



CITY OF WEST LAKE HILLS, TEXAS
CITY COUNCIL REGULAR MEETING MINUTES
Wednesday, July 8, 2026 at 7:00 PM

1. Call to Order

Mayor Pro Tem Gordon Bowman called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT: Mayor Pro Tem Gordon Bowman, Councilmember Dana Harmon, Councilmember Margaret Moore, Councilmember Beth South, and Councilmember Julia Webber. Mayor James Vaugh attended the meeting virtually.

CITY STAFF PRESENT: Interim City Administrator Jennifer Bills, City Secretary Makayla Rodriguez, Police Chief Scott Gerdes, and City Attorney Charles 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 Pro Tem Gordon Bowman opened the meeting for public comment. Hearing none, the public comment section was closed.

3. Announcements Announcements by Members of the City Council regarding items of community interest, pursuant to Texas Government Code § 551.0415. As authorized by that section, a Council Member may make a report about items of community interest during this meeting without having given prior notice of the subject of the report, provided that no action is taken and, except as permitted by Section 551.042, no possible action is discussed regarding the information provided in the report. For purposes of this item, "items of community interest" are limited to: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the City Council; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City Council that was attended or is scheduled to be attended by a member of the City Council or an official or

employee of the City; and (6) announcements involving an imminent threat to the public health and safety of people in the City that has arisen after the posting of the agenda.

Councilmember Julia Webber thanked the Police Department and the Chamber of Commerce for a successful 4th of July parade.

Councilmember Beth South commended drone footage by Public Information Officer Tristin Castillo. She also discussed the upcoming art exhibit open house on July 15, 2026.

4. Administration Discuss and consider action on the approval of the June 24, 2026 regular meeting minutes.

MOTION: Upon a motion made by Councilmember Dana Harmon and seconded by Councilmember Julia Webber, the City Council voted 5-0 to approve the minutes.

5. Public Hearing 911 Westlake Drive: Discuss and consider action on a recommendation from ZAPCO on Ordinance 2026-011 for the rezoning of Lot 1 of Village Green Sec 1 Resub from GUI, Governmental, Utility and Institutional to B-2, Business 2 District with a Conditional Overlay District (Section 38.05.092 of the West Lake Hills Code).

Applicant: Jennifer C. Bills, Interim City Administrator

Interim City Administrator Jennifer Bills briefed the City Council on the request to rezone 911 Westlake Drive in relation to the issued Request for Proposals and discussed the uses outlined in the proposal. She reviewed the public notice process and received comments from the public. Ms. Bills stated that the request aligns with the City's Master Plan and that the Zoning and Planning Commission recommended as well as staff recommended approval.

Mayor Pro Tem Gordon Bowman discussed the historical context of 911 Westlake Drive, including how the lease process originated and the priorities for the lease. He also reviewed letters submitted in support of the zoning change.

Mayor Pro Tem Gordon Bowman opened the public hearing at 7:16 p.m.

Grant Stanis spoke in support of the rezoning, citing the importance of supporting small businesses, and creating new revenue sources for the City.

Debra Stewart expressed appreciation for Tiny Grocer and spoke in support of the request to rezone 911 Westlake Drive. She discussed considerations for the leaseholder, including compliance measures and other actions that could help ensure the use fits with the community.

Jennifer Williams spoke in support of the rezoning for Tiny Grocer neighborhood enhancement.

Chad Downing stated that he is in favor of rezoning 911 Westlake Drive.

Tory Keith spoke in support of the zoning change and discussed potential traffic impacts throughout the City.

Brian Plunkett discussed the length of the request for proposal process and the time involved in completing the process. He also addressed potential traffic impacts, stating he does not anticipate significant impacts, and expressed his support for the zoning change.

Danielle Necia spoke in support of Tiny Grocer and thanked Mayor James Vaughan for careful consideration of the request for proposal.

Mayor Pro Tem Gordon Bowman closed public hearing at 7:36 p.m.

Members of City Council discussed the possible need for a traffic impact study, the issued request for proposal for 911 Westlake Drive, and thanked members of the public for the comments. They continued to discuss support for the rezoning.

MOTION: Upon a motion made by Councilmember Margaret Moore and seconded by Councilmember Beth South, the City Council voted 5-0 to approve the rezoning of 911 Westlake Drive.

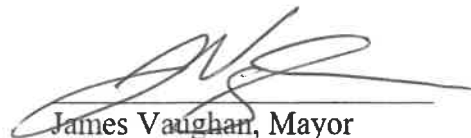
6. Administration Receive an update and consider possible action regarding City of West Lake Hills v. Jaffe - 1405 Wildcat Hollow.

Interim City Administrator Jennifer Bills provided an update on upcoming work scheduled for the property, including excavation activities, restoration of the street, and anticipated traffic control measures. She noted that the road will be reopened following completion of the work.

7. Adjournment

Mayor Pro Tem Gordon Bowman adjourned the meeting at 7:50 p.m.

Respectfully submitted:



James Vaughan, Mayor

ATTEST:



City Secretary, Makayla Rodriguez

The minutes were approved on the 22nd day of July, 2026.