



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, October 8, 2025 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 8th day of October 2025 at 7:00 p.m., in the Council Chambers, Municipal Complex, 4010 Bee Cave Road, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799 - Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on October 8, 2025.

1. Call to Order
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.
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 September 24, 2025 Regular Meeting Minutes.
 - b. Approval of the October 1, 2025 Workshop Minutes.
 - c. Approval of the Art Exhibit agreement, policies and procedures.
 - d. Approval of an amendment to Ordinance 2025-016 for updated M&O portion of tax rate.
 - e. Approval to change the following regular City Council Meetings:
 1. Reschedule the November 26, 2025 meeting to Tuesday, November 25, 2025; and

2. Cancel the December 24, 2025 meeting.
- f. Approval of a Resolution amending the Financial Procedures & Controls.
4. Land Use 1511 Wildcat Hollow - Discuss and consider action on a recommendation from ZAPCO on a variance for the removal of two trees with trunk diameters of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code):
 1. Tree #133 – 15.5” Hackberry
 2. Tree #192 – 15.5” Spanish OakApplicant: Matt Sener, Michael Hsu Office of Architecture.
5. Land Use 1206 Yaupon Valley Road - Discuss and consider action on a recommendation from ZAPCO on a variance to allow for a front-yard fence with 0% visibility, where 80% is the minimum allowed by code (Section 22.03.173).
Applicant: John Hussey, Site Specifics.
6. Land Use 1405 Wildcat Hollow - Discuss and consider action on a License to Encroach into the Wildcat Hollow right-of-way for private improvements.
Applicant: Matt Boelsche, Dick Clark & Associates
7. Administration Discuss and consider action on an ordinance designating the official newspaper for the City of West Lake Hills.
8. Ordinance Discuss and consider action on the appointment/reappointment of members of the Zoning and Planning Commission and to confirm the process for 2026.
9. Administration Discuss and consider action on an Interlocal Agreement with the Capital Area Metropolitan Planning Organization for the Eanes Creek Trail Study.
10. Executive Session In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - a. Section 551.071 - Consultation with the attorney regarding pending or contemplated litigation, or settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, re: City of West Lake Hills v. the following:
 1. Jaffe - 1405 Wildcat Hollow.
11. Executive Session Reconvene into Open Session and take action if and as deemed appropriate in the City Councils' discretion regarding consultation with attorney.
12. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the October 8, 2025 City Council Regular Meeting was posted on the bulletin board at the Municipal Complex, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, October 2, 2025 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).