CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A CITY COUNCIL REGULAR MEETING
Wednesday, July 9, 2025 at 7:00 PM

1. Call to Order

   With a quorum present, Mayor Vaughan called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT:	**CITY STAFF PRESENT:**
Mayor James Vaughan	City Administrator Trey Fletcher
Mayor Pro Tem Gordon Bowman	City Secretary Terry Blanchard
Dana Harmon	Finance Director Vonda Ragsdale (remote)
Brian Plunkett	Director of BDS Jennifer Bills
Beth South	Chief of Police Scott Gerdes
Darin Walker	City Attorney Charles E. Zech

2. Citizen Communications The City Council welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

   Mayor Vaughan opened the meeting for public comments. Mayor Vaughan acknowledged our mutual heartbreak due to the recent floods. Councilmember Harmon read a statement sharing our sentiments regarding the tragedy. **Hearing no further comments, the public comment section was closed.**

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.

   a. Approval of the June 25, 2025 Regular Meeting Minutes.
   b. Approval of the July 2, 2025 Workshop Minutes.
   c. Approval of modifications to equipment at the wireless communication facility located at 911 1/2 Westlake Drive requested by Crown Castle on behalf of Tenant and authorizing the City Administrator to execute the same.

   MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember South, the Council voted five (5) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

4. Land Use **109 Stratford Reserve Place -** Discuss and consider action on the following variances for a fence:
   a. Placement of a vehicle gate that causes stacking not on private property, but into the

public street. (Section 22.03.173(d)(5))

b. Front yard fence and gate encroaching up to the front property line into the 30-foot front yard fence setback (Section 22.03.173(d)(6)(B)(ii))
c. Side yard fence encroaching approximately 21.5 feet into front-yard fence setback (Section 22.03.173(d)(7))
d. Exceeding required 6 foot maximum by 10.5 feet (16.5 feet from existing grade) on west side of property and 2 feet (8 feet from existing grade) along front of property (Section 22.03.173(d)(9).

Applicant: Racy Haddad, Husch Blackwell, LLP

Council convened into Executive Session at 7:05 p.m. under Section 551.071 of the Texas Government Code for deliberation with the attorney.

Council reconvened in Open Session at 7:09 p.m.

Mayor Vaughan read a brief statement regarding the structure of the agenda item and the process that will be followed. Director Bills gave a summary and presentation. Racy Haddad, representative for the applicant, gave an in-depth presentation of the revised variance requests. The following citizens provided comments to the City Council:

- Lexi Elio (citizen of Austin, member of ResistAustin) - read a prepared statement in opposition.
- Mimi - provided written comments.
- Nevin Kamath - signed up to speak, but was not in attendance.
- Paul Hemmer (neighbor) - provided written comments prior to the meeting. Spoke to the Council regarding gate traffic, package deliveries, doorbell placement, and placement of video cameras. Questioned fence/gate transparency. Mentioned concerns about parking on the street, as this is not allowed by the HOA.
- Pat Epstein - Asked questions about sewer and/or septic. She stated that she had to push her fence back to meet Code requirements.

The Council each stated their thoughts on the requests before moving into group discussion. Areas of concern include:

- Frustration with "after-the-fact" variance requests
- Use of vegetation for privacy and use of fence for safety concerns
- Very challenging site - topography is the main issue
- Concerned by gate placement, but feels the need for a fence

MOTION: Upon a motion made by Councilmember Bowman and a second by Councilmember South, the Council voted three (3) for and two (2) opposed to approve variance requests (a), (b), and (c) as presented. Voting for the motion were Bowman, South, and Walker. Voting against were Harmon and Plunkett. Motion carried.

MOTION: Upon a motion made by Councilmember Harmon and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to approve request (d) as revised (exceeding required 6 foot maximum by 6.75 feet (12.75 feet from

existing grade) on west side of property and 2.08 feet (8 feet from existing grade) along front of property). Motion carried.

5. <u>Finance</u> Discuss and consider action on the Fiscal Year 2025-26 Proposed Budget.

   Item postponed until next meeting.

6. <u>Administration</u> Receive an update and consider possible action regarding City of West Lake Hills v. Jaffe - 1405 Wildcat Hollow.

   Director Bills reported that the applicant has submitted the third and final submittal. The August meeting should include a License to Encroach.

7. Adjournment

   Mayor Vaughan adjourned the meeting at 9:10 p.m.

Respectfully submitted,

JAMES VAUGHAN, MAYOR

ATTEST:

Terry Blanchard

Terry Blanchard, TRMC
City Secretary

These minutes were approved on July 23, 2025.

CITY OF WEST LAKE HILLS CORPORATE SEAL TEXAS