



**City Council Regular Meeting Agenda
Tuesday, December 16, 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 November 18, 2025 5:30 p.m. Special, November 18, 2025 6:00 p.m. Special, November 18, 2025 Regular, November 20, 2025 Special, December 2, 2025 Special, and December 2, 2025 Regular Meeting Minutes.

(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)

[Exhibit 1 - 2025 1118 Draft 530P Special](#)

[Exhibit 2 - 2025 1118 Draft 6P Special](#)

[Exhibit 3 - 2025 1118 Draft Regular](#)

[Exhibit 4 - 2025 1120 Draft Special](#)

[Exhibit 5 - 2025 1202 Draft Special](#)

[Exhibit 6 - 2025 1202 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: Bear Heiser, Mayor Pro Tem)

V. Reports and Presentations

3. Receive a report, hold a discussion, and provide staff direction regarding the Kyle Mobility Plan.

(Item Presenter: Mike Trimble, Director of Transportation & Public Works)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Kyle Mobility Plan Engagement Summary](#)

4. Receive a report, hold a discussion, and provide staff direction on the Facilities Master Plan.

(Item Presenter: Mike Trimble, Director of Transportation & Public Works)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2- Presentation](#)

5. Receive a report, hold a discussion, and provide staff feedback on the Unified Development Code (UDC) rewrite and overview of the Zoning Code Diagnostic Report being conducted by Freese & Nichols for the City of Kyle.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Kyle Diagnostic Report Draft](#)

VI. Consent Agenda

6. Consider approval of a resolution authorizing a 3-year Interlocal Agreement with Texas State University for the Lake Kyle Water Quality Improvement Project in the amount of \$456,546.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Partially Executed Interlocal Agreement](#)
7. Consider approval of Amendment No. 3 to Contract No. 2024-80 with Thirkettle Corporation, dba Aqua Metric, to increase the contract amount by \$600,000 for each remaining contract year, resulting in an annual total of \$985,695 for fiscal year 2026 and all remaining future option years, and establishing a new not to exceed contract amount of \$5,314,170.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
[Exhibit 4 - Agreement](#)
8. Consider approval of a contract with Westar Construction Inc. for Center Street Village Wastewater Line Improvement Phase 3 project in the amount of \$1,996,576.55 with 5% contingency of \$99,828.83 for a total contract amount of \$2,096,405.38.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
[Exhibit 4 - Bid Tabulation](#)
[Exhibit 5 - Recommendation Letter](#)
9. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following four firms to provide survey services for all city departments: McGray and McGray Land Surveyors, Inc., Landesign Services, Inc., Survey Works, and BGE, Inc.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - RFQ Results](#)

10. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following three firms to provide property acquisition services for the development of city projects serving a public purpose: HDR Engineering, Inc., AtkinsRéalis USA, Inc., and O.R. Colan Associates.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - RFQ Results](#)
11. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following six firms to provide geotechnical and materials testing services for all city departments: Raba Kistner, Inc., Terracon Consultants, Inc., HVJ South Central Texas - M&J, Inc., Professional Service Industries, ECS Southwest, LLP, and UES Professional Solutions 44, LLC.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - RFQ Results](#)
12. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following six firms to provide consulting services for small-scale civil engineering projects for all city departments: Quiddity Engineering, LLC, The Estes Group, LLC, Atlas Design Services, Miller Gray, Freeland Turk Engineering Group, and META Engineering LLC.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - RFQ Results](#)
13. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following eight firms to provide consulting services for water and wastewater projects for all city departments: STV Incorporated, Black & Veatch, Freese and Nichols, Inc., Quiddity Engineering, LLC, Alan Plummer and Associates, Inc., HDR Engineering, Inc., Lockwood, Andrews & Newnam, Inc, and BGE, Inc.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - RFQ Results](#)
14. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following nine firms to provide consulting services for general civil engineering projects for all city departments: HDR Engineering, Inc., BGE, Inc., STV Incorporated, Volkert, Inc., H.W. Lochner, Inc., Quiddity Engineering, LLC, Tetra Tech, Inc., Kimley-Horn and Associates, Inc., and WGI, Inc.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - RFQ Results](#)

15. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to approve and effectuate a direct payment incident to acquisition of property to residential tenant Veronica Castillo for the Old Stagecoach Road project of the 2022 Road Bond Program, in an estimated amount of \$22,400.00.

(Item Presenter: Amber Schmeits, Deputy City Manager)

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

16. Consider approval of Amendment No. 4 to Task Order No. 10 to Pape-Dawson Consulting Engineers, LLC for the expedited design efforts for the removal of the slip-lane, and for bid and construction phase services for the Center Street (Off-system) project of the 2022 Road Bond Program in the amount of \$413,977.00.

(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)

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

17. Consider approval of a resolution of the City Council of the City of Kyle, Texas approving and authorizing the execution of a reimbursement agreement relating to the Limestone Creek Public Improvement District; and resolving other matters related thereto.

(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)

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

18. Consider approval of Task Order 1 with Texas Dry Utilities LLC for the construction of underground infrastructure along Kohlers Crossing necessary for the Kohlers Crossing Roundabouts project in the amount of \$1,365,349.70 with a 5% contingency of \$68,267.49 for a total contract amount of \$1,433,617.19.

(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Partially Executed Task Order](#)

19. Consider approval of a resolution adopting a Foreign Trade Zone (FTZ) policy.

(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)

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

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

20. Consider approval of a resolution authorizing an interlocal agreement between the City of Kyle, Hays County, and City of Buda for participation in the City of Kyle animal care facilities and operations.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Interlocal Agreement DRAFT](#)
21. Consider approval of a resolution authorizing the design contract with Jackson & Ryan Architects for the City of Kyle animal care facility in the amount of \$1,660,000.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Design Proposal Contract DRAFT](#)
22. *(First Reading)* Consider approval of an ordinance to rezone approximately 0.2174 acres from 'RS' (Retail Services) to 'CBD-2' (Central Business District-2) for Lots 8 and 9, Block B, of the Original Town of Kyle Subdivision, located at 201 and 203 S. Old Highway 81, Hays County, Texas. (Z-25-0140)
The Planning and Zoning Commission voted 6-0 to recommend approval on December 9, 2025.
 - Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Draft Ordinance](#)

IX. Executive Session

23. 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 the potential commercial development of properties located in the vicinity of

I-35, Kyle Crossing, and Kohlers Crossing, including City-owned property; **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 pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 other governmental entities related to said project; **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; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 commercial/animal shelter property located at or near FM 150 and Lehman Road, including potential agreements with other governmental entities related to said property; **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; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 Federal Trade Zone designations, including a request from ENF (Kyle) Technology, LLC 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.
- 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 the Gregg Gardens PUD, including proposed amendments to the approved 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.

24. Take action on items discussed in Executive Session.

X. 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 10th day of December, 2025, prior to 5:30 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.