



City Council Regular Meeting Agenda
Tuesday, July 1, 2025 7:00 PM
Kyle City Hall, 100 W. Center Street, Kyle, TX 78640

I. Call Meeting to Order, Roll Call, and Excuse Absences

II. Approval of Minutes

1. Consider approval of the City Council June 17, 2025 Special and June 17, 2025 Regular Meeting Minutes.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2025 0617 Draft Special](#)
[Exhibit 2 - 2025 0617 Draft Regular](#)

III. Citizen Comment Period with City Council

The City Council welcomes comments from Citizens early in the agenda of City Council meetings. Those wishing to speak are encouraged to sign in before the meeting begins. Speakers may be provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

IV. Agenda Order

2. Agenda Order per Rules of Council Sec. B1.
(Item Presenter: Travis Mitchell, Mayor)

V. Reports and Presentations

3. A proclamation recognizing Parks and Recreation Month.
(Item Presenter: Robert Rizo, Council Member)
4. Receive a report, hold a discussion, and provide staff direction regarding the 2025 Charter Review Commission's recommendations for amendments for the November 4, 2025 Special Election.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
5. Receive a report, hold a discussion, and and provide staff feedback regarding an overview of the current status of the 2025 City of Kyle Mobility Plan.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
6. Receive a report, hold a discussion, and provide staff direction regarding the City's Unified Development Code (UDC).
(Item Presenter: Melissa McCollum, Chief Development Officer)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Worksheet](#)

VI. Consent Agenda

7. Consider approval of Amendment No. 1 to Task Order No. 1 with Pape-Dawson Consulting Engineers, LLC for professional construction inspection services for Phase Two of the FM 1626 Ground Storage Tank and Pump Station project in the amount of \$491,693 for a new total Task Order amount of \$982,815.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment No. 1 to Task Order No. 1](#)
8. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.0384 acres of right of way from Brooks Business Connection, LLC for the purposes of improvements to Jack C Hays Trail in an amount of \$94,526, plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
9. Consider approval of a resolution of the City of Kyle, Texas authorizing the City Manager to execute all documents necessary approve and effectuate relocation assistance payments incident to acquisition of property from Eufemio and Julia Castillo for the Old Stagecoach Road Roadway Improvement Project, in an estimated amount of \$121,947.54.
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
10. Consider approval of a resolution authorizing amendments to the City's Donation of Real Property Agreement and Roadway Easement Agreement with Sheldon-Tanglewood, Ltd.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Donation Agreement Amendment](#)
[Exhibit 5 - Easement Agreement Amendment](#)

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

11. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 7.942 acre parcel of land in fee simple and a public utility easement over 1.055 acres of land in three parts (as described in Exhibits “A” and “A-1” to the Resolution) from certain real property owned by Nancy Steadman, Janice Williamson, Rebecca Franke, Don Franke, and Alton Franke for the public use and purpose of construction of public roadway Improvements and public drainage and utility infrastructure improvements for the Bebee Road West Roadway improvement project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
[Exhibit 5 - Property Description 2](#)
12. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 1.1513 acre parcel of land in two parts and a public utility easement over a 0.3232 acre parcel of land in two parts, (as described in Exhibits “A,” “B,” “A-1,” and “A-2” to the Resolution) from certain real property owned by Robert E. and Catherine Lehman for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Bunton Creek Road Improvement Project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
[Exhibit 5 - Property Description 2](#)
[Exhibit 6 - Property Description 3](#)
[Exhibit 7 - Property Description 4](#)
13. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 4,187 square foot parcel of land in fee simple and a public utility easement over a 17,228 square foot parcel of land (as described in Exhibits “A” and “A-1” to the Resolution) from certain real property owned by Casetta Ranch Residential Community, Inc., for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Bunton Creek Road Improvement Project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
[Exhibit 5 - Property Description 2](#)

14. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 4,440 square foot parcel of land in fee simple and a public utility easement over a 4,467 square foot parcel of land (as described in Exhibits “A” and “A-1” to the Resolution) from certain real property owned by Noel and Maria Dolores Campos for the public use and purpose of construction of roadway drainage and utility infrastructure improvements for the Kyle Parkway/Lehman Road Extension Roadway Improvement Project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
[Exhibit 5 - Property Description 2](#)
15. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 3,741 square foot parcel of land in fee simple, a 253 square foot public utility easement, and a 1,154 square foot temporary grading easement (all as described in exhibits “A,” “A-1”, and “A-2” to the Resolution) from certain real property owned by Hometown Kyle Homeowner’s Association, Inc. for the public use and purpose of construction of public roadway improvements, public drainage and utility infrastructure improvements, and grading restoration for the Center Street Off System Road Improvement Project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
[Exhibit 5 - Property Description 2](#)
[Exhibit 6 - Property Description 3](#)
16. Consider approval of a memorandum of understanding between Guadalupe-Blanco River Authority and the City of Kyle for participation in the WaterSECURE initiative.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - MOU](#)
17. *(First Reading)* Consider approval of an ordinance to rezone approximately 5.01 acres of land from ‘A’ (Agriculture), to ‘W’ (Warehouse) for property located at 340 CR 158 in Hays County, Texas. (Z-25-0135)
 - Public Hearing*(The Planning and Zoning Commission voted 5-0 to recommend approval.)*
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)

IX. Staff Reports and Presentations

18. Receive a report, hold a discussion, and provide staff feedback regarding the creation of a city entity for historical archives.
(Item Presenter: Leslie Scott, Director of Library Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

X. City Council Items

19. Consider approval of a resolution supporting Hays County improvements to roadways that improve safety, mobility, and connectivity for the residents of Kyle.
(Item Presenters: Robert Rizo and Michael Tobias, Council Members)
[Exhibit 1 - Resolution](#)

XI. Executive Session

20. Pursuant to Chapter 551, Texas Government Code, the City Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The City Council may convene into Executive Session pursuant to any lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics.
 - a. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for transportation improvements and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
 - b. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for water, drainage, and wastewater utility improvements and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
 - c. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Sunflower, including potential agreements with developers, contractors, and/or other government entities related thereto; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
 - d. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Chia Pet, including the City's agreement with Kyle TX Retail Owner, LLC, and/or potential amendments thereto and construction of the retail roads in the vicinity of this development; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
 - e. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Worth It; **and pursuant to Texas Government Code §551.087** to

discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.

- f. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Overlay, including existing agreements and/or zoning related thereto for the property located at or near Amberwood, Amberwood Loop, and the IH-35 Access Road; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- g. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Sahara; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- h. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Good Neighbor; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- i. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Philo, including a proposed planned unit development; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- j. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the adoption and/or amendment of water and/or wastewater impact fees.
- k. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the Kyle Housing Authority.
- l. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the Aqua Texas, Inc.'s Statement of Intent to change rates within the City.
- m. **Executive session pursuant to Texas Government Code §551.074** to discuss personnel issues, including deliberating the appointment, employment, evaluation, reassignment, duties, or discipline of public officers or employees (including, but not limited to, the City Manager and City Attorney).

21. Take action on items discussed in Executive Session.

XII. Adjourn

One or more members of the board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the board will be present at Kyle City Hall.

NOTE: There may be a quorum of the City of Kyle 2025 Charter Review Commission present at the meeting who may participate in the discussion. No official action will be taken by the Charter Review Commission in attendance.

Posted this 27th day of June, 2025, prior to 2:30 p.m.

At any time during the City Council meeting, the City Council may elect to go into an Executive Session to discuss any item on the agenda for which state law authorizes an Executive Session to be held. If the City Council elects to go into an Executive Session regarding an agenda item, the presiding officer will first announce the section of the law authorizing a closed meeting. The description of an item in Executive Sessions constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and the legal opinion of the City Attorney that said item may be discussed in a closed meeting.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Kyle City Hall is wheelchair accessible. Individuals who require auxiliary aids, interpretive services, and/or other services for this meeting should submit a request at <https://www.cityofkyle.com/contact> or call (512) 262-1010, 48 hours in advance of the meeting.