



**City Council Special Meeting Agenda
Wednesday, October 8, 2025 7:00 PM
Kyle City Hall, Council Chambers,
100 W. Center Street, Kyle, TX 78640**

I. Call Meeting to Order and Roll Call

II. Approval of Minutes

1. Consider approval of the City Council September 16, 2025 Special and September 16, 2025 Regular Meeting Minutes.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2025 0916 Draft Special](#)
[Exhibit 2 - 2025 0916 Draft Regular](#)

III. Citizen Comment Period with City Council

The City Council welcomes comments from Citizens. 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 Council 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 World Homeless Day.
(Item Presenter: Lauralee Harris, Council Member)
4. A proclamation recognizing Domestic Violence Awareness Month.
(Item Presenters: Robert Rizo and Lauralee Harris, Council Members)
5. A proclamation recognizing Hispanic Heritage Month.
(Item Presenter: Miguel A. Zuniga PhD, Council Member)
6. Receive a report, hold a discussion, and provide staff direction regarding the Uber Kyle \$3.14 Program Review.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VI. Consent Agenda

7. Consider approval of a resolution appointing the Kyle Area Youth Advisory Council (KAYAC) members for the 2025-2026 term.
(Item Presenter: Leslie Scott, Director of Library Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
8. Consider approval of the second amendment to the amended and restated reclaimed water use agreement with Plum Creek Golf Course, Ltd.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
9. Consider approval of a resolution authorizing an agreement with Toll Southwest, LLC, to provide temporary wastewater pump and haul services to Clara Vista.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Agreement Clara Vista Pump and Haul](#)
10. Consider approval of a contract with Lewis Concrete Restoration Corporation for culvert rehabilitation and maintenance services at Chevo Pastrano Senior Parkway, Sites A and B, in the amount of \$112,573.40, plus a 5% contingency of \$5,628.67, for a total contract amount not to exceed \$118,202.07.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
[Exhibit 4 - Proposal Recommendation Letter](#)
11. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.107 acres for temporary construction easement from EPR Kyle-35, LLC., for the purposes of improvements to Dacy Lane Wastewater Improvement Project in an amount of \$6,052, plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
12. Consider approval of a resolution designating the City Secretary's Office mailing and email addresses for receiving written requests for public information in accordance with H.B. 4212.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

13. Consider approval of a resolution authorizing master service agreements with Packsaddle Management, LLC for wet utility construction and Texas Dry Utilities LLC for dry utility construction for a period of 3 years with a possible 1-year extension.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Texas Dry Utilities Agreement](#)
[Exhibit 5 - Packsaddle Agreement](#)
14. Consider approval of Task Order No. 7 for the Chevo Pastrano Senior Parkway 24” Waterline Project in the amount of \$816,822 to CP&Y, Inc. dba STV Infrastructure for the project management, design, and additional services.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
15. Consider approval of Amendment No. 2 to Task Order No. 8 to Pape-Dawson Consulting Engineers, LLC. for additional right of way data, survey and design for the 2022 Road Bond Program Old Stagecoach Road North Project in the amount of \$120,690.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
16. Consider approval of a resolution authorizing the purchase of 0.0880 acres of public utility easement from DG Holdings, LLC, a Mississippi limited liability company doing business in Texas as DG Holdings of Texas, LLC for the purposes of improvements to Bunton Creek Road project in an amount of \$50,000, plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
17. Consider approval of a resolution authorizing the purchase of 1.1513 acres of right of way in two parts and a public utility easement over a 0.3232 acres parcel of land in two parts from Robert E. Lehman and wife, Catherine Lehman for the purposes of improvements to 2022 Road Bond Program Bunton Creek Road project in an amount of \$515,000, plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)

18. Consider approval of a resolution authorizing the purchase of 2.510 acres of right of way, 0.480 acres of permanent drainage easement, and 0.2734 acres of permanent pipeline and ROW easement from East Cannon Partners, Inc., a Texas corporation for the purpose of improvements to Kyle Parkway Lehman Road Extension project in an amount of \$1,685,000, plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
19. Consider approval of a resolution of the City of Kyle, Texas authorizing the City Manager to execute all documents necessary to approve and effectuate relocation assistance payment incident to acquisition of property from Tomas Gonzales for the Kyle Parkway Lehman Road Extension project, in an estimated amount of \$105,032.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
20. Consideration approval of a resolution to adopt the 2025 Hays County Multi-Jurisdiction Hazard Mitigation Plan.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2- Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Hazard Mitigation Plan](#)
21. Consider approval of a resolution adopting amendments to the Kyle Public Library Policies.
(Item Presenter: Leslie Scott, Director of Library Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Amended Kyle Public Library Policies](#)
[Exhibit 5 - Redline Amended Kyle Public Library Policies](#)
22. Consider approval of an agreement with OPIN, LLC for a web-based employee uniform and boot purchase program in the amount of \$184,412 for the initial contract term, based on RFP 2025-RFP-017.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
[Exhibit 4 - Bid Tabulation](#)
23. Consider approval of a resolution authorizing a memorandum of understanding between the City of Kyle and City of Buda for participation in animal care facilities and operations.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Memorandum of Understanding](#)

24. Consider approval of an amendment to extend the contract with Carahsoft Technology Corp for Salesforce 311 licenses in the amount of \$308,320.15 for a new total contract not to exceed amount of \$462,130.48.
(Item Presenter: Marco Forti, Director of IT)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
[Exhibit 4 - Contract](#)
25. Consider approval of a license agreement with Meritage Homes of Texas, LLC. establishing maintenance responsibility for irrigation and landscaping within the right-of-way on Waterstone Blvd.
(Item Presenter: Chris Arnold, Deputy Director of Transportation and Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - License Agreement](#)
26. Consider approval of a contract with Solid Border, Inc. for the purchase of Palo Alto firewalls for the development of the “SCADA Upgrade Project” in the amount of \$163,613.
(Item Presenter: Marco Forti, Director of IT)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
27. Consider approval of a resolution authorizing Parks and Recreation co-sponsors for the fiscal year 2025-2026.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
28. Consider approval of a resolution authorizing the 2025 City Fest event at La Verde Park.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
29. Consider approval of a resolution authorizing the Second Amendment to the Blanco River Ranch (Phase Two - Savannah District) Development Agreement with Toll Southwest, LLC, to amend completion dates for Phase One Improvements.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

30. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary fee simple title to a parcel of land containing 0.3092 acre and a 0.0925 acre public utility easement (as described in Exhibits “A” and “A1” to the Resolution) from certain real property owned by PG Austin Complex LLC for the public use and purpose of construction of public roadway improvements Bunton Creek Road project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description A](#)
[Exhibit 5 - Property Description A1](#)
31. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary fee simple title to a parcel of land containing 49 square feet and a temporary grading easement containing 345 square feet (as described in Exhibits “A” and “A-1” to the Resolution) from certain real property owned by Scandale Properties, LLC for the public use and purpose of construction of public roadway improvements for the Center Street On System project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description A](#)
[Exhibit 5 - Property Description A-1](#)
32. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a temporary grading easement from a parcel of land containing 262 square feet (as described in Exhibit “A” to the Resolution) from certain real property owned by Jessica Kathryn Fink Bluebird for the public use and purpose of construction of public roadway infrastructure improvements for the Center Street On System project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
33. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a temporary grading easement from a parcel of land containing 525 square feet (as described in Exhibit “A” to the Resolution) from certain real property owned by General Telephone Company of the Southwest for the public use and purpose of construction of public roadway infrastructure improvements for the Center Street On System project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)

34. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a temporary grading easement from a parcel of land containing 400 square feet (as described in Exhibit “A” to the Resolution) from certain real property owned by Kyle 150 Center, LLC for the public use and purpose of construction of public roadway infrastructure improvements for the Jack C Hays project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)

35. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary fee simple title to a parcel of land containing 0.8852 acres and a public utility easement from two parcels of land containing 0.5337 acres total (as described in Exhibits “A” and “B” to the Resolution) from certain real property owned by Irma Gomez-Palacios for the public use and purpose of construction of public roadway improvements for the Kyle Parkway Lehman Road Extension project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description A](#)
[Exhibit 5 - Property Description B](#)

36. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary fee simple title to a parcel of land containing 0.8797 acres and a public utility easement from two parcels of land containing 0.2705 acres total (as described in Exhibits “A” and “B” to the Resolution) from certain real property owned by Jo Ann Riojas-Edwards and Robert Edwards for the public use and purpose of construction of public roadway improvements for the Kyle Parkway Lehman Road Extension project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description A](#)
[Exhibit 5 - Property Description B](#)

37. (*First Reading*) Consider approval of an Ordinance authorizing a Development Agreement (DA) with RD & MML Wiegand Family Trust and CityPoint Kyle LLC for approximately +/- 99 acre tracts, for property located at 1100 E. FM-150, in Hays County, Texas. (DA-25-00014)
(Item Presenter: Jason Lutz, Assistant Director of Planning)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Draft DA Ordinance](#)
[Exhibit 4 - Draft DA Ordinance Exhibits](#)

38. *(First Reading)* Consider approval of an ordinance for a voluntary annexation of approximately 101.13 acres being 98.88 acres known as the Wiegand tract and 2.25 acres of adjacent CR 158 right-of-way (ROW) located at 1100 E RR 150, between CR 158 and RR 150. (ANNX-25-0025)
- Public Hearing
(Item Presenter: Melissa McCollum, Chief Development Officer)
- [Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Petition](#)
[Exhibit 5 - Schedule](#)
39. *(First Reading)* Consider approval of an Ordinance to rezone an approximately 98.88 acres tract of land from the interim zoning classification of Agricultural (AG) to a Planned Unit Development (PUD), consisting of approximately 13 acres of Retail Services (RS) district, 48.4 acres of Single-Family Attached (R-1-A) Garden Home district, and 28.4 acres of Apartment Residential 3 (R-3-3) district, for property located at 1100 E. FM-150, in Hays County, Texas. (Z-25-0138)
- Public Hearing
(Item Presenter: Jason Lutz, Assistant Director of Planning)
- [Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Draft PUD Standards \(Original\)](#)
[Exhibit 5 - Draft PUD Standards \(with P&Z recommendations incorporated\)](#)
[Exhibit 6 - Citizen Response Letter](#)
[Exhibit 7 - Citizen Comments From P&Z Meeting \(draft minutes\)](#)
[Exhibit 8 - Field Notes](#)
40. Consider approval of a resolution to submit the City Council's nomination(s) for the two upcoming Director positions for appointment to serve on the Board of Directors of the Hays Central Appraisal District.
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)
- [Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Memorandum From Chief Appraiser of Hays Central Appraisal District 8-29-2025](#)

41. *(First Reading)* Consider approval of an Ordinance amending Ch. 53A, Art. II, Pt. B, Sec. 5 of the Code of Ordinances to reduce the "Front Yard" setbacks from 15 feet to 5 feet, reduce the "Side Yard" setbacks from 15 feet to 5 feet, and reduce the "Rear Yard" setbacks from 10 feet to 5 feet in the PC R-3 Multi-Family Residential PUD District of the Plum Creek Planned Unit Development ("Plum Creek PUD"). (Z-25-0139)

- Public Hearing

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Draft Ordinance](#)

IX. Staff Reports and Presentations

42. Receive a report, hold a discussion, and provide staff feedback regarding the launch of the City of Kyle's online, interactive Annual Budget Book for Fiscal Year 2025-26.

(Item Presenter: Holly Holt-Torres, Assistant Director of Finance)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

X. City Council Items

43. Consider directing the City Manager to evaluate crosswalk installations at the intersections of Center & Meyer (North-South) and Center and Veterans (East-West).

(Item Presenter: Bear Heiser, Mayor Pro Tem)

XI. Executive Session

44. 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.

- 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.
- 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.
- 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.

- 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 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.
- 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 6 Creeks PID, including the City's agreements with Blanco River Ranch Properties LP and/or its affiliates and successors, and/or potential amendments 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.
- 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 the Toll Brothers Development, including the City's agreements with Toll Southwest, LLC and/or its affiliates and successors, and/or potential amendments thereto and/or other potential agreements related to the development and its construction; **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 property within the City owned by housing finance corporations, including but not limited to Pleasanton HFC, and/or litigation between the City and Pleasanton HFC.

45. 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.

Posted this 2nd day of October, 2025, prior to 5:00 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.