



**Town Council/Board of Trustees
Town of Westlake**
Council Chamber, 1500 Solana Blvd
Building 7, Suite 7100 Westlake, TX 76262



Tuesday, January 20, 2026, 4:00 PM

Meeting Minutes

The Town Council of the Town of Westlake also serves as the governing Board of Trustees for Westlake Academy. This agenda may contain both municipal and Westlake Academy items, which will be clearly identified. **NOTE: To comply with Senate Bill 12, Westlake Academy items will begin no earlier than 5 p.m. but may start later depending on the progression of posted agenda items.** Town Council/Board of Trustees meetings are available for viewing online via live-stream or on-demand at <https://www.westlake-tx.org/787/Watch-Meetings-Live>. In an effort to improve meeting efficiency, any residents wishing to speak must submit a speaker request form to the Town Secretary prior to the start of the meeting.

Pursuant to Texas Government Code Section 551.127, one or more members of the Town Council may participate in this meeting by video-conference call. A quorum of the Town Council and the presiding officer will be present at the physical location of the meeting.

NOTE: As authorized by Section 551.071 of the Texas Government Code, the Town Council/Board of Trustees may enter into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney and/or School Attorney on any agenda item listed herein.

A. CALL REGULAR MEETING TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Greaves called the meeting to order at 4:01 p.m. and announced a quorum present.

COUNCIL PRESENT:

Mayor Kim Greaves

Council Member Michael Yackira

Council Member T. J. Duane

Mayor Pro Tem Tammy Reeves

Council Member Kevin Smith

Council Member Todd Gautier

STAFF PRESENT:

Town Manager Wade Carroll

Town Attorney Alex Crowley

Finance Director Cayce Lay Lamas

Human Resources Director Sandy Garza

IT Network Admin. Duston McCready

Deputy Town Manager Jason Alexander

Town Secretary Dianna Buchanan

Fire Chief John Ard

Communications Director Jon Sasser

Keller Police Chief Bradley Fortune

B. INVOCATION AND PLEDGES OF ALLEGIANCE

The invocation was provided by Reverend Alan Bentrup of St. Martin-in-the-Fields Episcopal Church, Southlake. Mayor Greaves led the pledges to the United States and Texas Flags.

C. CITIZEN/PUBLIC COMMENTS

This is an opportunity for citizens/public to address the Town Council on any matter, whether or not it is posted on the agenda. Anyone wishing to speak on action items must submit a speaker request form to the Town Secretary prior to the start of the meeting. Individual citizen comments are normally limited to three (3) minutes. The presiding officer may ask the speaker to hold their comment on an agenda item if the item is posted as a Public Hearing. The Town Council cannot by law take action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The Town Council will receive the information, ask staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

Ms. Patty Smith, Westlake resident, spoke in support of the proposed rezoning of the property she owns on Aspen Lane which will be considered for approval by Town Council later in the meeting. Mr. Sloan Harris, Westlake resident, expressed a desire to speak regarding the Aspen Lane rezoning item at the time the case is considered later in the meeting. There was no one else to speak at this time.

D. ITEMS OF COMMUNITY INTEREST

Mayor and Council Reports on Items of Community Interest pursuant to Texas Government Code Section 551.0415 the Town Council may report on the following items: (1) expression of thanks, congratulations, or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety.

D.1. Items of Community Interest (Jon Sasser, Communications Director)

Communications Director Sasser provided an overview of upcoming meetings and events, including the Metroport Chamber of Commerce's State of the Communities to be held on February 11th and the closing of Town Hall and the Municipal Court on February 16th in observance of the President's Day holiday.

E. PRESENTATION

E.1. Development Update (Jason Oliver, Project Manager)

Deputy Town Manager Jason Alexander provided the quarterly development update. Several projects mentioned included Entrada mixed-use buildings, commercial spaces and LaCima townhomes. The B1 Bank building is under construction and expected to be completed by year-end. The Hilton Garden Inn's completion timeline is 18 months. The Ventanas development will have 51 custom dwellings, and the public infrastructure is nearly complete. Several other projects were discussed. At this time, Westlake has 1,205 total residential lots entitled with homes completed on 695 of the lots and 420 vacant lots. Town Council expressed interest in future site tours to the newly expanded Deloitte campus and 49 Arta Dr. (Mr. Bernal's Project).

F. CONSENT AGENDA

All items listed below are considered routine by the Town Council and/or Board of Trustees and will be enacted with one motion. There will be no separate discussion of items unless a Council/Board Member or citizen so requests, in which event the item will be removed from the general order of business and considered in its normal sequence.

Mayor Greaves asked if there were any items to be removed from the Consent Agenda. There were none.

- F.1. Discuss, consider and act to approve the Town Council/Board of Trustees Meeting Minutes for the December 16, 2025 Regular Meeting. (Town Secretary Dianna Buchanan)
- F.2. Discuss, consider and act to adopt Ordinance 1043 amending the provisions of Chapter 6 of the Town of Westlake, Texas Code of Ordinances entitled "Alcoholic Beverages" by clarifying the applicability of zoning, repealing provisions levying a permit fee or license fee to ensure compliance with state law, and clarifying reporting requirements. (Jason Alexander, AICP, CECD, Deputy Town Manager)

Motion by Council Member Yackira and Motion Second by Council Member Smith to approve the Consent Agenda. Mayor Greaves called for the vote.

Motion approved unanimously.

G. PUBLIC HEARING AND CORRESPONDING ACTION ITEM

- G.1. Hold a Public Hearing and discuss, consider and act to adopt Ordinance 1038 approving a request from Marquis Group to rezone approximately 25 acres of land located at 4110 and 4120 Aspen Lane and currently zoned as R-5, country residential district to the TC, town center form-based development district (town center edge zone). ZC No. 2025-01 (Jason Alexander, AICP, CECD, Deputy Town Manager)

PUBLIC HEARING HELD - OPENED AND CLOSED - 11.18.2025

TABLED 11.18.2025

REMOVED FROM TABLE 12.16.2025 FOR CONSIDERATION 1.20.2026

Mayor Greaves announced the item and detailed that the public hearing had been opened and closed at a prior meeting. An opportunity to receive additional comments on this matter will be provided after the staff presentation.

Deputy Town Manager Jason Alexander addressed Town Council to explain that the Town Center Edge Zone is a newer category of zoning. As proposed and if approved, this zoning will require a development agreement, a regulating plan, and include future council/public input opportunities prior to development approval to include design, number of units and infrastructure. Mayor Greaves confirmed with staff that the zoning change is the only consideration for Town Council this evening.

Mayor Greaves allowed public comments at this time.

Mr. Sloan Harris, Westlake resident, spoke in opposition to the proposed rezoning on behalf of his family and multiple other Aspen Lane residents.

Mr. Wayne Stoltenberg, Westlake resident, spoke in support of the proposed rezoning. There was no one else to speak.

Mayor Greaves called for a motion. Motion by Council Member Smith to approve the ordinance to rezone approximately 25 acres of land located at 4110 and 4120 Aspen Lane to TC, town center form-based development district (town center edge zone) as presented. Motion Second by Council Member Yackira. Mayor Greaves called for the vote. Council members Smith and Yackira voted aye. Council members Duane and Gautier vote nay. Mayor Pro Tem Reeves wanted further discussion noting she believes the Town Council should receive an update from the developer because when the rezoning was originally considered, the council asked the developer for some updates and changes. Town Secretary Buchanan reminded that a vote of "abstain" by a member is counted as a negative vote according to the Town's ordinances. Town Attorney Crowley advised that the motion and second would need to be withdrawn to hold further

discussion. Council Member Smith withdrew his Motion. Council Member Yackira withdrew his Motion Second.

Mayor Greaves then recognized the applicant and developer, Mr. Wally Maya, to address Town Council in support of the proposed zoning request and to answer questions.

Mayor Pro Tem Reeves said the only way she is in favor of the rezoning, because she doesn't believe anyone on the council will approve 21 homes for the development, is to be sure that Mr. Maya understands that there will be concessions to be made and flexibility required on his part at later stages in order to get buy-in. Town Manager Carroll reminded that if the zoning is approved, the next step is the regulating plan and the development agreement, and if an agreement cannot be reached with the developer, the zoning stays in place but no development is allowed to go forward.

After the developer's presentation and discussion, Mayor Greaves recognized Mr. Harris, and he reiterated his opposition of the zoning change. Staff followed up to answer some questions and provide insight into processes to be followed during planning and development.

Motion by Council Member Yackira and Motion Second by Council Member Smith to adopt Ordinance 1038 approving rezoning approximately 25 acres of land located at 4110 and 4120 Aspen Lane to TC, town center form-based development district (town center edge zone). Mayor Greaves called for the vote. Council Member Yackira, Council Member Smith and Mayor Pro Tem Reeves voted aye. Council Member Duane and Council Member Gautier voted nay. **Motion approved with a vote of 3 ayes and 2 nays.**

H. REGULAR AGENDA ITEMS

H.1. Discuss, consider and act to adopt Ordinance No. 1042, Calling and Ordering the General Election to be held on May 2, 2026, to elect persons to the Office of Mayor, Council Member Place 2 and Council Member Place 4 for the two-year term of May 2026 through May 2028; prescribing time, designating the locations and manner of conducting the election to be in accordance with the Joint Election Agreements for Election Services with Tarrant and Denton Counties; and authorizing the Town Manager to execute necessary agreements (Dianna Buchanan, Town Secretary)

Mayor Greaves announced the item. Motion by Council Member Duane and Motion Second by Council Member Yackira to adopt and approve Ordinance 1042 calling and ordering the General Election to be held May 2, 2026 to elect persons to the Office of Mayor and Council Member Places 2 and 4 as presented. Mayor Greaves called for the vote. **Motion approved unanimously.**

Mayor Greaves announced Items I.1. and I.2. for discussion in Executive Session and recessed the Regular Meeting to Executive Session at 5:03 p.m.

I. EXECUTIVE SESSION

The Town Council/Board of Trustees will conduct a closed session pursuant to Section 551.071 (2) of the Texas Government Code, for the purpose of seeking confidential legal advice from the Town Attorney/Westlake Academy Attorney for the following:

- I.1. Section 551.072: Deliberation regarding the Purchase, Exchange, Lease or Value of Real Property:
 - a. 48 and 52 Girona and 34 Cortez, Westlake Entrada

- I.2. Section 551.087: Deliberation Regarding Economic Development Negotiations - to deliberate the offer of a financial or other incentive to business prospects:
- a. 2025-05
 - b. 2025-08
 - c. 2025-09

Mayor Greaves reconvened the Regular Meeting from Executive Session at 5:48 p.m.

J. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

There was no action as a result of Executive Session.

K. FUTURE AGENDA ITEMS

There were no Future Agenda Items mentioned.

L. STAFF RECAP OF COUNCIL DIRECTION

Town Manager Carroll noted that council direction includes communicating to the public upcoming elections: the Texas State Senate District 9 special runoff election on January 31st and the Texas House of Representatives District 98 election, part of the Primary Election on March 3rd. Town staff will also work to schedule future council tours of 49 Arta Dr. (Mr. Bernal's Project) and the expanded Deloitte campus facilities.

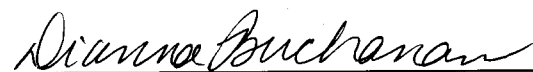
M. ADJOURNMENT

Mayor Greaves adjourned the meeting at 5:49 p.m.

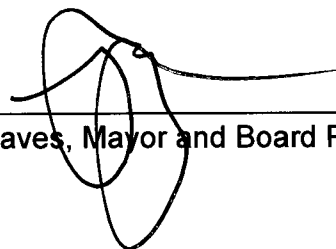
Approved at the Regular Town Council/Board of Trustees Meeting held February 17, 2026.

ATTEST:





Dianna Buchanan, CMC, Town/Board Secretary



Kim Greaves, Mayor and Board President