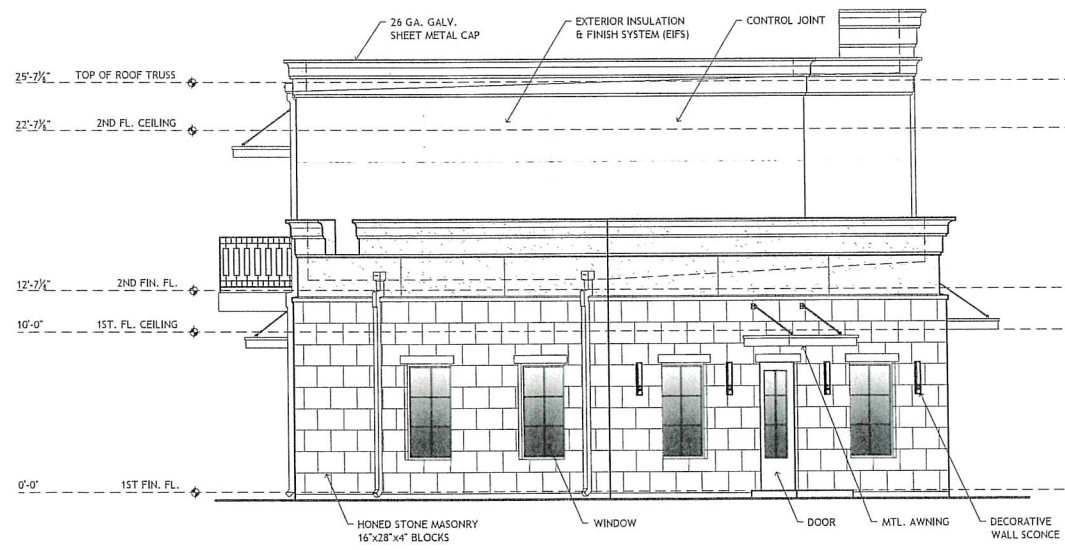
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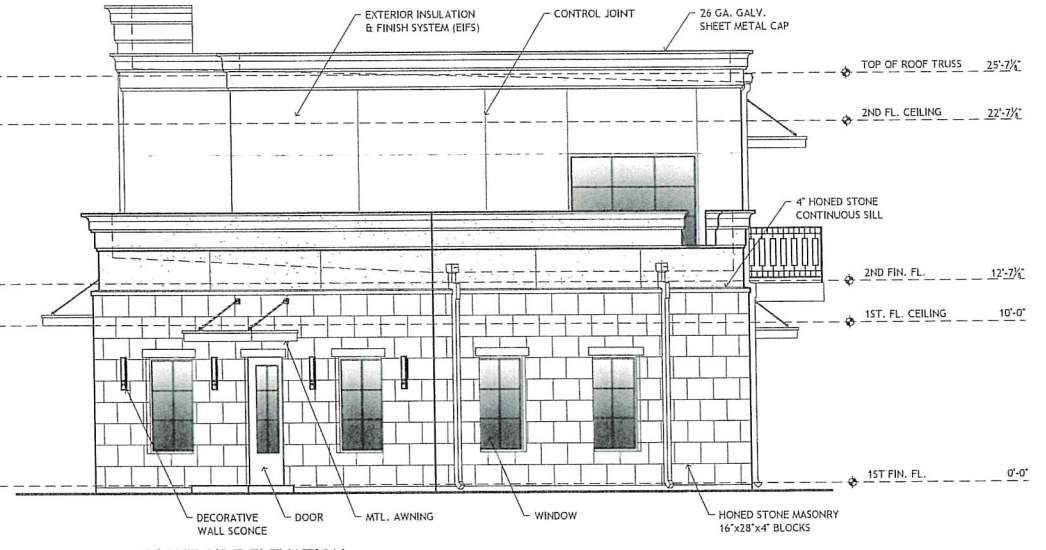
FLOOR PLANS  
**A5.1**



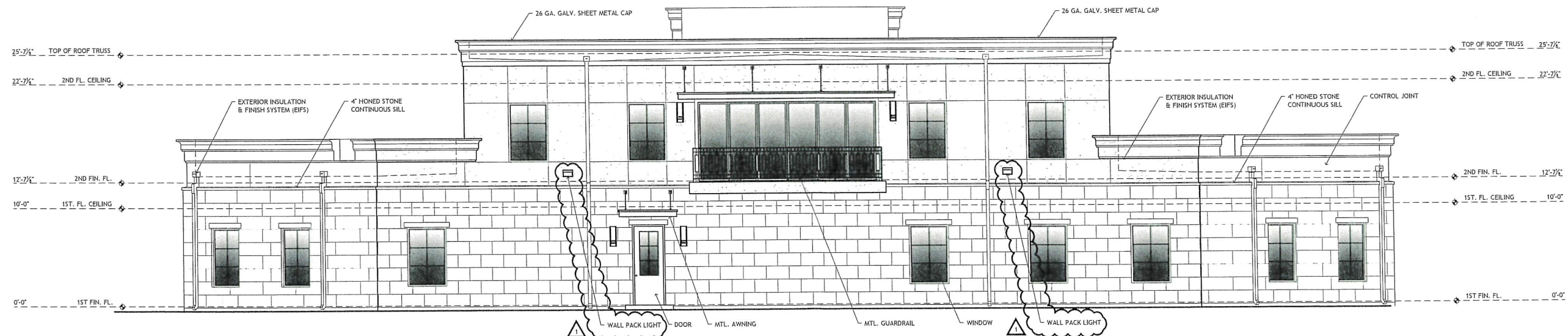
**1 FRONT ELEVATION**  
3/16" = 1'-0"



**2 LEFT SIDE ELEVATION**  
3/16" = 1'-0"



**3 RIGHT SIDE ELEVATION**  
3/16" = 1'-0"



**4 BACK ELEVATION**  
3/16" = 1'-0"



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EXTERIOR ELEVATIONS

**A7.1**

# PRELIMINARY SITE PLANS FOR WINNOW WEALTH OFFICES

16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS



PROJECT LOCATION MAP

## SHEET INDEX

- C1.1 SITE PLAN COVER SHEET / SHEET INDEX
- C2.1 PROJECT CONSTRUCTION NOTES
- C3.1 PRELIMINARY SITE PLAN
- C4.1 PRELIMINARY GRADING - DRAINAGE PLAN
- C4.2 STORM DRAINAGE CALCULATIONS
- C5.1 CIVIL SITE DETAILS - 1
- C5.2 CIVIL SITE DETAILS - 2
- C5.3 CITY OF WOODWAY DETAILS
- C5.4 CITY OF WOODWAY DETAILS



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*E.D. Sulak, Jr.*  
EDWARD D. SULAK, JR.  
03/16/2026

**PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES**  
 16300 BADGER RANCH BLVD.  
 WOODWAY, TEXAS

PROJECT #:	1167
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GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH TWO SETS OF "AS-BUILT" DRAWINGS PRIOR TO REQUESTING A FINAL INSPECTION. THE "AS-BUILT" DRAWINGS SHALL SHOW THE LOCATIONS OF ALL SEWER AND WATER STRUCTURES, LINES, BENDS, AND APPURTENANCES. GRADES ON STORM SEWER LINES SHALL ALSO BE FURNISHED ON "AS-BUILT" DRAWINGS.
2. INSTALLATION OF ANY GRAVITY FLOW PIPE, SUCH AS SANITARY SEWER OR STORM DRAIN, SHALL REQUIRE THAT THE CONTRACTOR START AT THE LOWEST CONNECTION POINT ELEVATION, AND WORK IN THE UPHILL DIRECTION. IF, IN THE BEST INTEREST OF THE PROJECT, THE CONTRACTOR WISHES TO INITIATE PIPE LAYING AT SOME LOCATION OTHER THAN THE LOWEST CONTROL, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM A SATISFACTORY CONNECTION TO THE LOWEST CONTROL, PRIOR TO BEGINNING CONSTRUCTION AT SOME POINT OTHER THAN THE LOWEST CONTROL ELEVATION, THE CONTRACTOR SHALL REQUEST, IN WRITING, AND RECEIVE, IN WRITING, APPROVAL FROM THE DESIGN ENGINEER, WHOSE NAME APPEARS ON THESE PLANS SANITARY SEWER MAINS OR SERVICES WITH LESS THAN THREE FEET OF COVER SHALL BE DUCTILE IRON PIPE. WHEREVER A SANITARY SEWER SERVICE CROSSES OVER OR UNDER A STORM DRAIN PIPE AND/OR A WATER MAIN, THE SERVICE SHALL BE EXTENDED A MINIMUM OF FIVE FEET BEYOND THE FURTHEST PIPELINE. IN NO CASE, WITHOUT THE ENGINEERS WRITTEN APPROVAL, SHALL THE CONTRACTOR TERMINATE THE SANITARY SEWER SERVICE AT A LOCATION THAT WOULD REQUIRE THE BUILDING PLUMBER TO CROSS THE STORM DRAIN PIPE AND/OR WATER MAIN.
3. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGE TO ALL TREE ROOTS DURING ENTRENCHING AND ANY OTHER CONSTRUCTION THAT MAY ENDANGER THE HEALTH OF THE TREES.

CONTRACTOR RESPONSIBILITY NOTES:

1. THE PROPOSED WORK ITEMS SHOWN ON THESE PLANS DOES NOT NECESSARILY DEPICT ANY AND ALL ITEMS THAT MAY BE REQUIRED TO IMPLEMENT A FINAL BEST MANAGEMENT PRACTICES STORMWATER POLLUTION PREVENTION PLAN. THESE WORK ITEMS DO NOT RELIEVE THE CONTRACTOR OF ENSURING THAT ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR STORM WATER POLLUTION PREVENTION, WATER QUALITY AND ILLEGAL POINT SOURCE DISCHARGE ARE STRICTLY ADHERED TO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL ACTIONS THAT ARE NECESSARY TO BE IN COMPLIANCE WITH ALL OF THESE REGULATIONS. THE CONTRACTOR SHALL BEAR ALL EXPENSES RELATED TO IMPLEMENTING THESE MEASURES AND A PROPER BEST MANAGEMENT PRACTICES STORMWATER POLLUTION PREVENTION PLAN IRREGARDLESS OF WHETHER A REQUIRED FACILITY, STRUCTURE, FENCING, SEEDING, MATS, ETC. ARE SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL CARE AND BE RESPONSIBLE FOR READING AND IMPLEMENTING ALL NOTES SHOWN ON THIS SHEET. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY REQUIREMENTS SET FORTH AS PART OF NOTES SHOWN ON THIS SHEET OR ANY ADDITIONAL COSTS THAT MAY BE INCURRED FOR FAILURE TO READ SAID NOTES.

SITE NOTES:

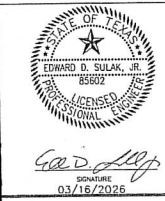
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR THIS PROJECT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
2. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO PREVENT DAMAGE TO ALL TREE ROOTS DURING ENTRENCHING AND ANY OTHER CONSTRUCTION THAT MAY ENDANGER THE HEALTH OF THE TREES ACCORDING TO THE LOCAL MUNICIPALITIES REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ANY AND ALL UTILITY COMPANIES IN REGARDS TO UTILITIES THAT MAY NEED TO BE RELOCATED AS PART OF THIS WORK.
4. CONTRACTOR SHALL PROVIDE PROPER TRAFFIC CONTROL WARNING SIGNS THROUGH THE DURATION OF THE PROJECT. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
5. CONTRACTOR SHALL NOTIFY ALL AGENCIES AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF ANY ROAD CLOSINGS. THIS NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, POLICE, FIRE AND SCHOOL ALONG WITH ALL REGULATORY AND GOVERNMENTAL AGENCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC NOTICE OF EACH ROAD CLOSING. CONTRACTOR SHALL FOLLOW ALL GUIDELINES FOR PUBLIC NOTICE AS ESTABLISHED BY CITY, COUNTY AND/OR STATE OFFICIALS ANY DELAY IN CONSTRUCTION DUE TO CONTRACTOR NOT NOTIFYING THE PROPER AUTHORITIES OR NOT FOLLOWING THE REGULATORY AGENCY REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
7. IF TRAFFIC INTERRUPTIONS ARE REQUIRED, THEY SHALL BE KEPT TO A MINIMUM AND THE CONTRACTOR SHALL BE SUBJECT TO LOCAL LAWS IN REGARDS TO TRAFFIC INTERRUPTIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES SHOWN TO REMAIN. CONTRACTOR SHALL PROTECT TREES AS REQUIRED BY THE LOCAL MUNICIPALITIES TREE ORDINANCE AND/OR LAND DEVELOPMENT CODE.
9. ALL PVIOUS AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE NEW SOD OR SHALL BE SEEDED OR MULCHED MINIMUM, AFTER COMPLETION AND APPROVAL OF WORK IN THAT AREA.
10. CONTRACTOR SHALL INSTALL HANDICAP PARKING, SYMBOLS AND RAMPS PER ADA / TAS REQUIREMENTS.
11. CONTRACTOR SHALL STRIPE ALL HANDICAP PARKING SPACES BLUE. ALL OTHER STRIPING SHALL BE WHITE.
12. CONTRACTOR SHALL INSTALL CONCRETE CONTRACTION JOINTS ON 10-0" CENTERS, EXCEPT SIDEWALKS CONTRACTION JOINTS WHICH SHALL BE 5-0" ON CENTER.
13. CONTRACTOR SHALL INSTALL 1/2" THICK EXPANSION FIBER BOARD BETWEEN THE SIDEWALKS AND OTHER CONCRETE STRUCTURES.
14. ANY EXISTING SITE DEBRIS AND/OR EXISTING STRUCTURES SHALL BE COMPLETELY REMOVED PRIOR TO CONSTRUCTION AS PER DEMOLITION PLAN UTILITY NOTES.

UTILITY NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL PROJECT RELATED UTILITIES, BURIED AND ABOVE GROUND, REGARDLESS OF INCLUSION ON THESE PLANS. THE LOCATIONS OF ANY EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
2. ALL CONTRACTOR DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHER TRADES FOR TIE IN LOCATION AND SIZE/FLOW REQUIREMENTS FOR WATER AND SEWER TIE IN. TIE IN LOCATIONS AND SIZES ARE SUBJECT TO CHANGE BASED ON ARCHITECTURAL AND PLUMBING PLANS.
3. CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION HAVING POTENTIAL IMPACT TO THE UTILITY'S STRUCTURE.
4. WATER SERVICE SHALL BE MAINTAINED TO ALL EXISTING CUSTOMERS, IF ANY SERVICE MUST BE INTERRUPTED, THE AFFECTED CUSTOMERS SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE BY THE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE A MINIMUM COVER OF 42", MINIMUM, ON ALL WATER MAINS.
6. NEW WATER MAIN SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER MAIN AND STORM DRAIN PIPES, WHERE CROSSINGS OCCUR. WATER MAIN SHALL BE ROUTED OVER STORM PIPE WHEREVER POSSIBLE.
7. ALL WATER LINE FITTINGS 4 INCHES IN DIAMETER AND LESS SHALL BE OF THE SAME MATERIAL AS THE PIPE (i.e., PVC) AND SHALL BE CONSISTENT THEREWITH IN STRENGTH, DIMENSIONS AND FUNCTION.
8. CONTRACTOR SHALL INSTALL THRUST BLOCKS AT ALL BENDS AND FITTINGS (SEE DETAIL SHEET).
9. CONTRACTOR SHALL INSTALL LOCATOR WIRE AROUND ALL NEW INSTALLED PIPE AND FITTINGS.
10. ALL PROPOSED POTABLE WATER LINE FITTINGS, FIRE HYDRANTS AND ALL OTHER WATER LINE PIPING MATERIALS AND FITTINGS FOR THIS PROJECT SHALL BE AWWA APPROVED.
11. CONTRACTOR SHALL INSTALL ALL WATER LINES AND FITTINGS AS PER MANUFACTURERS INSTALLATION RECOMMENDATIONS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH BUILDING CONTRACTOR FOR LOCATION OF ALL UTILITY ENTRANCES AND CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE WATER AND SEWER SERVICE TO WITHIN FIVE (5) FEET OF THE BUILDING AT THE REQUIRED LOCATION AS DIRECTED BY THE BUILDING CONTRACTOR.
14. EXISTING WATER AND SANITARY SERVICE LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THESE LINES LOCATED AND COORDINATE TIE IN LOCATIONS WITH THE BUILDING CONTRACTOR.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING BUILDING SANITARY SEWER PIPE ELEVATION AND DETERMINE THE ELEVATION REQUIRED TO CONNECT TO THE EXISTING SEWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SEWER LINES TO INSURE POSITIVE FLOW OF SEWER LINES.
17. THESE PLANS ARE SUBJECT TO APPROVAL BY THE LOCAL GOVERNING MUNICIPALITY AND ANY OTHER GOVERNING AUTHORITY.
18. ENGINEER HAS ATTEMPTED TO UTILIZE APPARENT EXISTING UTILITIES ON THE SITE, HOWEVER THE FUNCTION OR FEASIBILITY OF UTILIZING THESE APPARENT UTILITIES HAS NOT BEEN FIELD VERIFIED. THE ENGINEER DOES NOT WARRANT TO THE OWNER OR THE CONTRACTOR THAT THESE UTILITIES CAN BE USED. THIS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR AND BE ACCOUNTED FOR APPROPRIATELY IN THE COSTING OF THE PROJECT.



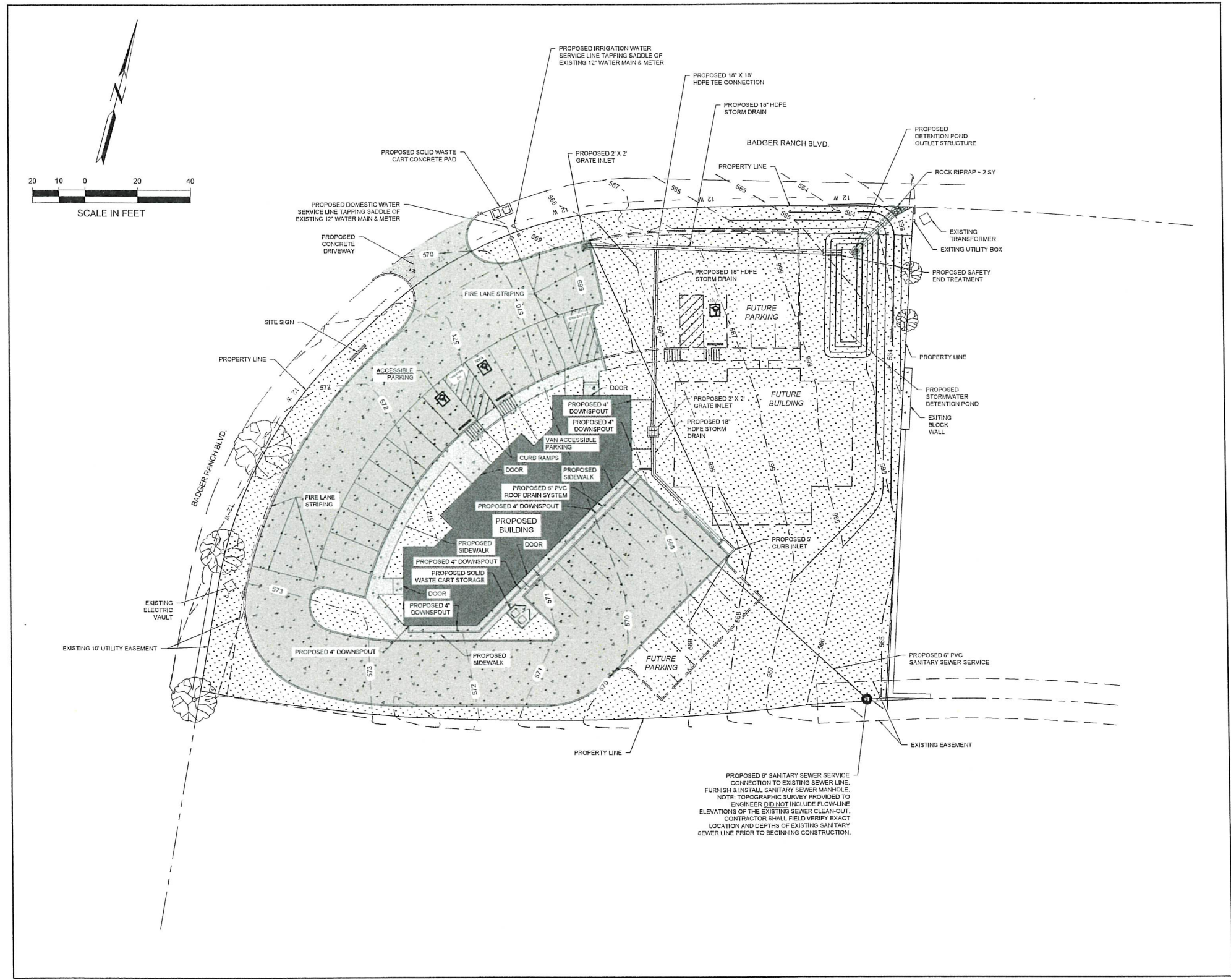
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PRELIMINARY SITE PLANS FOR  
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16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #:	1167
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PROPOSED 6\"/>

LEGEND			
	PROPOSED CONCRETE PAVEMENT		PROPOSED LANDSCAPE (GRASS)
	PROPOSED CONCRETE SIDEWALK		EXISTING CONCRETE PAVEMENT / CONCRETE FLATWORK
	PROPOSED HMAC PAVEMENT		EXISTING HMAC PAVEMENT
	EXISTING CONTOUR (WHERE SHOWN)		PROPOSED CONTOUR (WHERE SHOWN)

# PRELIMINARY SITE PLAN

### SITE NOTES:

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Signature: *E.D. Sulak, Jr.*  
 03/16/2026

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 16300 BADGER RANCH BLVD.  
 WOODWAY, TEXAS**

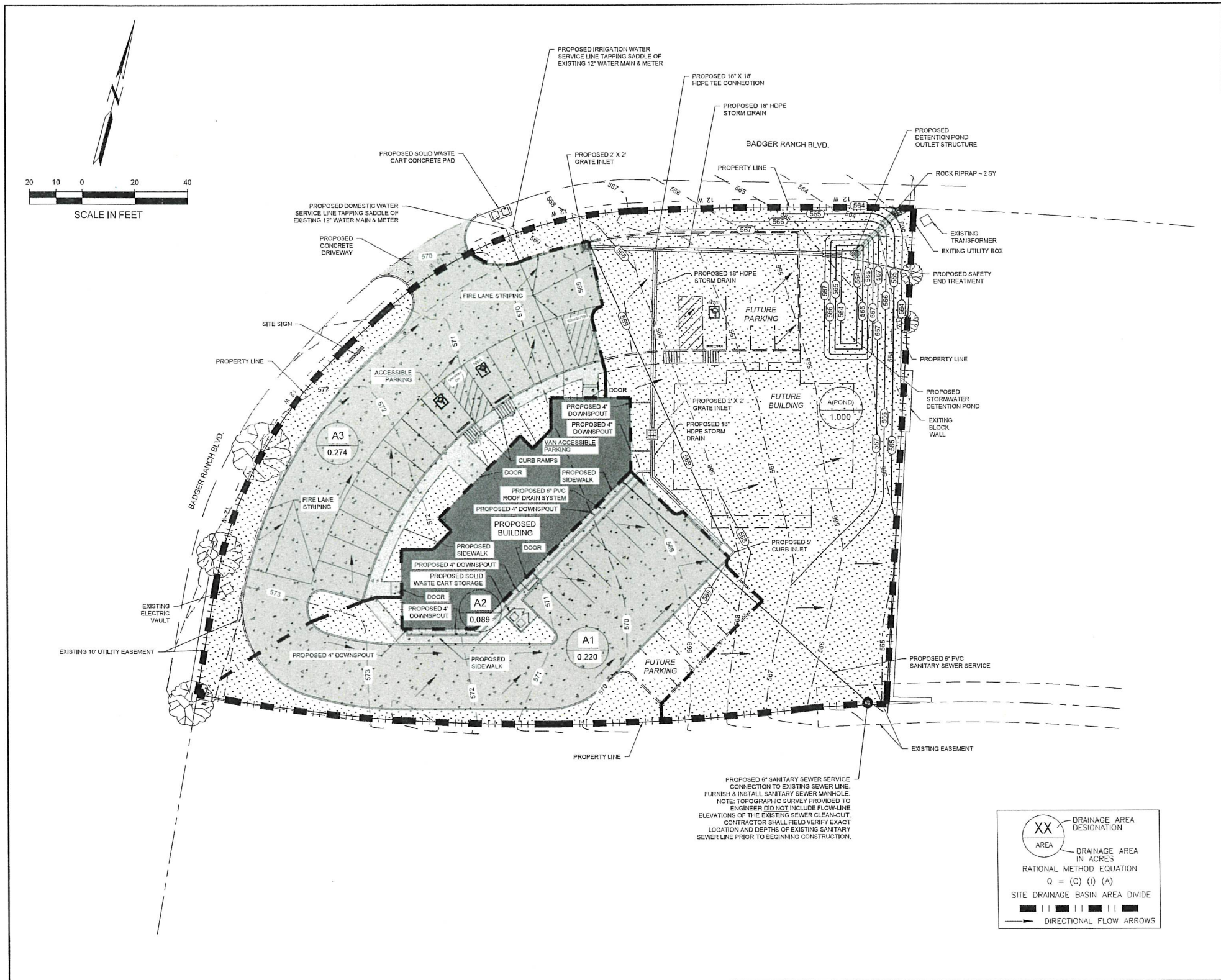
PROJECT #:	1167
DRAWN:	CAD
CHECKED:	EDS
DATE:	03/16/2026
REVISIONS:	

0	00/00/00

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CENTEX ENGINEERS, LLC  
 TBPE F-20801

**C3.1**



**LEGEND**

	PROPOSED CONCRETE PAVEMENT		PROPOSED LANDSCAPE (GRASS)		EXISTING CONTOUR (WHERE SHOWN)
	PROPOSED CONCRETE SIDEWALK		EXISTING CONCRETE PAVEMENT / CONCRETE FLATWORK		PROPOSED CONTOUR (WHERE SHOWN)
	PROPOSED HMA PAVEMENT		EXISTING HMA PAVEMENT		

# PRELIMINARY GRADING / DRAINAGE PLAN

**HYDROLOGY (RATIONAL METHOD)**

**PRE-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A (POND)	1.000	5.00	0.30	2	6.00	1.80
A (POND)	1.000	5.00	0.30	5	7.00	2.10
A (POND)	1.000	5.00	0.30	10	7.74	2.32
A (POND)	1.000	5.00	0.30	25	8.88	2.66
A (POND)	1.000	5.00	0.30	50	9.74	2.92
A (POND)	1.000	5.00	0.30	100	10.62	3.19

**HYDROLOGY (RATIONAL METHOD)**

**POST-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A (POND)	1.000	5.00	0.70	2	6.00	4.20
A (POND)	1.000	5.00	0.70	5	7.00	4.90
A (POND)	1.000	5.00	0.70	10	7.74	5.42
A (POND)	1.000	5.00	0.70	25	8.88	6.20
A (POND)	1.000	5.00	0.70	50	9.74	6.82
A (POND)	1.000	5.00	0.70	100	10.62	7.43

**HYDROLOGY (RATIONAL METHOD)**

**PRE-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A1	0.220	5.00	0.30	2	6.00	0.40
A1	0.220	5.00	0.30	5	7.00	0.46
A1	0.220	5.00	0.30	10	7.74	0.51
A1	0.220	5.00	0.30	25	8.88	0.58
A1	0.220	5.00	0.30	50	9.74	0.64
A1	0.220	5.00	0.30	100	10.62	0.70

**HYDROLOGY (RATIONAL METHOD)**

**PRE-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A2	0.089	5.00	0.30	2	6.00	0.16
A2	0.089	5.00	0.30	5	7.00	0.19
A2	0.089	5.00	0.30	10	7.74	0.21
A2	0.089	5.00	0.30	25	8.88	0.24
A2	0.089	5.00	0.30	50	9.74	0.26
A2	0.089	5.00	0.30	100	10.62	0.28

**HYDROLOGY (RATIONAL METHOD)**

**PRE-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A3	0.274	5.00	0.30	2	6.00	0.49
A3	0.274	5.00	0.30	5	7.00	0.56
A3	0.274	5.00	0.30	10	7.74	0.54
A3	0.274	5.00	0.30	25	8.88	0.73
A3	0.274	5.00	0.30	50	9.74	0.80
A3	0.274	5.00	0.30	100	10.62	0.87

**HYDROLOGY (RATIONAL METHOD)**

**POST-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A1	0.220	5.00	0.70	2	6.00	0.92
A1	0.220	5.00	0.70	5	7.00	1.08
A1	0.220	5.00	0.70	10	7.74	1.19
A1	0.220	5.00	0.70	25	8.88	1.36
A1	0.220	5.00	0.70	50	9.74	1.50
A1	0.220	5.00	0.70	100	10.62	1.64

**HYDROLOGY (RATIONAL METHOD)**

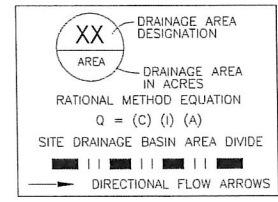
**POST-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A2	0.089	5.00	0.70	2	6.00	0.37
A2	0.089	5.00	0.70	5	7.00	0.44
A2	0.089	5.00	0.70	10	7.74	0.48
A2	0.089	5.00	0.70	25	8.88	0.55
A2	0.089	5.00	0.70	50	9.74	0.61
A2	0.089	5.00	0.70	100	10.62	0.66

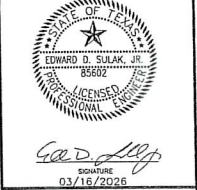
**HYDROLOGY (RATIONAL METHOD)**

**POST-DEVELOPMENT**

AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (In./Hr.)	DISCHARGE (CFS)
A3	0.274	5.00	0.70	2	6.00	1.15
A3	0.274	5.00	0.70	5	7.00	1.34
A3	0.274	5.00	0.70	10	7.74	1.48
A3	0.274	5.00	0.70	25	8.88	1.70
A3	0.274	5.00	0.70	50	9.74	1.87
A3	0.274	5.00	0.70	100	10.62	2.04



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www.sterlingandkap.com



**PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS**

PROJECT #: 1167  
DRAWN: CAD  
CHECKED: EDS  
DATE: 03/16/2026  
REVISIONS:

0	00/00/00
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CENTEX ENGINEERS, LLC  
TBPE F-20801

**C4.1**

Hydrograph Report

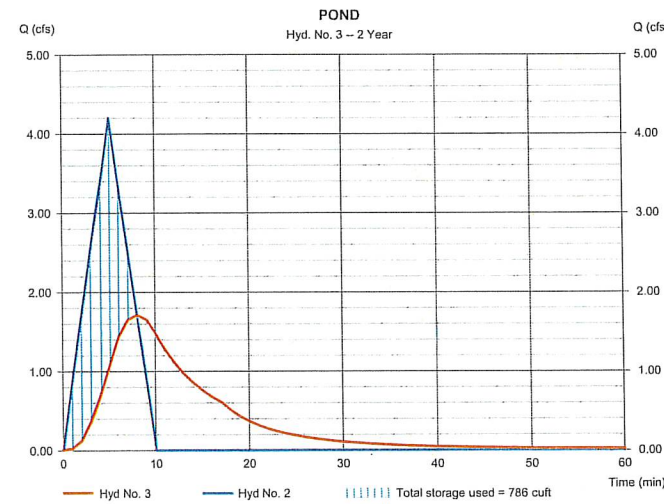
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 03 / 16 / 2026

Hyd. No. 3

POND

Hydrograph type = Reservoir	Peak discharge = 1,704 cfs
Storm frequency = 2 yrs	Time to peak = 8 min
Time interval = 1 min	Hyd. volume = 1,258 cuft
Inflow hyd. No. = 2 - A (POND) (POST)	Max. Elevation = 566.01 ft
Reservoir name = POND	Max. Storage = 786 cuft

Storage Indication method used.



Hydrograph Report

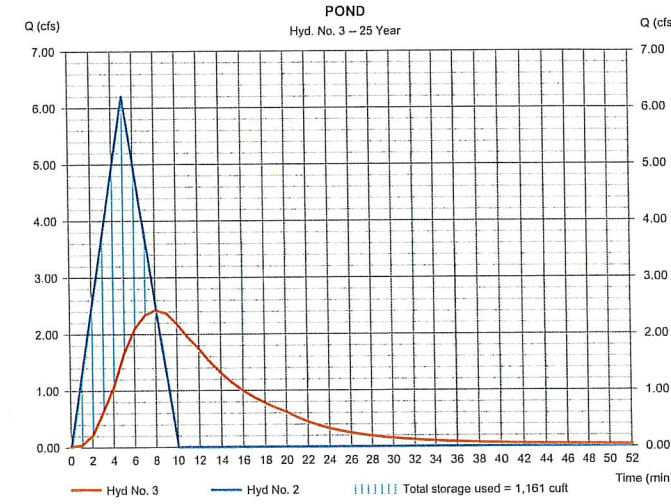
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 03 / 16 / 2026

Hyd. No. 3

POND

Hydrograph type = Reservoir	Peak discharge = 2,414 cfs
Storm frequency = 25 yrs	Time to peak = 8 min
Time interval = 1 min	Hyd. volume = 1,858 cuft
Inflow hyd. No. = 2 - A (POND) (POST)	Max. Elevation = 566.53 ft
Reservoir name = POND	Max. Storage = 1,161 cuft

Storage Indication method used.



Hydrograph Report

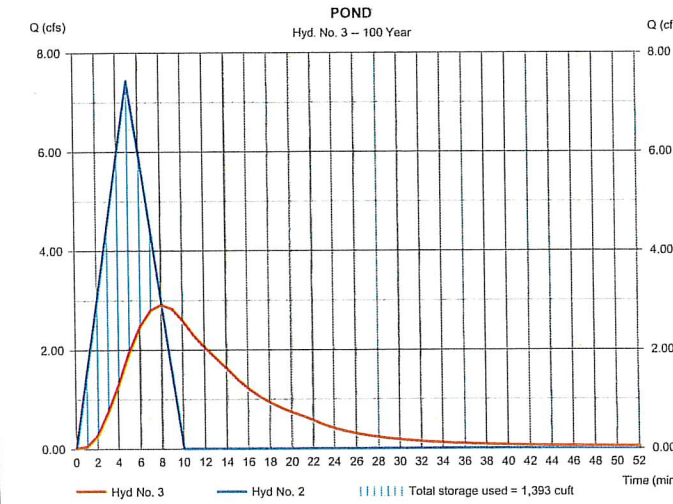
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 03 / 16 / 2026

Hyd. No. 3

POND

Hydrograph type = Reservoir	Peak discharge = 2,894 cfs
Storm frequency = 100 yrs	Time to peak = 8 min
Time interval = 1 min	Hyd. volume = 2,227 cuft
Inflow hyd. No. = 2 - A (POND) (POST)	Max. Elevation = 566.86 ft
Reservoir name = POND	Max. Storage = 1,393 cuft

Storage Indication method used.



Hydrograph Report

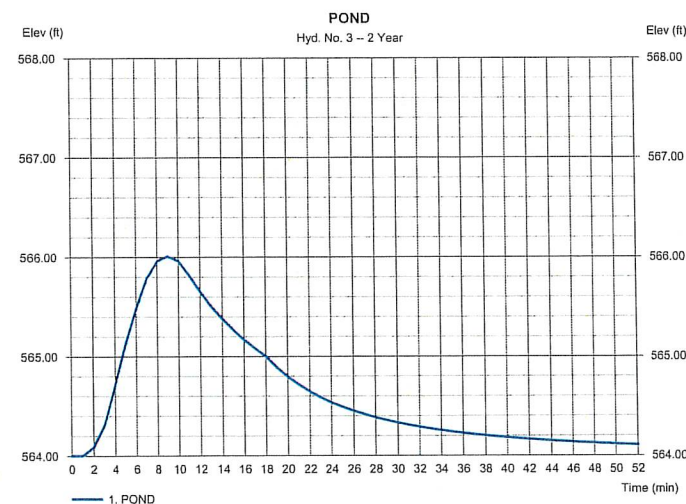
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 03 / 16 / 2026

Hyd. No. 3

POND

Hydrograph type = Reservoir	Peak discharge = 1,704 cfs
Storm frequency = 2 yrs	Time to peak = 8 min
Time interval = 1 min	Hyd. volume = 1,258 cuft
Inflow hyd. No. = 2 - A (POND) (POST)	Max. Elevation = 566.01 ft
Reservoir name = POND	Max. Storage = 786 cuft

Storage Indication method used.



Hydrograph Report

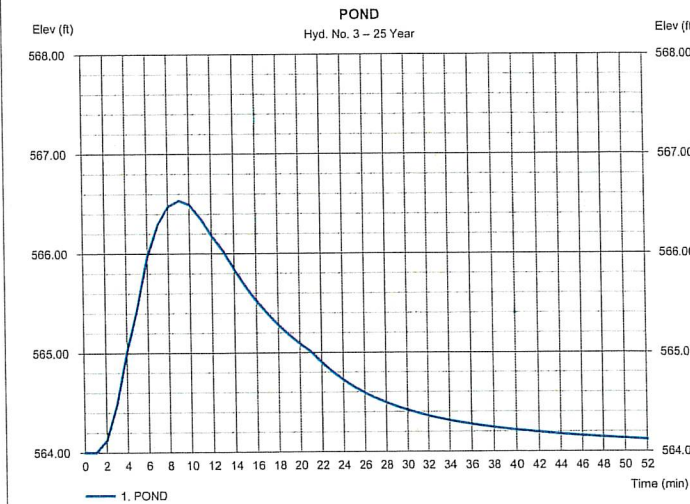
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 03 / 16 / 2026

Hyd. No. 3

POND

Hydrograph type = Reservoir	Peak discharge = 2,414 cfs
Storm frequency = 25 yrs	Time to peak = 8 min
Time interval = 1 min	Hyd. volume = 1,858 cuft
Inflow hyd. No. = 2 - A (POND) (POST)	Max. Elevation = 566.53 ft
Reservoir name = POND	Max. Storage = 1,161 cuft

Storage Indication method used.



Hydrograph Report

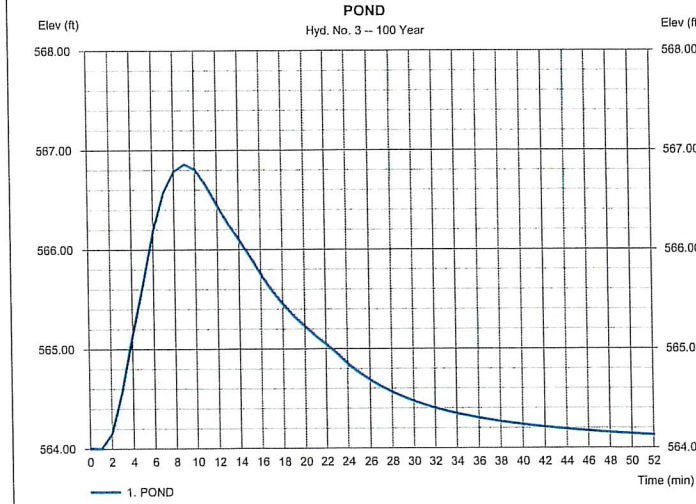
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 03 / 16 / 2026

Hyd. No. 3

POND

Hydrograph type = Reservoir	Peak discharge = 2,894 cfs
Storm frequency = 100 yrs	Time to peak = 8 min
Time interval = 1 min	Hyd. volume = 2,227 cuft
Inflow hyd. No. = 2 - A (POND) (POST)	Max. Elevation = 566.86 ft
Reservoir name = POND	Max. Storage = 1,393 cuft

Storage Indication method used.



HYDROLOGY (RATIONAL METHOD)						
PRE-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A (POND)	1.000	5.00	0.30	2	6.00	1.60
A (POND)	1.000	5.00	0.30	5	7.00	2.10
A (POND)	1.000	5.00	0.30	10	7.74	2.32
A (POND)	1.000	5.00	0.30	25	8.86	2.66
A (POND)	1.000	5.00	0.30	50	9.74	2.92
A (POND)	1.000	5.00	0.30	100	10.62	3.19

HYDROLOGY (RATIONAL METHOD)						
POST-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A (POND)	1.000	5.00	0.70	2	6.00	4.20
A (POND)	1.000	5.00	0.70	5	7.00	4.90
A (POND)	1.000	5.00	0.70	10	7.74	5.42
A (POND)	1.000	5.00	0.70	25	8.86	6.20
A (POND)	1.000	5.00	0.70	50	9.74	6.82
A (POND)	1.000	5.00	0.70	100	10.62	7.43

HYDROLOGY (RATIONAL METHOD)						
PRE-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A1	0.220	5.00	0.30	2	6.00	0.40
A1	0.220	5.00	0.30	5	7.00	0.46
A1	0.220	5.00	0.30	10	7.74	0.51
A1	0.220	5.00	0.30	25	8.86	0.58
A1	0.220	5.00	0.30	50	9.74	0.64
A1	0.220	5.00	0.30	100	10.62	0.70

HYDROLOGY (RATIONAL METHOD)						
POST-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A2	0.089	5.00	0.30	2	6.00	0.16
A2	0.089	5.00	0.30	5	7.00	0.19
A2	0.089	5.00	0.30	10	7.74	0.21
A2	0.089	5.00	0.30	25	8.86	0.24
A2	0.089	5.00	0.30	50	9.74	0.26
A2	0.089	5.00	0.30	100	10.62	0.28

HYDROLOGY (RATIONAL METHOD)						
POST-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A3	0.274	5.00	0.30	2	6.00	0.49
A3	0.274	5.00	0.30	5	7.00	0.58
A3	0.274	5.00	0.30	10	7.74	0.64
A3	0.274	5.00	0.30	25	8.86	0.73
A3	0.274	5.00	0.30	50	9.74	0.80
A3	0.274	5.00	0.30	100	10.62	0.87

HYDROLOGY (RATIONAL METHOD)						
POST-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A1	0.220	5.00	0.70	2	6.00	0.92
A1	0.220	5.00	0.70	5	7.00	1.08
A1	0.220	5.00	0.70	10	7.74	1.19
A1	0.220	5.00	0.70	25	8.86	1.36
A1	0.220	5.00	0.70	50	9.74	1.50
A1	0.220	5.00	0.70	100	10.62	1.64

HYDROLOGY (RATIONAL METHOD)						
POST-DEVELOPMENT						
AREA DESIGNATION	AREA (Acres)	Tc (Min)	COEF. OF RUNOFF	FREQ.	INTEN. (in./Hr.)	DISCHARGE (CFS)
A2	0.089	5.00	0.70	2	6.00	0.37
A2	0.089	5.00	0.70	5	7.00	0.44
A2	0.089	5.00	0.70	10	7.74	0.48
A2	0.089	5.00	0.70	25	8.86	0.55
A2	0.089	5.00	0.70	50	9.74	0.61
A2	0.089	5.00	0.70	100	10.62	0.66

Pond Name						
Storm	Pre-Dev.	Post-Dev.	Q	Elevation		
2	1.800	4.200	1.704	566.01		
25	2.658	6.202	2.414	566.53		
100	3.186	7.434	2.894	566.86		

STORM DRAINAGE CALCULATIONS  
CENTEX ENGINEERS, LLC  
TBPE F-20801



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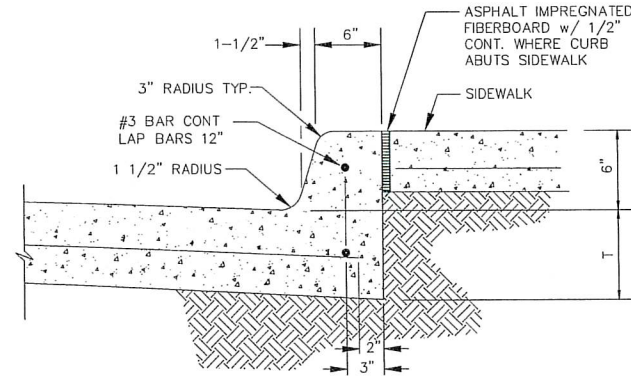
Signature of Edward D. Sulak, Jr.  
03/16/2026

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #: 1167  
DRAWN: CAD  
CHECKED: EDS  
DATE: 03/16/2026  
REVISIONS:  
0 00/00/00

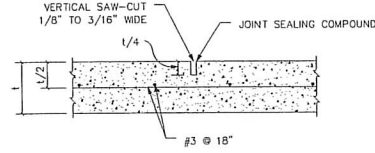
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C4.2

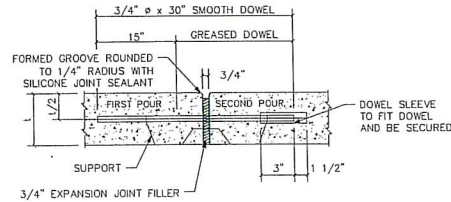


6" MONOLITHIC CURB  
N.T.S.

T = THICKNESS OF PAVEMENT PER GEOTECHNICAL ENGINEERING REPORT.

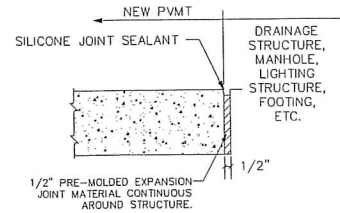


CONTRACTION JOINT  
N.T.S.

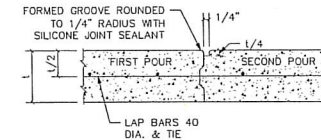


EXPANSION JOINT  
N.T.S.

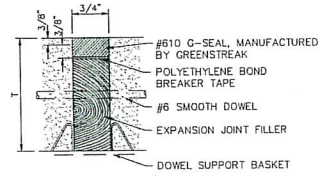
NOTE:  
1. ALL DOWEL BARS SHALL BE INSTALLED PERPENDICULAR TO JOINT @ 18" SPACING.



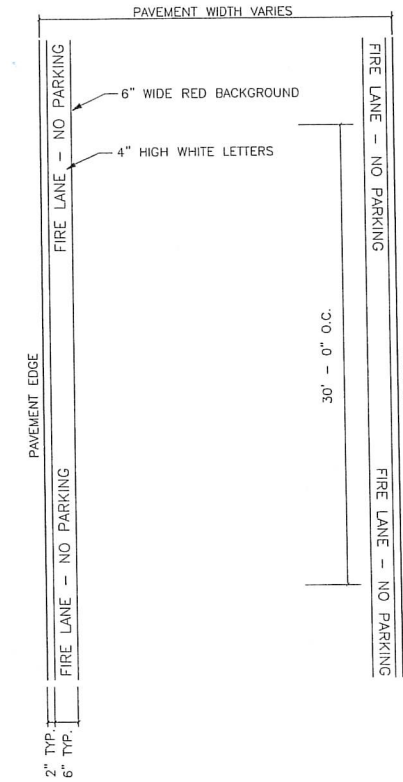
ISOLATION JOINT  
N.T.S.



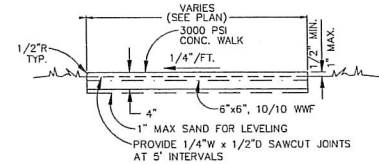
CONSTRUCTION JOINT  
N.T.S.



EXPANSION JOINT SEAL  
N.T.S.

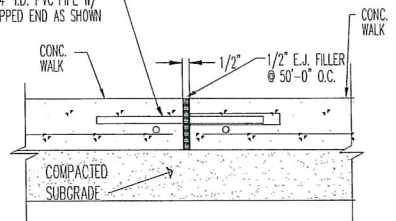


FIRE LANE MARKINGS  
N.T.S.

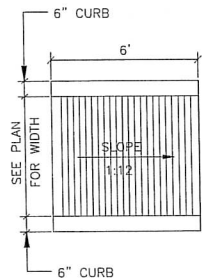


CONCRETE SIDEWALK DETAIL  
N.T.S.

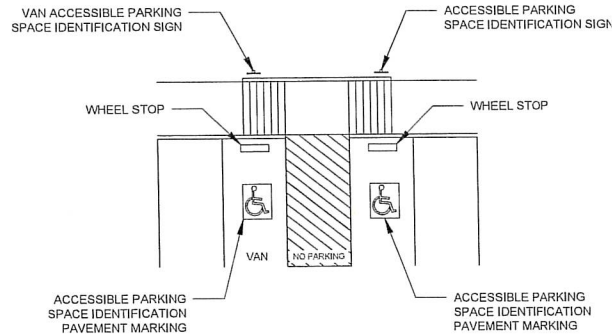
NOTE:  
PROVIDE 1/2\"/>



TYPICAL CONCRETE SIDEWALK EXPANSION JOINT  
N.T.S.

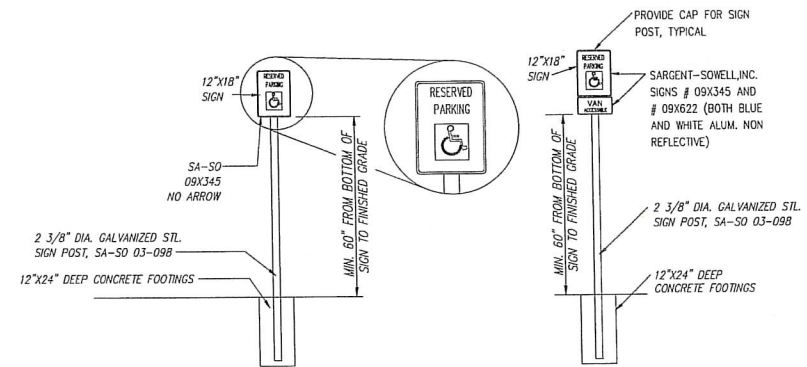


CONCRETE SIDEWALK RAMP DETAIL  
N.T.S.

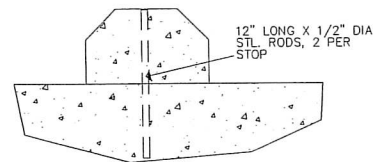


ACCESSIBLE PARKING SPACE CONFIGURATION  
N.T.S.

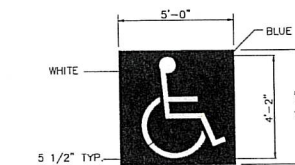
ACCESSIBLE PARKING SPACE NOTES:  
1. ACCESSIBLE PARKING SHALL BE PER THE TEXAS DEPARTMENT OF LICENSING & REGULATION (TDLR) ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).  
2. PARKING SPACE / ACCESS AISLE DIMENSIONS ARE PROVIDED ON THE SITE PLAN AND OR DIMENSION CONTROL PLAN.



ACCESSIBLE PARKING SPACE IDENTIFICATION SIGN DETAILS  
N.T.S.



WHEEL STOP DETAIL  
N.T.S.



ACCESSIBLE PARKING SPACE PAVEMENT MARKING DETAIL  
N.T.S.



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2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311 F: 254.756.2577  
www.sterlingandkap.com



EDWARD D. SULAK, JR.  
3/16/2026

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS

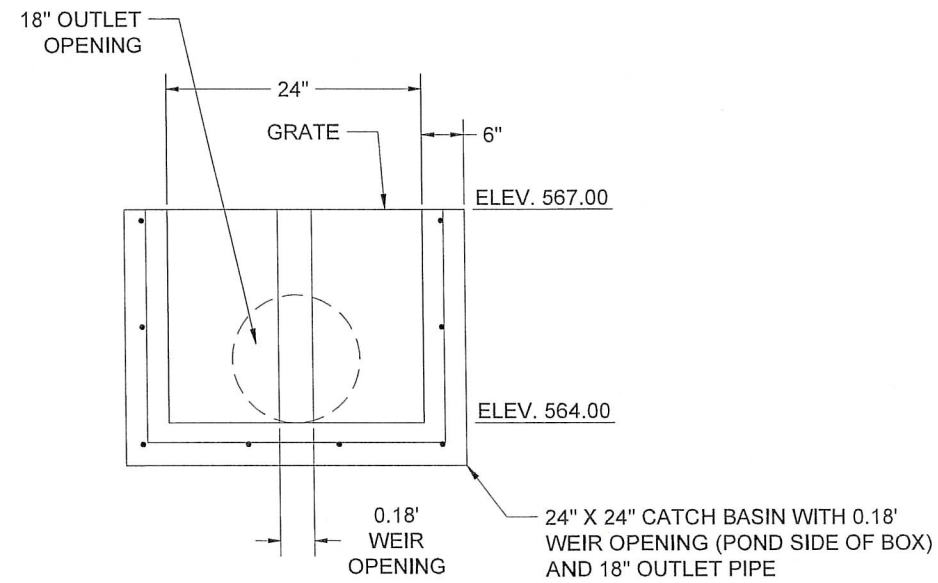
PROJECT #:	1167
DRAWN:	CAD
CHECKED:	EDS
DATE:	03/16/2026
REVISIONS:	

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SITE DETAILS - 1  
CENTEX ENGINEERS, LLC  
TBPE F-20801

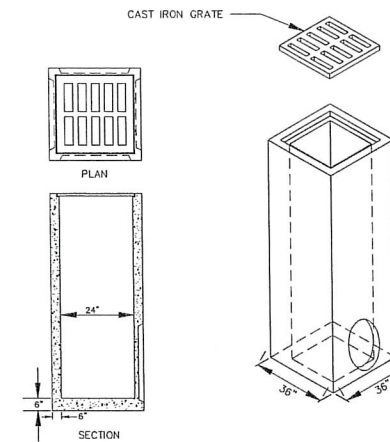
C5.1



DETENTION POND OUTLET STRUCTURE DETAIL  
N.T.S.

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. REINFORCEMENT BARS SHALL BE GRADE 60.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2" FORM CLEARANCE ON ALL REINFORCEMENT BARS.
4. ALL CONCRETE SHALL BE BRUSH FINISHED.



24" X 24" CATCH BASIN DETAIL  
N.T.S.



STERLING & KAP ARCHITECTS  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311 F: 254.756.2577  
www.sterlingandkap.com



Signature: *E.D. Sulak, Jr.*  
03/16/2026

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #: 1167

DRAWN: CAD

CHECKED: EDS

DATE: 03/16/2026

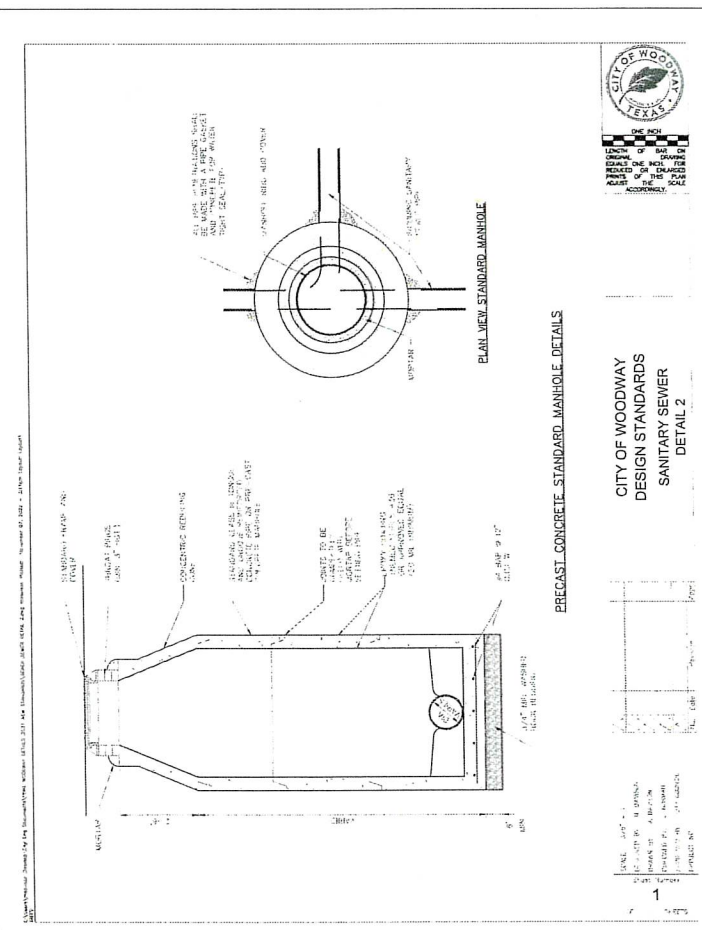
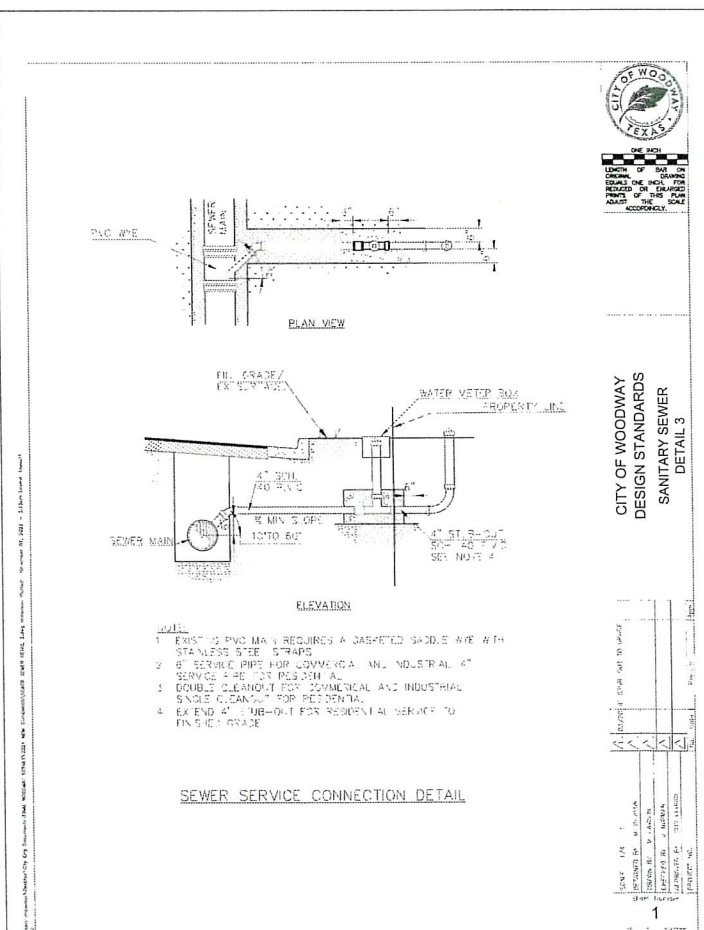
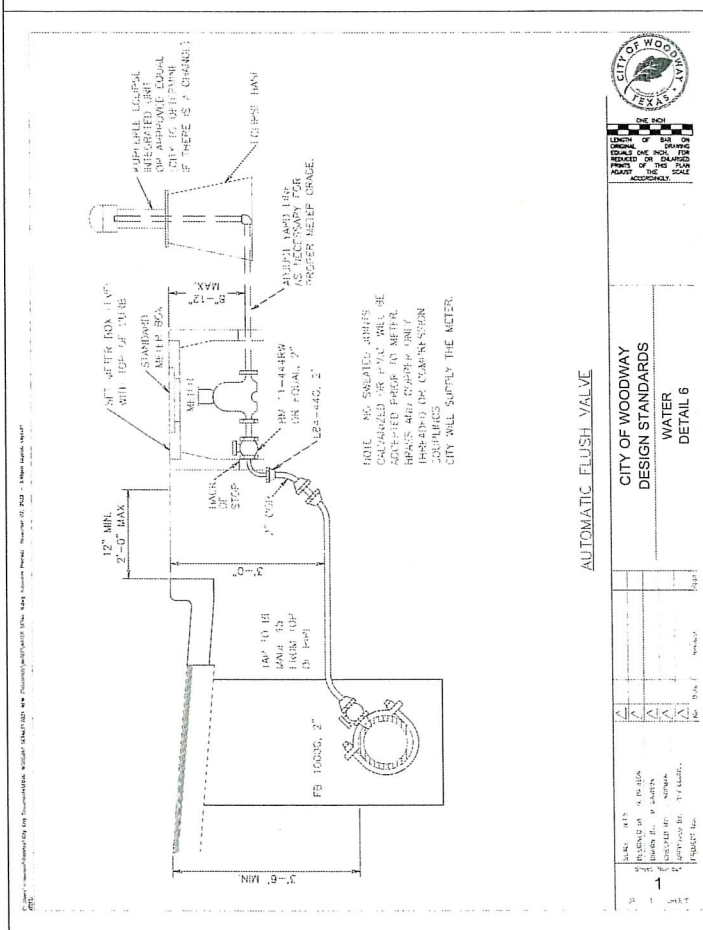
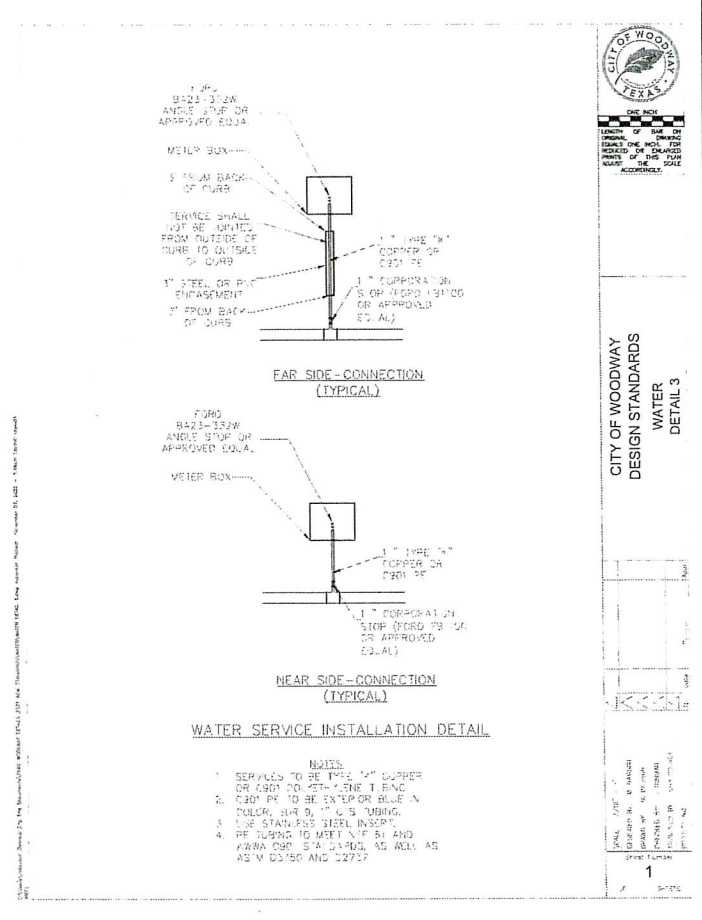
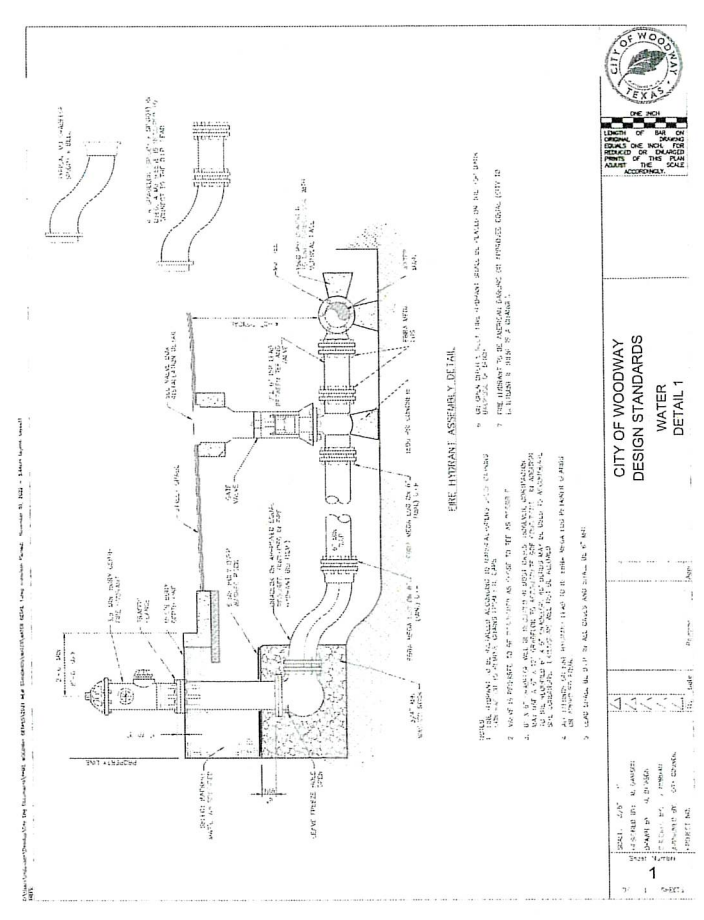
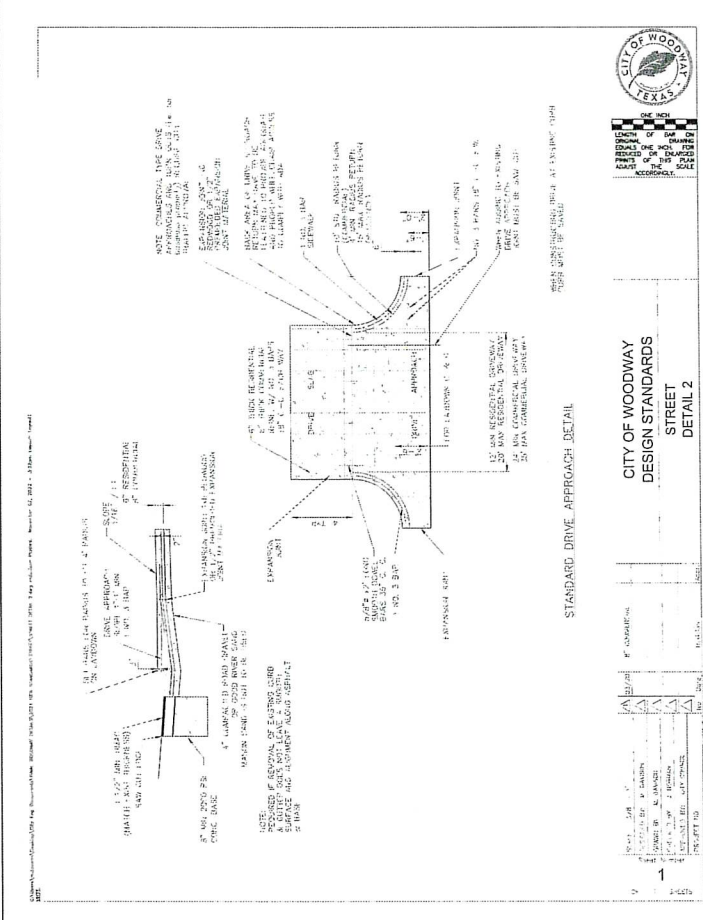
REVISIONS:

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SITE DETAILS - 2  
CENTEX ENGINEERS, LLC  
TBPE F-20801

C5.2



**CITY OF WOODWAY STANDARD DETAILS**  
CENTEX ENGINEERS, LLC  
TBPE F-20801



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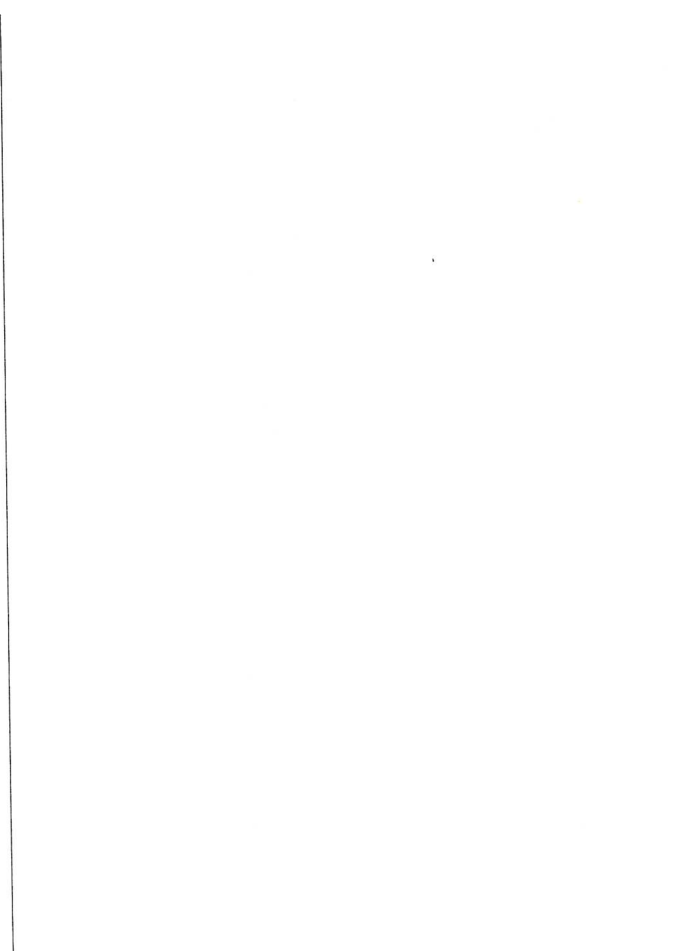
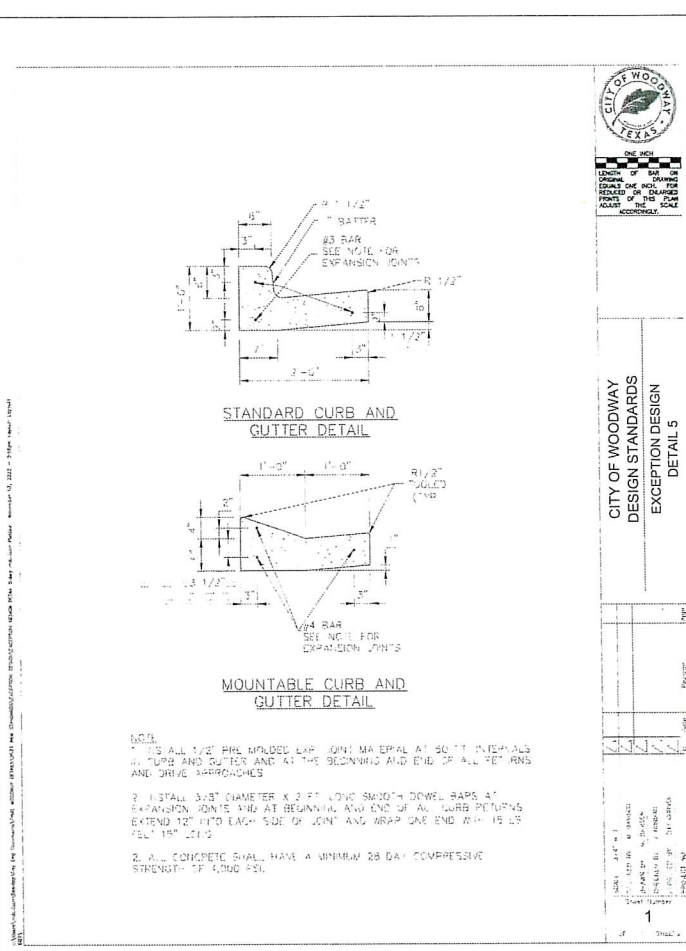
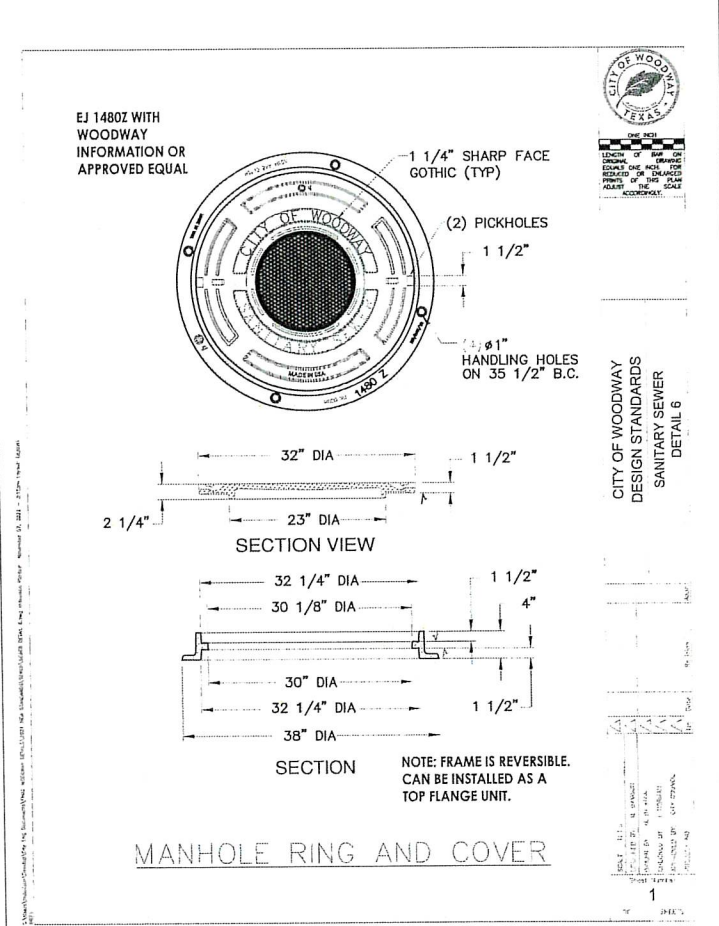
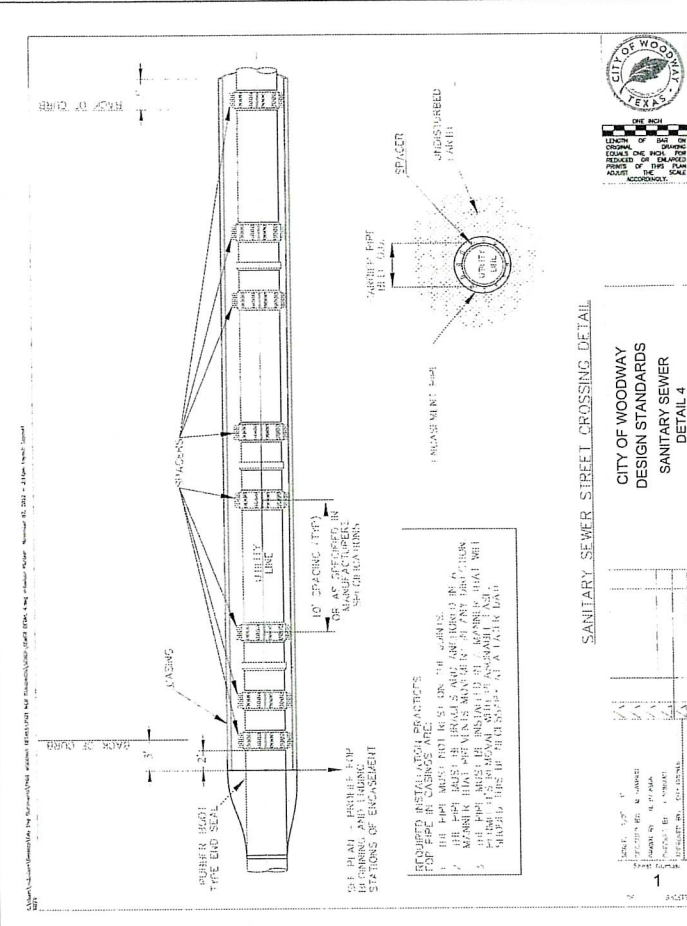
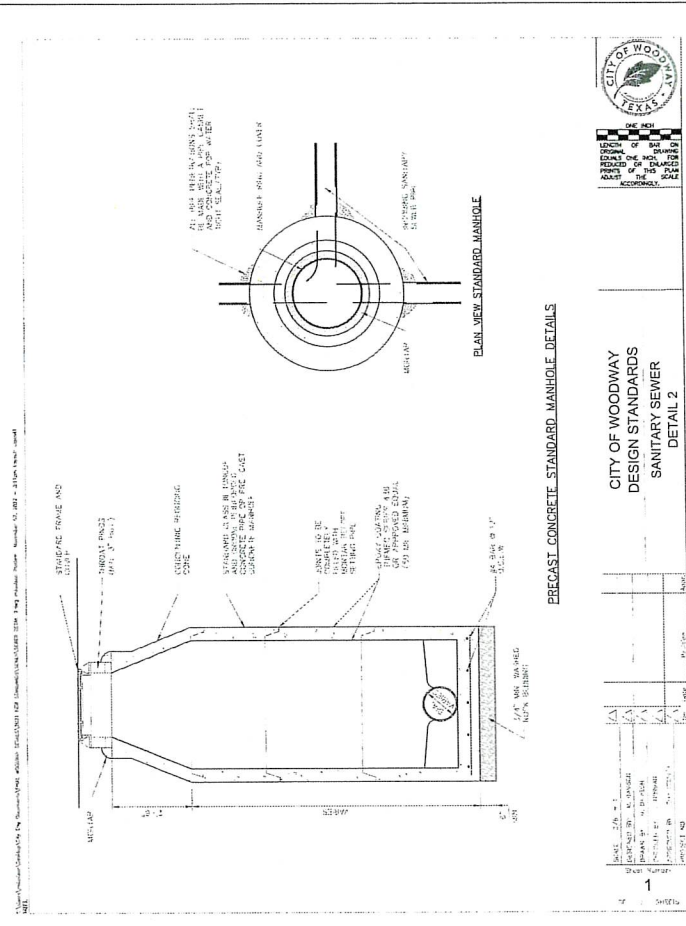
03/16/2026

**PRELIMINARY SITE PLANS FOR WINNOW WEALTH OFFICES**  
16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #:	1167
DRAWN:	CAD
CHECKED:	EDS
DATE:	03/16/2026
REVISIONS:	
0	00/00/00

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**C5.3**



CITY OF WOODWAY  
STANDARD DETAILS  
CENTEX ENGINEERS, LLC  
TBPE F-20801



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Ed D. Sulak, Jr.  
03/16/2026

PRELIMINARY SITE PLANS FOR  
WINNOW WEALTH OFFICES  
16300 BADGER RANCH BLVD.  
WOODWAY, TEXAS

PROJECT #:	1167
DRAWN:	CAD
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DATE:	03/16/2026
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C5.4

April 13, 2026 – 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, April 13, 2026, at 5:30 p.m. The following individuals were in attendance:

- Mayor: <absent>
- Mayor Pro Tem: Storey Cook
- Councilmembers: David Russell, Janell Gilman, David Keyston, Ken Sury, Dave Whitby
- Councilmembers Absent: Mayor Amine Qourzal
- City Manager: Adam Niolet
- Assistant City Manager: Jennifer Rogers
- City Secretary: Kasia Redden, City Secretary
- City Staff: Steven Dvorak, Khalil El-Halabi, Keith Lowrey, Hallie Hafer
  
- Contract Staff: David Shaw, City Attorney

**CALL MEETING TO ORDER**

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

**INVOCATION AND PLEDGE**

1. INVOCATION

Councilmember Whitby provided the invocation.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the United States Flag was recited in unison.

**PUBLIC COMMENT**

3. THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY MATTER, INCLUDING ITEMS ON THE AGENDA, EXCEPT PUBLIC HEARINGS THAT ARE INCLUDED ON THE AGENDA. COMMENTS RELATED TO PUBLIC HEARINGS WILL BE HEARD WHEN THE SPECIFIC HEARING STARTS. PLEASE LIMIT YOUR COMMENTS TO THREE (3) MINUTES PER RESOLUTION R-87-11. THE COUNCIL IS NOT PERMITTED TO TAKE ANY ACTION OR DISCUSS ANY ITEM NOT LISTED ON THE AGENDA. WHEN CALLED TO SPEAK, PLEASE STATE YOUR NAME AND ADDRESS, AND IF SPEAKING ON A SPECIFIC AGENDA ITEM, STATE THE ITEM BEFORE BEGINNING YOUR COMMENTS

No public comments were made.

**PRESENTATIONS**

4. QUARTERLY PRESENTATION – COMMUNITY SERVICES AND DEVELOPMENT’S REPORT REGARDING PROGRESS ON NEW CONSTRUCTION, ANTICIPATED COMPLETION DATES AND THE ISSUANCE OF CERTIFICATES OF OCCUPANCY, AND INSPECTION STATISTICS FOR THE SECOND QUARTER OF FY 2026

Steven Dvorak, Assistant Director of Community Services, presented the department’s quarterly report and answered questions from the Councilmembers.

WOODWAY CITY COUNCIL MINUTES

Page 2

April 13, 2026, at 5:30 p.m.

5. QUARTERLY PRESENTATION – PUBLIC SAFETY DEPARTMENT’S REPORT REGARDING CRIME STATISTICS AND LAW ENFORCEMENT ACTIVITIES IN THE SECOND QUARTER OF FY 2026

Public Safety Director Khalil El-Halabi presented the department’s quarterly report and answered questions from the Councilmembers.

**PUBLIC HEARINGS AND RELATED ACTION**

6. A. PUBLIC HEARING ON REQUEST FROM JACOB RIPPEE FOR A NEW SPECIAL USE PERMIT FOR A HOME OCCUPATION (BASEBALL/SOFTBALL TRAINING AND LESSONS) AT 300 GLENVIEW CIRCLE, WOODWAY, TEXAS

Mayor Pro Tem Cook opened the public hearing at 5:50 p.m.

Applicant Jacob Rippee spoke in favor, explaining the proposed home occupation and making himself available to answer questions. There were no dissenting public comments.

Mayor Pro Tem Cook closed the public hearing at 5:52 p.m.

- B. DISCUSSION AND CONSIDER ACTION ON REQUEST FROM JACOB RIPPEE FOR A NEW SPECIAL USE PERMIT FOR A HOME OCCUPATION (BASEBALL/SOFTBALL TRAINING AND LESSONS) AT 300 GLENVIEW CIRCLE, WOODWAY, TEXAS

Councilmember Russell made a motion, seconded by Councilmember Gilman, to open discussion on the item.

The applicant responded to members’ questions regarding the nature of his business, including any expected parking, traffic, or noise concerns.

Councilmember Gilman made a motion, seconded by Councilmember Russell, that the request for a new Special Use Permit for a Home Occupation be approved. The motion passed unanimously by the members present.

**ITEMS FOR INDIVIDUAL DISCUSSION, CONSIDERATION AND/OR ACTION**

7. DISCUSSION AND CONSIDER ACTION ON RENEWING THE AGREEMENT WITH HICKS RAY ASSOCIATES, TO PROVIDE PROFESSIONAL SERVICES BY ASSISTING THE CITY OF WOODWAY IN ACQUIRING FEDERAL GRANTS FOR PUBLIC WORKS PROJECTS IN AN AMOUNT NOT TO EXCEED \$49,500.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS IN CONNECTION THEREWITH

Councilmember Russell made a motion, seconded by Councilmember Keyston, to open discussion on the item.

City Manager Adam Niolet introduced Tom Ray, representing Hicks Ray Associates, to present background information on this item. Mr. Ray offered a PowerPoint presentation outlining the history of this agreement and the grants received as a result, as well as describing the terms of the proposed renewal.

Mr. Niolet and Mr. Ray answered questions from Councilmembers about potential funding and results of the partnership.

Councilmember Gilman made a motion, seconded by Councilmember Keyston, that the agreement be renewed and the City Manager authorized to execute all necessary documents. The motion passed unanimously by the members present.

WOODWAY CITY COUNCIL MINUTES

Page 3

April 13, 2026, at 5:30 p.m.

**CONSENT AGENDA**

*The Consent Agenda consists of non-controversial, routine and budgeted items which require no public hearing. The Consent Agenda is subject to being approved with one single motion; however, the Mayor or any City Councilmember may remove any item from the Consent Agenda for separate discussion and consideration.*

8.           A.       DISCUSSION AND CONSIDER ACTION ON MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD MARCH 23, 2026, AT 5:30 P.M.
- B.       DISCUSSION AND CONSIDER ACTION TO AWARD A CONTRACT IN RESPONSE TO REQUEST FOR BIDS #26-01, FOR 2026 WATER IMPROVEMENTS TO WR UTILITIES AND EXCAVATION, LLC, THE LOWEST RESPONSIBLE BIDDER, IN AN AMOUNT NOT TO EXCEED \$499,913.50, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH
- C.       DISCUSSION AND CONSIDER ACTION ON MCLENNAN COUNTY 9-1-1 EMERGENCY ASSISTANCE DISTRICT BOARD OF MANAGERS NOMINATIONS
9.           CONSIDER ACTION ON CONSENT AGENDA

There were no items pulled for separation discussion.

Councilmember Whitby made a motion, seconded by Councilmember Gilman, to approve the Consent Agenda as follows:

- A. Approve minutes of the regular City Council meeting held March 23, 2026, at 5:30 p.m.
- B. Approve award of a contract in response to Request for Bids #26-01, for 2026 Water Improvements to WR Utilities and Excavation, LLC, the lowest responsible bidder, in an amount not to exceed \$499,913.50, and authorizing the City Manager to execute any documents in connection therewith
- C. Approve nomination of incumbent members to McLennan County 9-1-1 Emergency Assistance District Board of Managers

The motion passed unanimously by the members present.

**EXECUTIVE SESSION**

10.           NOTICE IS HEREBY GIVEN THAT A CLOSED MEETING WILL BE HELD PURSUANT TO SEC. 551.071 OF THE TEXAS GOVERNMENT CODE TO CONSULT WITH THE CITY ATTORNEY REGARDING A MATTER IN WHICH THE DUTY OF THE ATTORNEY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETING PROVISIONS OF OPEN MEETINGS ACT.

Mayor Pro Tem Cook announced that City Council would enter a closed executive session, recessing the open meeting at 6:16 p.m.

Mayor Pro Tem Cook reopened the meeting at 6:34 p.m.

WOODWAY CITY COUNCIL MINUTES

Page 4

April 13, 2026, at 5:30 p.m.

**OPEN SESSION AND RELATED ACTION**

11. DISCUSSION AND CONSIDER ACTION TO APPROVE A CONTRACT AMENDMENT WITH STV, INC., SUCCESSOR IN INTEREST BY ACQUISITION OF CP&Y, INC., FOR ADDITIONAL CONSTRUCTION ADMINISTRATION AND RESIDENT PROJECT REPRESENTATIVE SERVICES FOR THE FAIRWAY GRAVITY SEWER REPLACEMENT PHASE III, IN AN AMOUNT NOT TO EXCEED \$78,700.00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS IN CONNECTION THEREWITH

Councilmember Keyston made a motion, seconded by Councilmember Russell, to open the item for discussion.

City Manager Adam Niolet introduced Scott Wetzel, representing STV, Inc., to present background information on this item. Mr. Wetzel provided general background on the project, the basis for their current amendment request, and an update on expected substantial and final completion timeframes.

Mr. Wetzel answered questions from the members regarding the speed and quality of the work, testing processes, and anticipated timeframes.

Councilmember Keyston made a motion, seconded by Councilmember Gilman, to approve the contract amendment with STV, Inc. and authorize the City Manager to execute all necessary documents. The motion passed unanimously by the members present.

**CITY MANAGER AND CITY COUNCIL REPORTS**

12. CITY MANAGER'S REPORT (BRIEFINGS OR UPDATES MAY BE PROVIDED REGARDING CITY SERVICES, ADMINISTRATIVE/PERSONNEL MATTERS, REAL ESTATE/DEVELOPMENT, INFRASTRUCTURE, EVENTS, REGULATIONS, COMMUNITY AND INTERGOVERNMENTAL RELATIONS ISSUES.)

Mr. Niolet had no additional reports to make other than what was already presented.

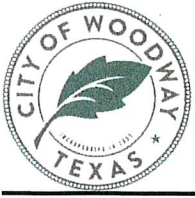
13. CITY COUNCIL REPORTS

- Councilmember Gilman – There will be a Planning and Zoning Commission meeting on April 14<sup>th</sup>.
- Councilmember Whitby – The Parks and Recreation Commission is interested in partnering with the Youth Commission on some events. Councilmember Whitby will have further updates at the next meeting.
- Councilmember Sury – The Youth Commission is planning a cleanup day for April 25<sup>th</sup>, starting at Whitehall Park and continuing to other areas if time allows.

**CLOSING ITEM**

14. CONSIDER ACTION ON ADJOURNMENT

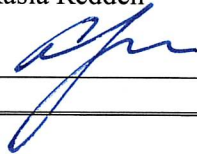
Councilmember Gilman made a motion to adjourn, seconded by Councilmember Whitby. Mayor Pro Tem Cook adjourned the meeting at 6:47 p.m.



# CITY COUNCIL AGENDA ITEM FORM

**Meeting Date:** April 27, 2026

**Prepared By:** Kasia Redden

**Approved By:** 

- Presentation, Report and/or Discussion Only
- Public Hearing/Related Action
- Individual Discussion/Action
- Consent
- Executive Session

**Caption:**

Discussion and consider action on Resolution R-26-07, selecting an elected official of the City of Woodway as the City’s nominee for service as a member of the governing body of the McLennan County Rural Transit District

**Background Information:**

On January 29, 2015, the McLennan County Rural Transportation Conference Committee voted by resolution to create the McLennan County Rural Transit District (MCRTD).

The current term for the Place 8 Director (Precinct 4 Region) of the McLennan County Rural Transit District Board of Directors will expire May 31, 2026. The County Judge’s office is requesting that each incorporated city in the Precinct 4 Region (by resolution) nominate a member of the City’s Governing Body for consideration of becoming a Member of the Governing Body of the district.

Once the nominees are returned to the County Judge’s Office, they will be placed on a ballot which will then be sent to each of the cities in the Precinct 4 Region for voting.

**Financial Impact:**

Total of Proposed Expenditure:                   \$ N/A  
Amount Budgeted:                                       \$  
Account No.:  
If not budgeted, other funding options:

**Staff Recommendation:**

Adopt Resolution R-26-07, selecting an elected official of the City of Woodway as the City’s nominee for service as a member of the Governing body of the McLennan County Rural Transit District

**RESOLUTION NO. R-26-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS, SELECTING AN ELECTED OFFICIAL OF THE CITY AS THE CITY'S NOMINEE FOR SERVICE AS A MEMBER OF THE GOVERNING BODY OF THE MCLENNAN COUNTY RURAL TRANSIT DISTRICT**

**WHEREAS**, the Commissioners Court of McLennan County created the McLennan County Rural Transit District in 2015; and

**WHEREAS**, the City has been requested to nominate a member of its governing body to be considered to become a member on the governing body of the McLennan County Rural Transit District.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS THAT:**

1. the City Council nominates \_\_\_\_\_ to serve as a member of the governing body of the McLennan County Rural Transit District.

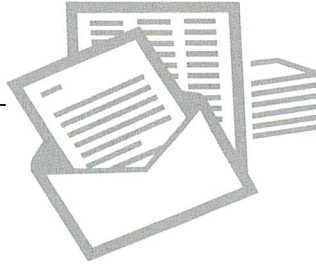
**PASSED AND APPROVED** on this 27<sup>th</sup> day of April, 2026.

CITY OF WOODWAY

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Kasia Redden, City Secretary



## **MISCELLANEOUS ITEMS FOR COUNCIL**

Distributed with April 27, 2026, City Council Meeting Packet

- Tentative list of agenda items for future meetings

### **Upcoming Calendar Items of Interest**

- |                    |   |
|--------------------|---|
| - Monday, April 27 | Regular City Council meeting – 5:30 p.m.      |
| - Monday, May 11   | Regular City Council meeting – 5:30 p.m.      |
| - Tuesday, May 12  | Regular Planning & Zoning meeting – 5:00 p.m. |
| - Monday, May 18   | Regular City Council meeting – 5:30 p.m.      |
| - Monday, May 25   | Memorial Day (city offices closed)            |
| - Tuesday, May 26  | Regular Planning & Zoning meeting – 5:00 p.m. |

**P E N D I N G   A G E N D A   I T E M S**

**WOODWAY CITY COUNCIL AND PLANNING/ZONING COMMISSION**  
(Updated 04/27/26)

*This is a tentative planning calendar utilized to assist the City Secretary to compile draft meeting agendas.*

DATE	CITY COUNCIL ITEMS	DATE	PLANNING & ZONING ITEMS
		4/28/26	
5/11/26	- City Council oaths & organization -Discussion (reaffirmation?) of Code of Ethics - Adoption of City of Woodway Purchasing Policy - Boards & Commissions appointments - Resolution casting votes to elect nominated Council member to McLennan County Rural Transit District -Presentation of water rate study	5/12/26	
5/18/26	-D&CA on MCEAD911 Board of Managers Ballot	5/26/26	
6/8/26	-D&CA award of Bid #26-02 for 2026 Microseal project	6/9/26	

**RECURRING COUNCIL ITEMS:**

- January/April/July/October (first meeting of the month) - Quarterly presentations - Public Safety & Community Services
- January/April/July/October (second meeting of the month) - Quarterly presentation - Finance
- January/July (second Council meeting of the month) - Semi-annual presentations - Carleen Bright Arboretum & WFC
- Woodway Public Safety Association Day proclamation - Annually at the meeting prior to the annual cook-out
- Appointment of Judges to Municipal Court of Record every two years (Next – 09/2026)

**RECURRING P&Z ITEMS:** Every six months - Update to P&Z from Building Official regarding current PUD projects (Next 06/2026)