



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, February 11, 2026 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 11th day of February 2026 at 7:00 p.m., in the Council Chambers, Municipal Building, 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 February 11, 2026.

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 January 28, 2026 Regular Meeting Minutes.
 - b. Approval of the February 4, 2026 Workshop Minutes.
 - c. Approval of contracts with Travis County for an Election Services Agreement and a Joint Election Agreement for the May 2, 2026 General Election.
4. Land Use 4904 Old Bee Cave Road - Discuss and consider action on recommendations from ZAPCO on the following variances for a fence:

1. To allow for a fence encroachment into the 30-foot front-yard fence setback (Section 22.03.173(d)(6)(B)(ii)).
2. To allow for the installation of a fence that does not allow 80% visibility through the fence (Section 22.03.173(d)(6)(A)(i)).
3. To allow for a fence without the required minimum 80% landscaping screening (Section 22.03.173(d)(6)(A)(i)).
4. To allow for the installation of a fence with a height of 7 feet above natural grade (Section 22.03.173(d)(9)(A)).

Applicant: Dylan Freytag, Property Owner.

5. **Land Use 116 Skyline Drive** - Discuss and consider a recommendation from ZAPCO on the following variances for a fence:
 1. To allow for the installation of a fence without required landscaping visibly screening a minimum of 80% of the fence between the street and fence (Section 22.03.173 (d)(6)(A)(i)).
 2. To allow for the installation of a fence that does not allow 80% visibility through the fence (Section 22.03.173 (d)(6)(A)(i)).

Applicant: Brian Sharples, Property Owner.

6. **Land Use 1100 Block of Kennan Road** - Discuss and consider action on a recommendation from ZAPCO on a variance request to reduce the extent of the tree survey requirement for the entirety of a property for a new construction on an undeveloped lot (Section 22.03.304(b)(1)).

Applicant: Paula Ables, Designer/Owner Representative.

7. **Land Use 701 S Capital of Texas Highway Suite A050 (Sweetgreen)** - Discuss and consider action on a recommendation from ZAPCO on the following variances:
 - a. For the installation of a wall sign exceeding the maximum 10-foot length (Section 32.03.009 (2) West Lake Hills Code).
 - b. For the installation of a second sign for a restaurant with square footage of less than 5,000 square feet (Section II.B.1, Village at Westlake Uniform Signage Criteria)

Applicant: Jesus Sanchez, Santech Signs, LLC.

8. **Administration** Discuss and consider approval of additional service request (ASR) #1 associated with development review services.
9. **Administration** Discuss and consider AI Traffic Detection in the RM 2244/Bee Cave Road corridor.
10. **Public Works** Discuss and consider public works facilities and staffing.

11. Adjournment

Approved by: James Vaughan, Mayor

Certificate

I certify that the above Notice of the February 11, 2026 City Council Regular Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, February 5, 2026 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Jennifer C. Bills, Director of Building & Development

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).