



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, February 18, 2026 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 18th day of February, 2026 at 6:30 p.m., in the Council Chamber, 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 on to planner@westlakehills.gov by 1:00 P.M. on February 18, 2026.

1. Call to Order. Chairman Robert Meisel.
2. Citizen Communications The Commission 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 Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission 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 The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 1. Approval of the January 21, 2026 Zoning and Planning Commission minutes
 2. Report of previous cases ZAPCO acted on by BOA/City Council

4. **Public Hearing 300 Block of Laurel Valley Rd.:** Discuss and make recommendations on proposed variances:
 1. Allow for a driveway height of 15 feet 10 inch above natural grade, where 6 feet above natural grade is the maximum (Section 22.03.175(e)(1))
 2. Allow building height of 35 feet, where 32 feet above natural grade on a slope of 25% or greater is the maximum (Section 22.03.279(b))
 3. Encroach 20 feet into the platted 50-foot front building setback along Yaupon Valley Road (Section 22.03.281)
 4. Encroach 10 feet into both 20-foot side setbacks (Section 22.03.281)
 5. Allow fills up to 15 feet 6 inches where the maximum allowed is 6 feet on slopes of less than 35% (Section 22.03.170(b) – Drainage and Erosion Control Design Manual Section 7.4.1)
 6. Allow for grading of up to 8 feet 3 inches in areas of slopes greater than 35% where none is allowed (Section 22.03.170(b) – Drainage and Erosion Control Design Manual Section 7.4.1)
 7. Allow grading up to 15 feet 6 inches in the setbacks, where 18 inches is the maximum (Section 22.03.170(f)).

Applicant: Matt Garcia, Matt Garcia Design

5. **Public Hearing 300 Block of Laurel Valley Rd.:** Discuss and make recommendations to City Council on a proposed variance to allow replacement trees for unpermitted removals to be planted at the end of the project, more than 601 days since final order (Section 22.03.304(c)(5)).

Applicant: Matt Garcia, Matt Garcia Design

6. **Public Hearing 101 Westhaven Dr.:** Discuss and make a recommendation to the Board of Adjustment on variances to allow for an accessory structure:
 1. To encroach 22 feet into the 30-foot front setback along Bee Cave Road (Section 22.03.276 and 22.03.281)
 2. To encroach 20 feet into the 25-foot rear setback (Section 22.03.276 and 22.03.281)

Applicant: Pramod Patil, Owner

7. **Public Hearing 102 Swiftcurrent Trl.:** Discuss and make a recommendation on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2)).

Applicant: Francisco Rios, Property Owner

8. Adjournment. Chairman Robert Meisel.

By Jennifer C. Bills, Director of Building &
Development Services

Certificate

I certify that the above Notice of the February 18, 2026 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Thursday, February 12, 2026 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Joel Sherrouse, Development Coordinator

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

All items on the agenda are for discussion and/or action. ZAPCO 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).