

CITY OF KYLE



Notice of Regular City Council Meeting

KYLE CITY HALL
100 W. Center Street

Notice is hereby given that the governing body of the City of Kyle, Texas will meet at 7:00 PM on 10/21/2014, at Kyle City Hall, 100 West Center Street, Kyle, Texas for the purpose of discussing the following agenda.

Posted this 16th day of October, 2014 prior to 7:00 p.m.

I. Call Meeting To Order

II. Approval of Minutes

1. City Council Regular Meeting - October 8, 2014 ~ *Amelia Sanchez, City Secretary*

 [Attachments](#)

III. Citizen Comment Period With City Council

The City Council welcomes comments from Citizens early in the agenda of regular meetings. Those wishing to speak must sign in before the meeting begins at the Kyle City Hall. Speakers may be provided with an opportunity to speak during this time period, and they must observe the three-minute time limit.

IV. Appointments

2. Consider nomination and take possible action for reappointment to the Library Board. ~ *R. Todd Webster, Mayor*
 - Kathy Ryan, Reappointment

 [Attachments](#)

V. Consent Agenda

3. Approve a 2-year professional services agreement with FIRST SOUTHWEST ASSET MANAGEMENT, INC., with three 1-year renewal options to provide investment management and associated advisory services to the City of Kyle for a fixed quarterly rate of \$7,000.00 or \$28,000 per year for the term of the contract. ~ *Perwez A. Moheet, CPA, Director of Finance*

 [Attachments](#)

4. Award a Request for Proposal to NEPTUNE-WILKINSON ASSOCIATES, INC., Austin, Texas, in an amount not to exceed \$16,200.00 for the purpose of providing engineering services for the rehabilitation of the Roland Lane Elevated Tank.

 [Attachments](#)

5. *(Second Reading)* An ordinance amending the City of Kyle, Texas, Code of Ordinances Chapter 32 (Site Development), Article II (Plan and Procedures), Sec. 32-49 (Expiration); adding Secs. 32-49.1 through 32-49.4; amending Chapter 41 (Subdivisions), Article II (Processing of Proposed Subdivisions) Sec. 41.51 (Preliminary Plan Package (ppp)) by repealing Sec. 41-51(d); adding Secs. 41.51.1 through 41.51.5; amending Chapter 53 (Zoning), Sec. 53-954 (Expiration); extending said expiration periods of said amended provisions; providing definitions; providing when amended expiration periods apply; providing exemptions to said expiration periods; applying said expiration periods to a series of permits; requiring that the city shall consider a permit application solely on the basis of the regulations that were in effect at the time the original application was filed; providing that permit approval shall run with the land; providing for disposition of dormant projects; providing for expiration of permit applications; providing a severability clause; providing repeal of conflicting ordinances; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~ *Manuel De La Rosa, Director of Planning*

 [Attachments](#)

6. *(Second Reading)* An ordinance amending City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (In General), Section 53-5 (Definitions) by adding definitions for “front property line,” “front wall,” and “wall”; providing “Standards for Determination of a Front Wall for the Purposes of Establishing Garage Setback”; providing a severability clause; providing repeal of conflicting ordinances; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~ *Manuel De La Rosa, Director of Planning*

 [Attachments](#)

7. *(Second Reading)* An ordinance amending the City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (in general), section 53-5 (Definitions) by adding a definition for "dance hall"; amending Article II (Zoning Districts and Regulations), Division 15 (Central Business District 2, District CBD-2), Section 53-1230 (uses permitted in certain districts), by adding "dance hall" as a use permitted in District CBD-2; providing city council the option to license and regulate dance halls; requiring dance halls to be assigned SIC and/or NAICs codes, types, and code descriptions; requiring dance halls to comply with the International Building Code; requiring dance halls to comply with Chapter 53 (Zoning) of the Code of Ordinances; regulating parking spaces; providing for penalties; providing for civil remedies; providing a severability clause; providing repeal of conflicting ordinances; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~

Manuel De La Rosa, Director of Planning

 [Attachments](#)

8. Approve Plum Creek Phase 1 Section 11G - Preliminary Plan (PP-14-002) 8.962 acres; two lots located at the northwest corner of FM 1626 and Dorman. ~ *Manuel De La Rosa, Director of Planning*

Planning & Zoning Commission voted 4-0 to approve preliminary plan.

 [Attachments](#)

9. Approve Plum Creek Phase 1 Section 11G - Final Plat (FP-14-010) 8.962 acres; two lots located at the northwest corner of FM 1626 and Dorman. ~ *Manuel De La Rosa, Director of Planning*

Planning & Zoning Commission voted 4-0 to approve the plat.

 [Attachments](#)

10. Approve Plum Creek Phase 1 Section 6E2-1 - Amended Plat (SFP-14-006) 11.263 acres; 61 lots located between extension of Kirby and extension of Sanders, adjacent to the Golf Course. ~ *Manuel De La Rosa, Director of Planning*

Planning & Zoning Commission voted 4-0 to approve the plat.

 [Attachments](#)

11. Resolution of the City Council of the City of Kyle, Texas, authorizing the acceptance of a grant in the amount of \$32,000.00 from the Office of the Governor, Violent Crimes Against Women Criminal Justice and Training Projects Grant, for the purpose of funding the Kyle Police Department's victims services coordinator full-time position for Fiscal Year 2014-2015; authorizing and providing matching funds in an amount not to exceed \$22,600.00 from the Kyle Police Department's approved budget for Fiscal Year 2014-2015; agreeing and assuring that in the event of loss or misuse of said grant funds, the city will return the total amount of funds to the Criminal Justice Division of the Office of the Governor; authorizing the acting city manager or city manager to apply for, accept, reject, alter or terminate the grant on behalf of the city council; finding and determining that the meeting at which this resolution is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~ *Josh Moreno, Grants Administrator*

 [Attachments](#)

12. Approve a contract between Hays County and the City of Kyle for the Kyle Community Library to receive \$30,000 from Hays County during fiscal year 2014-2015. ~ *Connie Brooks, Library Director*

 [Attachments](#)

13. Authorize award and execution of a purchase order to GT DISTRIBUTORS, Austin, Texas, in an amount not to exceed \$61,641.60 for the purchase of emergency equipment, AR-15 rifles, and other associated equipment to outfit five (5) 2014 Chevrolet Tahoe police package vehicles, through the Buy Board Purchasing Cooperative for the Kyle Police Department. ~ *Jeff Barnett, Chief of Police*

 [Attachments](#)

VI. Consider and Possible Action

14. Consider authorizing the City's Director of Finance to initiate process, prepare documents, and coordinate all appropriate steps necessary for the refunding of approximately \$7,045,000.00 in outstanding Certificates of Obligations, Series 2008 in order to achieve approximately \$980,000.00 in estimated interest cost savings for the City of Kyle. ~ *Perwez A. Moheet, CPA, Director of Finance*

 [Attachments](#)

15. Discuss and take possible action to approve a professional services agreement with Mike O'Brien, Partner, PADGETT STRATEMANN AND COMPANY, Austin, Texas, in an amount not to exceed \$18,000.00, for the purpose of providing consulting services relating to the preparation of a reassessment roll and the reassessment of assessments on properties located in the Bunton Creek Public Improvement District. ~ *Ken Johnson, City Attorney*

 [Attachments](#)

VII. General Discussion and Possible Action

16. Discussion only regarding a proposed 640 acre development to be called "Kyle Estates" to be located adjacent to Lehman High School on Bunton Lane and a proposed 763 acre development to be called "Pecan Woods" to be located adjacent to Simon Middle School on FM 150. ~ *Manuel De La Rosa, Director of Planning*

 [Attachments](#)

17. Discussion only regarding a proposed 130 acre development to be called "The Woodlands at Center Street" at the "Y" intersection of W. Center Street at N. Old Stagecoach Road and Cypress Road. ~ *Manuel De La Rosa, Director of Planning*

 [Attachments](#)

VIII. City Managers Report

18. Update on various capital improvement projects, road projects, building program, and/or general operational activities ~ *James Earp, Acting City Manager*
 1. A detailed report is attached listing all payments processed totaling \$15,000 or less during the month of September 2014.
 2. Public Meeting Notices for Bunton, Goforth, Lehman, and Burluson

 [Attachments](#)

IX. Executive Session

19. Convene into executive session pursuant to Section 551.071, Tex. Gov't Code (Consultations with attorneys regarding ongoing litigation) regarding Cause No. 13-0894, *Aqua Operations, Inc. v. City of Kyle* & TCEQ Docket Number 2013-0498-MWD-E: *Executive Director of the Texas Commission on Environmental Quality vs. City of Kyle & Aqua Operations, Inc.*

 [Attachments](#)

20. Reconvene into open session regarding Cause No. 13-0894, *Aqua Operations, Inc. v. City of Kyle* & TCEQ Docket Number 2013-0498-MWD-E: *Executive Director of the Texas Commission on Environmental Quality vs. City of Kyle & Aqua Operations, Inc.*

 [Attachments](#)

X. ADJOURN

At any time during the Regular City Council Meeting, the City Council may adjourn into an Executive Session, as needed, on any item listed on the agenda for which state law authorizes Executive Session to be held

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC.551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to:(1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.



CITY OF KYLE, TEXAS

City Council Regular Meeting Minutes - October 8, 2014

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: City Council Regular Meeting - October 8, 2014 ~ *Amelia Sanchez, City Secretary*

Other Information: This item is for formal approval of the minutes from the October 8th Regular Meeting of the city council, a copy of which is included with the meeting packet.

Budget Information: N/A

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[City Council Regular Meeting Minutes - October 8, 2014](#)

REGULAR CITY COUNCIL MEETING

The City Council of the City of Kyle, Texas met in Regular Session on October 8, 2014 at 7:00 p.m. at Kyle City Hall, with the following persons present:

Mayor Todd Webster	Guillermo Tenorio III
Mayor Pro Tem Diane Hervol	Conner Matts
Council Member Samantha LeMense	Daphne Tenorio
Council Member Tammy Swaton	Natalia Tenorio
Council Member David Wilson	Tim Miller
Honorary Member James Collins	Jerry Kolacny
James Earp, Interim City Manager	James Rios
Perwez Moheet, Director of Finance	Sylvia Gallo
Jerry Hendrix, Chief of Staff	Laddie Bordovsky
Ken Johnson, City Attorney	Lila Knight
Mario Perez, Building Official	
Leon Barba, City Engineer	
Diana Torres, Director of Economic Development	
Kerry Urbanowicz, Director of Parks & Recreation	
Manny De La Rosa, Director of Planning	
Sandra Duran, Director of Human Resources	
Robert Olvera, Systems Administrator	
Captain Pedro Hernandez, Kyle PD	

CALL MEETING TO ORDER

Mayor Webster called the meeting to order at 7:01 p.m.

ROLL CALL

Mayor Webster called for roll call. Present were Mayor Webster, Mayor Pro Tem Hervol, Council Member Swaton, and Council Member Wilson.

Mayor Webster stated Council Member Arabie had a family emergency, Council Member Selbera was ill and Council Member Lemense was at work but would try to make it to the meeting. Council Member Wilson moved to excuse the absence of all three. Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried.

APPROVAL OF MINUTES

CITY COUNCIL SPECIAL CALLED MEETING - AUGUST 20, 2014 ~ AMELIA SANCHEZ,
CITY SECRETARY

CITY COUNCIL SPECIAL CALLED MEETING - AUGUST 27, 2014 ~ AMELIA SANCHEZ,
CITY SECRETARY

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 2

Kyle City Hall

CITY COUNCIL REGULAR MEETING - SEPTEMBER 16, 2014 ~ AMELIA SANCHEZ,
CITY SECRETARY

Mayor Pro Tem Hervol moved to approve the minutes of the City Council Special Called Meeting - August 20, 2014, City Council Special Called Meeting - August 27, 2014, and the City Council Regular Meeting - September 16, 2014. Council Member Wilson seconds the motion. All aye. Motion carried 4-0.

CITIZEN COMMENT PERIOD WITH CITY COUNCIL

THE CITY COUNCIL WELCOMES COMMENTS FROM CITIZENS EARLY IN THE AGENDA OF REGULAR MEETINGS. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AT THE KYLE CITY HALL. SPEAKERS MAY BE PROVIDED WITH AN OPPORTUNITY TO SPEAK DURING THIS TIME PERIOD, AND THEY MUST OBSERVE THE THREE-MINUTE TIME LIMIT.

Mayor Webster opened the Citizens Comments at 7:04 p.m. Guillermo Tenorio spoke and stated he was a senior in high school and had been in Mariachi since 6th grade and asked Council to support and fund the dia de los muertos event and that it was a community event that would continue to grow. Conner Matts spoke and asked the Council to fund the dia de los muertos event. He stated if they had to pay it, money would come out of their activity funds for students. Daphne Tenorio spoke and stated that when they started the event 3 years ago they had expected about 300 people but were surprised to see over 1500 in attendance to support the students. She stated this event was a funding source for the community and asked Council to support item #23. Natalia Tenorio spoke and stated she was speaking on item #23 and the waiving of the fees for the mariachi extravaganza. She stated that her brother played in mariachi band and had seen the event grow and invited all to attend. Tim Miller spoke and stated that he had been told that the Mayor was working on an urban farm ordinance and since there were no other urban farms other than his, he expected to be included in the process because he had much input due to his 23 years owning a farm and that he would be an asset developing an urban farm ordinance. Jerry Kolacny spoke about the new downtown revitalization being considered and perhaps under way, and wanted to speak about the development that has taken place. He stated he had seen CBD1 and CBD2 and that they had not give CBD2 a chance to see what it could do. He stated he was concerned about the future of the downtown area and they needed to do more to attract upscale homes and not bars and dance halls in the downtown area. James Rios spoke on Item # 25 for a dance hall in downtown Kyle to be include in CBD2, and stated he owned Centerfield Sports Bar and Grill downtown and with this dance hall wanted to provide something for the community and restoring the look of downtown. He stated he did not want to do anything negative and it would be run as a classy establishment. Sylvia Gallo spoke and stated she had spoken to Council before asking to keep 2 events dear to her. She stated they did not have the funds to keep the fajita fiesta here and took it to Buda that was a fabulous event. She was passed on when she

asked for funds to keep it here but wanted to now ask that Council fund the dia de los muertos event support the mariachi students and make it a yearly event for the community.

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 3

Kyle City Hall

Laddie Bordovsky spoke and stated he knew Council was working on getting the roads done and was here to express his concern and ask they get it done on the fast track and would prefer to see a three lane road instead of the expanded road that is going to cost more and take more time. He stated he would like to see more than one project at a time done since the bond money was approved and asked to just get it done. With no one else wishing to speak Mayor Webster closed Citizens Comments at 7:20 p.m.

Mayor Webster moved to agenda item # 19 due to a several people in attendance for this item.

CONSIDER AND POSSIBLE ACTION

A RESOLUTION NAMING THE RECIPIENT OF THE CITY OF KYLE'S LIFETIME ACHIEVEMENT AWARD AS RECOMMENDED BY THE COMMUNITY RELATIONS COMMITTEE. ~ JERRY HENDRIX, CHIEF OF STAFF

Council Member Wilson moved to approve A resolution naming the recipient of the City of Kyle's Lifetime Achievement Award as Bob Barton as recommended by the Community Relations Committee. Mayor Pro Tem Hervol seconds the motion. All votes aye. Motion carried.

Mayor Webster and Council Members read quotes sent in by several residents, followed by Mayor Webster reading the resolution and invited the family of Bob Barton in attendance to join the Council in front of the dais.

Mayor Webster stated Council would take a 5 minute break at 7:40 p.m.

Mayor Webster called the meeting back to order at 7:46 p.m.

Mayor Pro Tem Hervol recognized Jim Hough for making the award for the Lifetime Achievement.

PRESENTATION

RECOGNITION OF PATRICK CORONA SERVING ON THE PARKS BOARD/PARKS AND RECREATION COMMITTEE FROM OCTOBER 26, 2004 TO SEPTEMBER 29, 2014. ~ KERRY URBANOWICZ, DIRECTOR OF PARKS AND RECREATION

Kerry Urbanowicz recognized and thanked Patrick Corona for his years of service on the Parks Board and Parks and Recreation Committee.

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 4

Kyle City Hall

PRESENTATION OF EMPLOYEE OF THE MONTH FOR THE MONTH OF AUGUST ~
JAMES EARP, ACTING CITY MANAGER

Mayor Webster moved to table the Employee of the Month due to the recipient not being in attendance. Mayor Pro Tem Hervol seconds the motion. Motion carried 4-0.

APPOINTMENTS

- Michael Rubsam, Reappointment
- Lori Huey, Reappointment

Council Member Wilson moved to approve the reappointments of Michael Rubsam and Lori Huey to the Planning and Zoning Commission. Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried 4-0.

CONSIDER NOMINATION AND TAKE POSSIBLE ACTION FOR APPOINTMENT TO
THE ECONOMIC DEVELOPMENT & TOURISM COMMITTEE. ~ *R. TODD WEBSTER, MAYOR*

- Brian Ziegler, Reappointment

Mayor Pro Tem Hervol moved to reappoint Brian Ziegler to the Economic Development & Tourism Committee. Council Member Swaton seconds the motion. All aye. Motion carried 4-0.

CONSENT AGENDA

(SECOND READING) AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KYLE, TEXAS, CHAPTER 5, “ANIMALS,” ARTICLE I, “IN GENERAL,” SEC. 5-1, “DEFINITIONS,” BY AMENDING THE DEFINITION OF “TAG”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO. ~ *R. TODD WEBSTER, MAYOR*

CONSIDER AND TAKE POSSIBLE ACTION TO AWARD THE EXECUTION OF A PURCHASE ORDER TO PROFESSIONAL TURF PRODUCTS, L.P., SAN ANTONIO, TEXAS, IN AN AMOUNT NOT TO EXCEED \$19,578.00 FOR THE PURCHASE OF A TORO SAND PRO 5040 THROUGH THE BUY BOARD PURCHASING COOP FOR THE PARKS AND RECREATION DEPARTMENT. ~ *KERRY URBANOWICZ, DIRECTOR OF PARKS AND RECREATION*

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 5

Kyle City Hall

CONSIDER AND TAKE POSSIBLE ACTION TO AWARD THE EXECUTION OF A PURCHASE ORDER TO T.F. HARPER & ASSOCIATES, L.P., AUSTIN, TEXAS, IN AN AMOUNT NOT TO EXCEED \$351,858.00 FOR THE PURCHASE AND INSTALLATION OF IRRIGATION SYSTEMS AT STEEPLECHASE PARK, WATERLEAF PARK AND GREGG-CLARKE PARK AND THE PURCHASE AND INSTALLATION OF SHADE STRUCTURES OVER PLAYGROUNDS IN STEEPLECHASE PARK, WATERLEAF PARK AND LAKE KYLE PARK AND ASSOCIATED MATERIALS THROUGH THE TEXAS COOPERATIVE PURCHASING NETWORK (TCPN), FOR THE PARKS AND RECREATION DEPARTMENT. ~ *KERRY URBANOWICZ, DIRECTOR OF PARKS AND RECREATION*

CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE THE EXECUTION OF A 12-MONTH PROFESSIONAL SERVICES AGREEMENT WITH CATALYST COMMERCIAL, INC., DALLAS, TEXAS, IN AN AMOUNT NOT TO EXCEED \$18,000.00, TO PROVIDE SERVICES RELATED TO DEVELOPING COMMERCIAL RETAIL GROWTH AND RECRUITMENT STRATEGIES IN THE CITY OF KYLE FOR THE PERIOD OCTOBER 9, 2014 THROUGH SEPTEMBER 30, 2015. ~ *DIANA TORRES, DIRECTOR OF ECONOMIC DEVELOPMENT*

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, AUTHORIZING THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$45,727.80 FROM THE OFFICE OF THE GOVERNOR, DJ-EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, FOR THE PURPOSE OF FUNDING PARTIAL COSTS OF THE KYLE POLICE DEPARTMENT MENTAL HEALTH OFFICER POSITION FROM OCTOBER 1, 2014, TO SEPTEMBER 20, 2015; AGREEING AND ASSURING THAT IN THE EVENT OF LOSS OR MISUSE OF SAID GRANT FUNDS, THE CITY WILL RETURN THE TOTAL AMOUNT OF FUNDS TO THE OFFICE OF THE GOVERNOR'S CRIMINAL JUSTICE DIVISION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO. ~ *JOSH MORENO, GRANTS ADMINISTRATOR*

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, AUTHORIZING THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$19,600.00 FROM THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) OF THE TEXAS DEPARTMENT OF TRANSPORTATION, FOR THE PURPOSE OF SELECTIVE TRAFFIC ENFORCEMENT; AUTHORIZING AND PROVIDING MATCHING FUNDS IN AN AMOUNT NOT TO EXCEED \$4,900.00 FROM THE KYLE POLICE DEPARTMENT'S APPROVED BUDGET FOR FISCAL YEAR 2014-2015; AGREEING AND ASSURING THAT IN THE EVENT OF LOSS OR MISUSE OF SAID GRANT FUNDS, THE CITY WILL RETURN THE TOTAL AMOUNT OF FUNDS TO THE TRAFFIC OPERATIONS DIVISION OF THE TEXAS DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE ACTING

CITY MANAGER OR CITY MANAGER TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY COUNCIL; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO.
~ *JOSH MORENO, GRANTS ADMINISTRATOR*

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 6

Kyle City Hall

RESOLUTION AWARDING A REQUEST FOR QUALIFICATIONS TO LOCKWOOD, ANDREWS AND NEWNAM, INC., AUSTIN, TEXAS, IN AN AMOUNT NOT TO EXCEED \$181,999.50, FOR DEVELOPMENT OF A TRANSPORTATION MASTER PLAN; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO.
~ *LEON BARBA, P. E., CITY ENGINEER*

AWARD A REQUEST FOR PROPOSAL TO LOCKWOOD, ANDREWS, AND NEWNAM, INC., AUSTIN, TEXAS, IN AN AMOUNT NOT TO EXCEED \$102,863.00 FOR THE PURPOSE OF PROVIDING RIGHT-OF-WAY SERVICES AND DOCUMENTS, (PARCEL PLATS, APPRAISAL REPORTS, ETC.); AND AN ARCHEOLOGICAL SURVEY NECESSARY FOR THE ACQUISITION OF PROPERTIES FOR THE GOFORTH PROPOSED ROADWAY IMPROVEMENTS. ~ *LEON BARBA, P.E., CITY ENGINEER*

AWARD A REQUEST FOR PROPOSAL TO LJA ENGINEERING, INC., AUSTIN, TEXAS, IN AN AMOUNT NOT TO EXCEED \$28,190.00 FOR THE PURPOSE OF PROVIDING ADDITIONAL UTILITY ENGINEERING SERVICES AND DOCUMENTS NECESSARY FOR THE DEVELOPMENT OF PROJECT PLAN SHEETS, ESTIMATES, SPECIFICATIONS FOR INCLUSION IN BIDDING DOCUMENTS FOR BUNTON CREEK ROAD IMPROVEMENTS. - *LEON BARBA, P.E. CITY ENGINEER*

APPROVE AWARD AND EXECUTION OF A PURCHASE ORDER TO CALDWELL COUNTRY CHEVROLET, CALDWELL, TEXAS, IN AN AMOUNT NOT TO EXCEED \$143,715 FOR THE PURCHASE OF FIVE (5) 2014 CHEVROLET TAHOE POLICE PACKAGE VEHICLES THROUGH THE BUY BOARD PURCHASING CO-OPERATIVE FOR THE POLICE DEPARTMENT. ~ *JEFF BARNETT, CHIEF OF POLICE*

APPROVE AWARD AND EXECUTION OF A PURCHASE ORDER TO DATA 911, IN AN AMOUNT NOT TO EXCEED \$57,462.50 FOR THE PURCHASE OF FIVE (5) IN-CAR COMPUTER/CAMERA SYSTEMS THROUGH HGAC PURCHASING CO-OPERATIVE FOR THE POLICE DEPARTMENT. ~ *JEFF BARNETT, CHIEF OF POLICE*

Mayor Pro Tem Hervol moved to approve Consent Agenda items 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18. Council Member Wilson seconds the motion. All votes aye. Motion carried 4-0.

CITY COUNCIL REGULAR MEETING
 October 8, 2014 – Page 7
 Kyle City Hall

CONSIDER AND POSSIBLE ACTION

DISCUSS MATTERS PERTAINING TO CITY COMMISSIONS, COMMITTEES AND BOARDS REGARDING STRUCTURE, SELECTION OF MEMBERS, PURPOSE, TERMS, RELEVANT ORDINANCES, AND OTHER TOPICS RELATING TO SAID COMMISSIONS, COMMITTEES AND BOARDS AND TAKE POSSIBLE ACTION TO SCHEDULE A WORKSHOP RELATING TO SUCH MATTERS. ~ R. TODD WEBSTER, MAYOR

Mayor Webster stated that there were a number of ordinances that had evolved to establish the current structure of committees and commissions, his responsibility on nominating appointments, and the terms expiring on September 30th. He stated he wanted an opportunity to speak to people before appointing them to understand the level of commitment. The Council decided to have a workshop on Tuesday, October 14th to go over the ordinances and discuss any changes that might be needed.

CONSIDER AND TAKE POSSIBLE ACTION REGARDING THE APPLICATION FOR A GRANT SUBMITTED BY ROGER FAULK, 401 W. CENTER STREET, PURSUANT TO THE DOWNTOWN REVITALIZATION PROGRAM. ~ *DIANA TORRES, DIRECTOR OF ECONOMIC*

Council Member Wilson moved to approve the application for a grant submitted by Roger Faulk, 401 W. Center Street, pursuant to the Downtown Revitalization Program. Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried 4-0.

(FIRST READING) AN ORDINANCE AMENDING THE CITY OF KYLE, TEXAS, CODE OF ORDINANCES, CHAPTER 53 (ZONING), ARTICLE I (IN GENERAL), SECTION 53-5 (DEFINITIONS) BY ADDING A DEFINITION FOR "DANCE HALL"; AMENDING ARTICLE II (ZONING DISTRICTS AND REGULATIONS), DIVISION 15 (CENTRAL BUSINESS DISTRICT 2, DISTRICT CBD-2), SECTION 53-1230 (USES PERMITTED IN CERTAIN DISTRICTS), BY ADDING "DANCE HALL' AS A USE PERMITTED IN DISTRICT CBD-2; PROVIDING CITY COUNCIL THE OPTION TO LICENSE AND REGULATE DANCE HALLS; REQUIRING DANCE HALLS TO BE ASSIGNED SIC AND/OR NAICS CODES, TYPES, AND CODE DESCRIPTIONS; REQUIRING DANCE HALLS TO COMPLY WITH THE INTERNATIONAL BUILDING CODE; REQUIRING DANCE HALLS TO COMPLY WITH CHAPTER 53 (ZONING) OF THE CODE OF ORDINANCES; REGULATING PARKING SPACES; PROVIDING FOR PENALTIES; PROVIDING FOR CIVIL REMEDIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO. ~ *MANUEL DE LA ROSA, DIRECTOR OF PLANNING*

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 8

Kyle City Hall

PUBLIC HEARING

Mayor Webster opened the Public Hearing at 8:22 p.m. to hear comments on (*First Reading*) An ordinance amending the City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (in general), section 53-5 (Definitions) by adding a definition for "dance hall"; amending Article II (Zoning Districts and Regulations), Division 15 (Central Business District 2, District CBD-2). Jerry Kolacny spoke and stated that this would be a step in the wrong direction for downtown future development and it seemed that the Council would consider anything regardless of CBD2 designation. James Rios spoke stated that there was no record of incidents at his business and he wanted to add a small business and provide entertainment to the community which included having a teen night. James Collins stated that the KAYAC did a survey at the two high schools about this dance hall and it was highly requested. With no one else wishing to speak Mayor Webster closed the Public Hearing at 8:29 p.m.

Mayor Pro Tem Hervol moved to approve (*First Reading*) An ordinance amending the City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (in general), section 53-5 (Definitions) by adding a definition for "dance hall"; amending Article II (Zoning Districts and Regulations), Division 15 (Central Business District 2, District CBD-2). Council Member Wilson seconds the motion. All aye. Motion carried 4-0.

CONSIDER AND TAKE POSSIBLE ACTION REGARDING THE APPLICATION FOR A GRANT SUBMITTED BY JAMES RIOS, 110 W. CENTER STREET, PURSUANT TO THE DOWNTOWN REVITALIZATION PROGRAM. ~ *DIANA TORRES, DIRECTOR OF ECONOMIC DEVELOPMENT*

Council Member Wilson moved to approve the application for a grant submitted by James Rios, 110 W. Center Street, pursuant to the Downtown Revitalization Program and defer the lighting issues to staff. Mayor Pro Tem Hervol seconds the motion. Council Member Wilson withdraws his motion and will restate with Mayor Pro Tem Hervol agrees. Council Member Wilson moved to approve the application for a grant submitted by James Rios in an amount not to exceed \$20,000.00 and to have staff work with the applicant for approved lighting and provide LLC documentation. Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried 4-0.

Council Member LeMense arrived at 8:57 p.m.

CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE AN EXPENDITURE IN AN AMOUNT NOT TO EXCEED \$2,000.00 FROM THE HOTEL OCCUPANCY TAXES FUND FOR THE "DIA DE LOS MUERTOS" FESTIVAL FOR THE PURPOSE OF PROMOTING TOURISM AND TO AUTHORIZE STAFF TO APPROPRIATE AND INCUR SUCH EXPENDITURE FOR SAID PURPOSE FROM THE AVAILABLE FUND BALANCE IN THE CITY'S HOTEL OCCUPANCY TAX FUND DURING FY 2014-2015. ~ JAMES EARP, ACTING CITY MANAGER

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 9

Kyle City Hall

Council Member Wilson moved to approve the expenditure in an amount not to exceed \$2,000.00 from the hotel occupancy taxes fund for the “Dia De Los Muertos” festival. Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried 5-0.

(FIRST READING) AN ORDINANCE AMENDING CITY OF KYLE, TEXAS, CODE OF ORDINANCES, CHAPTER 53 (ZONING), ARTICLE I (IN GENERAL), SECTION 53-5 (DEFINITIONS) BY ADDING DEFINITIONS FOR “FRONT PROPERTY LINE,” “FRONT WALL,” AND “WALL”; PROVIDING “STANDARDS FOR DETERMINATION OF A FRONT WALL FOR THE PURPOSES OF ESTABLISHING GARAGE SETBACK”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO. ~ *MANUEL DE LA ROSA, DIRECTOR OF PLANNING*

PUBLIC HEARING

Mayor Webster opened the Public Hearing at 9:05 P.M. to hear comments on *(First Reading)* An ordinance amending City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (In General), Section 53-5 (Definitions) by adding definitions for “front property line,” “front wall,” and “wall”; providing “Standards for Determination of a Front Wall for the Purposes of Establishing Garage Setback”. With no one wishing to speak Mayor Webster closed the Public Hearing at 9:05 p.m.

Council Member Wilson moved to approve *(First Reading)* An ordinance amending City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (In General), Section 53-5 (Definitions) by adding definitions for “front property line,” “front wall,” and “wall”; providing “Standards for Determination of a Front Wall for the Purposes of Establishing Garage Setback”. Pro Tem Hervol seconds the motion. All aye. Motion carried 5-0.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, PROVIDING FOR THE CITY COUNCIL TO REVIEW THE CHARTER TO DETERMINE IF ANY AMENDMENT SHOULD BE CONSIDERED; AUTHORIZING THE APPOINTMENT OF A CHARTER REVIEW COMMISSION; PROVIDING FOR SELECTION OF THE COMMISSION; PROVIDING FOR CERTAIN PROCEDURES AND RULES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS CONSIDERED AND POSSIBLY ACTED UPON IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO. ~ *KEN JOHNSON, CITY ATTORNEY*

PUBLIC HEARING

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 10

Kyle City Hall

Mayor Webster opened the Public Hearing at 9:14 P.M. to hear comments on a Resolution of the city council of the City of Kyle, Texas, providing for the city council to review the charter to determine if any amendment should be considered. Lila Knight spoke and thanked the Council for bringing the Charter Commission forward, and that our City Charter is our most important document and she would like to see the process as simple and straight forward as possible and that she thought all of our Charter Review Commissions had worked very hard. With no one else wishing to speak Mayor Webster closed the Public Hearing at 9:16 p.m.

Mayor Pro Tem Hervol moved to approve the amended proposed Resolution of the city council of the City of Kyle, Texas, providing for the city council to review the charter to determine if any amendment should be considered. Council Member LeMense seconds the motion. All aye. Motion carried 5-0.

(FIRST READING) AN ORDINANCE AMENDING CITY OF KYLE, TEXAS, CODE OF ORDINANCES CHAPTER 32 (SITE DEVELOPMENT), ARTICLE II (PLAN AND PROCEDURES), DIVISION 2 (PLAN), SEC. 32-49 (EXPIRATION) BY STATING PURPOSE OF SAID AMENDMENT; EXTENDING SAID EXPIRATION PERIODS; PROVIDING DEFINITIONS; PROVIDING WHEN AMENDED EXPIRATION PERIODS APPLY; PROVIDING EXEMPTIONS TO SAID EXPIRATION PERIODS; APPLYING SAID EXPIRATION PERIODS TO A SERIES OF PERMITS; REQUIRING THAT THE CITY SHALL CONSIDER A PERMIT APPLICATION SOLELY ON THE BASIS OF THE REGULATIONS THAT WERE IN EFFECT AT THE TIME THE ORIGINAL APPLICATION WAS FILED; PROVIDING THAT PERMIT APPROVAL SHALL RUN WITH THE LAND; PROVIDING FOR DISPOSITION OF DORMANT PROJECTS; PROVIDING FOR EXPIRATION OF PERMIT APPLICATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO. ~ KEN JOHNSON, CITY ATTORNEY

PUBLIC HEARING

Mayor Webster opened the Public Hearing at 9:26 P.M. to hear comments on *(First Reading)* An ordinance amending City of Kyle, Texas, Code of Ordinances Chapter 32 (Site Development), Article II (Plan and Procedures), Division 2 (Plan), Sec. 32-49 (Expiration) by stating purpose of said amendment; extending said expiration periods; providing definitions. With no one wishing to speak Mayor Webster closed the Public Hearing at 9:26 p.m.

Mayor Pro Tem Hervol moved to approve *(First Reading)* An ordinance amending City of Kyle, Texas, Code of Ordinances Chapter 32 (Site Development), Article II (Plan and Procedures), Division 2 (Plan), Sec. 32-49 (Expiration) by stating purpose of said amendment; extending said

expiration periods; providing definitions. Council Member LeMense seconds the motion. All aye. Motion carried 5-0.

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 11

Kyle City Hall

CONSIDER AND TAKE POSSIBLE ACTION TO PROVIDE DIRECTION TO STAFF REGARDING THE ENGINEERING DESIGN OBJECTIVES OF THE IMPROVEMENTS TO BE MADE TO LEHMAN ROAD. ~ *LEON BARBA, P. E., CITY ENGINEER*

Mayor Pro Tem Hervol moved to go with option 3 as presented by HDR including upgrade to existing 18" to 24" wastewater lines both in design and construction. Council Member LeMense seconds the motion. All aye. Motion carried 5-0.

CONSIDER AND TAKE POSSIBLE ACTION TO APPROVE AN ENGAGEMENT LETTER AGREEMENT FOR LEGAL SERVICES TO BE PROVIDED BY MCKAMIE KRUEGER, LLP, ATTORNEYS, SAN ANTONIO, TEXAS. ~ *KEN JOHNSON, CITY ATTORNEY*

Council Member Wilson moved to approve an engagement letter agreement for legal services to be provided by McKamie Krueger, LLP, attorneys, San Antonio, Texas. Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried 5-0.

CITY MANAGERS REPORT

UPDATE ON VARIOUS CAPITAL IMPROVEMENT PROJECTS, ROAD PROJECTS, BUILDING PROGRAM, AND/OR GENERAL OPERATIONAL ACTIVITIES ~ *JAMES EARP, ACTING CITY MANAGER*

1. AMVETS Post 115 Event, "Finding Their Way Home", Nov. 9, 2014, Hays Performing Arts Center, 1:00 p.m.
2. Lake Kyle Now Open from Sunrise to Sunset
3. Public Notices for Bunton, Goforth, Lehman

Interim City Manager James Earp informed Council about AMVETS Post 115 Event, "Finding Their Way Home", Nov. 9, 2014, Hays Performing Arts Center, 1:00 p.m., Lake Kyle Now Open from Sunrise to Sunset and the Public Meetings for Bunton, Goforth and Lehman Roads coming up.

EXECUTIVE SESSION

CONVENE INTO EXECUTIVE SESSION PURSUANT TO SECTION 551.074(A), TEX. GOV'T CODE, TO DELIBERATE ON THE PROSECUTION DUTIES AND OTHER LEGAL DUTIES OF THE CITY ATTORNEY

CITY COUNCIL REGULAR MEETING

October 8, 2014 – Page 12

Kyle City Hall

CONVENE INTO EXECUTIVE SESSION PURSUANT TO SECTION 551.087, TEX. GOV'T CODE, TO DELIBERATE OFFERS OF FINANCIAL OR OTHER INCENTIVES AND ECONOMIC DEVELOPMENT NEGOTIATIONS WITH BUSINESS PROSPECTS THAT THE CITY SEEKS TO HAVE LOCATE, STAY OR EXPAND IN OR NEAR THE CITY (FAST TRACK).

Mayor Webster stated item # 31 Executive Session needed no action.

Council Member Wilson moved to Convene into Executive Session at 10:40 p.m. pursuant to Section 551.087, Tex. Gov't Code, to deliberate offers of financial or other incentives and economic development negotiations with business prospects that the City seeks to have locate, stay or expand in or near the City (Fast Track). Council Member LeMense seconds the motion. All aye. Motion carried 5-0.

RECONVENE INTO OPEN SESSION TO TAKE ANY AND ALL ACTIONS AS DEEMED APPROPRIATE REGARDING OFFERS OF FINANCIAL OR OTHER INCENTIVES AND ECONOMIC DEVELOPMENT NEGOTIATIONS WITH BUSINESS PROSPECTS THAT THE CITY SEEKS TO HAVE LOCATE, STAY OR EXPAND IN OR NEAR THE CITY (FAST TRACK).

Council Member LeMense moved to Reconvene into Open Session at 11:10 p.m. to take any and all actions as deemed appropriate regarding offers of financial or other incentives and economic development negotiations with business prospects that the city seeks to have locate, stay or expand in or near the City (Fast Track). Mayor Pro Tem Hervol seconds the motion. All aye. Motion carried 5-0.

Mayor Webster stated no action was taken during Executive Session.

ADJOURN

With no further business to discuss, Mayor Pro Tem Hervol moves to adjourn. Council Member LeMense seconds the motion. All votes aye. Motion carried.

The City Council meeting adjourned at 11:11 p.m.

R. Todd Webster, Mayor

Amelia Sanchez, City Secretary



CITY OF KYLE, TEXAS

Appointments to the Library Board

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Consider nomination and take possible action for reappointment to the Library Board. ~ *R. Todd Webster, Mayor*

- Kathy Ryan, Reappointment

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Library Board appointment recommendation](#)

Kyle Public Library

P.O. Box 2349
550 Scott St., Kyle, TX 78640

October 11, 2014

Dear Mayor Webster:

Once again it's time to fill Kyle Public Library Board positions. This fall we have two board seats that need to be filled or renewed. The library board members are in agreement that Eliabeth Corey would be an asset to the library board and make an excellent addition to our board. You will find her application attached. The board also recommends that Kathy Ryan's position be renewed.

Thank you for giving our Library Board the opportunity to make these recommendations.

Sincerely,

Anita Perez
Kyle Library Board, Chair



CITY OF KYLE, TEXAS

Approve Agreement for Investment Management Services

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Approve a 2-year professional services agreement with FIRST SOUTHWEST ASSET MANAGEMENT, INC., with three 1-year renewal options to provide investment management and associated advisory services to the City of Kyle for a fixed quarterly rate of \$7,000.00 or \$28,000 per year for the term of the contract. ~ *Perwez A. Moheet, CPA, Director of Finance*

Other Information:

On September 2, 2014, representatives from First Southwest Asset Management, Inc., presented qualifications to provide investment management services and various investment options to the City Council.

This agreement for investment management and advisory services will allow the City of Kyle to benefit from:

- increased investment earnings
- immediate access to expert investment advisory services
- access to investment instruments and options
- collateral assurance and monitoring
- annual investment policy updates
- quarterly briefing to City Council on City's investments
- compliance with Public Funds Investment Act (PFIA)
- fixed fee for investment management and advisory services

A copy of the draft agreement and sample investment reports are attached.

Budget Information: A Fiscal Note is attached.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Presentation to Council 9-2-2014](#)
- [Agreement](#)
- [Fiscal Note](#)

Cover Memo

Item # 3

**AGREEMENT
FOR
INVESTMENT ADVISORY SERVICES
BY AND BETWEEN
THE CITY OF KYLE, TEXAS
AND
FIRSTSOUTHWEST ASSET MANAGEMENT, INC.**

This Investment Advisory Agreement (the “**Agreement**”) is made by and between the City of Kyle, Texas (the “**Investor**”) and FirstSouthwest Asset Management, Inc. (“**FSAM**”). This agreement shall be effective as of the date of its acceptance by the Investor as indicated on the signature page hereof.

I. Terms and Conditions

This Agreement sets forth the terms and conditions governing the relationship of the Investor to FSAM with respect to securities and money which the Investor holds, from time to time, and which are available for investment or reinvestment (the “**Portfolio**”). This Agreement shall apply to any and all investable funds and securities in the Investor’s Portfolio during the period in which this Agreement shall be in effect.

II. Investment Advisory Services

- A. **Services.** With respect to the Portfolio, FSAM will endeavor to provide investment advisory services and cause to be executed such trades as determined in accordance with Section II.B below. FSAM agrees to provide professional services and its facilities and to direct and coordinate all programs of investing as may be considered and authorized by the Investor and to assume and pay those expenses incurred by FSAM in connection with the execution of investment decisions. Specifically, FSAM agrees to perform the following duties:
1. Review the Investor’s cash flow projections;
 2. Recommend appropriate strategies based upon cash flow requirements;
 3. Advise the Investor on current market conditions and other general information;
 4. Analyze risk/return relationships between various investment alternatives;
 5. Assist in the selection of investment securities and, as directed by the Investor, cause the transactions to be executed;
 6. Advise on the investment of the Portfolio in a manner consistent with the Investment Policy, the Texas Public Fund Investment Act (TPFIA), the proceedings of the Investor authorizing the investment of the funds and applicable state and federal rules and regulations;
 7. Promptly send (or cause to be sent) trade confirmations to the Investor; and
 8. Provide the Investor monthly, quarterly, and/or annual investment reports to include but not limited to the status of the investment portfolio, investments held in portfolio, earnings, all transactions and activities including purchase/sale of investments, redemptions, gains/losses, investment expenses, and other items as required under the investment policy, stated procedures and/or state law.
 9. Provide quarterly briefings to the governing body of the Investor at its 2nd regularly scheduled meeting following the end of each quarter on the investment portfolio, earnings, gains/losses, and investment expenses;

10. Within forty-five (45) days of the execution of this agreement and annually thereafter during the term of the agreement, FSAM will review, update and present a draft Investment Policy in compliance with TPFIA to the City Council for their consideration and approval. The Investment Policy must, at a minimum, include the types of investments that will be allowed, strategies for investment, preservation of principal, liquidity, collateral requirements, and compliance with the requirements of TPFIA.
- B. **Scope of Investment Decisions.** In performing the services listed in Section II.A above, FSAM shall not have discretionary authority and, accordingly, shall obtain approval from the Investor for the purchase or sale of securities prior to execution. The Investor hereby represents and acknowledges that its written investment policy and investment strategy includes its investment objectives and all portfolio limitations and restrictions, including, without limitation, acceptable levels of investment risk. The Investor also agrees to notify FSAM in writing ten business days in advance of the implementation of any changes in the Investor's investment objectives, investment limitations, and/or financial condition. Furthermore, the Investor will give FSAM immediate verbal notice and written notice within five days of receipt of any trade confirmations should the Investor believe that any investment in the Portfolio violates the Investor's investment objectives or limitations.
- C. **Standard of Care.** In the administration of its duties, FSAM shall exercise the judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person's own affairs, not for speculation, but for investment, considering, with regard to the entire Portfolio rather than any particular investment or security, the probable safety of capital and the probable income to be derived.
- D. **Settlement of Securities.** The purchase of individual securities shall be executed "delivery versus payment" (DVP) through the Investor's safekeeping agent. By so doing, Investor's funds will be released when and if the Investor has received, through the safekeeping agent, the designated securities purchased.
- E. **Hold Harmless.** To the extent allow under the laws and Constitution of the State of Texas, the Investor hereby agrees to indemnify and hold harmless FSAM, as well as any of its officers, directors, shareholders, affiliates, general partners, employees, agents and trustees, from (i) charges incurred by FSAM on the Investor's behalf and (ii) for any and all market losses arising with respect to the Portfolio.
- F. **Return on the Portfolio.** The Investor expressly affirms and acknowledges that FSAM has not promised or guaranteed any stated or specified return on, or performance of, the Investor's investment portfolio.

III. Representations

- A. FSAM represents that it is registered as an investment advisor under the Investment Advisers Act of 1940 (the "**Advisers Act**") and is authorized and empowered to enter into this Agreement.
- B. The Investor represents and confirms that (1) the Investor has full power and authority to enter into this agreement; (2) the terms hereof do not violate any obligation by which the Investor is bound, whether arising by contract, operation of law, or otherwise; and (3) this Agreement has been duly authorized and will be binding on Investor according to its terms.
- C. The Investor agrees to:
1. Provide FSAM with the schedule of estimated cash flow requirements related to the Portfolio, and promptly notify FSAM as to any changes in such estimated cash flow schedule;
 2. Provide FSAM, not less than monthly, with all relevant custodian, safekeeping and bank statements relating to all of the Portfolio; and

3. Allow FSAM to rely upon all information regarding schedules or other information pertaining to the Portfolio as provided to it by the Investor as being true and accurate. FSAM shall have no responsibility to verify, through audit or investigation, the accuracy or completeness of such information and FSAM will not undertake to authenticate any such information.
- D. The Investor recognizes that there may be loss or depreciation of the current liquidation, immediate and ongoing value of any investment due to the fluctuation of market values. The Investor represents that no party to this Agreement has made any guarantee, either oral or written, that the Investor's investment objectives will be achieved. FSAM shall not be liable for any error in judgment and/or for any investment losses in the Portfolio in the absence of willful malfeasance, negligence, or violation of applicable law. Nothing in this Agreement shall constitute a waiver or limitation of any rights that the Investor may have under applicable state or federal law including without limitation, the state and federal securities laws.
 - E. Investor represents and acknowledges that Investor has reviewed and understands the risk factors and fees associated with the Portfolio.

IV. Fees and Costs of FSAM

As consideration for the services provided by FSAM under this Agreement, FSAM will be entitled to a fee (the "**Advisor Fee**") determined in accordance with the schedule set forth in the fee schedule ("**Schedule A**"), a copy of which is attached hereto, is incorporated herein for all purposes and is being delivered to the Investor simultaneously with the execution, and as an integral part, of this Agreement. The obligation of FSAM to pay or incur expenses shall not include any costs incident to litigation, mandamus action, regulatory investigation, test case or other similar legal actions.

V. Reporting and Account Statements

FSAM will deliver or cause to be delivered to the Investor confirmation of transactions and monthly statements for the Portfolio as set forth in this Agreement. FSAM will also provide the Investor with a quarterly valuation of the Investor's Portfolio as set forth in Section IIA. and any additional statements that may be required by applicable law, including the reporting provisions of the Public Funds Investment Act, or other applicable state law, with respect to transactions effected under this Agreement.

VI. Other Services

The investment advisory services provided hereunder by FSAM to the Investor are exclusive of any other services that FSAM may provide to the Investor.

VII. Execution of Investment Transactions

- A. **Affiliated Broker.** FSAM is affiliated through common ownership and control with First Southwest Company ("**FSC**"), a registered broker/dealer with the Financial Industry Regulatory Authority ("**FINRA**"), the U.S. Securities and Exchange Commission ("**SEC**"), and various state and territorial regulatory authorities. Investor hereby authorizes FSAM to effect transactions for the Portfolio by execution through FSC. Where transactions are effected through FSC, FSC may act on an agency or principal basis to the extent permitted by law. Pursuant to Rule 206(3) of the Advisers Act, FSAM will obtain the Investor's consent on each investment transaction to allow FSC to act as a principal in acquiring a security to facilitate a trade. Fees for advisory services will be billed separately in accordance with the terms of this Agreement.
- B. **Bundling of Investment Transactions.** Transactions for each Investor account generally will be effected independently unless FSAM decides to purchase or sell the same securities for several Investors at approximately the same time. FSAM may (but is not obligated to) combine or "batch" such orders to obtain best execution. Under this procedure, transactions will be averaged as to price

and will be allocated among FSAM's investors included in the "batch" group in proportion to the purchase and sale orders placed for each Investor in batch transactions.

VIII. Selection of Brokers

The Investor agrees that when FSAM effects or places orders for the execution of transactions for the Portfolio (other than situations where the Investor specifically instructs otherwise in writing), FSAM may allocate such transactions to such brokers and dealers for execution on such markets, at such prices as in the judgment of FSAM will be in the best interests of the Investor, taking into consideration, in the selection of such brokers and dealers, the available prices and rates of brokerage commissions and other relevant factors, without having to demonstrate that such factors are of a direct benefit to the Investor. Subject to the foregoing, FSAM will arrange for the execution of securities transactions for the Portfolio through brokers or dealers that FSAM reasonably believes will provide best execution.

IX. Non-Exclusive Relationship

The Investor hereby acknowledges that FSAM's services under this Agreement are nonexclusive, and that FSAM shall be free to render the same or similar services to other Investors. The Investor further acknowledges that FSAM's advice is specific to each individual Investor's investment objectives, limitations and financial condition. Therefore FSAM, in the performance of its investment advisory duties, may give advice to, and take action on behalf of, other Investors that may differ from the advice given, or the timing and nature of the action taken, with respect to the Investor's Portfolio. Nothing in this Agreement shall be deemed to impose upon FSAM any obligation to purchase or sell, or to recommend for purchase or sale for the Investor's Portfolio, any security that FSAM or its affiliates may purchase or sell, for their own account or for the accounts of any other Investor if, at the sole discretion of FSAM, it is for any reason undesirable or impractical to take such action or make such recommendation for the Investor's Portfolio. The Investor also acknowledges that FSAM has varying fee structures and arrangements with other investors and may charge their investors different fees, which may be higher or lower than the fees charged with respect to the Investor's Portfolio for similar services.

X. Instructions from the Investor

FSAM may rely on all instructions (written only) given by the Investor or its agents that FSAM believes to be genuine. FSAM's records of such a transaction will be conclusive as to the content of any instruction. Instructions may be given to FSAM by any officer or agent authorized by (1) the investment policy; (2) a duly executed "Authorization to Trade Public Funds" form provided by FSAM; or (3) a resolution of the governing body of Investor. FSAM may rely on such authorization until written notice to the contrary is delivered to FSAM by the Investor; and if the Investor does not deliver appropriate authorizing documentation, FSAM may accept instructions from any person reasonably believed by FSAM to be an officer of the Investor. The Investor agrees to the extent allowed under the Texas Constitution and laws of the State of Texas to hold harmless, and to indemnify and defend, FSAM, as well as any of its officers, directors, shareholders, affiliates, general partners, employees, agents, and trustees, against any and all losses sustained by FSAM resulting from or by reason of any and all claims, liabilities, losses, damages, charges, costs, fees, and expenses (including, without limitation, attorneys fees and costs, including fees of attorneys who may be FSAM employees or employees of FSAM's affiliates) arising out of or in connection with any action taken in reliance upon any instruction or inquiry believed genuine.

XI. Transactions Subject to Industry Regulations and Standards

All transactions shall be subject to the regulations of all applicable government authorities and self-regulatory agencies including, but not limited to, the constitutions and rules of the clearing agent, exchange, or market where executed. The Investor understands that FSAM is registered as an investment advisor under the Advisers Act, and as such is obligated to comply with all applicable laws and regulations, including those of the SEC and other regulatory and self-regulatory agencies, and agrees that FSAM shall not be liable to the Investor as a result of any action taken by FSAM to comply with any ruling, interpretation, or directive of such organizations. Further, Investor understands and agrees that FSAM will not accept any instructions from Investor which would require a violation of any such rules or regulations.

Item # 3

XII. Assignment

Neither FSAM nor the Investor may assign any of its rights, authorizations, or obligations under this Agreement without the prior written consent of the other party.

XIII. Term and Investor's Right of Cancellation

This Agreement shall become effective November 1, 2014 and continue for a two (2) year period after which time this agreement may be renewed for three additional one-year periods unless otherwise notified in writing by either party sixty (60) calendar days before the beginning of each of the two additional one-year terms. Either party may terminate this Agreement upon delivering to the other party sixty (60) calendar days' prior written notice. In addition, the Investor may terminate this Agreement without penalty for a period of five (5) business days after the date it is executed by the Investor. The Investor may exercise this right by giving written notice to FSAM within the required time period. In the event of termination, it is understood and agreed that only the amounts due to FSAM for services provided and expenses incurred to and including the date of termination be due and payable. No penalty will be assessed for termination of this Agreement. In addition, the parties hereto agree that upon termination of this Agreement FSAM shall have no continuing obligation to the Investor regarding the investment of funds or performing any other services contemplated herein.

XIV. Custodial Arrangements

Custody of Portfolio assets will be maintained with a custodian (the "Custodian") approved by the Investor. The Custodian will be identified and recommended by FSAM. Investor will be solely responsible for paying all fees or charges of the Custodian. FSAM will not have custody of any assets in the Portfolio. Investor authorizes FSAM to give Custodian instructions for the purchase, sale, conversion, redemption, exchange or retention of any security, cash or cash equivalent or other investment for the Portfolio.

XV. Miscellaneous

- A. **Notices to the Investor.** All written communication to the Investor shall be sent to the Investor's address set forth on the signature page hereof or as directed in writing to FSAM by the Investor. Any notice, statement, or other communication mailed to the Investor by FSAM in accordance with this section will be deemed to be given to the Investor upon actual receipt by the Investor or three days after such is placed in the mail.
- B. **Notices to FSAM.** Any notice, statement, or other communication from the Investor to FSAM under this Agreement must be in written form and will be deemed to be given to FSAM upon actual receipt thereof by FSAM, whether such notice was mailed, personally delivered, or telecopied to:

FirstSouthwest Asset Management, Inc.
 300 West 6th Street, Suite 1940
 Austin, TX 78701
 Attention: Scott McIntyre
 Fax Number: (512) 481-2020

- C. **Confidential Relationship.** All of the information and advice furnished by either party to the other under this Agreement, including their respective agents and employees, will be treated as strictly confidential by each party and will not be disclosed to third parties under any circumstances except as required by law including but not limited to Chapter 552 of the Texas Government Code.
- D. **Limitations of Liability.** Federal and state securities laws impose liabilities under certain circumstances on persons who do not act in good faith and, therefore, nothing in this Agreement shall in any way constitute a waiver or limitation of any rights that the Investor may have under federal and state securities laws.

- E. **Indemnity.** To the extent allowed under the laws and Constitution of the State of Texas, the Investor will indemnify FSAM for any loss, liability, or expense (including attorney's fees) which FSAM may incur as a result of, or arising from, any claims asserted by any third party with respect to the Portfolio or the services rendered by FSAM under this Agreement, except in cases of gross negligence or willful misconduct by FSAM in managing the Investor's Portfolio. In addition, FSAM will indemnify Investor for any loss, liability, or expense (including attorney's fees) which the Investor may incur as a result of, or arising from, any claims asserted by any third party with respect to the Portfolio or the services rendered by FSAM under this Agreement, except in cases of gross negligence or willful misconduct by the Investor in connection with the Investor's Portfolio.
- F. **Inconsistent Provisions; Agreements.** If any provisions of this Agreement should become or be found to be inconsistent with laws, rules, or regulations of any government or regulatory body having jurisdiction over the subject matter herein, such provisions shall be deemed modified or rescinded in accordance with any such laws, rules, or regulations. To the extent that the provisions of this Agreement are inconsistent with the provisions of any account agreement or clearing agreement with FSAM or its clearing agent, as the case may be, then the terms of such account agreement or clearing agreement shall govern and such terms shall supersede the inconsistent terms herein.
- G. **Invalid Provisions.** If any provision or condition of this Agreement shall be held to be invalid or unenforceable by any Court, or regulatory or self-regulatory agency or body, such invalidity or unenforceability shall attach only to such provision or condition. The validity of the remaining provisions and conditions shall not be affected, and this Agreement shall be carried out as if any such invalid or unenforceable provision or condition were not contained herein.
- H. **Waiver of Terms.** Either FSAM's or Investor's failure to insist at any time upon strict compliance with any terms of this Agreement shall not constitute a waiver of any rights as described herein.
- I. **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, without regard to its principles of conflicts of laws.
- J. **Extraordinary Events.** Neither FSAM nor any of its officers, directors, shareholders, affiliates, general partners, employees, agents, or trustees shall be liable for losses caused directly or indirectly by government restrictions, exchange or market actions, suspensions of trading, wars, strikes, delays in the transmission of orders due to breakdown or failure of transmission or communication facilities, or any other causes beyond FSAM's reasonable control or anticipation.
- K. **Written Disclosure Statement.** Simultaneously with the execution of this Agreement, FSAM has delivered to the Investor Part II of its Form ADV as filed with the SEC, or a similar disclosure document, as its brochure pursuant to Rule 204.3 of the Advisers Act. The Investor's execution of this Agreement shall be deemed acknowledgment of receipt thereof.
- L. **Verification of Information.** The Investor represents and warrants to FSAM that all information furnished to FSAM in connection with the opening of the Portfolio (and all documents supplied by the Investor in this regard, including financial statements) are true, complete, and correct. FSAM is entitled to rely on this information until FSAM receives written notice of any change, which the Investor agrees to furnish promptly should any material changes occur.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK. THE NEXT PAGE IS A SIGNATURE PAGE.]

By signing this Agreement, the undersigned Investor acknowledges receipt of a copy of this Agreement, including Schedule A.

CITY OF KYLE, TEXAS

Signature of Investor

Date

Print Name

Capacity of Signatory

Address

FIRSTSOUTHWEST ASSET MANAGEMENT, INC.

Signature of Officer

Date

Print Name

Capacity of Signatory

SCHEDULE A**FEE SCHEDULE AND EXPENSE ITEMS**

In consideration for the services rendered by First Southwest Asset Management, Inc. ("FSAM") in connection with the investment of the Portfolio for the City of Kyle, Texas ("Investor"), it is understood and agreed that FSAM's fee will be charged at a fixed quarterly rate of \$7,000 per quarter (\$28,000 per year) for the term of the contract.

The fees due FSAM shall be due and payable 30 days following the conclusion of each calendar quarter. Said fee includes all costs of services related to the investment services provided under this Agreement, and all reasonable travel and business expenses related to the performance of these services. Any other fees earned by FSAM, relating to Investor transactions, shall be disclosed to the Investor.



Contacts

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Senior Vice President

300 West 6th Street

Suite 1940

Austin, Texas 78701

512.481.2009

Scott.McIntyre@firstsw.com

Greg Warner

Senior Vice President

512.481.2012

Greg.Warner@firstsw.com

Chris Allen

Senior Vice President

512.481.2013

Chris.Allen@firstsw.com

Presentation of Qualifications to Provide Investment Management Services to the City of Kyle



September 2, 2014

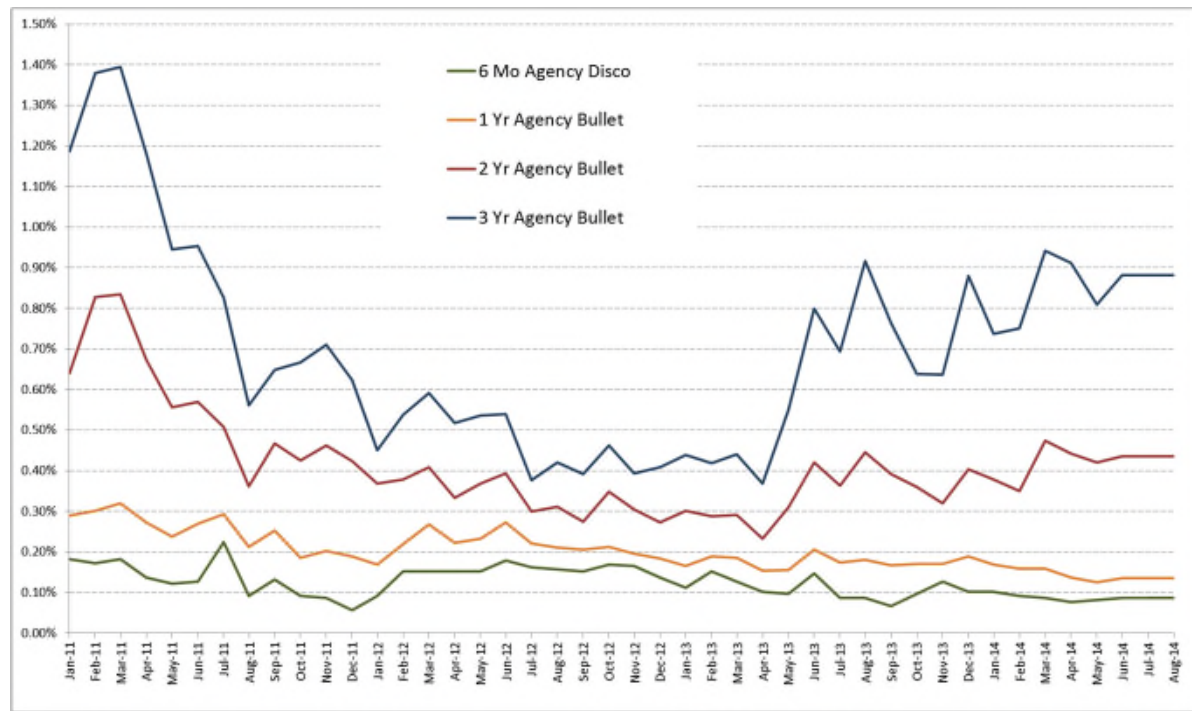
Item # 3

Texas Public Funds Investment Act

- The Texas Public Funds Investment Act (PFIA) restricts the type of investments in which the City can invest its funds.
- Safety of principal is the highest priority, followed by liquidity, and finally yield.
- Allowable investment options include:
 - U.S. Government Obligations – Treasury Bills, Notes, and Bonds
 - U.S. Government Agency Obligations – debt issued by Fannie Mae, Freddie Mac, the Federal Home Loan Bank, and other government agencies
 - Top-tier, highly rated commercial paper
 - Certain municipal obligations
 - Certificates of Deposit, must be secured by FDIC insurance or pledged collateral
 - Local Government Investment Pools, Money Market Mutual Funds
- Familiar Investments that are NOT allowed by PFIA:
 - Stocks, Stock Mutual Funds, ETF's, Hedge Funds
 - Most bond mutual funds and ETFs
 - Real Estate

Sample Yields for Allowable Investments

- The Federal Reserve has enacted an aggressive monetary policy in an effort to stimulate economic growth and reduce unemployment.
- The target fed funds rates, a key short-term borrowing rate, has been set at a range of 0%-0.25% since late 2008. This has kept short-term interest rates near zero. PFI eligible money market funds yield 0.01% while local government investment pools (LGIPs) yield 0.03%. Six-month Treasury Bills yield just 0.05%.
- Two-year Treasury-notes yield 0.50% while two-year agencies yield 0.60%.
- So called quantitative easing has helped push longer term rates to historic lows. The 10-year Treasury-note yields just 2.40%.
- Obviously, these are nowhere near the traditional 8-10% annual returns of a 401k or pension retirement plan.



Current Portfolio Earnings

- Currently, all funds are invested in two local government investment pools (LGIPs) which offer yields barely above zero. TexPool and TexSTAR both yield about 0.035% today.
- Annual earnings on the City's \$35 million portfolio are less than \$15,000.

City of Kyle - Fund Name	TexPool	TexSTAR	Total Balance	Percent of Total	Approx Annual Earnings
General Fund	1,350,267	10,652,971	12,003,238	34.0%	4,201
CIP Wastewater	5,466,934		5,466,934	15.5%	1,913
2013 GO Road Bond Engineering	5,411,436		5,411,436	15.3%	1,894
Series 2008 CO Bonds		3,358,499	3,358,499	9.5%	1,175
Interest & Sinking Fund		3,265,720	3,265,720	9.2%	1,143
Enterprise Fund	2,078,431		2,078,431	5.9%	727
2014 Tax Notes	1,866,140		1,866,140	5.3%	653
Road Improvement Fund	1,226,663		1,226,663	3.5%	429
Series 2007 CO Bonds	345,139		345,139	1.0%	121
2009 Tax Notes		123,156	123,156	0.3%	43
Hotel Occupancy Tax		116,456	116,456	0.3%	41
Series 2010 CO Bond		65,987	65,987	0.2%	23
Bunton Creek PID		0	0	0.0%	0
Totals:	17,745,011	17,582,788	35,327,799	100.0%	12,365

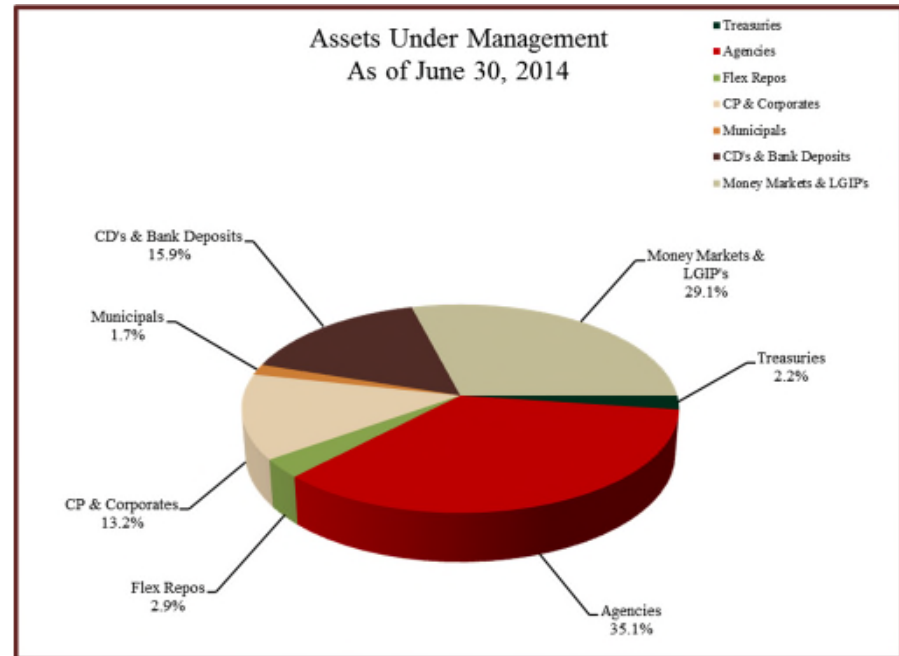
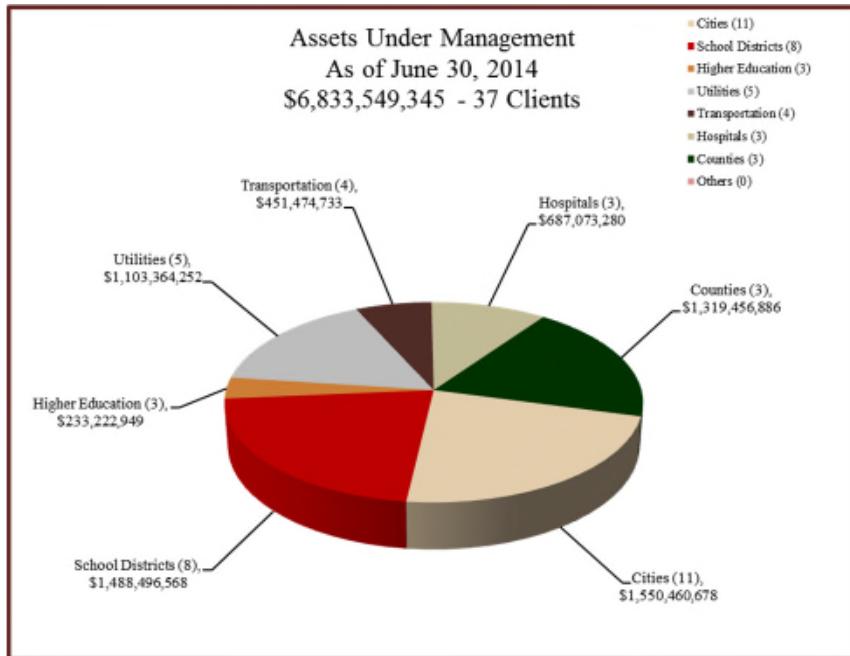
Earnings Potential

- The City can increase interest income through a more active investment approach.
- FSAM can provide the expertise, market access, and resources required to achieve better results.
- Portfolio would include PFIA eligible investments, including deposit accounts, CDs, commercial paper, and U.S. government agency obligations.

Potential Earnings on Managed Portfolio				
Portfolio Size	\$35,000,000			
	Rate	Allocation	Par Amount	Earnings
LGIPs	0.04%	10.00%	3,500,000	1,225
Insured/Collateralized Deposits	0.18%	20.00%	7,000,000	12,600
6-Month Bank CD	0.25%	15.00%	5,250,000	13,125
9-Month Bank CD	0.30%	15.00%	5,250,000	15,750
12-Month Bank CD	0.38%	10.00%	3,500,000	13,300
15-Month Agency Bullets	0.27%	10.00%	3,500,000	9,450
18-Month Agency Bullets	0.40%	10.00%	3,500,000	14,000
21-Month Agency Bullets	0.47%	5.00%	1,750,000	8,225
24-Month Agency Callable	0.71%	5.00%	1,750,000	12,425
Weighted Average / Total	0.29%	100.00%	35,000,000	100,100

Introduction to FirstSouthwest Asset Management

- FirstSouthwest Asset Management (“FSAM”) is an affiliate of FirstSouthwest Company (“FSC”)
- FSAM is an SEC-Registered Investment Advisor
- Established in 1991 to complement FSC’s financial advisory role
- FSAM actively manages approximately \$6.8 billion for 37 public sector clients
- All FSAM clients are public entities with common policies and objectives
- Client base is concentrated in Texas, with additional clients in New Mexico, Arizona, and Florida



CITY OF KYLE

Experienced Staff

- **Scott McIntyre, CFA • Senior Portfolio Manager**
 - Chartered Financial Analyst, Certified Cash Manager, Registered Investment Advisor, Registered Securities Principal, Registered Securities Representative; 27 years of investment experience, including 24 in the public sector

- **Greg Warner, CTP • Portfolio Manager**
 - Certified Treasury Professional, Registered Investment Advisor and Registered Securities Representative; 24 years of investment experience, including 16 in the public sector

- **Dan Grant • Portfolio Manager**
 - Registered Investment Advisor and Registered Securities Representative; 23 years of investment experience.

- **Andrea Cash • Trading Assistant**
- **Jodi Jones • Reporting Coordinator**

- Additional resources within FirstSouthwest include Financial Advisory, Arbitrage Rebate, Municipal Underwriting, Municipal Trading, Capital Markets and Structured Products
 - **Chris Allen • Financial Advisor** (18 years in public finance)
 - **Bill Johnson • Arbitrage Rebate** (20 years in arb rebate)
 - **Dave Brayshaw • Structured Products** (26 years in structured finance)

FSAM Approach to Investment Management

- Personal, *common sense* approach
- Highly responsive to clients
- Conservative management with safety of principal as the primary focus
- Full transparency in our services and strategies
- Diversification is emphasized to minimize interest rate & credit risk
- Access to more than 25 approved brokers
- Continual monitoring of client portfolio positions
- Valued resource - knowledge base extends into the accounting arena
- Keeping our clients informed is a primary goal
- Intuitive, accurate monthly reporting with independent pricing sources
- In-house arbitrage rebate division
- Technical support through 30-member IT department
- Oversight through 4 member compliance team

FSAM Services

- We are experts in Texas Public Funds Investment Act
- Extensive public sector experience includes:
 - Investment consulting, risk assessment, investment evaluation, trade execution
 - Investment policy and strategy development and implementation
 - Portfolio monitoring
 - Customized investment reporting
 - Presentations to governing bodies
 - Cash flow analysis and projections
 - Benchmark development
 - Broker/dealer due diligence and monitoring
- We keep clients informed through frequent phone calls, economic conference calls, investment strategy calls, quarterly newsletters, and regular e-mails on important data and events.

Proposed Fees

- FSAM proposes to provide complete investment management services at a fixed cost of \$7,000 per quarter (\$28,000 per year). This equates to approximately 8 basis points (0.08%) on the City's \$35 million portfolio.
- Net of fees, the proposed portfolio could potentially increase annual interest earnings by roughly \$60,000, a 400% increase.
- Proposed fees are less than the cost of a part-time employee, yet the City gets the benefit of full-time professional management from experts in the field.
- Services will include: a complete re-write/update of the City's investment policy, followed by an annual policy review; monthly and quarterly investment reports; access to FSAM's extensive list of approved broker-dealers; trade execution; assistance with safekeeping and trade settlement; periodic market updates; bi-monthly economic and strategy conference calls; daily market reports; other assistance as requested.

Pros / Cons

OUTSOURCING

- Cost of outsourcing is significantly less than cost to hire an investment officer.
- Immediate access to professional managers who are experts in the field.
- Better market access through extensive broker-dealer list, market contacts, and tools such as Bloomberg.
- Economies of scale will accrue benefits to City through market access, improved pricing, and better yields.
- Software systems to track and monitor portfolio, generate investment reports, and create accounting entries are included in cost.

VS.

HIRING INTERNAL STAFF

- Size of City's portfolio does not cost justify expense of hiring an investment officer.
- Investment officer candidates must be found, screened, hired, and trained, and still would not match the level of expertise if outsourced.
- Newly hired investment officer must establish market contacts and broker-dealer relationships. Regulatory environment (Municipal Advisor rule) is burdensome and some brokers make refuse City's business.
- Small portfolio size will limit City's opportunities, increase costs, and reduce yields.
- City must acquire or create systems to perform these functions.

Closing

- FirstSouthwest and FSAM specialize in public funds.
- We have extensive experience with similar entities.
 - Cities/Towns: Addison, Bridgeport, Denton, Frisco, Harlingen, Hutto, Souhlake, Waco, West Palm Beach (Florida)
 - Central Texas College
- We will provide the personal attention of a small firm, but with the added support and resources of a large, well capitalized investment bank.
- FirstSouthwest is uniquely qualified to provide these services to the City.
- Investment earnings can be increased through the use of a professional manager at a modest cost to the City.

City of Kyle, Texas
FISCAL NOTE

DATE OF COUNCIL CONSIDERATION: October 21, 2014
 CONTACT CITY DEPARTMENT: Financial Services Department
 CONTACT CITY STAFF: Pervez A. Moheet, CPA
 Director of Finance

SUBJECT:

Approve a 2-year professional services agreement with FIRSTSOUTHWEST ASSET MANAGEMENT, INC., with three 1-year renewal options to provide investment management and associated advisory services to the City of Kyle for a fixed quarterly rate of \$7,000.00 or \$28,000 per year for the term of the contract.

CURRENT YEAR FISCAL IMPACT:

This agreement will require a payment of \$7,000.00 per quarter by the City for investment management and advisory services. These quarterly fee payments will be offset against investment income. The City will record investment earnings as net of all investment expenses.

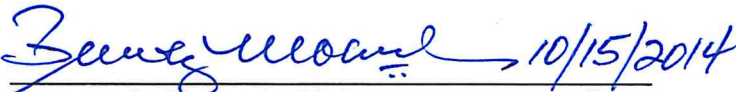
- | | |
|---------------------------|--------------------------|
| 1. City Department: | Financial Services |
| 2. Project Name: | Investment Advisory Fees |
| 3. Funding Source: | Investment Income |
| 4. Amount of This Action: | \$ 28,000.00 |

FUNDING SOURCE OF THIS ACTION:

The funding source for the quarterly fixed fee payments by the City for investment management and advisory services will be from the proceeds of investment income.

ADDITIONAL INFORMATION/COUNCIL ACTION:

N/A.

 10/15/2014
 Pervez A. Moheet, CPA - Date
 Director of Finance



CITY OF KYLE, TEXAS

Award RFP to Neptune-Wilkinson re:
Roland Lane Elevated Tank Project

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Award a Request for Proposal to NEPTUNE-WILKINSON ASSOCIATES, INC., Austin, Texas, in an amount not to exceed \$16,200.00 for the purpose of providing engineering services for the rehabilitation of the Roland Lane Elevated Tank. ~ *Leon Barba, P.E., City Engineer*

Other Information:

Budget Information: A Fiscal Note is attached.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Fiscal Note](#)

[Proposal](#)

NEPTUNE - WILKINSON ASSOCIATES, INC.
Consulting Engineers
TBPE Firm# F-359

4010 Manchaca Road
Austin, Texas 78704

(512) 462-3373
(FAX) 462-3469

October 10, 2014

Leon Barba, P.E., City Engineer
City of Kyle
P.O. Box 40
Kyle, Texas 78640

Re: Letter Proposal for Engineering Services
Roland Lane Elevated Tank Rehabilitation
NWA# 1190-599

Dear Mr. Barba:

We are pleased to propose engineering services to the City of Kyle for the rehabilitation of the Roland Lane Elevated Tank. We propose to provide services similar to those provided for the Rebel Road Ground Storage Tanks with the modification that construction inspection services for required tank welding work, surface preparation and coating applications be performed by a specialized inspection services company due to the specific characteristics of the elevated tank. The inspection services would be provided by others under a separate contract with the City.

The scope of engineering services will include the following items but not necessarily exclude other tasks if needed.

- 1) Review current condition of tank and specify appropriate rehabilitation design conforming to TCEQ, AWWA and OSHA requirements. Consult with the tank inspection company on the scope of the rehabilitation work.
- 2) Prepare drawings and specifications as needed to describe the work to be performed and incorporate into project documents.
- 3) Prepare advertisement for public bid and solicit bid proposals (newspaper publication cost not included).
- 4) Conduct public bid opening, prepare bid tabulation and make recommendation of contract award.
- 5) Attend preconstruction conference and issue notice to proceed.

City of Kyle
Page 2
October 10, 2014

- 6) Provide construction administration services including monitoring inspections, monthly pay request processing, determine any field orders, and prepare any change orders to the work.
- 7) Conduct final inspection and prepare Certificate of Construction Completion and warranty documents.

NWA proposes to perform the above described engineering work for a cost not to exceed \$16,200.00 without prior authorization. City shall pay NWA for basic engineering services provided upon completion of the following project milestones:

1)	Preparation of Bid Documents and Specifications	70 %
2)	Construction Administration	25 %
3)	Final	5 %

The requests for payment for inspection services will be reviewed and forwarded to the City on a monthly basis.

NWA will begin engineering work upon approval of this letter proposal by the City and estimate that bids could be received within approximately 60 days after authorization to proceed is given. The contracted work could begin in a further 45 days and the work is estimated to take 105 days to complete. Hence, if project approval is given at the end of October, the work would be complete on or about May 23, 2015.

We are pleased to offer these engineering services to the City of Kyle and if additional information or a detailed engineering services agreement is needed, simply advise our office.

Sincerely,

John A Bartle

John A. Bartle, P.E.

JAB:jm

Proposal Accepted and Authorization to Proceed

Signature: _____

Print Name: _____

Date: _____

City of Kyle

City of Kyle, Texas
FISCAL NOTE

DATE OF COUNCIL CONSIDERATION: October 21, 2014
 CONTACT CITY DEPARTMENT: Engineering
 CONTACT CITY STAFF: Leon Barba, P.E., City Engineer

SUBJECT:

Award a Request for Proposal to NEPTUNE-WILKINSON ASSOCIATES, INC. of Austin, Texas, in an amount not to exceed \$16,200.00 for the purpose of providing engineering services for the rehabilitation of the Roland Lane Elevated Tank.

CURRENT YEAR FISCAL IMPACT:

This engineering services contract with NEPTUNE-WILKINSON ASSOCIATES, INC., will require expenditure of funds from the 2014 Tax Notes as follows:


1. City Department:	Engineering Services
2. Project Name:	Engineering – Roland Lane Elevated Tank
3. Budget/Accounting Code(s):	190-810-57214
4. Funding Source:	2014 Tax Notes Fund
5. Current Appropriation:	\$ 450,000.00
6. Unencumbered Balance:	\$ 302,800.00
7. Amount of This Action:	<u>\$(16,200.00)</u>
8. Remaining Balance:	<u>\$ 286,600.00</u>

FUNDING SOURCE OF THIS ACTION:

The funding for this engineering services contract in the amount of \$16,200.00 will be provided from the 2014 Tax Notes Fund.

ADDITIONAL INFORMATION/COUNCIL ACTION:

N/A

 10/15/2014

Pervez A. Moheet, CPA - Date
 Director of Finance



CITY OF KYLE, TEXAS

(Second Reading) Ordin amending plan expiration secs

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation:

(Second Reading) An ordinance amending the City of Kyle, Texas, Code of Ordinances Chapter 32 (Site Development), Article II (Plan and Procedures), Sec. 32-49 (Expiration); adding Secs. 32-49.1 through 32-49.4; amending Chapter 41 (Subdivisions), Article II (Processing of Proposed Subdivisions) Sec. 41.51 (Preliminary Plan Package (ppp)) by repealing Sec. 41-51(d); adding Secs. 41.51.1 through 41.51.5; amending Chapter 53 (Zoning), Sec. 53-954 (Expiration); extending said expiration periods of said amended provisions; providing definitions; providing when amended expiration periods apply; providing exemptions to said expiration periods; applying said expiration periods to a series of permits; requiring that the city shall consider a permit application solely on the basis of the regulations that were in effect at the time the original application was filed; providing that permit approval shall run with the land; providing for disposition of dormant projects; providing for expiration of permit applications; providing a severability clause; providing repeal of conflicting ordinances; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~ *Manuel De La Rosa, Director of Planning*

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[FINAL Expiration Ordin 10 10 \(2nd Read\)](#)

Cover Memo

Item # 5

AN ORDINANCE AMENDING THE CITY OF KYLE, TEXAS, CODE OF ORDINANCES CHAPTER 32 (SITE DEVELOPMENT), ARTICLE II (PLAN AND PROCEDURES), DIVISION 2 (PLAN), SEC. 32-49 (EXPIRATION); ADDING SECS. 32-49.1 THROUGH 32-49.4; AMENDING CHAPTER 41 (SUBDIVISIONS), ARTICLE II (PROCESSING OF PROPOSED SUBDIVISIONS), SEC. 41.51 (PRELIMINARY PLAN PACKAGE (PPP)) BY REPEALING SEC. 41-51(d); ADDING SECS. 41.51.1 THROUGH 41.51.5; AMENDING CHAPTER 53 (ZONING), SEC. 53-954 (EXPIRATION); EXTENDING SAID EXPIRATION PERIODS OF SAID AMENDED PROVISIONS; PROVIDING DEFINITIONS; PROVIDING WHEN AMENDED EXPIRATION PERIODS APPLY; PROVIDING EXEMPTIONS TO SAID EXPIRATION PERIODS; APPLYING SAID EXPIRATION PERIODS TO A SERIES OF PERMITS; REQUIRING THAT THE CITY SHALL CONSIDER A PERMIT APPLICATION SOLELY ON THE BASIS OF THE REGULATIONS THAT WERE IN EFFECT AT THE TIME THE ORIGINAL APPLICATION WAS FILED; PROVIDING THAT PERMIT APPROVAL SHALL RUN WITH THE LAND; PROVIDING FOR DISPOSITION OF DORMANT PROJECTS; PROVIDING FOR EXPIRATION OF PERMIT APPLICATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO.

WHEREAS, the intent of the Texas Legislature in enacting Chapter 245 of the Local Government Code was to protect property owners from changes in local regulations that occurred after property owners had already begun development on their property; and,

WHEREAS, the city council seeks to comply with the purpose, goal and intent of Chapter 245; and,

WHEREAS, certain sections of the Code of Ordinances are not in compliance with Chapter 245 of the Texas Local Government Code, which establishes vested rights and is generically called the "Vested Rights Statute"; and,

WHEREAS, Chapter 245 of the Texas Local Government Code provides specific periods as to when certain stages of development projects lapse or expire, which said periods are in

conflict with certain sections of the Code of Ordinances; and,

WHEREAS, it is the intent of the city council to amend or repeal those sections in order to have said sections in compliance with Chapter 245 of the Local Government Code; and,

WHEREAS, it is the city council's further intent to amend said sections to include certain exclusions to the expiration requirements of Chapter 245 of the Local Government Code; and,

WHEREAS, city council further intends to amend certain of said sections to include definitions for the purpose of clarifying the application and interpretation of said amended sections;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Purpose of Amendment. The City of Kyle Code of Ordinances is hereby amended insofar, and only insofar, as is herein set forth and in no other respect whatsoever.

Section 3. Amendment to Sec. 32-49.

Sec. 32-49 ("Expiration") of Chapter 32, Article II of the Code of Ordinances of the City of Kyle, shall be amended to read as follows:

"Sec. 32-49. Expiration.

Under no circumstance may the expiration date be earlier than September 1, 2010. After that date, a permit or development project approval shall lapse and become void no earlier than two years for an individual permit after the date the first permit application was filed and no earlier than five years for a development project after the date the first permit application for the development project was filed, unless a longer time shall be specifically established by the city as a condition of approval, or unless, prior to the expiration, a building permit is issued and construction is commenced and diligently pursued toward completion.

Sec. 32-49.1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words used in the present tense include the future tense. Words used in the plural number include the singular, and words in the singular include the plural. The word "shall" is always mandatory. The word "herein" means in this article.

City means the City of Kyle, Texas.

Commended and diligently pursued toward completion means a developer has established that it has made progress toward completion of a development project by engaging in one or more of the following avenues: (1) submission of an application for a final plat or plan; (2) a good-faith attempt to file a permit application necessary to begin or continue toward completion of the project; (3) the incursion of costs in developing the project (exclusive of land acquisition) that equal five percent (5%) of the most recent appraised market value of the real property in which the project is located; (4) the posting of a bond with the city to ensure performance of an obligation that the city requires; or (5) payment of utility connection fees or impact fees.

Development means and begins when a developer makes application for a single permit.

Permit or permits means any of the following: a site development plan, a license; a certificate; approval by the city staff; registration; consent by the city staff; permit; contract or other agreement for construction related to, or provision of, service from a water or wastewater utility agency owned, operated, or controlled by a regulatory agency; or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.

Person means any human being or legal entity and includes a corporation, partnership, and an incorporated or unincorporated association.

Project or Development Project means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

Regulations means whatever regulations are in place at the point a developer makes application for a single permit and govern through the rest of the development or project and include the provisions of any applicable ordinance, rule, regulation or policy and shall not include any intervening regulations between the time of a developer's application for a project's first permit and progress or completion of the project.

Sec. 32-49.2. Inception.

The expiration periods set forth in Sec. 32-49 begin to run at the time a person:

- a. files either a preliminary or a final site development plan with the city;
- b. obtains one or more permits from the city;
- c. applies for a single permit;
- d. holds a building permit that is not older than two years;
- e. files an application that gives the city fair notice of the person's development project and the nature of the permit sought;

- f. exhibits progress toward completion of the project, including (1) submission of an application for a final plat or plan; (2) a good-faith attempt to file a permit application necessary to begin or continue toward completion of the project; (3) the incursion of costs in developing the project (exclusive of land acquisition) that equal five percent of the most recent appraised market value of the real property in which the project is located;
- g. posts a bond with the city to ensure performance of an obligation that the city requires; or
- h. makes payment of utility connection fees or impact fees.

Sec. 32-49.3. Exempted regulations.

The expiration periods of Sec. 32-49 as set forth herein do not apply to or otherwise govern the following regulations, and the vesting provisions of Chapter 245 of the Local Government Code are not applicable:

- a. building permits that are at least two years old;
- b. zoning regulations that do not affect landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by restrictive covenants required by the city;
- c. regulations that specifically control only the use of the land and that do not affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage or building size;
- d. regulations for sexually oriented businesses;
- e. city or county regulations affecting colonias;
- f. fees imposed in conjunction with development permits;
- g. regulations for annexation that do not affect landscaping or tree preservation or open space or park dedication;
- h. regulations for utility connections;
- i. flood control regulations;
- j. construction standards for public works located on public lands or easements; or,
- k. regulations to prevent the imminent destruction of property or injury to persons that do not affect landscaping or tree preservation, open space or park dedication,

property classification, lot size, lot dimensions, lot coverage, or building size, residential or commercial density, or the timing of a project, or that do not change development permitted by restrictive covenant required by the municipality.

Sec. 32-49.4. Other.

- (1) Series of permits. If a series of permits is required for a project, the regulations in place at the time of the original application for the permit in the series must be the sole basis for consideration of all subsequent permits required for completion of the project.
- (2) Timing of permit application. The city shall consider a permit application solely on the basis of the regulations that were in effect at the time the original application for a permit was filed for any purpose, including review for administrative purposes, or a plan for development of real property or plat application was filed with the city. After the application for a project is filed, the city may not shorten the duration of any permit required for the project.
- (3) Run with the land. A permit approval shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the application.
- (4) Dormant projects. Notwithstanding Sec. 32-49.2 stated herein, the city may impose an expiration date on dormant projects if it can show that no progress has been made toward completion of a project. Evidence that indicate a project is dormant and that no progress has been made toward completion of a project consists of facts or circumstances that a developer has not performed or otherwise acted upon any of the actions listed under Sec. 32-49.2. The city council may decide by majority vote that a project is dormant upon evidence indicating such and determine that the expiration date required under Sec. 32-49 herein is no longer valid or in effect.
- (5) Expiration of permit application. A permit application expires after 45 days if the permit applicant fails to provide the necessary information required by the application and the city provides the applicant with notice within 10 days after the filing of the application. Notice shall be considered adequate if sent to the applicant by certified mail, return receipt requested, at the applicant's last known address provided by the applicant."

Section 4. Amendment to Sec. 41-51(d).

Sec. 41-51 ("Preliminary plan package (PPP)") of Chapter 41, Article II of the Code of Ordinances of the City of Kyle, shall be amended to read as follows:

Sec. 41-51(d) *Preliminary plan term* is hereby REPEALED.

"Sec. 41-51.1. Expiration.

Under no circumstance may the expiration date be earlier than September 1, 2010. After that date, a permit or development project approval shall lapse and become void no earlier than two years for an individual permit after the date the first permit application was filed and no earlier than five years for a development project after the date the first permit application for the development project was filed, unless a longer time shall be specifically established by the city as a condition of approval, or unless, prior to the expiration, a building permit is issued and construction is commenced and diligently pursued toward completion.

“Sec. 41-51.2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words used in the present tense include the future tense. Words used in the plural number include the singular, and words in the singular include the plural. The word "shall" is always mandatory. The word "herein" means in this article.

City means the City of Kyle, Texas.

Commended and diligently pursued toward completion means a developer has established that it has made progress toward completion of a development project by engaging in one or more of the following avenues: (1) submission of an application for a final plat or plan; (2) a good-faith attempt to file a permit application necessary to begin or continue toward completion of the project; (3) the incursion of costs in developing the project (exclusive of land acquisition) that equal five percent (5%) of the most recent appraised market value of the real property in which the project is located; (4) the posting of a bond with the city to ensure performance of an obligation that the city requires; or (5) payment of utility connection fees or impact fees.

Development means and begins when a developer makes application for a single permit.

Permit or permits means any of the following: a site development plan, a license; a certificate; approval by the city staff; registration; consent by the city staff; permit; contract or other agreement for construction related to, or provision of, service from a water or wastewater utility agency owned, operated, or controlled by a regulatory agency; or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.

Person means any human being or legal entity and includes a corporation, partnership, and an incorporated or unincorporated association.

Project or Development Project means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

Regulations means whatever regulations are in place at the point a developer makes application for a single permit and govern through the rest of the development or project and include the provisions of any applicable ordinance, rule, regulation or policy and shall not

include any intervening regulations between the time of a developer's application for a project's first permit and progress or completion of the project.

Sec. 41-51.3. Inception.

The expiration periods set forth in Sec. 41-51.1 begin to run at the time a person:

- a. files either a preliminary or a final site development plan with the city;
- b. obtains one or more permits from the city;
- c. applies for a single permit;
- d. holds a building permit that is not older than two years;
- e. files an application that gives the city fair notice of the person's development project and the nature of the permit sought;
- f. exhibits progress toward completion of the project, including (1) submission of an application for a final plat or plan; (2) a good-faith attempt to file a permit application necessary to begin or continue toward completion of the project; (3) the incursion of costs in developing the project (exclusive of land acquisition) that equal five percent of the most recent appraised market value of the real property in which the project is located;
- g. posts a bond with the city to ensure performance of an obligation that the city requires; or
- h. makes payment of utility connection fees or impact fees.

Sec. 41-51.4. Exempted regulations.

The expiration periods of Sec. 41-51.1 as set forth herein do not apply to or otherwise govern the following regulations, and the vesting provisions of Chapter 245 of the Local Government Code are not applicable:

1. building permits that are at least two years old;
2. zoning regulations that do not affect landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by restrictive covenants required by the city;
3. regulations that specifically control only the use of the land and that do not affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage or building size;

4. regulations for sexually oriented businesses;
5. city or county regulations affecting colonias;
6. fees imposed in conjunction with development permits;
7. regulations for annexation that do not affect landscaping or tree preservation or open space or park dedication;
8. regulations for utility connections;
9. flood control regulations;
10. construction standards for public works located on public lands or easements; or,
11. regulations to prevent the imminent destruction of property or injury to persons that do not affect landscaping or tree preservation, open space or park dedication, property classification, lot size, lot dimensions, lot coverage, or building size, residential or commercial density, or the timing of a project, or that do not change development permitted by restrictive covenant required by the municipality.

Sec. 41-51.5. Other.

1. Series of permits. If a series of permits is required for a project, the regulations in place at the time of the original application for the permit in the series must be the sole basis for consideration of all subsequent permits required for completion of the project.
2. Timing of permit application. The city shall consider a permit application solely on the basis of the regulations that were in effect at the time the original application for a permit was filed for any purpose, including review for administrative purposes, or a plan for development of real property or plat application was filed with the city. After the application for a project is filed, the city may not shorten the duration of any permit required for the project.
3. Run with the land. A permit approval shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the application.
4. Dormant projects. Notwithstanding Sec. 41-51.1 stated herein, the city may impose an expiration date on dormant projects if it can show that no progress has been made toward completion of a project. Evidence that indicate a project is dormant and that no progress has been made toward completion of a project consists of facts or circumstances that a developer has not performed or otherwise acted upon any of the actions listed under Sec. 41-51.3. The city council may decide by majority vote that a project is dormant upon evidence indicating such

and determine that the expiration date required under Sec. 41-51.1 herein is no longer valid or in effect.

5. Expiration of permit application. A permit application expires after 45 days if the permit applicant fails to provide the necessary information required by the application and the city provides the applicant with notice within 10 days after the filing of the application. Notice shall be considered adequate if sent to the applicant by certified mail, return receipt requested, at the applicant's last known address provided by the applicant.”

Section 5. Amendment to Sec. 53-954.

Sec. 53-954 (“Expiration”) of Chapter 53, Article IV (Plan Requirements and Special Provisions) of the Code of Ordinances of the City of Kyle, shall be amended to read as follows:

“Sec. 53-954. - Expiration.

Unless a longer time shall be specifically established as a condition of approval, construction plan approval shall expire no earlier than September 1, 2010, and no earlier than two years for an individual construction plan and no earlier than five years for a project following the date on which such approval became effective, unless prior to the expiration, a building permit is issued and construction is commenced and diligently pursued toward completion.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

Section 7. Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 8. Open Meetings. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, TEX. GOV'T CODE, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon.

Section 9. Effective Date. This ordinance shall take effect from and after its final passage and publication as required by law.

PASSED AND APPROVED on First Reading this 8th day of October, 2014.

PASSED AND ADOPTED on Second Reading this _____ day of _____, 2014.

THE CITY OF KYLE, TEXAS

BY: _____
R. Todd Webster, Mayor

ATTEST:

APPROVED AS TO FORM:

Amelia Sanchez, City Secretary

Ken Johnson, City Attorney



CITY OF KYLE, TEXAS

(Second Reading) Ordin Establishing Garage Setback Defin & Stds.

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: *(Second Reading)* An ordinance amending City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (In General), Section 53-5 (Definitions) by adding definitions for “front property line,” “front wall,” and “wall”; providing “Standards for Determination of a Front Wall for the Purposes of Establishing Garage Setback”; providing a severability clause; providing repeal of conflicting ordinances; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~
Manuel De La Rosa, Director of Planning

Other Information: Please see attachments.

Budget Information: N/A

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Ordinance 1st Reading](#)
 - [Staff Memo](#)
 - [Garage Setback Diagram](#)
 - [KB Home Sample Elevations](#)
-

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF KYLE, TEXAS, CODE OF ORDINANCES, CHAPTER 53 (ZONING), ARTICLE I (IN GENERAL), SECTION 53-5 (DEFINITIONS) BY ADDING DEFINITIONS FOR “FRONT PROPERTY LINE,” “FRONT WALL,” AND “WALL”; PROVIDING “STANDARDS FOR DETERMINING OF A FRONT WALL FOR THE PURPOSES OF ESTABLISHING GARAGE SETBACK”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO.

WHEREAS, the City has experienced rapid growth but a lack of diversity of housing design; and,

WHEREAS, the City Council finds that establishing certain garage setback requirements facilitates offering a more diverse housing design; and,

WHEREAS, “Standards for Determining of a Front Wall for the Purposes of Establishing Garage Setback” as recommended by the city’s planning and zoning commission will enhance the goal of providing a diversity of housing design in the city; and,

WHEREAS, this amendment establishes garage setback requirements from the front wall;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Purpose of Amendment. The City of Kyle Code of Ordinances is hereby amended insofar, and only insofar, as is herein set forth and in no other respect whatsoever.

Section 3. Amendment of Chapter 53, Article I, Section 53-5 Definitions.

Sec. 53-5 (“Definitions”) of Chapter 53, Article I of the Code of Ordinances of the City of Kyle, shall be amended to read as follows:

“Sec. 53-5. Definitions.

Front property line means the boundary of a parcel that is generally located immediately adjacent to a public street a structure faces. In the case of side lots that have two boundaries adjacent to public streets, the front property line shall be toward the street that will be used for 9-1-1 address purposes.

Front wall means the wall that generally faces the front property line, or in the case of side lots that have two boundaries adjacent to public streets, the front wall shall be the wall where the front entrance to the structure on the parcel is located.

Wall means a structure of brick, stone, or other suitable building material, that is a side of a building, surrounds an area, separates one area from another, defines an area architecturally, or carries a load.”

Section 4. Incorporation of Standards. The “Standards for Determining of a Front Wall for the Purposes of Establishing Garage Setback” as recommended by the city’s planning and zoning commission are attached as EXHIBIT “A” and incorporated herein by reference to said Exhibit.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

Section 5. Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 6. Open Meetings. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, TEX. GOV’T CODE, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon.

Section 7. Effective Date. This ordinance shall take effect from and after its final passage and publication as required by law.

PASSED AND APPROVED on First Reading this ____ day of _____, 2014.

PASSED AND ADOPTED on Second Reading this ____ day of _____,
2014.

THE CITY OF KYLE, TEXAS

BY: _____
R. Todd Webster, Mayor

ATTEST:

Amelia Sanchez, City Secretary

APPROVED AS TO FORM:

W. Ken Johnson, City Attorney

EXHIBIT “A”

STANDARDS FOR DETERMINATION OF A FRONT WALL FOR THE PURPOSES OF ESTABLISHING GARAGE SETBACK

Purpose. The purpose of this recommendation is to provide standards (“Standards”) for city staff to use in making a determination of what constitutes a front wall (“front wall”).

Commission goal. It is the goal of the Planning and Zoning Commission (“Commission”) that home front elevations not be dominated by front facing garages, nor by protruding front facing garages. However, it is also the desire of the Commission to empower city staff to make determinations as to what is and is not acceptable to be qualified as a front wall. To help facilitate such determinations, the following general guidelines and procedures are hereby adopted for city staff to refer to as a guide in making such determinations.

Standards. The following Standards are recommended to be referred to by city staff when determining what qualifies as a front wall:


- 1) Require diversity of housing design in Kyle whereby a garage shall not dominate the front elevation, either by the percentage of front elevation determined by width or by protrusion toward a front property line. A garage shall violate this requirement if it is more than 50% of the front width of the home, or if it is set back less than five feet from the front wall.
- 2) The front wall is the forward, most-enclosed outer wall of a structure that faces the front property line.
- 3) A designation of front wall can be given to a load-bearing wall that defines an area. This designation does not require the front wall to be fully enclosed, but it shall dominate the non-garage portion of the front elevation, such as the load-bearing portion of a covered front porch, or the load bearing portion of a front porch where there is a covered balcony overhead. Final determination of what does and does not constitute the designation of front wall shall be determined by the planning director (“director”) or designee.
 - a. In order to qualify for this designation, a builder or developer (“Builder”) must submit a master set of color elevation plans along with the accompanying floor plans for the homes to be built within a subdivision where this designation is being requested.
 - b. The master set of elevations and floor plans will be reviewed by the Director or designee, and each elevation and floor plan will be considered for approval by the Director or designee. After an elevation and floor plan receives said approval from the Director or designee, the master set shall

govern the elevation and plans that have received the designation of front wall for a wall other than a standard fully enclosed outer most wall.

- 4) If a garage is determined by the Director or designee to be set back a minimum of five feet from either a front wall or a designated front wall as provided for herein, the set back shall be in compliance with the requirements of applicable provisions of the city's Code of Ordinances and in accordance with this policy.
- 5) If a Builder disagrees with the determination of the Director or designee, the determination may be appealed to the Commission for a determination.

MEMORANDUM

TO: Mayor and Members of Council

FROM: Manuel De La Rosa, Director of Planning 

DATE: October 14, 2014

SUBJECT: Amendment to Chapter 53 (Zoning); adding definitions and garage setback requirements

Information

The Planning and Zoning Commission and staff have been working on creating a diverse housing product whereby the garage is not dominating the front elevation by establishing certain setback requirements.

The Planning and Zoning Commission held a public hearing at the August 12, 2014 meeting at which time comments were received and incorporated into the draft ordinance. The Planning and Zoning Commission reviewed the second version of the draft ordinance and held a second public hearing at its regular meeting on September 23, 2014.

The first reading of the proposed amending ordinance was held by Council at the October 8, 2014 meeting.

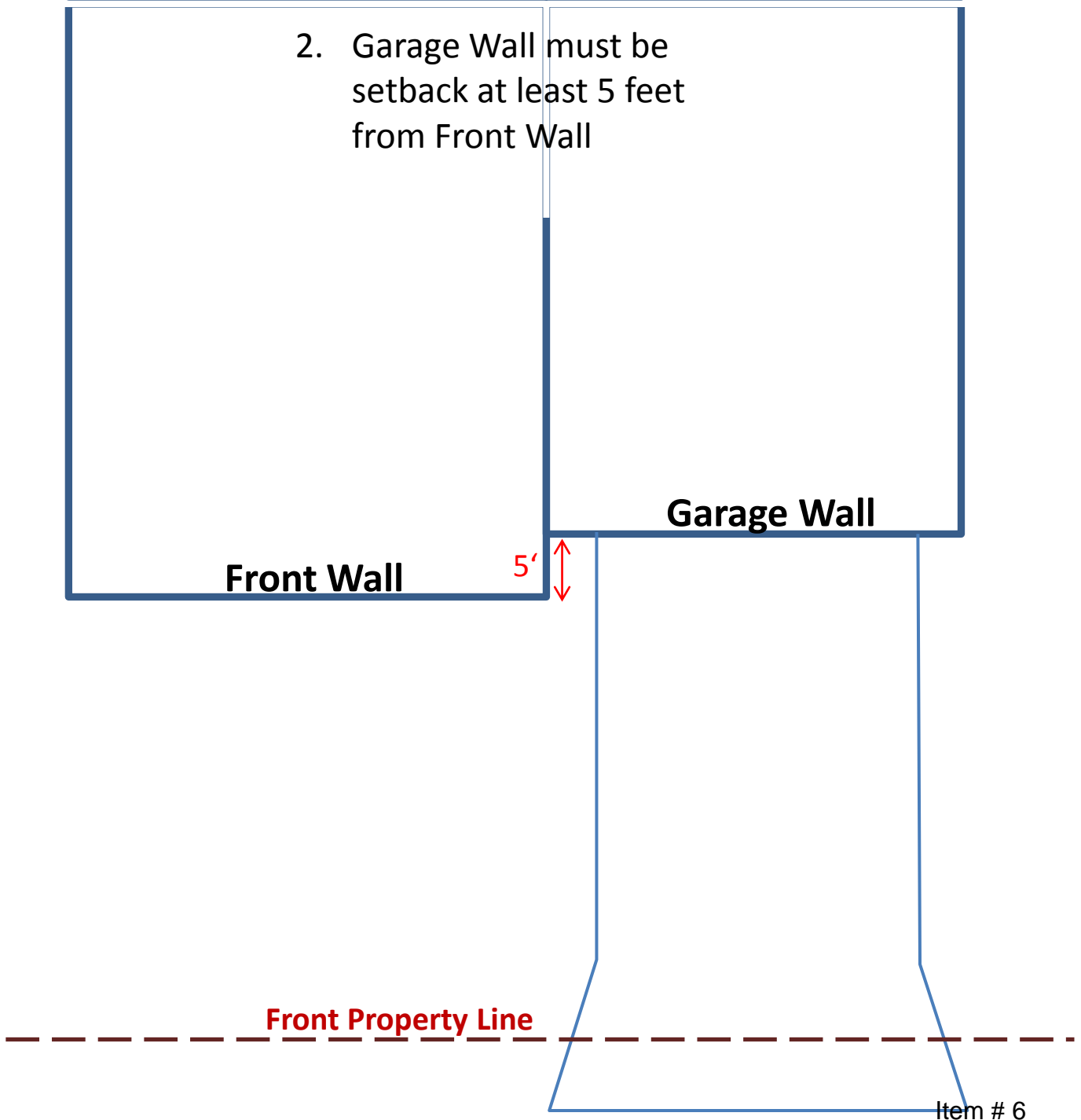
Recommendation

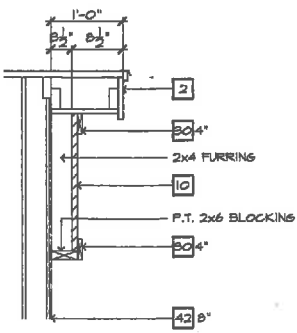
The Planning and Zoning Commission held a public hearing on September 23, 2014 during a regular meeting. The Commissioners voted 6-0 in favor of recommending approval of the proposed amending ordinance to City Council.

Garage Setbacks

1. Width of Garage Wall must be less than the width of the Front Wall

2. Garage Wall must be setback at least 5 feet from Front Wall





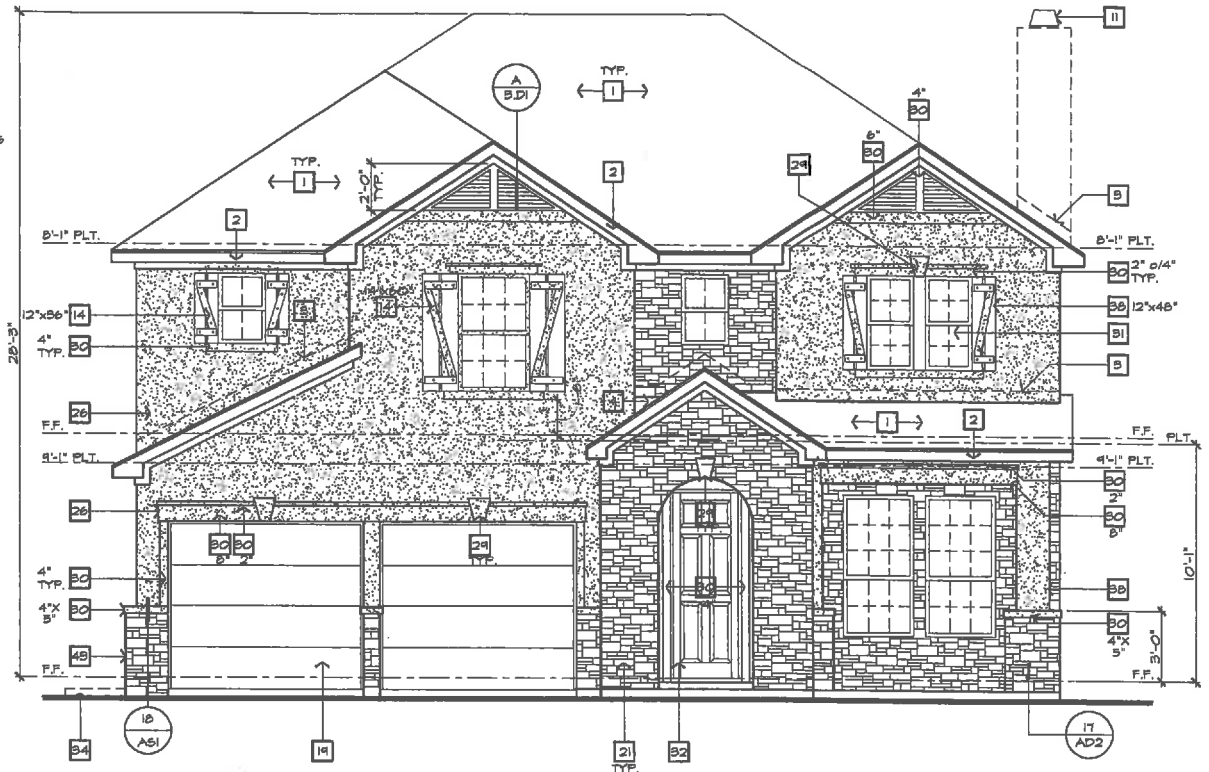
DETAIL "A"

NOTE: NONE

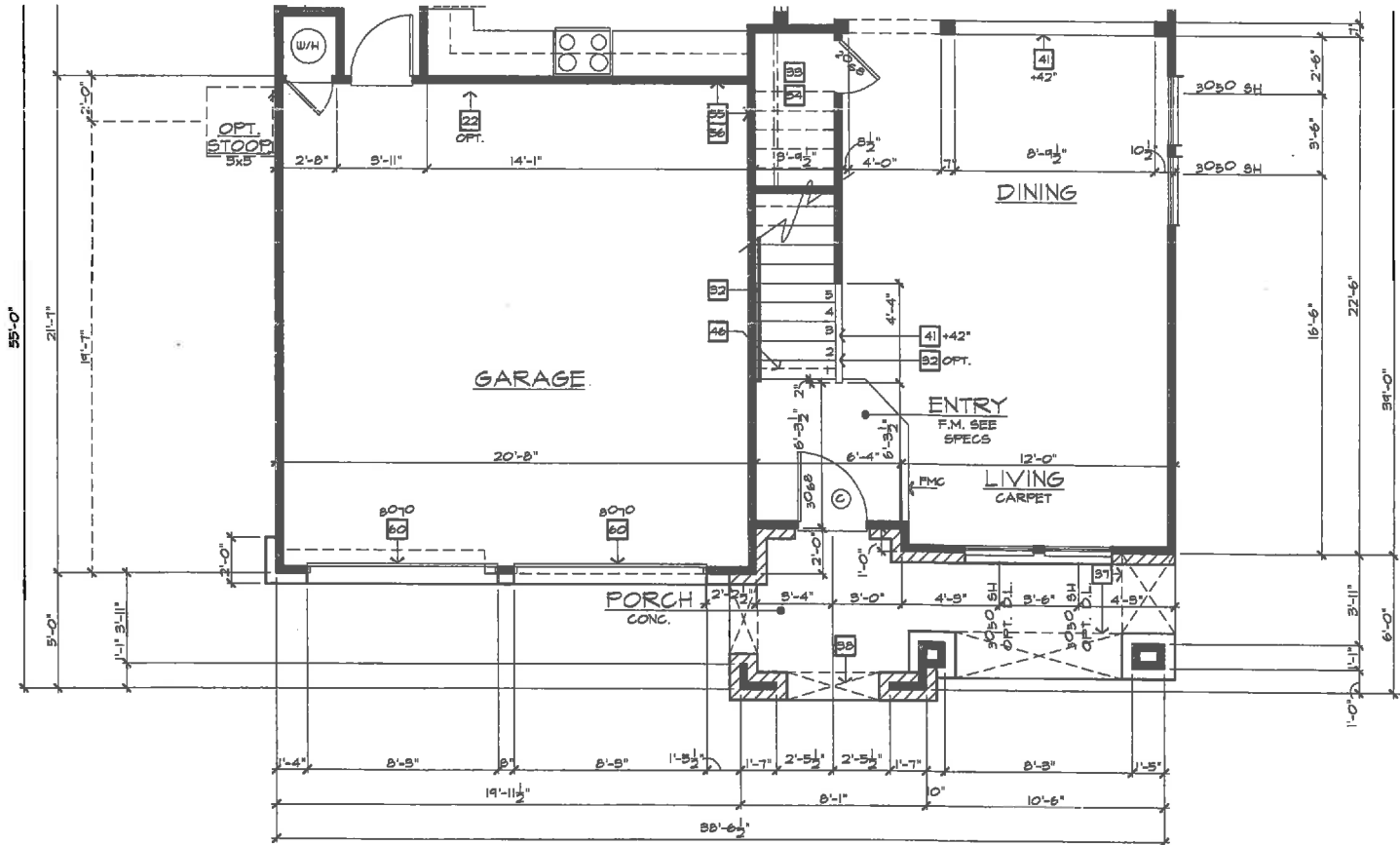
DUAL FIREPLACE CHIMNEY
LOOR PLAN FOR LOCATION

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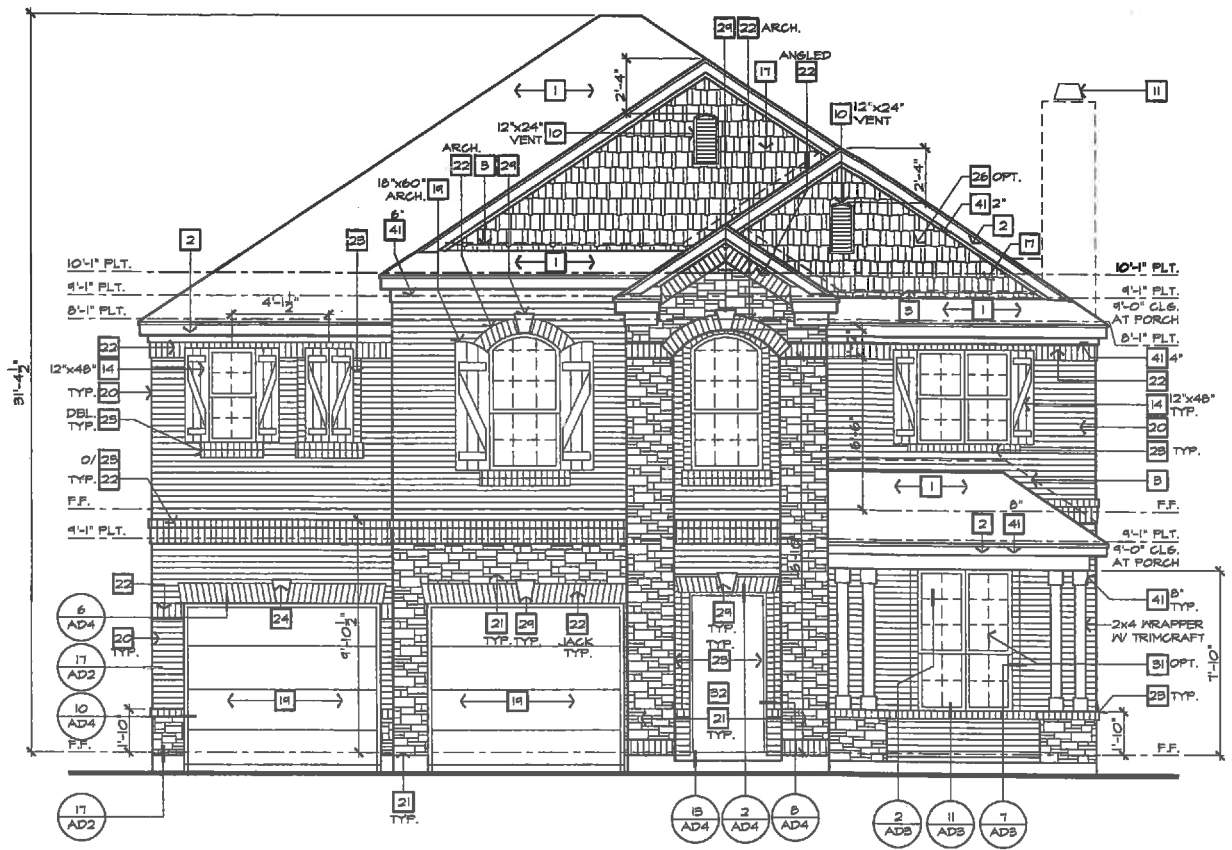


FRONT ELEVATION 'D' - 4
SCALE 1/8"=1'-0" (TYP.)



PARTIAL FIRST FLOOR PLAN 'D' - 4
SCALE 1/8"=1'-0" (TYP.)

Item # 6

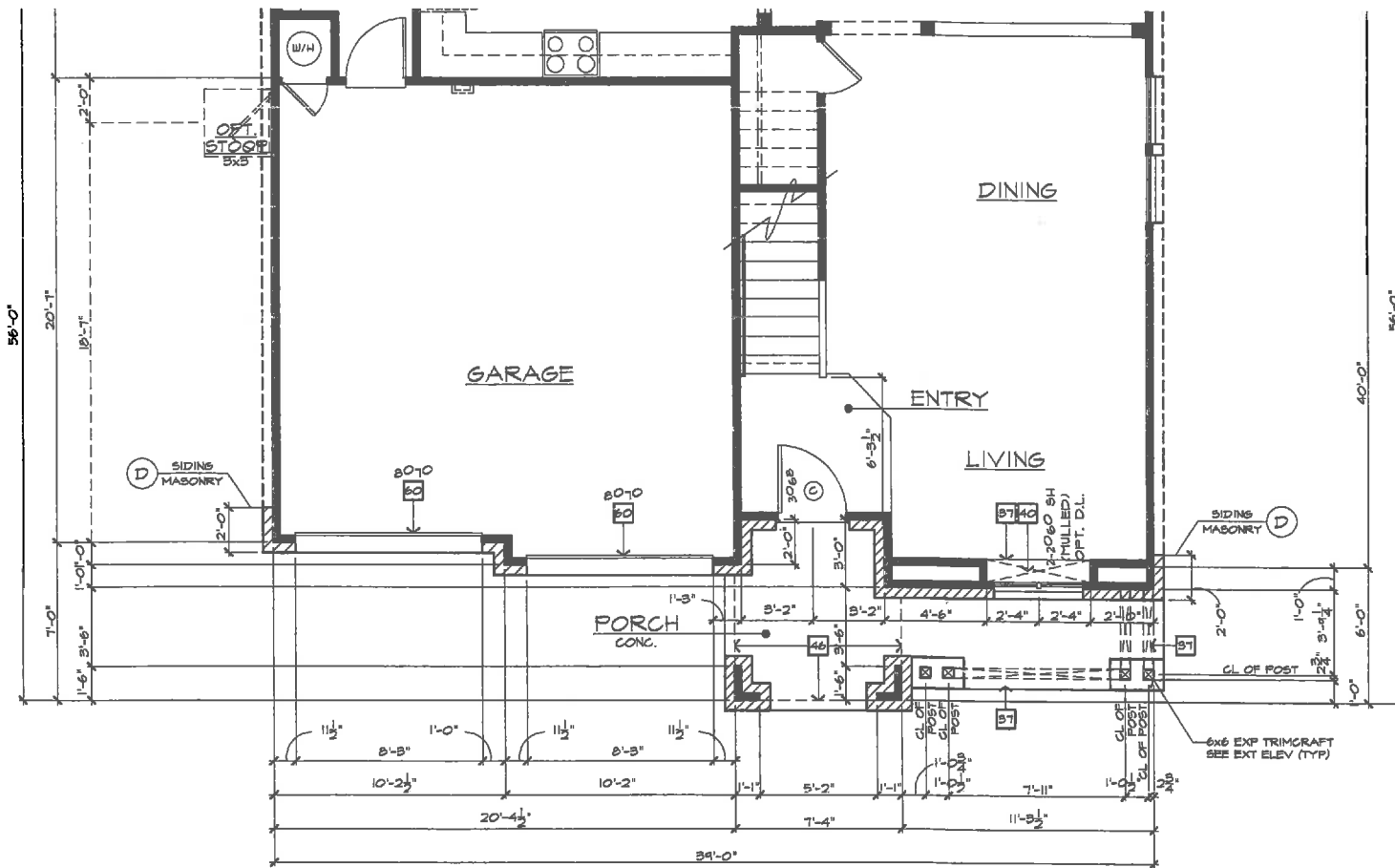


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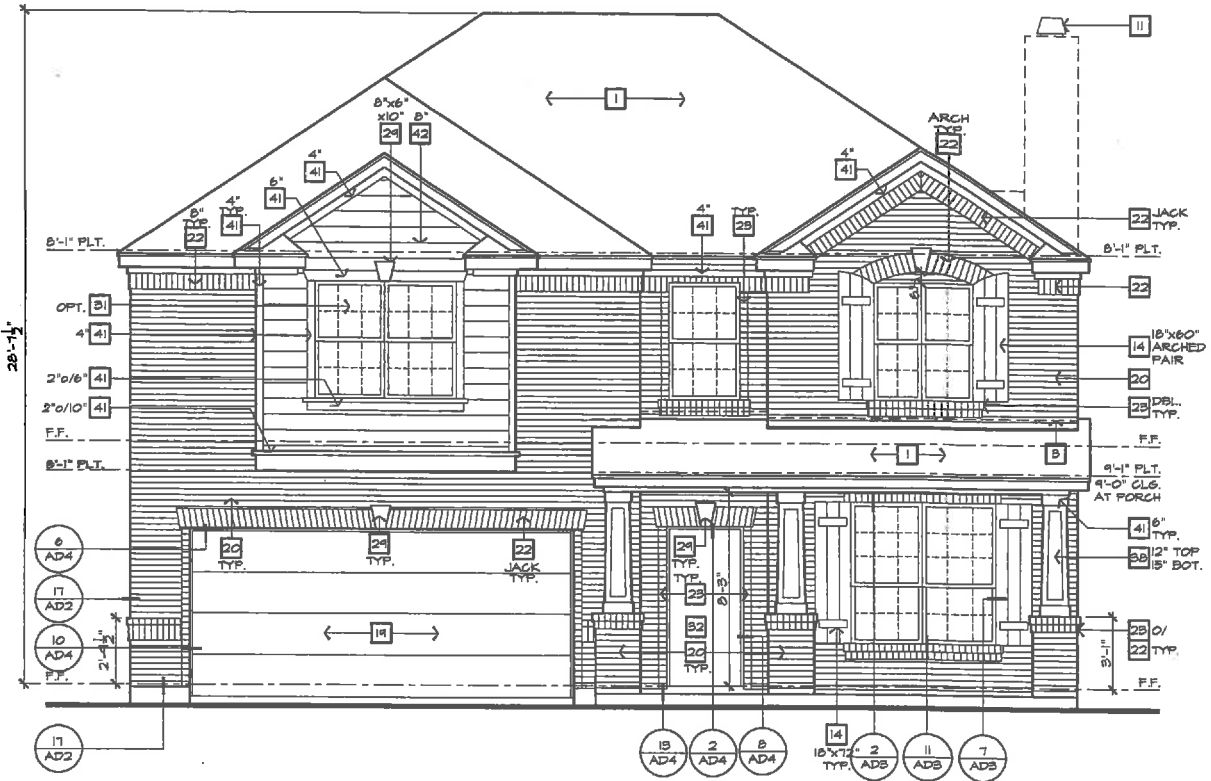
VENTS (TYP)

FRONT ELEVATION 'C'
SCALE 1/8"=1'-0" (TYP)



PARTIAL FIRST FLOOR PLAN 'C'
SCALE 1/8"=1'-0" (TYP)

Item # 6

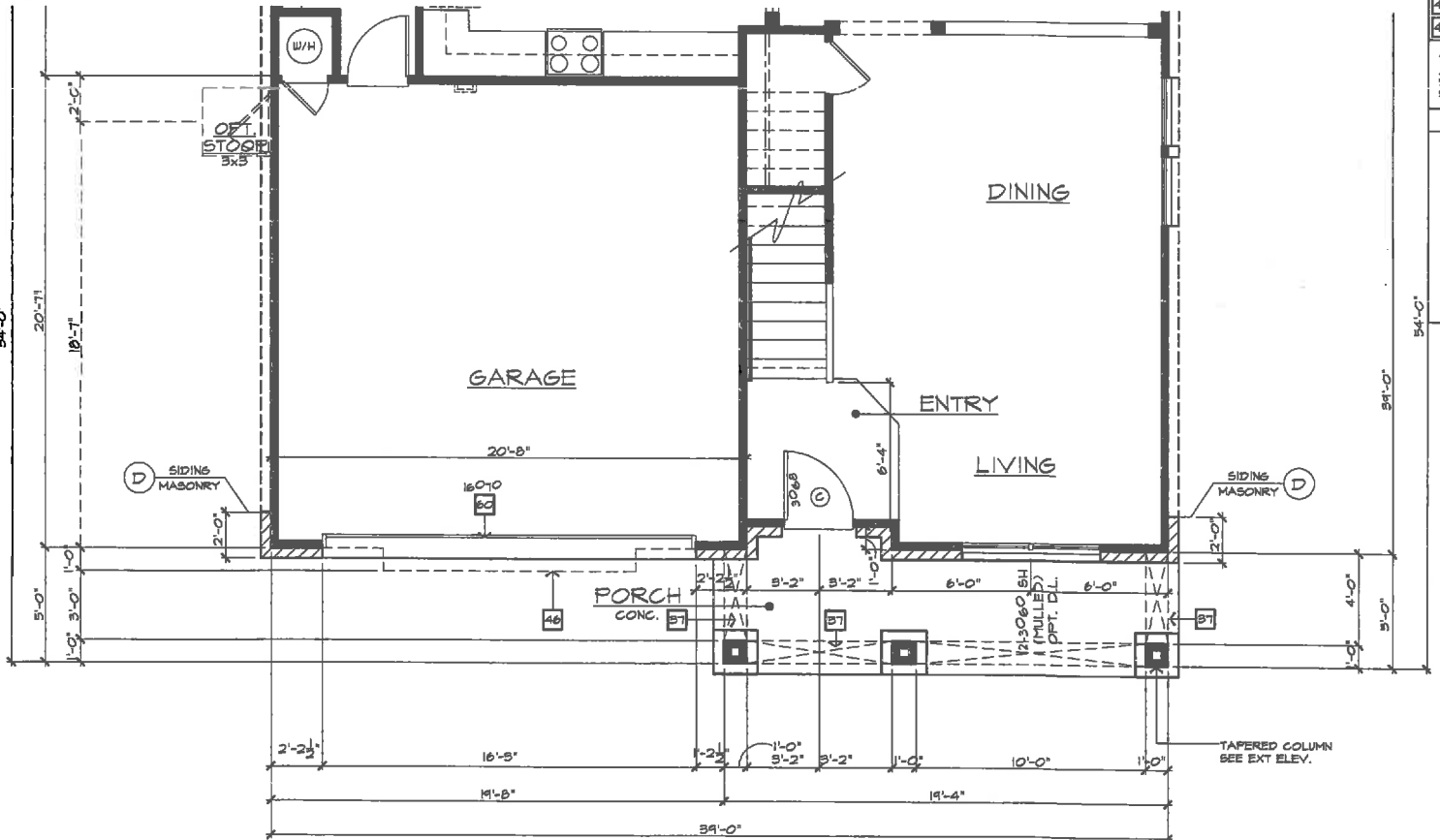


FRONT ELEVATION 'B'
SCALE 1/8"=1'-0" (TYP)

1	ROOF MAT
2	FASCIA
3	FLASHING
4	FLASHING
5	DIVERTER
6	ADDRESS (NOT USE)
7	14" X 6"
8	14" X 12"
9	14" X 12"
10	SCREEN REFER TO OPTION 2'-0" A PLANE
11	DORMER
12	RAILING DECOR FOR SIZ
14	SERVIC
15	GAS SE
16	SHAKE I
17	(NOT USE)
18	SECTION
19	BRICK
20	STONE
21	SOLDIER
22	ROWLOCK
23	BRICK I
24	BRICK I
25	APPROX
26	OPTION
27	SOLDIER
28	12" KEY
29	STUCCO
30	DIVIDER
31	ENTRY I
32	CORBEL
33	CONCRETE BOARD EQUAL - COLUMN
34	CONCRETE BOARD EQUAL - COLUMN
35	COLUMN
36	TRIM - J
37	TRIM - J
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39	SIDING -
40	LOW MA
41	LINE OF

NOTE: ALL SOLDIER ROWLOCK & SURFACE TO

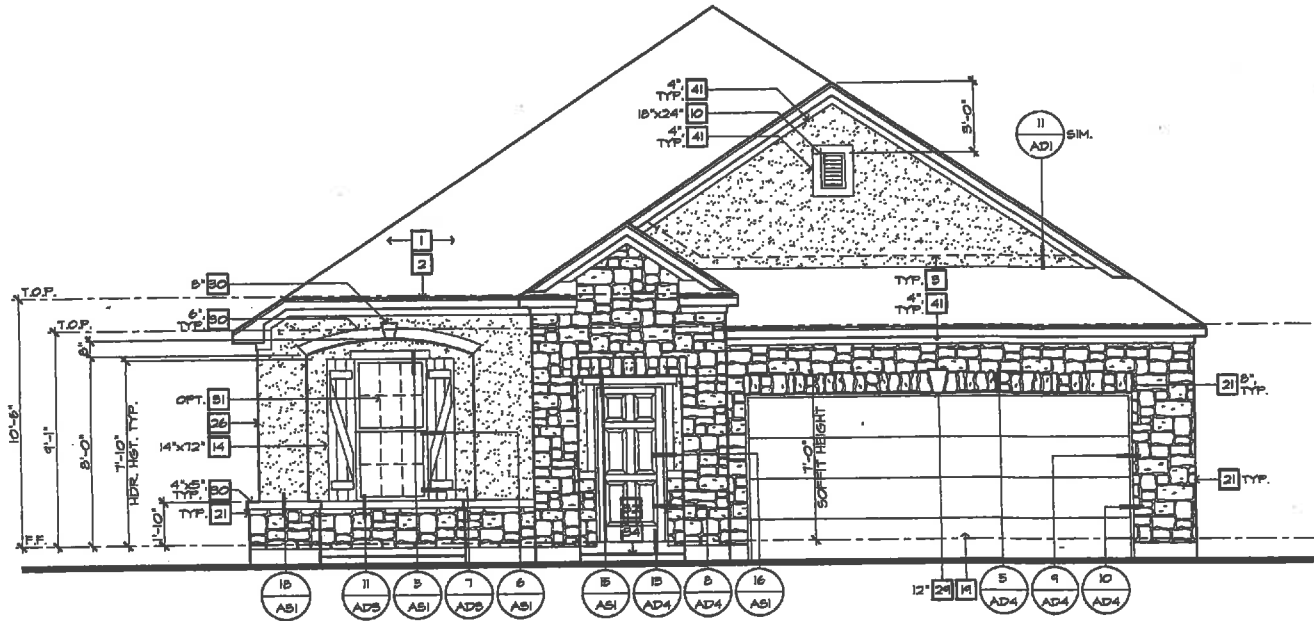
ROOF MAT
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12" FINCH NOTED OTH
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PARTIAL FIRST FLOOR PLAN 'B'
SCALE 1/8"=1'-0" (TYP)

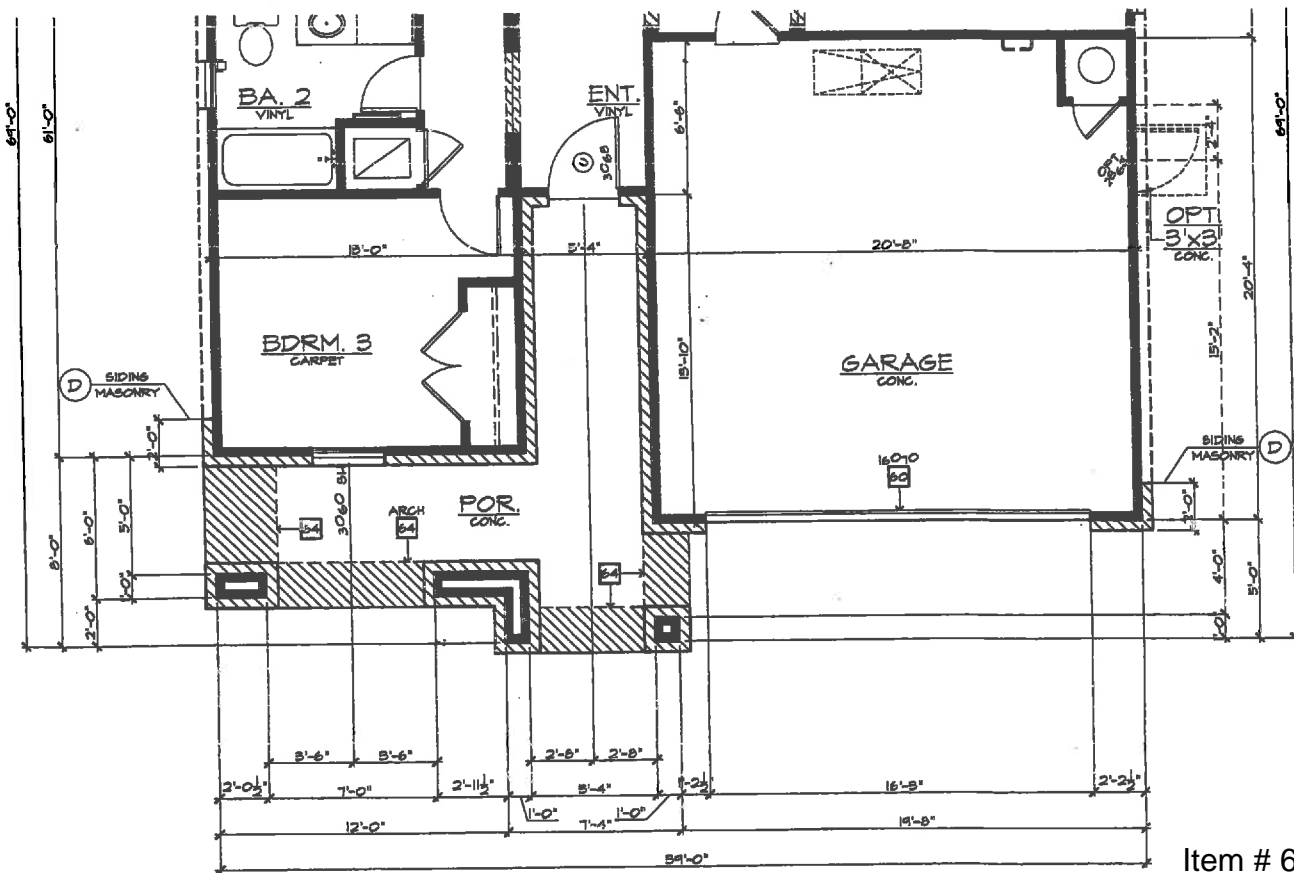
Item # 6

NOTE: REFER TO B SHOWN HERE



FRONT ELEVATION 'D'

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

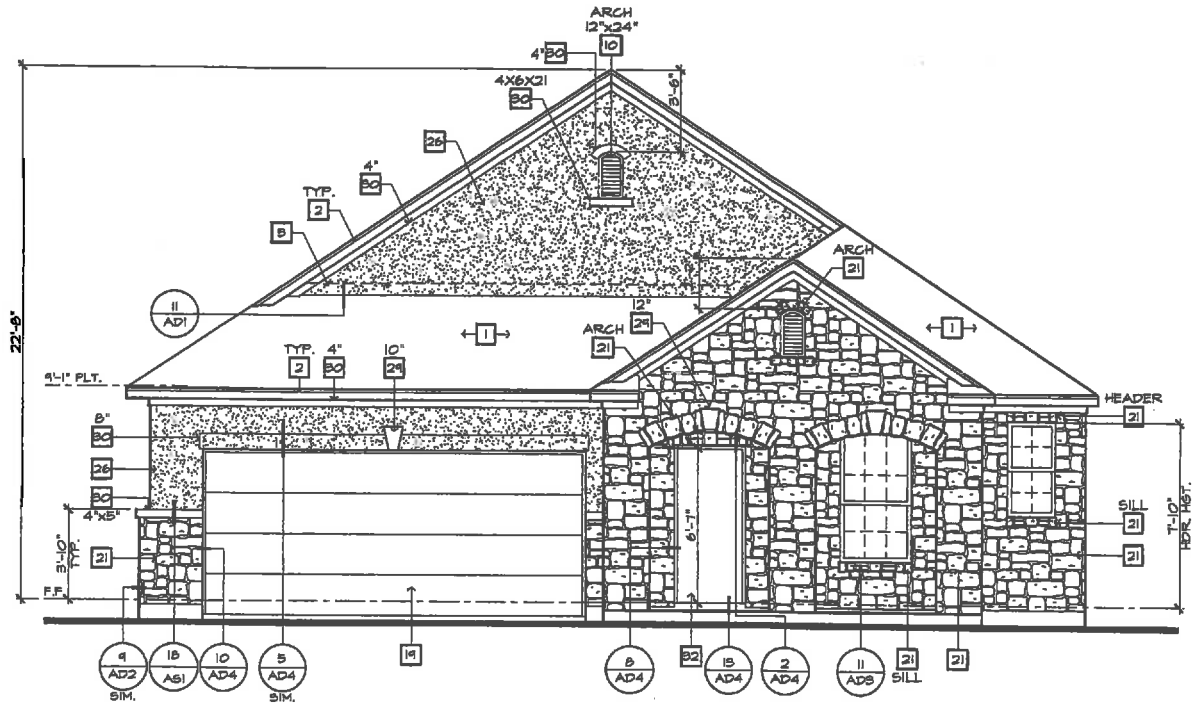


PARTIAL FLOOR PLAN 'D'

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

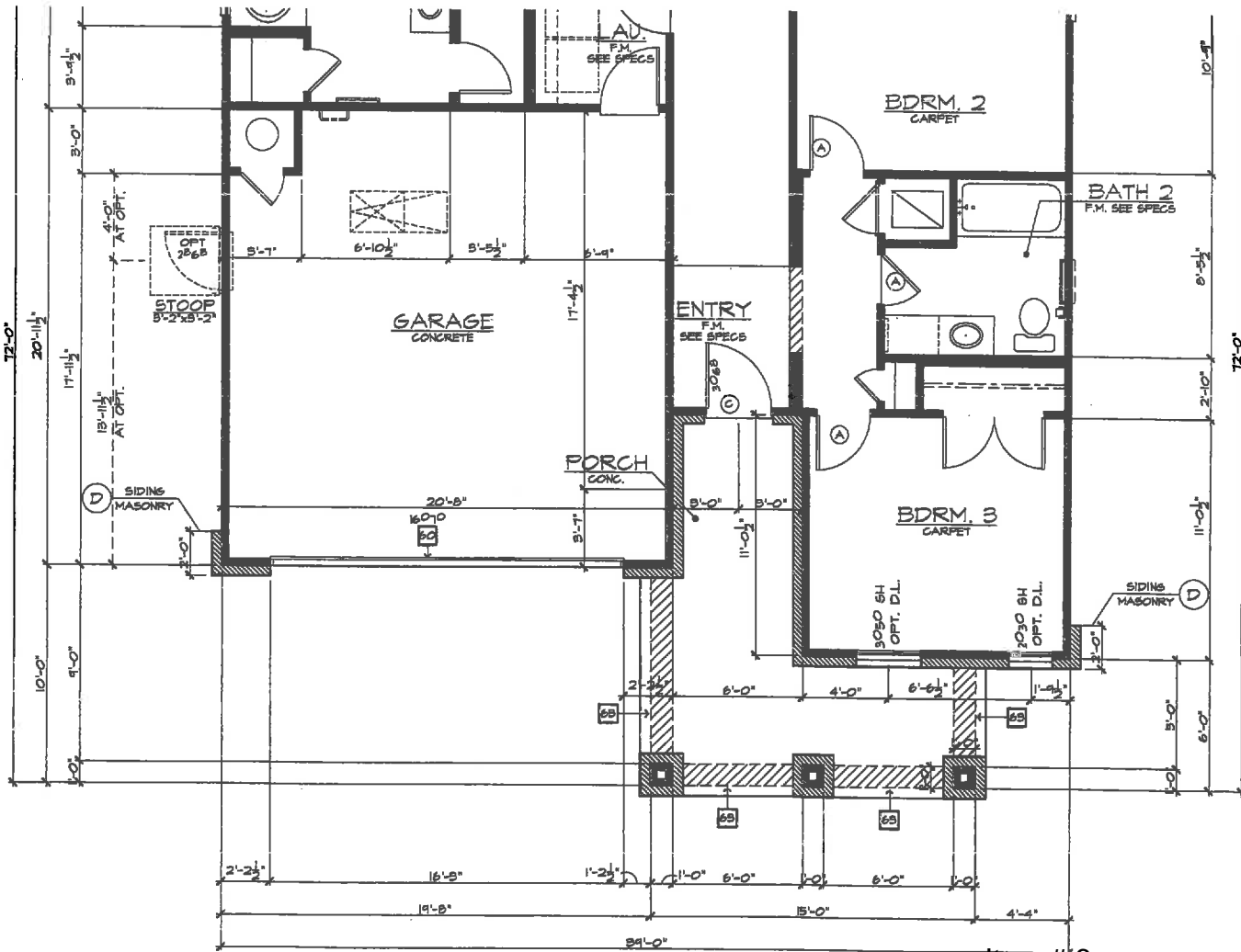
Item # 6

IF
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IF



FRONT ELEVATION 'D'

SCALE 1/4"=1'-0" (22"x84") - 1/8"=1'-0" (11"x17")



PARTIAL FIRST FLOOR PLAN 'D'

SCALE 1/4"=1'-0" (22"x84") - 1/8"=1'-0" (11"x17")

Item # 6

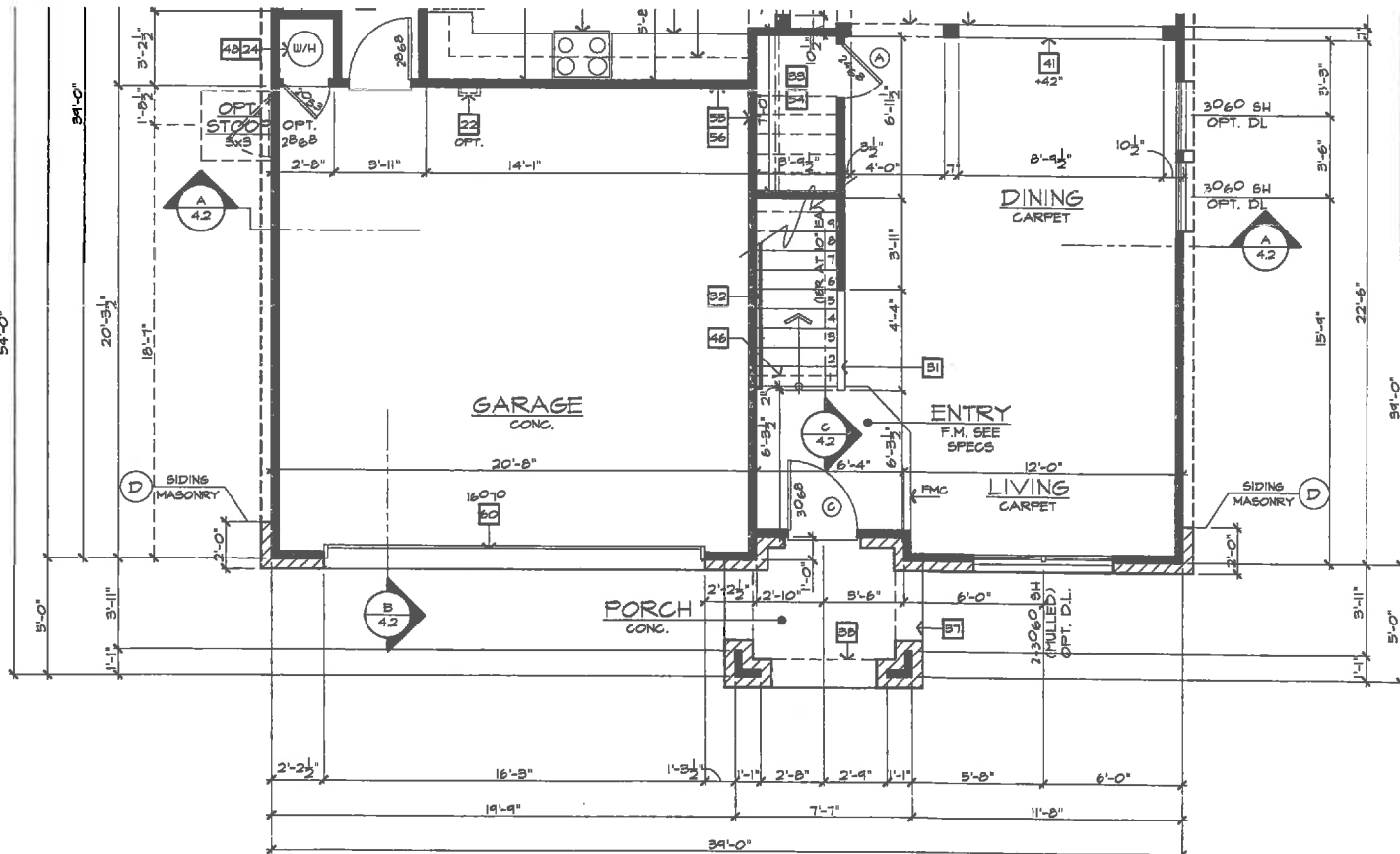
OPTIONAL FIREPLACE CHIMNEY
FLOOR PLAN FOR LOCATION

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IFY WITH TRUSS MANUFACTURE.

ROOF VENTS (TYP)



FRONT ELEVATION 'A'
SCALE 1/8"=1'-0" (TYP.)



PARTIAL FIRST FLOOR PLAN 'A'
SCALE 1/8"=1'-0" (TYP.)

Item # 6



CITY OF KYLE, TEXAS

(Second Reading) Ordin adding
Dance Hall as permitted use

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation:

(Second Reading) An ordinance amending the City of Kyle, Texas, Code of Ordinances, Chapter 53 (Zoning), Article I (in general), section 53-5 (Definitions) by adding a definition for "dance hall"; amending Article II (Zoning Districts and Regulations), Division 15 (Central Business District 2, District CBD-2), Section 53-1230 (uses permitted in certain districts), by adding "dance hall" as a use permitted in District CBD-2; providing city council the option to license and regulate dance halls; requiring dance halls to be assigned SIC and/or NAICs codes, types, and code descriptions; requiring dance halls to comply with the International Building Code; requiring dance halls to comply with Chapter 53 (Zoning) of the Code of Ordinances; regulating parking spaces; providing for penalties; providing for civil remedies; providing a severability clause; providing repeal of conflicting ordinances; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~ *Manuel De La Rosa, Director of Planning*

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [☐ CBD-2 Zoning Map](#)
- [☐ Letter of Request](#)
- [☐ Permitted uses within CBD-2](#)
- [☐ Ordinance Amendment](#)
- [☐ Staff Memo](#)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF KYLE, TEXAS, CODE OF ORDINANCES, CHAPTER 53 (ZONING), ARTICLE I (IN GENERAL), SECTION 53-5 (DEFINITIONS) BY ADDING A DEFINITION FOR "DANCE HALL"; AMENDING ARTICLE II (ZONING DISTRICTS AND REGULATIONS), DIVISION 15 (CENTRAL BUSINESS DISTRICT 2, DISTRICT CBD-2), SECTION 53-1230 (USES PERMITTED IN CERTAIN DISTRICTS), BY ADDING "DANCE HALL" AS A USE PERMITTED IN DISTRICT CBD-2; PROVIDING CITY COUNCIL THE OPTION TO LICENSE AND REGULATE DANCE HALLS; REQUIRING DANCE HALLS TO BE ASSIGNED SIC AND/OR NAICS CODES, TYPES, AND CODE DESCRIPTIONS; REQUIRING DANCE HALLS TO COMPLY WITH THE INTERNATIONAL BUILDING CODE; REQUIRING DANCE HALLS TO COMPLY WITH CHAPTER 53 (ZONING) OF THE CODE OF ORDINANCES; REGULATING PARKING SPACES; PROVIDING FOR PENALTIES; PROVIDING FOR CIVIL REMEDIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING REPEAL OF CONFLICTING ORDINANCES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO.

WHEREAS, the city council as the governing body of the City of Kyle, Texas, has police powers to exercise zoning authority under the authority of the city charter, the constitution and general laws of the state, including particularly Local Government Code § 211.001 et seq., and Chapter 53 of the Code of Ordinances; and,

WHEREAS, the city council's zoning authority includes but is not limited to providing reasonable regulations and requirements to protect, preserve, improve and provide for the health, safety and general welfare of the citizens of the city and to establish a framework of zoning guidelines and criteria which will provide for and support the development of a quality living and work environment for its citizens, while likewise providing reasonable protection for both the public and persons having an ownership interest in property affected by these regulations; and,

WHEREAS, in exercising its zoning authority in accordance with Chapter 53 of

the Code of Ordinances, the city council seeks to achieve, assist and promote, among other purposes, the safe, orderly, healthful and coordinated development of the city; to conserve existing and future neighborhoods; protect and conserve the value of real property throughout the community; protect and preserve places and areas of historical and cultural importance and significance to the community; lessen congestion in the streets and provide convenient, safe, and efficient circulation of vehicular and pedestrian traffic; promote economic development through an efficient and practical means by which development will promote a prosperous economic environment; promote compatible property uses to harmoniously relate future development and redevelopment to the existing community and facilitate the development of adjoining properties; and to provide the context for the appropriate reconciliation of any differences of interest among property owners, developers, neighborhoods and the city; and,

WHEREAS, pursuant to Sec. 53-34(a) of the Code of Ordinances, the city is divided into 24 zoning districts, including central business district 2 (District CBD-2); and,

WHEREAS, as stated at Sec. 53-443(a) of said Code, central business district 2 principally addresses development in the original town and central area of the city, allowing a mix of uses including, office, restricted commercial, restricted multi-family residential and residential uses; and,

WHEREAS, Sec. 53-443(b) of said Code states that the uses permitted in central business district 2 shall be as provided in Sec. 53-1230 of said Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. Purpose of Amendment. The City of Kyle Code of Ordinances is hereby amended insofar, and only insofar, as is herein set forth and in no other respect whatsoever.

Section 3. Amendment of Chapter 53, Article I, Section 53-5 Definitions.

Sec. 53-5 (Definitions) of Chapter 53, Article I (In General) of the Code of Ordinances of the City of Kyle, shall be amended to read as follows:

“Sec. 53-5. Definitions.

Dance hall means a business establishment that otherwise complies with Chapter 53 (Zoning) of the Code of Ordinances and provides floor space for dancing; provides live music performances or prerecorded music or both and may impose a cover charge for entry to the dance hall; may sell alcoholic beverages but only pursuant to and

in accordance with a license or permit issued by the Texas Alcoholic Beverage Commission lawfully held by the owner or operator of the dance hall; and may sell or otherwise provide food but only in accordance with applicable public health and other laws.”

Section 4. License requirement and regulations by council. The city council may by ordinance subsequent to the passage of this ordinance adopt a license requirement and other regulations governing dance halls. If said license requirement or regulations are inconsistent or in conflict with any ordinance, including this ordinance, order, resolution or other official action taken by the city council, the adopted license requirement and regulations shall govern dance halls from the effective date of said license requirement and regulations.

Section 5. Amendment of Chapter 53, Article II, Section 53-1230. EXHIBIT A of Sec. 53-1230 (Uses Permitted in Certain Districts) of Chapter 53, Article II (Zoning Districts and Regulations), Division 15 (Central Business District 2, District CBD-2) of the Code of Ordinances shall be amended to include the following:

NAICS Code: 722410 (Alcohol beverage drinking places)
 SIC Type: Retail
 SIC Code Description: Dance Hall
 Primary Zoning: CBD-2
 Secondary Zoning: RS
 Third Zoning: W
 Fourth Zoning: CM/E.

Section 6. Compliance with IBC; owner responsibility. The owner, operator, manager, employee with management responsibilities, or any other person responsible, temporarily or otherwise, for the operation of an establishment operated as a dance hall as defined by this ordinance shall comply with the International Building Code (IBC), Chapter 3 (Use and Occupancy Classification) Section 303 (Assembly Group A), A-2: Assembly uses intended for food and/or drink consumption. Notwithstanding an owner, operator, manager, employee with management responsibilities, or any other person responsible, temporarily or otherwise, for the operation of a dance hall refuses or fails to comply with said IBC provision, the owner shall be held responsible and liable for said noncompliance.

Section 7. Compliance with Code of Ordinances; owner responsibility. The owner, operator, manager, employee with management responsibilities, or any other person responsible, temporarily or otherwise, for the operation of an establishment operated as a dance hall as defined by this ordinance shall comply with Chapter 53 (Zoning) of the Code of Ordinances and in particular, Secs. 53-443 through 53-479 of said Chapter. Notwithstanding an owner, operator, manager, employee with management responsibilities, or any other person responsible, temporarily or otherwise, for the operation of a dance hall refuses or fails to comply with said Code or particular section or sections, the owner shall be held responsible and liable for said noncompliance.

Section 8. Number of parking spaces required. The number of parking spaces required for a dance hall shall be determined and governed by Sec. 53-33 of Chapter 53 (Zoning) of the Code of Ordinances. The city council may adopt an ordinance subsequent to this ordinance that governs parking space requirements of dance halls.

Section 9. Penalty. A violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this ordinance shall be as provided for in Sec. 1-14 of the Code of Ordinances of the City of Kyle, Texas, which shall be a fine of not less than \$1.00 and no more than \$2,000.00, and each day a violation exists shall be a separate offense.

Section 10. Civil remedies. The city may seek any and all civil remedies allowed under law in a court of competent jurisdiction for any violation of this ordinance, including but not limited to injunction, declaratory judgment, damages and reasonable attorney's fees. The city does not waive its right to impose penalties allowed under section 9 of this ordinance if it also seeks a civil remedy under this section 10.

Section 11. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this ordinance shall not be affected thereby and to this end the provisions of this ordinance are declared to be severable.

Section 12. Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern, except that the city council may subsequent to the passage of this ordinance adopt a license requirement and other regulations governing dance halls, and said adoption shall not be in conflict with this ordinance.

Section 13. Open Meetings. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, TEX. GOV'T CODE, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon.

Section 14. Effective Date. This ordinance shall take effect from and after its final passage and publication as required by law.

PASSED AND APPROVED on First Reading this ____ day of _____, 2014.

PASSED AND ADOPTED on Second Reading this ____ day of _____, 2014.

THE CITY OF KYLE, TEXAS

BY: _____
R. Todd Webster, Mayor

ATTEST:


Amelia Sanchez, City Secretary

APPROVED AS TO FORM:

W. Ken Johnson, City Attorney

MEMORANDUM

TO: Mayor and Members of Council

FROM: Manuel De La Rosa, Director of Planning 

DATE: October 14, 2014

SUBJECT: Request to add "Dance Hall" as an allowable land use in the Central Business District-2 zoning district

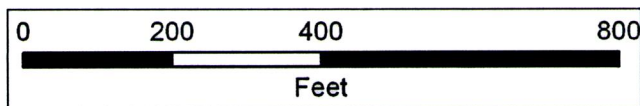
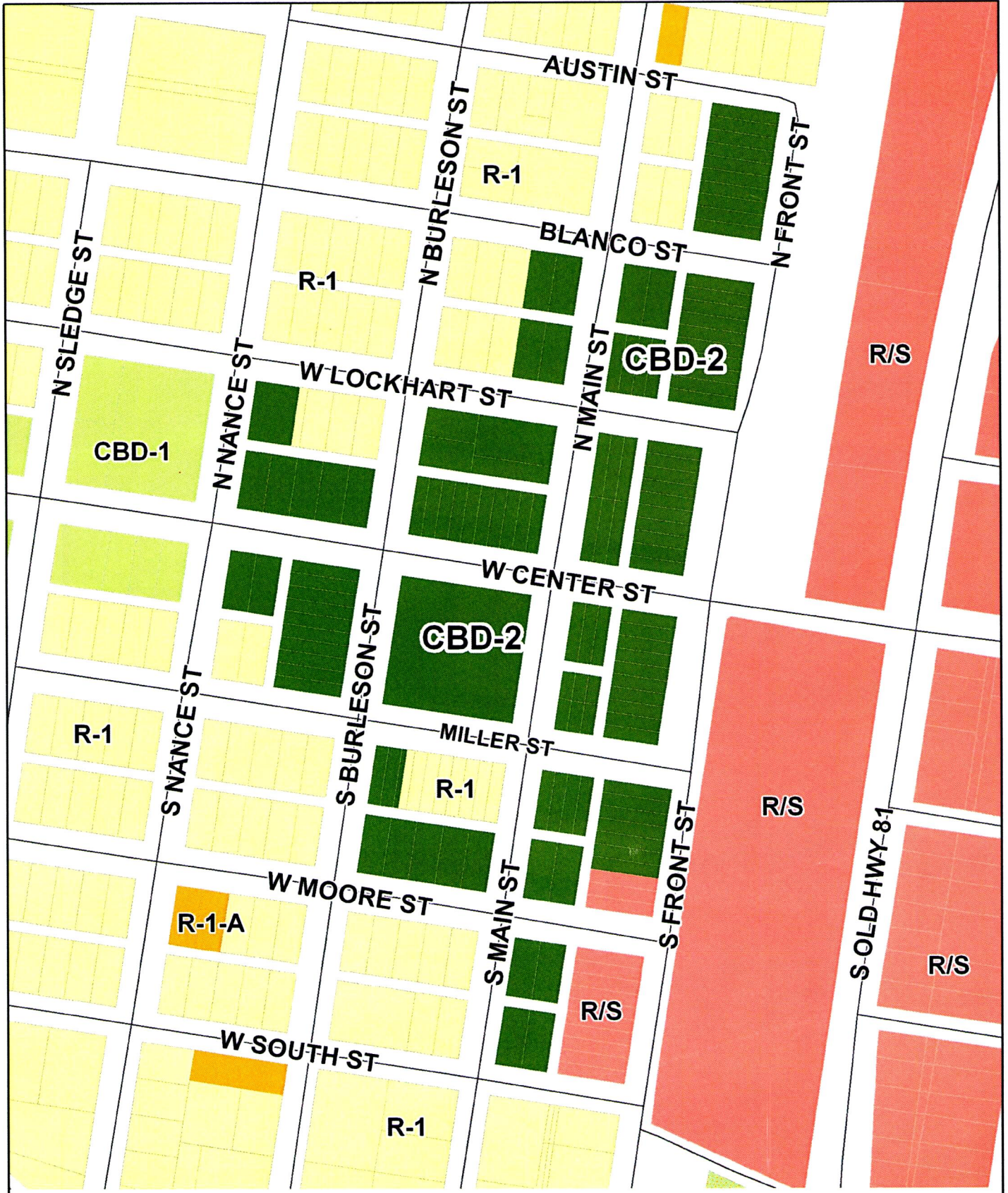
Information

Managing Partner for Desperados, James Rios, has requested that property located at 110 W. Center Street, located in the Central Business District-2 (CBD-2) zoning district and within the Center Street and I-35 overlay districts, be allowed to operate as a "dance hall". A dance hall is not currently a listed land use in the City of Kyle Code of Ordinances, Chapter 53 (Zoning); Section 53-1230 (Uses permitted in certain districts). The site has an existing building that was formerly utilized as a grocery store.

The first reading of the proposed amending ordinance was held by Council at the October 8, 2014 meeting.

Recommendation

The Planning and Zoning Commission held a public hearing on September 23, 2014 during a regular meeting. The Commissioners voted 5-1 in favor of recommending approval of the proposed amending ordinance to City Council.



CBD-2 Zoning

9/2/2014

City of Kyle Mail - Zoning use change



Debbie Guerra <dguerra@cityofkyle.com>

Zoning use change

1 message

James Rios <jrios416@gmail.com>
To: mdelarosa@cityofkyle.com, dguerra@cityofkyle.com

Tue, Sep 2, 2014 at 12:29 PM

To: City of Kyle Planning and Zoning.

Re: land change of use for 110 W Ce term street to include the adding of a dance hall.

Hello,

I am writing to formally ask for the land use of dance hall to be added to the CBD2 definitions for the building located at 110 W Center St. Kyle, TX 78640. Thank you.

Regards,
James Rios.

5411 9100	Services	Title abstract companies	CBD-1	CBD-2	RS	CM/W/E
5615 1000	Services	Travel agencies	CBD-1	CBD-2	RS	CM/W/E
8129 9002	Services	Wedding chapel	CBD-1	CBD-2	RS	CM/W/E
8129 9001	Services	Wedding planning and coordinating	CBD-1	CBD-2	RS	CM/W/E
CBD-2, Central business district-2						
4431 1100	Retail	Appliance store	CBD-2	RS	W	CM/E
4431 1103	Retail	Appliance store, used only	CBD-2	RS	W	CM/E
4511 2001	Retail	Arts and crafts store	CBD-2	RS	W	CM/E
4413 1002	Retail	Auto radio and sound systems, sales and service	CBD-2	RS	W	CM/E
4413 1002	Retail	Auto sound systems and radio, sales and service	CBD-2	RS	W	CM/E
4421 1002	Retail	Bed and mattress sales	CBD-2	RS	W	CM/E
4422 9100	Retail	Blinds and drapery stores	CBD-2	RS	W	CM/E
4512 1100	Retail	Bookstore, new	CBD-2	RS	W	CM/E
4512 1102	Retail	Bookstore, used	CBD-2	RS	W	CM/E
4431 3000	Retail	Cameras and photo supplies	CBD-2	RS	W	CM/E
4422 1000	Retail	Carpet and floor coverings	CBD-2	RS	W	CM/E
4541 1000	Retail	Catalog showrooms	CBD-2	RS	W	CM/E
7223 2000	Retail	Catering service	CBD-2	RS	W	CM/E
4511 2004	Retail	Ceramic products supplies	CBD-2	RS	W	CM/E
4481	Retail	Clothing, children and	CBD-2	RS	W	CM/E

3000		infant				
4481 5000	Retail	Clothing, costume and dance (sale and rent)	CBD-2	RS	W	CM/E
4481 5000	Retail	Clothing, dance and costume (sale and rent)	CBD-2	RS	W	CM/E
4481 4000	Retail	Clothing, family	CBD-2	RS	W	CM/E
4481 9008	Retail	Clothing, furrier	CBD-2	RS	W	CM/E
4481 3000	Retail	Clothing, infant and children	CBD-2	RS	W	CM/E
4481 2001	Retail	Clothing, maternity	CBD-2	RS	W	CM/E
4481 1000	Retail	Clothing, men and boys	CBD-2	RS	W	CM/E
4481 1001	Retail	Clothing, men's accessory	CBD-2	RS	W	CM/E
4481 9006	Retail	Clothing, NEC	CBD-2	RS	W	CM/E
4481 9005	Retail	Clothing, T-shirts	CBD-2	RS	W	CM/E
4481 9004	Retail	Clothing, western wear	CBD-2	RS	W	CM/E
4481 2002	Retail	Clothing, women's accessory	CBD-2	RS	W	CM/E
4481 9000	Retail	Clothing, women's lingerie	CBD-2	RS	W	CM/E
4481 2000	Retail	Clothing, women's ready wear	CBD-2	RS	W	CM/E
4539 9805	Retail	Coin and gold dealer	CBD-2	RS	W	CM/E
4539 9806	Retail	Comic book store	CBD-2	RS	W	CM/E
4431 2001	Retail	Computer, software sales	CBD-2	RS	W	CM/E
4431 2000	Retail	Computers and electronics sales	CBD-2	RS	W	CM/E
7223	Retail	Concession operators	CBD-2	RS	W	CM/E

1000						
4471 1000	Retail	Convenience store, no gas	CBD-2	RS	W	CM/E
4461 2002	Retail	Cosmetics and perfume retailer	CBD-2	RS	W	CM/E
4511 2005	Retail	Crafts mall booth	CBD-2	RS	W	CM/E
4511 2001	Retail	Crafts store	CBD-2	RS	W	CM/E
4532 2003	Retail	Curio shop, imported goods	CBD-2	RS	W	CM/E
4521 1000	Retail	Department stores	CBD-2	RS	W	CM/E
4529 1000	Retail	Department stores, discount	CBD-2	RS	W	CM/E
4422 9100	Retail	Drapery and blind stores	CBD-2	RS	W	CM/E
4461 1000	Retail	Drug stores	CBD-2	RS	W	CM/E
4441 3001	Retail	Electric and hand tool store	CBD-2	RS	W	CM/E
4431 2000	Retail	Electronics and computers sales	CBD-2	RS	W	CM/E
4431 1200	Retail	Electronics and TV and stereo	CBD-2	RS	W	CM/E
4511 1002	Retail	Exercise equipment sales	CBD-2	RS	W	CM/E
4511 3001	Retail	Fabric shop	CBD-2	RS	W	CM/E
7221 1006	Retail	Fast food, BBQ	CBD-2	RS	W	CM/E
7221 1007	Retail	Fast food, chicken	CBD-2	RS	W	CM/E
7221 1009	Retail	Fast food, fish	CBD-2	RS	W	CM/E
7221 1010	Retail	Fast food, hamburger	CBD-2	RS	W	CM/E
7221	Retail	Fast food, ice cream	CBD-2	RS	W	CM/E

1011						
7221 1012	Retail	Fast food, Mexican	CBD-2	RS	W	CM/E
7221 1016	Retail	Fast food, NEC	CBD-2	RS	W	CM/E
7221 1013	Retail	Fast food, pizza	CBD-2	RS	W	CM/E
7221 1015	Retail	Fast food, steak	CBD-2	RS	W	CM/E
7221 1017	Retail	Fast food, taco stand	CBD-2	RS	W	CM/E
4442 2002	Retail	Feed store	CBD-2	RS	W	CM/E
4452 1000	Retail	Fish and meat markets	CBD-2	RS	W	CM/E
4511 1003	Retail	Fishing tackle shop	CBD-2	RS	W	CM/E
4422 1000	Retail	Floor covering and carpet	CBD-2	RS	W	CM/E
7223 3000	Retail	Food preparation commissary	CBD-2	RS	W	CM/E
4421 1000	Retail	Furniture store, new	CBD-2	RS	W	CM/E
4421 1003	Retail	Furniture store, used	CBD-2	RS	W	CM/E
4421 1001	Retail	Furniture stores, office	CBD-2	RS	W	CM/E
4451 1001	Retail	General stores, rural	CBD-2	RS	W	CM/E
4539 9805	Retail	Gold and coin dealer	CBD-2	RS	W	CM/E
4471 1000	Retail	Grocery, convenience store, no gas	CBD-2	RS	W	CM/E
4452 9900	Retail	Grocery, food store, NEC	CBD-2	RS	W	CM/E
4452 1000	Retail	Grocery, meat and fish markets	CBD-2	RS	W	CM/E
4452	Retail	Grocery, produce market	CBD-2	RS	W	CM/E

3000						
4451 1001	Retail	Grocery, rural (general store)	CBD-2	RS	W	CM/E
4451 1000	Retail	Grocery, supermarket	CBD-2	RS	W	CM/E
4213 3001	Retail	Gutter sales and installers	CBD-2	RS	W	CM/E
4441 3001	Retail	Hand and electric tool store	CBD-2	RS	W	CM/E
4441 3000	Retail	Hardware stores	CBD-2	RS	W	CM/E
4461 9100	Retail	Health food and vitamin store	CBD-2	RS	W	CM/E
4461 9900	Retail	Hearing aids sales	CBD-2	RS	W	CM/E
4431 1203	Retail	Hi-fi stereo equipment sales	CBD-2	RS	W	CM/E
4511 2003	Retail	Hobby and games shop	CBD-2	RS	W	CM/E
4422 9900	Retail	Home furnishings, NEC	CBD-2	RS	W	CM/E
4511 2002	Retail	Kiosk, arts and crafts	CBD-2	RS	W	CM/E
4512 1101	Retail	Kiosk, books	CBD-2	RS	W	CM/E
4481 9009	Retail	Kiosk, clothing	CBD-2	RS	W	CM/E
4511 2002	Retail	Kiosk, crafts	CBD-2	RS	W	CM/E
7222 1302	Retail	Kiosk, food	CBD-2	RS	W	CM/E
4481 9011	Retail	Kiosk, NEC	CBD-2	RS	W	CM/E
4481 9010	Retail	Kiosk, T-shirts	CBD-2	RS	W	CM/E
4483 2000	Retail	Leather goods and luggage sales	CBD-2	RS	W	CM/E
4216	Retail	Lighting fixtures, retail	CBD-2	RS	W	CM/E

1001						
4483 2000	Retail	Luggage and leather goods sales	CBD-2	RS	W	CM/E
4512 1200	Retail	Magazine and news stands	CBD-2	RS	W	CM/E
4541 1001	Retail	Mail order sales	CBD-2	RS	W	CM/E
4421 1002	Retail	Mattress and bed sales	CBD-2	RS	W	CM/E
4452 1000	Retail	Meat and fish markets	CBD-2	RS	W	CM/E
4211 2001	Retail	Mobile tool distributor	CBD-2	RS	W	CM/E
4539 9807	Retail	Monuments and tombstones	CBD-2	RS	W	CM/E
4512 2000	Retail	Music, records and CD's and tapes	CBD-2	RS	W	CM/E
4511 4000	Retail	Musical instruments	CBD-2	RS	W	CM/E
4511 3000	Retail	Needlework and sewing supplies	CBD-2	RS	W	CM/E
4512 1200	Retail	News and magazine stands	CBD-2	RS	W	CM/E
4421 1001	Retail	Office furniture store	CBD-2	RS	W	CM/E
4532 1000	Retail	Office supply	CBD-2	RS	W	CM/E
4461 3000	Retail	Optical goods store	CBD-2	RS	W	CM/E
4214 5001	Retail	Orthopedic appliances	CBD-2	RS	W	CM/E
4539 9804	Retail	Paging equipment and supplies	CBD-2	RS	W	CM/E
4441 2000	Retail	Paint and wallpaper stores	CBD-2	RS	W	CM/E
5222 9800	Retail	Pawn shops	CBD-2	RS	W	CM/E
4461	Retail	Perfume and cosmetics	CBD-2	RS	W	CM/E

2002		retailer				
4539 1000	Retail	Pet shop and supplies	CBD-2	RS	W	CM/E
4461 1001	Retail	Pharmacy	CBD-2	RS	W	CM/E
4431 3000	Retail	Photo supplies and cameras	CBD-2	RS	W	CM/E
4512 2000	Retail	Records and cd's and tapes	CBD-2	RS	W	CM/E
7221 1005	Retail	Restaurant - cafes and diners	CBD-2	RS	W	CM/E
7222 1200	Retail	Restaurant, cafeteria	CBD-2	RS	W	CM/E
7221 1001	Retail	Restaurant, with bar	CBD-2	RS	W	CM/E
7221 1002	Retail	Restaurant, without bar	CBD-2	RS	W	CM/E
7221 1003	Retail	Restaurant with bar, multi-location	CBD-2	RS	W	CM/E
7221 1004	Retail	Restaurant w/o bar, multi-location	CBD-2	RS	W	CM/E
4539 9800	Retail	Retail stores, NEC	CBD-2	RS	W	CM/E
4511 1008	Retail	Saddle shops	CBD-2	RS	W	CM/E
4511 3000	Retail	Sewing and needlework supplies	CBD-2	RS	W	CM/E
4431 1101	Retail	Sewing machine sales and service	CBD-2	RS	W	CM/E
4482 1004	Retail	Shoe store, athletic	CBD-2	RS	W	CM/E
4482 1002	Retail	Shoe store, ladies	CBD-2	RS	W	CM/E
4482 1003	Retail	Shoe store, men's	CBD-2	RS	W	CM/E
4482 1001	Retail	Shoe store, mixed	CBD-2	RS	W	CM/E
4482	Retail	Shoe store, western boots	CBD-2	RS	W	CM/E

1005						
4511 1000	Retail	Sporting goods stores	CBD-2	RS	W	CM/E
4431 1200	Retail	Stereo and electronics and TV	CBD-2	RS	W	CM/E
4431 1203	Retail	Stereo and hi-fi equipment sales	CBD-2	RS	W	CM/E
4431 1201	Retail	Telephone, business systems sales	CBD-2	RS	W	CM/E
4431 1202	Retail	Telephone, retail sales (noncommercial)	CBD-2	RS	W	CM/E
4431 1200	Retail	Television and stereo and electronics	CBD-2	RS	W	CM/E
4431 1200	Retail	Television, stereo and electronics	CBD-2	RS	W	CM/E
4539 9100	Retail	Tobacco stores retail	CBD-2	RS	W	CM/E
4539 9807	Retail	Tombstones and monuments	CBD-2	RS	W	CM/E
4211 2001	Retail	Tool distributor, mobile	CBD-2	RS	W	CM/E
4441 3001	Retail	Tool store, hand and electric	CBD-2	RS	W	CM/E
4511 2000	Retail	Toy stores	CBD-2	RS	W	CM/E
4431 1200	Retail	TV and stereo and electronics	CBD-2	RS	W	CM/E
4431 1102	Retail	Vacuum cleaner sales and service	CBD-2	RS	W	CM/E
4529 9000	Retail	Variety stores	CBD-2	RS	W	CM/E
5322 3000	Retail	Video tape rental and sales	CBD-2	RS	W	CM/E
4461 9100	Retail	Vitamin and health food store	CBD-2	RS	W	CM/E
4441 2000	Retail	Wallpaper and paint stores	CBD-2	RS	W	CM/E
4543	Retail	Water filters and softeners	CBD-2	RS	W	CM/E

9001		sales				
4543 9001	Retail	Water softeners and filters sales	CBD-2	RS	W	CM/E
6219 1000	Services	Ambulance service	CBD-2	RS	W	CM/E
5221 1001	Services	Automatic teller machine location	CBD-2	RS	W	CM/E
8129 3000	Services	Automobile parking lot	CBD-2	RS	W	CM/E
8129 9000	Services	Bail bonds	CBD-2	RS	W	CM/E
5221 1000	Services	Banks	CBD-2	RS	W	CM/E
7139 9003	Services	Billiards, pool hall	CBD-2	RS	W	CM/E
7132 9000	Services	Bingo halls	CBD-2	RS	W	CM/E
8139 1000	Services	Business associations	CBD-2	RS	W	CM/E
8112 1101	Services	Camera and VCR repair	CBD-2	RS	W	CM/E
8111 9201	Services	Carwash, self service	CBD-2	RS	W	CM/E
5223 9000	Services	Check cashing service	CBD-2	RS	W	CM/E
8134 1000	Services	Civic, social and fraternal associations	CBD-2	RS	W	CM/E
5133 9000	Services	Communication services, NEC	CBD-2	RS	W	CM/E
8112 1200	Services	Computer maintenance and repair	CBD-2	RS	W	CM/E
5324 2000	Services	Computer rental and leasing	CBD-2	RS	W	CM/E
5614 5000	Services	Credit reporting service	CBD-2	RS	W	CM/E
5221 3000	Services	Credit unions	CBD-2	RS	W	CM/E
7139	Services	Dance and yoga studio	CBD-2	RS	W	CM/E

9006						
5616 1200	Services	Detective and security guard service	CBD-2	RS	W	CM/E
8123 3101	Services	Diaper service	CBD-2	RS	W	CM/E
6211 1100	Services	Doctors and clinics	CBD-2	RS	W	CM/E
8112 1900	Services	Electronic repair	CBD-2	RS	W	CM/E
5613 1000	Services	Employment agencies	CBD-2	RS	W	CM/E
5121 1000	Services	Film and/or video production	CBD-2	RS	W	CM/E
8114 2000	Services	Furniture refinishing and repair	CBD-2	RS	W	CM/E
5241 2800	Services	Insurance carriers and service, NEC	CBD-2	RS	W	CM/E
5141 9200	Services	Internet - host/collocation facility	CBD-2	RS	W	CM/E
5141 9100	Services	Internet, I.S.P. (internet service provider)	CBD-2	RS	W	CM/E
5617 2000	Services	Janitorial services	CBD-2	RS	W	CM/E
8114 9001	Services	Jewelry and clock and watch repair	CBD-2	RS	W	CM/E
8123 1000	Services	Laundry, coin operated	CBD-2	RS	W	CM/E
8123 2001	Services	Laundry, pickup station	CBD-2	RS	W	CM/E
8139 4000	Services	Lobbyist and political organizations	CBD-2	RS	W	CM/E
5616 2200	Services	Locks and locksmiths	CBD-2	RS	W	CM/E
5614 9900	Services	Mailbox rental services	CBD-2	RS	W	CM/E
5614 3100	Services	Mailing printing services	CBD-2	RS	W	CM/E
5611	Services	Manufacturers rep office	CBD-2	RS	W	CM/E

1003						
6116 2000	Services	Martial arts schools	CBD-2	RS	W	CM/E
6211 1100	Services	Medical, doctors and clinics	CBD-2	RS	W	CM/E
6211 1100	Services	Medical clinics	CBD-2	RS	W	CM/E
8139 9000	Services	Membership organization, NEC	CBD-2	RS	W	CM/E
5611 1003	Services	Mfg. Rep./sales office	CBD-2	RS	W	CM/E
5223 1000	Services	Mortgage bankers and brokers	CBD-2	RS	W	CM/E
5121 3100	Services	Movie theatre	CBD-2	RS	W	CM/E
7111 3000	Services	Musical groups and artists	CBD-2	RS	W	CM/E
5141 1000	Services	News services (no printing)	CBD-2	RS	W	CM/E
8129 3000	Services	Parking lot	CBD-2	RS	W	CM/E
3231 1400	Services	Photocopy and duplicating service	CBD-2	RS	W	CM/E
8129 2200	Services	Photofinishing lab, 1-hour	CBD-2	RS	W	CM/E
8129 2201	Services	Photofinishing lab - pickup only	CBD-2	RS	W	CM/E
8139 4000	Services	Political organizations and lobbyist	CBD-2	RS	W	CM/E
7139 9003	Services	Pool hall, billiards	CBD-2	RS	W	CM/E
3231 1400	Services	Print, photocopy and duplicating service	CBD-2	RS	W	CM/E
3231 1300	Services	Print, silk screen	CBD-2	RS	W	CM/E
8139 2000	Services	Professional membership associations	CBD-2	RS	W	CM/E
5131	Services	Radio station	CBD-2	RS	W	CM/E

1200						
8112 1100	Services	Radio and television repair shop	CBD-2	RS	W	CM/E
5122 4000	Services	Recording studios	CBD-2	RS	W	CM/E
5611 1003	Services	Sales office/manufacturers rep.	CBD-2	RS	W	CM/E
6116 2000	Services	Schools, martial arts	CBD-2	RS	W	CM/E
6114 1000	Services	Schools, business and secretary	CBD-2	RS	W	CM/E
6114 2000	Services	Schools, computer	CBD-2	RS	W	CM/E
6116 9200	Services	Schools, driving schools	CBD-2	RS	W	CM/E
6117 1000	Services	Schools, educational	CBD-2	RS	W	CM/E
6115 1200	Services	Schools, flying	CBD-2	RS	W	CM/E
6114 1000	Services	Schools, secretary and business	CBD-2	RS	W	CM/E
6115 1900	Services	Schools, vocational	CBD-2	RS	W	CM/E
5616 1200	Services	Security guard and detective service	CBD-2	RS	W	CM/E
8114 3000	Services	Shoe repair	CBD-2	RS	W	CM/E
3231 1300	Services	Silk screen printing	CBD-2	RS	W	CM/E
5413 7000	Services	Surveying services	CBD-2	RS	W	CM/E
8121 9901	Services	Tanning salons	CBD-2	RS	W	CM/E
5614 4200	Services	Telemarketing service	CBD-2	RS	W	CM/E
8112 1100	Services	Television and radio repair shop	CBD-2	RS	W	CM/E
5613	Services	Temporary help services	CBD-2	RS	W	CM/E

2000						
5121 3100	Services	Theater, indoor movie	CBD-2	RS	W	CM/E
7111 1000	Services	Theater, live	CBD-2	RS	W	CM/E
7113 2000	Services	Theatrical productions and services	CBD-2	RS	W	CM/E
5615 2000	Services	Tour operators	CBD-2	RS	W	CM/E
8112 1100	Services	TV and radio repair shop	CBD-2	RS	W	CM/E
8139 3000	Services	Unions and other labor groups	CBD-2	RS	W	CM/E
8114 2001	Services	Upholstery repair shop	CBD-2	RS	W	CM/E
8112 1101	Services	VCR and camera repair	CBD-2	RS	W	CM/E
5419 4000	Services	Veterinary clinic and services	CBD-2	RS	W	CM/E
7131 2000	Services	Video arcade	CBD-2	RS	W	CM/E
8114 9001	Services	Watch and clock and jewelry repair	CBD-2	RS	W	CM/E
7139 9006	Services	Yoga and dance studio	CBD-2	RS	W	CM/E
<i>RS, retail and service</i>						
3121 3000	Mfg	Food, winery (wine)	RS	W	CM	
4529 9002	Retail	Auto and home supply stores	RS	W	CM	
4411 2001	Retail	Auto dealer, consignment	RS	W	CM	
4411 1000	Retail	Auto dealer, new	RS	W	CM	
4411 1001	Retail	Auto dealer, truck (new)	RS	W	CM	
4411 2000	Retail	Auto dealer, used	RS	W	CM	



CITY OF KYLE, TEXAS

Plum Creek Phase 1 Section 11G - Preliminary Plan

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Approve Plum Creek Phase 1 Section 11G - Preliminary Plan (PP-14-002) 8.962 acres; two lots located at the northwest corner of FM 1626 and Dorman. ~ *Manuel De La Rosa, Director of Planning*

Planning & Zoning Commission voted 4-0 to approve preliminary plan.

Other Information: Please see attachments

Budget Information: N/A

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Preliminary Plan](#)

[Staff Memo](#)

PLUM CREEK PHASE I, SECTION 11G PRELIMINARY PLAT FOR REVIEW ONLY

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF 0.067 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 0.067 ACRES BEING THE REMAINDER OF A CERTAIN CALLED 5.329 ACRE TRACT OF LAND DESIGNATED AS TRACT 4 AND DESCRIBED IN VOLUME 2881, PAGE 599, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND MOUNTAIN PLUM LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 4040 BROADWAY, SUITE 501, SAN ANTONIO, TEXAS 78290, BEING THE OWNER OF 8.895 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 8.895 ACRES BEING A PORTION OF THE REMAINDER OF A CERTAIN 849.267 ACRE TRACT DESCRIBED IN THE DEED TO WILLIAM NEGLEY, LIFE TENANT OF RECORD IN VOLUME 322, PAGE 589, DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALSO IN THE DEED TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2047, PAGE 133, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 0.067 ACRE AND SAID 8.895 ACRE TRACTS, CONTAINING A TOTAL OF 8.962 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE I, SECTION 11G** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS-OF-WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BGI PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC., AND WHEREOF THE SAID MOUNTAIN PLUM LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE MANAGERS OF MP GENERAL, L.L.C., ITS GENERAL PARTNER, RICHARD B. NEGLEY AND LAURA N. GILL, THEREUNTO DULY AUTHORIZED.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: BGI PLUM CREEK DEVELOPERS, LTD.,
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

BY: BENCHMARK LAND DEVELOPMENT, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

MOUNTAIN PLUM LTD.
A TEXAS LIMITED PARTNERSHIP

BY: MP GENERAL, L.L.C., GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RICHARD B. NEGLEY, MANAGER

BY: _____
DAVID C. MAHN, VICE PRESIDENT

BY: _____
LAURA N. GILL, MANAGER

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____ DAY OF _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014, BY RICHARD B. NEGLEY, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014, BY LAURA N. GILL, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

Attachment number 1 in Page 1 of 3
MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ GONZALES, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2014, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2014, A.D.

FILED FOR RECORD AT _____ O'CLOCK __.M. THIS THE _____ DAY OF _____, 2014, A.D.

BY: _____
LIZ GONZALES
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 2014.

BY: _____
ATTEST:

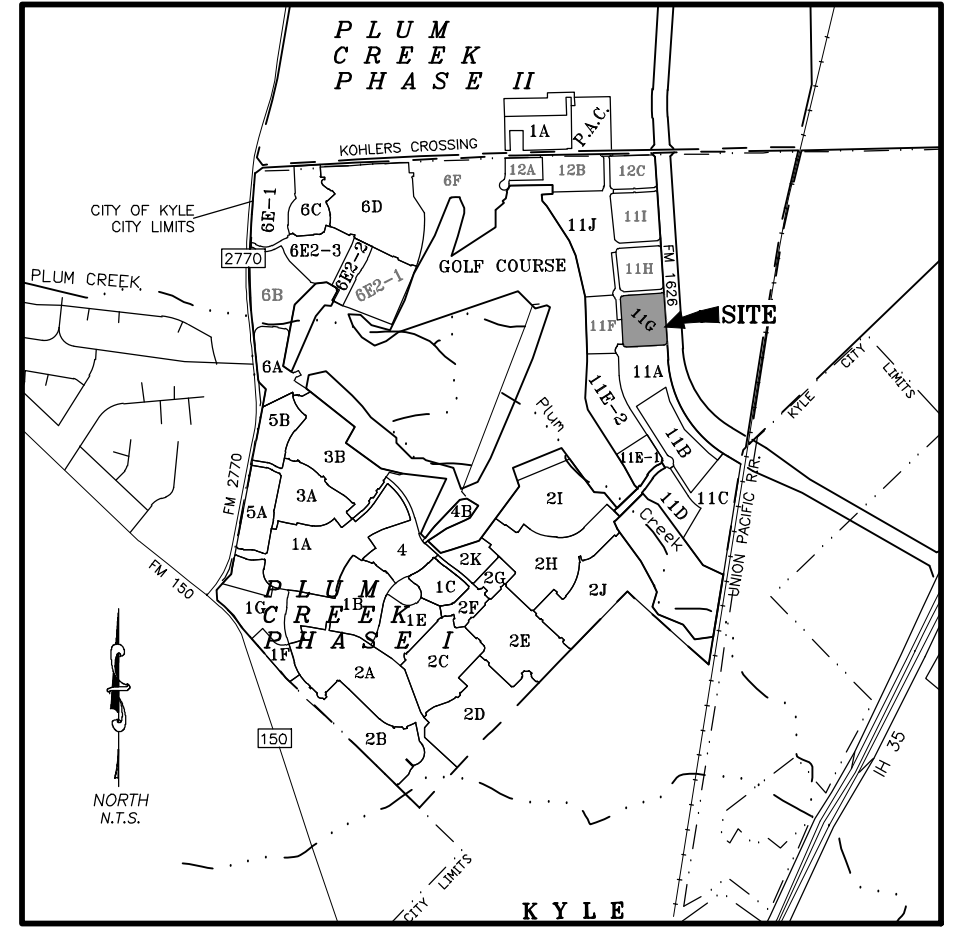
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

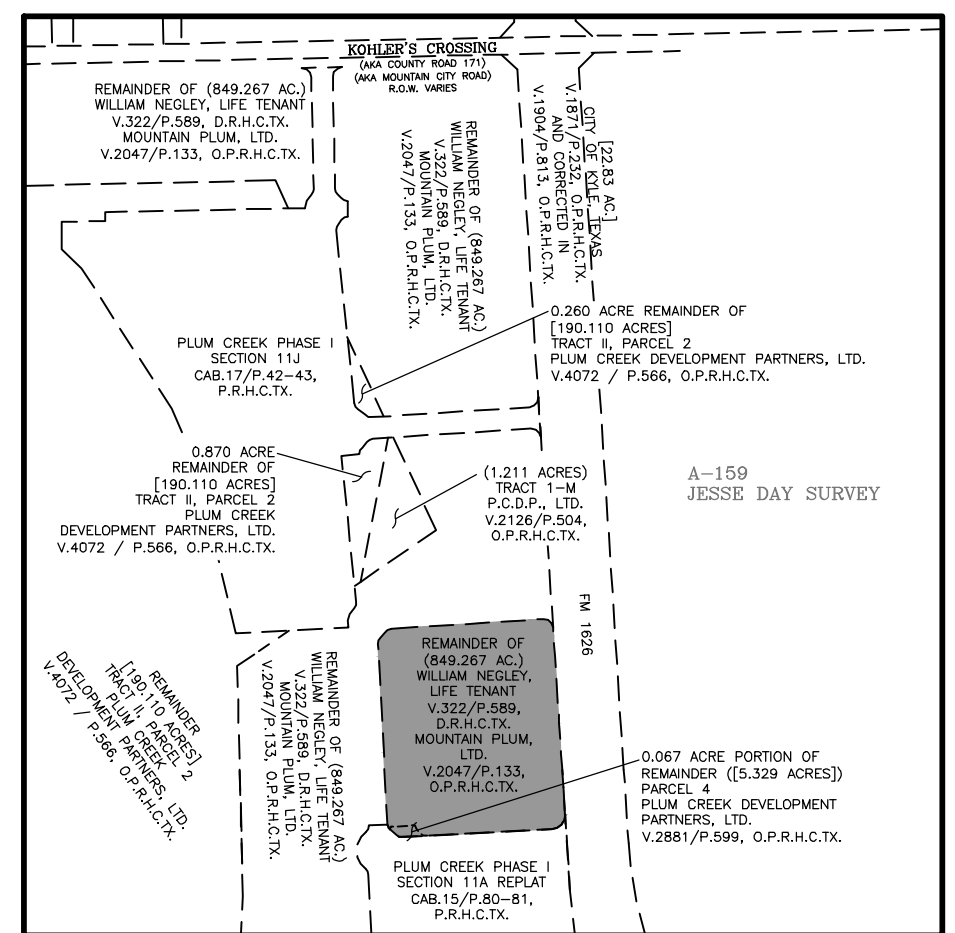
DATED THIS _____ DAY OF _____, 2014.

BY: _____
ATTEST:

SECRETARY



LOCATION MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 500'

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW ONLY

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP LTD.
3101 BEE CAVES RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1180

STATE OF TEXAS §
COUNTY OF TRAVIS §

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

FOR REVIEW ONLY

BY: _____
ALAN D. RHAMES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72089 - STATE OF TEXAS
AXIOM ENGINEERS INC.
13276 RESEARCH BLVD., ST. 208
AUSTIN, TEXAS 78750
512-506-9335

SHEET 1 OF 3

FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11G\11G\Plat\Plum-11G-Preliminary Plat.dwg			
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: PRELIMINARY	PLAN #: 1141A	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

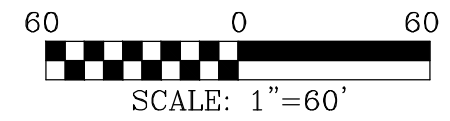
Item # 8

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
PLUM CREEK
PHASE I - SECTION 11G
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 11G – PRELIMINARY PLAT

FOR REVIEW ONLY



SEPTEMBER, 2014
HAYS COUNTY, TEXAS

LEGEND

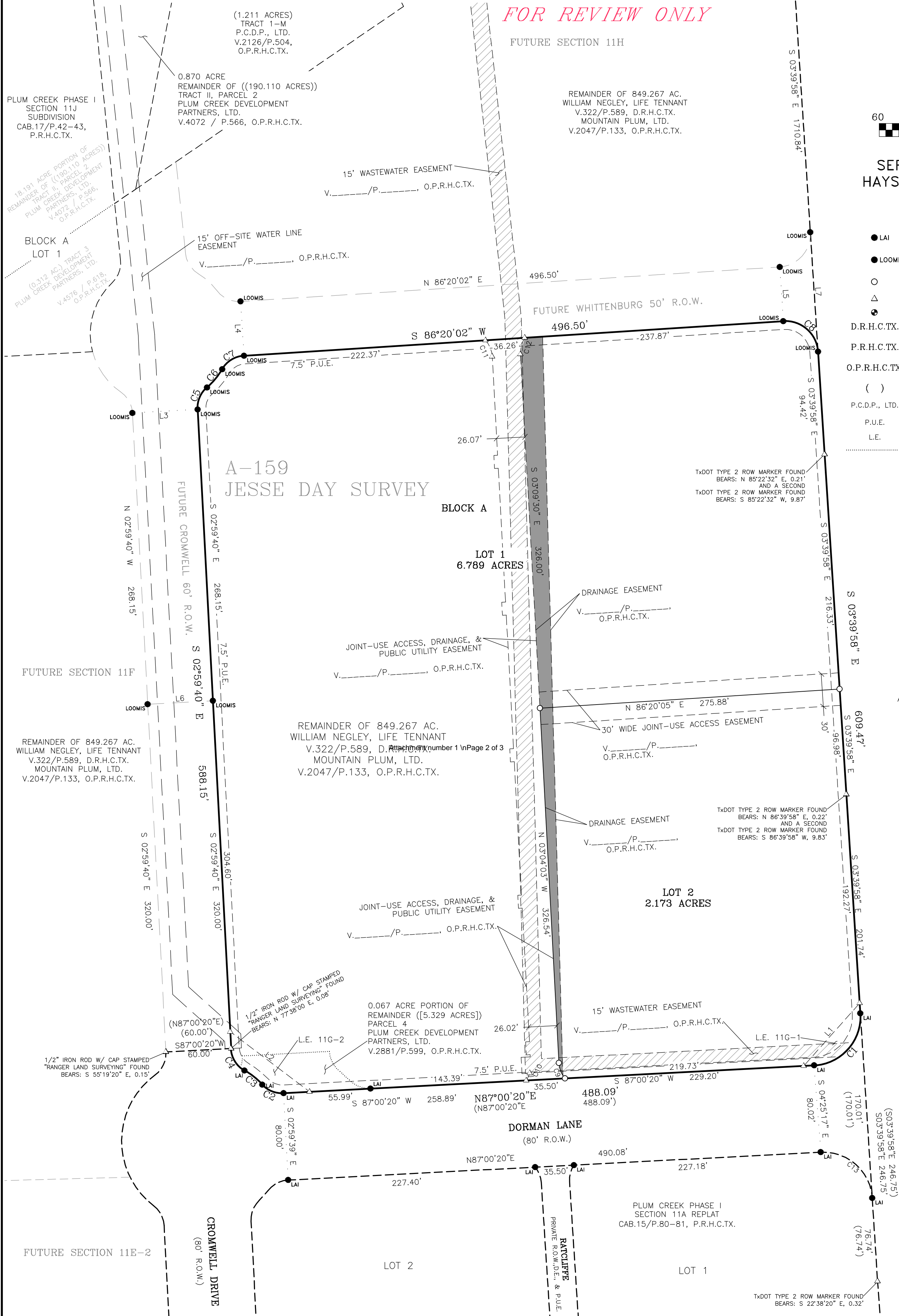
- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- LOOMIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- () RECORD INFORMATION
- P.C.D.P., LTD. PLUM CREEK DEVELOPMENT PARTNERS, LTD.
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- DEED LINE

LAI BM100801-01:
SQUARE CUT SET ON THE NORTHWEST
CORNER OF A CONCRETE HEADWALL,
ALONG THE EAST R.O.W. OF F.M. 1626,
APPROXIMATELY 350 FEET NORTH OF THE
INTERSECTION WITH DORMAN LANE.
ELEVATION = 742.71 FEET (NAVD88)

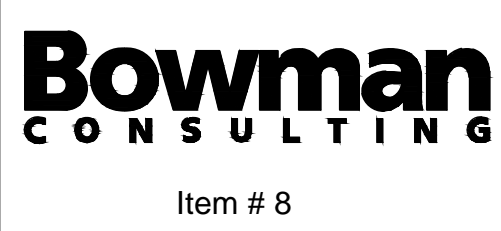
KYLE PARKWAY
(F.M. 1626)
(R.O.W. VARIES)

(22.83 ACRES)
CITY OF KYLE, TEXAS
V.1871/P.232, O.P.R.H.C.TX.
AND CORRECTED IN
V.1904/P.813, O.P.R.H.C.TX.

SHEET 2 OF 3



FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11G\11G\Plat\Plum-11G-Preliminary Plat.dwg			
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: PRELIMINARY	PLAN #: 1141A	
NO.	REVISION	BY	DATE



Item # 8

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3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

PRELIMINARY PLAT
PLUM CREEK
PHASE I – SECTION 11G
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 11G – PRELIMINARY PLAT

FOR REVIEW ONLY

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	45.00'	71.21'	S 41°40'11" W	64.01'
C2	25.00'	21.58'	N 68°15'55" W	20.92'
C3	75.00'	21.06'	N 51°34'54" W	20.99'
C4	25.00'	24.71'	N 31°18'39" W	23.72'
C5	25.00'	22.83'	N 23°10'14" E	22.05'
C6	65.00'	21.84'	N 39°42'34" E	21.74'
C7	25.00'	24.54'	N 58°12'31" E	23.57'
C8	30.00'	47.12'	S 48°39'58" E	42.43'
C9	24.50'	15.47'	N 21°11'51" W	15.21'
C10	24.50'	7.37'	S 24°40'42" W	7.34'
C11	24.50'	16.38'	N 22°15'56" W	16.08'
C12	24.50'	15.91'	S 15°29'12" W	15.63'
C13	45.00'	70.16'	S 48°19'49" E	63.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°40'12" W	77.33'
L2	N 52°54'36" W	91.50'
L3	S 87°00'18" W	60.00'
L4	N 03°39'58" W	50.00'
L5	N 03°39'58" W	50.00'
L6	S 87°00'20" W	60.00'
L7	N 03°39'58" W	110.00'

NOTES:

1. TOTAL ACREAGE: 8.962 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES.
3. TOTAL NUMBER OF LOTS: 2
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
5. SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1 AND LOT 2, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1 AND LOT 2, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1 AND LOT 2, BLOCK A.
6. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
8. ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS DEPICTED HEREON SHALL BE MAINTAINED, KEPT NEATLY CUT, FREE FROM DEBRIS AND, WITH RESPECT TO DRAINAGE EASEMENTS, FREE FROM TREE/BRUSH RE-GROWTH BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION (THE "POA") OR ITS SUCCESSORS OR ASSIGNS.
9. THE OWNER OF LOT 1 AND LOT 2, BLOCK A ARE REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1 AND LOT 2, BLOCK A TO THE CITY OF KYLE, PCDP, AND, IF NOT THE SAME PARTIES AS ARE IN PCDP, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1 AND LOT 2, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 AND LOT 2, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE

FLOOD NOTE:

NO PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11G) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (CITY OF KYLE: 481108) COMMUNITY-PANEL NUMBER 48209C 0290F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

BENCHMARK LIST: – DATUM – NAVD88

LAI BM100801-01:
SQUARE CUT SET ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL-Attachment number 1 lnPage 3 of 3
ALONG THE EAST R.O.W. OF F.M. 1626, APPROXIMATELY 350 FEET NORTH
OF THE INTERSECTION WITH DORMAN LANE.
ELEVATION = 742.71 FEET

BENCHMARK 080410-01:
SQUARE SET AT NE CORNER OF STONE PLUM CREEK SIGN AT INTERSECTION
OF THE SOUTH LINE OF KOHLER'S AND THE WEST LINE OF KYLE PARKWAY.
ELEVATION=776.53 FEET

BENCHMARK 080410-03:
MAG-NAIL SET ON CONCRETE APRON AT INTERSECTION OF VAUGHN AND
KYLE PARKWAY.
ELEVATION=760.14 FEET

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.

SHEET 3 OF 3

FILE: H:\Survey\Plum_Crk_Ph1\Section-11_Sec-11G\11G\Plat\Plum-11G-Preliminary Plat.dwg			
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: PRELIMINARY	PLAN #: 1141A	
NO.	REVISION	BY	DATE

Bowman
CONSULTING


Item # 8

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PRELIMINARY PLAT
PLUM CREEK
PHASE I – SECTION 11G
HAYS COUNTY, TEXAS

MEMORANDUM

TO: Mayor and Members of Council

FROM: Manuel De La Rosa, Director of Planning 

DATE: October 15, 2014

SUBJECT: Council Consent Agenda Items 7, 8, and 9 on October 21, 2014

Agenda Item #7

- Plum Creek Phase 1 Section 11G – Preliminary Plat (PP-14-002), 8.962 acres, 2 lots, located at the northwest corner of FM 1626 and Dorman. Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.

Agenda Item #8

- Plum Creek Phase 1 Section 6E2-1 – Amended Plat (SFP-14-006), 11.263 acres, 61 lots, located between extension of Kirby and extension of Sanders, adjacent to the golf course. Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.

Agenda Item #9

- Plum Creek Phase 1 Section 11G – Final Plat (FP-14-010), 8.962 acres, 2 lots, located at the northwest corner of FM 1626 and Dorman. – Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.



CITY OF KYLE, TEXAS

Plum Creek Phase 1 Section 11G - Final Plat

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Approve Plum Creek Phase 1 Section 11G - Final Plat (FP-14-010)
8.962 acres; two lots located at the northwest corner of FM 1626 and
Dorman. ~ *Manuel De La Rosa, Director of Planning*

Planning & Zoning Commission voted 4-0 to approve the plat.

Other Information: Please see attachments

Budget Information: N/A

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Plat](#)

 [Staff Memo](#)

PLUM CREEK PHASE I, SECTION 11G FINAL PLAT FOR REVIEW ONLY

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF 0.067 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 0.067 ACRES BEING THE REMAINDER OF A CERTAIN CALLED 5.329 ACRE TRACT OF LAND DESIGNATED AS TRACT 4 AND DESCRIBED IN VOLUME 2881, PAGE 599, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND MOUNTAIN PLUM LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 4040 BROADWAY, SUITE 501, SAN ANTONIO, TEXAS 78290, BEING THE OWNER OF 8.895 ACRES OF LAND IN THE JESSE DAY SURVEY, A-159, HAYS COUNTY, TEXAS, SAID 8.895 ACRES BEING A PORTION OF THE REMAINDER OF A CERTAIN 849.267 ACRE TRACT DESCRIBED IN THE DEED TO WILLIAM NEGLEY, LIFE TENANT OF RECORD IN VOLUME 322, PAGE 589, DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALSO IN THE DEED TO MOUNTAIN PLUM, LTD. OF RECORD IN VOLUME 2047, PAGE 133, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID 0.067 ACRE AND SAID 8.895 ACRE TRACTS, CONTAINING A TOTAL OF 8.962 ACRES, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **PLUM CREEK PHASE I, SECTION 11G** SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC RIGHTS-OF-WAY, WATER COURSES, DRAINS, EASEMENTS (EXCLUDING LANDSCAPE EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BGI PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC., AND WHEREOF THE SAID MOUNTAIN PLUM LTD., HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE MANAGERS OF MP GENERAL, L.L.C., ITS GENERAL PARTNER, RICHARD B. NEGLEY AND LAURA N. GILL, THEREUNTO DULY AUTHORIZED.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: BGI PLUM CREEK DEVELOPERS, LTD.,
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

BY: BENCHMARK LAND DEVELOPMENT, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

BY: _____
DAVID C. MAHN, VICE PRESIDENT

MOUNTAIN PLUM LTD.
A TEXAS LIMITED PARTNERSHIP

BY: MP GENERAL, L.L.C., GENERAL PARTNER
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
RICHARD B. NEGLEY, MANAGER

BY: _____
LAURA N. GILL, MANAGER

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

_____ DAY OF _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014, BY RICHARD B. NEGLEY, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF BEXAR §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2014, BY LAURA N. GILL, MANAGER OF MOUNTAIN PLUM, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF MOUNTAIN PLUM, LTD., A TEXAS LIMITED PARTNERSHIP, FOR AND ON BEHALF OF SAID LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

Attachment number 1 in Page 1 of 3
MY COMMISSION EXPIRES: _____

(PRINTED NAME OF NOTARY)

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ GONZALES, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY

OFFICE ON THE _____ DAY OF _____, 2014, A.D., IN THE PLAT RECORDS OF SAID

COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE

OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2014, A.D.

FILED FOR RECORD AT _____ O'CLOCK __.M. THIS THE _____ DAY OF _____, 2014, A.D.

BY: _____
LIZ GONZALES
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 2014.

BY: _____
ATTEST:

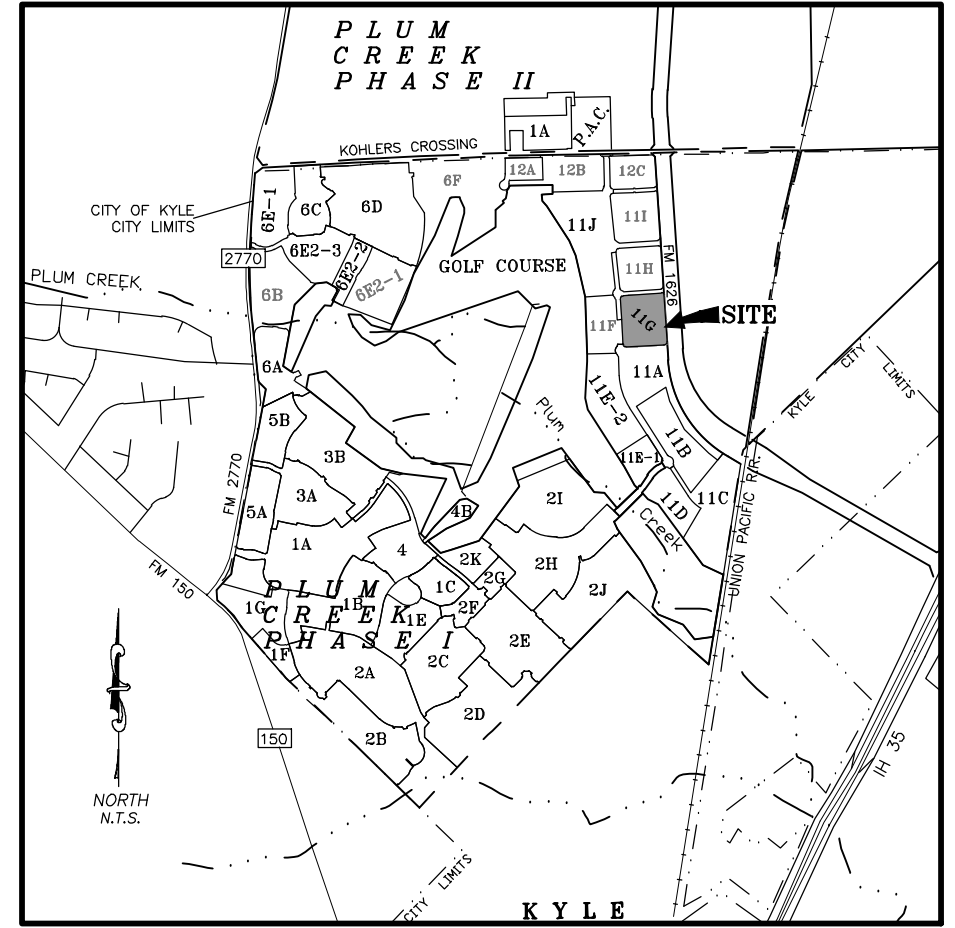
SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 11G) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

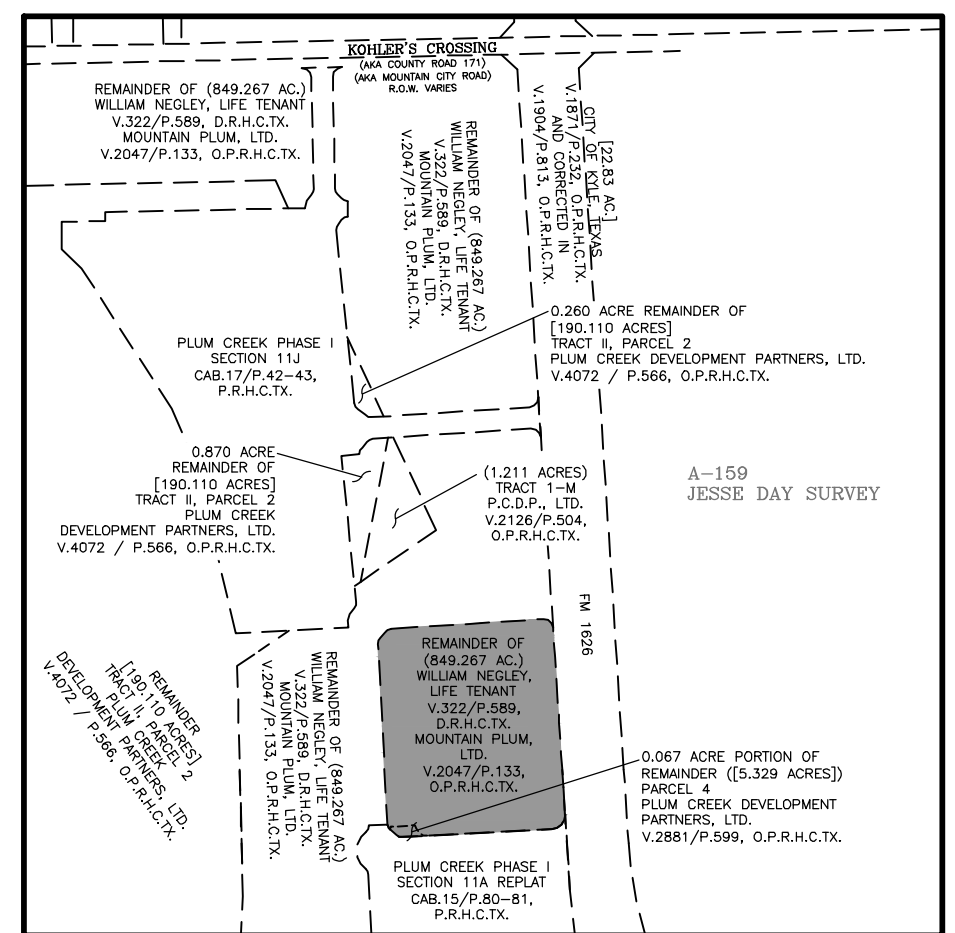
DATED THIS _____ DAY OF _____, 2014.

BY: _____
ATTEST:

SECRETARY



LOCATION MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 500'

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW ONLY

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP LTD.
3101 BEE CAVES RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1180

STATE OF TEXAS §
COUNTY OF TRAVIS §

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

FOR REVIEW ONLY

BY: _____
ALAN D. RHAMES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72089 - STATE OF TEXAS
AXIOM ENGINEERS INC.
13276 RESEARCH BLVD., ST. 208
AUSTIN, TEXAS 78750
512-506-9335

FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11G\11G\Plat\Plum-11G-FINAL PLAT.dwg	DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1141	
NO.	REVISION	BY	DATE



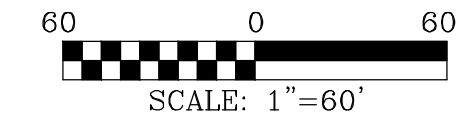
Item # 9

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3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**FINAL PLAT
PLUM CREEK
PHASE I - SECTION 11G
HAYS COUNTY, TEXAS**

PLUM CREEK PHASE I, SECTION 11G – FINAL PLAT

FOR REVIEW ONLY



SEPTEMBER, 2014
HAYS COUNTY, TEXAS

LEGEND

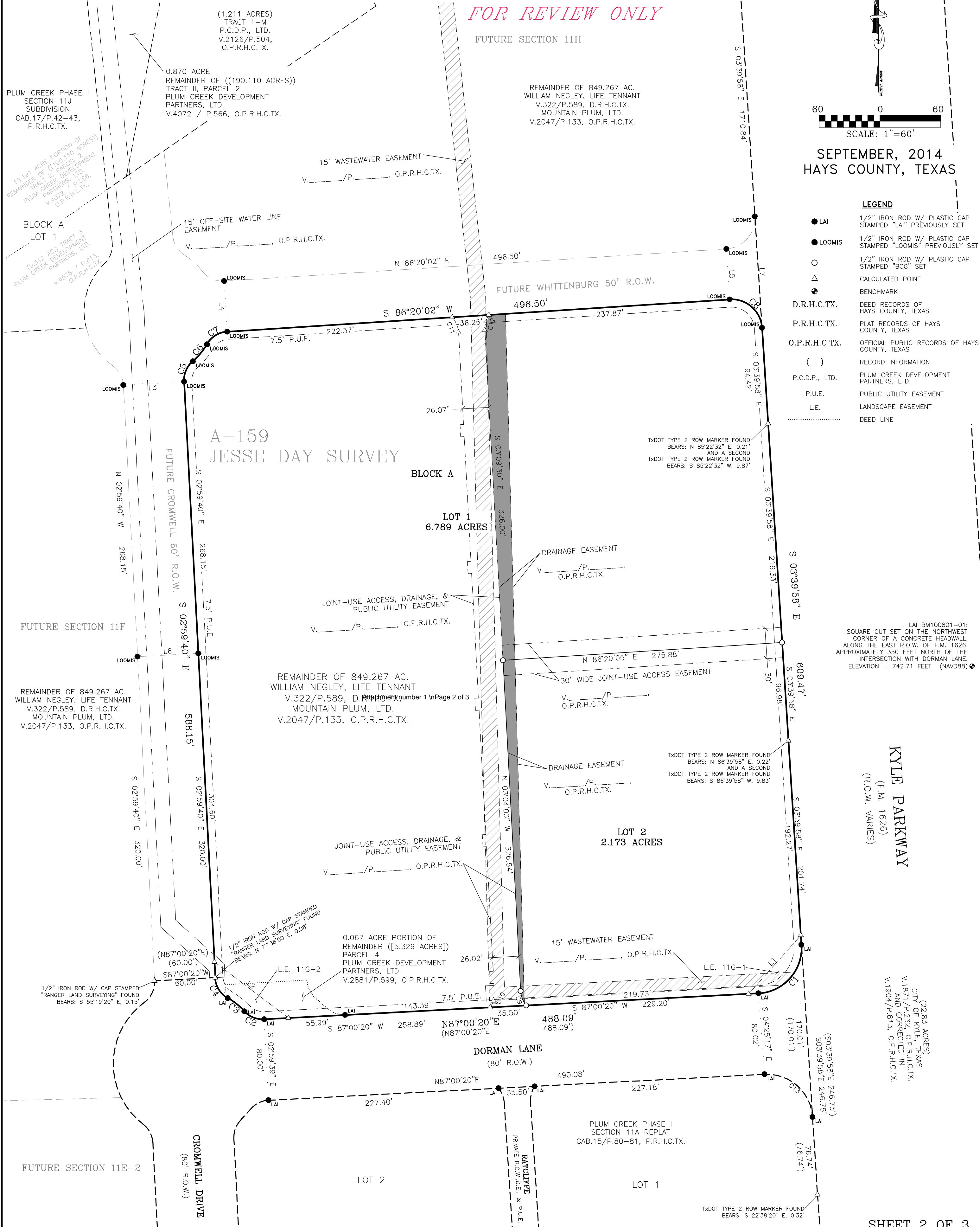
- LAI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- LOOMIS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊙ BENCHMARK
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- () RECORD INFORMATION
- P.C.D.P., LTD. PLUM CREEK DEVELOPMENT PARTNERS, LTD.
- P.U.E. PUBLIC UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- DEED LINE

LAI BM100801-01:
SQUARE CUT SET ON THE NORTHWEST
CORNER OF A CONCRETE HEADWALL,
ALONG THE EAST R.O.W. OF F.M. 1626,
APPROXIMATELY 350 FEET NORTH OF THE
INTERSECTION WITH DORMAN LANE.
ELEVATION = 742.71 FEET (NAVD88)

KYLE PARKWAY
(F.M. 1626)
(R.O.W. VARIES)

(22.83 ACRES)
CITY OF KYLE, TEXAS
V.1871/P.232, O.P.R.H.C.TX.
AND CORRECTED IN
V.1904/P.813, O.P.R.H.C.TX.

SHEET 2 OF 3



FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11G\11G\Plat\Plum-11G-FINAL PLAT.dwg			
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1141	
NO.	REVISION	BY	DATE



Item # 9

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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
PLUM CREEK
PHASE I – SECTION 11G
HAYS COUNTY, TEXAS

PLAN #: 1141

PLUM CREEK PHASE I, SECTION 11G – FINAL PLAT

FOR REVIEW ONLY

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	45.00'	71.21'	S 41°40'11" W	64.01'
C2	25.00'	21.58'	N 68°15'55" W	20.92'
C3	75.00'	21.06'	N 51°34'54" W	20.99'
C4	25.00'	24.71'	N 31°18'39" W	23.72'
C5	25.00'	22.83'	N 23°10'14" E	22.05'
C6	65.00'	21.84'	N 39°42'34" E	21.74'
C7	25.00'	24.54'	N 58°12'31" E	23.57'
C8	30.00'	47.12'	S 48°39'58" E	42.43'
C9	24.50'	15.47'	N 21°11'51" W	15.21'
C10	24.50'	7.37'	S 24°40'42" W	7.34'
C11	24.50'	16.38'	N 22°15'56" W	16.08'
C12	24.50'	15.91'	S 15°29'12" W	15.63'
C13	45.00'	70.16'	S 48°19'49" E	63.27'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 41°40'12" W	77.33'
L2	N 52°54'36" W	91.50'
L3	S 87°00'18" W	60.00'
L4	N 03°39'58" W	50.00'
L5	N 03°39'58" W	50.00'
L6	S 87°00'20" W	60.00'
L7	N 03°39'58" W	110.00'

NOTES:

1. TOTAL ACREAGE: 8.962 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN THIS SUBDIVISION IS 0.000 ACRES.
3. TOTAL NUMBER OF LOTS: 2
4. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. MASTER PLAN & CITY OF KYLE ORDINANCE 308 AND 311 AS AMENDED.
5. SIDEWALKS ALONG PUBLIC RIGHT-OF-WAY ADJACENT TO LOT 1 AND LOT 2, BLOCK A SHALL BE INSTALLED BY THE OWNER OF LOT 1 AND LOT 2, BLOCK A AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF LOT 1 AND LOT 2, BLOCK A.
6. NO OBJECT INCLUDING BUILDING, ACCESSORY BUILDING, FENCING OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS.
7. ALL UTILITIES WITHIN THIS SUBDIVISION SHALL BE UNDERGROUND.
8. ALL OPEN SPACES, DRAINAGE EASEMENTS AND LANDSCAPE EASEMENT AREAS DEPICTED HEREON SHALL BE MAINTAINED, KEPT NEATLY CUT, FREE FROM DEBRIS AND, WITH RESPECT TO DRAINAGE EASEMENTS, FREE FROM TREE/BRUSH RE-GROWTH BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION (THE "POA") OR ITS SUCCESSORS OR ASSIGNS.
9. THE OWNER OF LOT 1 AND LOT 2, BLOCK A ARE REQUIRED TO SUBMIT THE SITE DEVELOPMENT PLAN FOR LOT 1 AND LOT 2, BLOCK A TO THE CITY OF KYLE, PCDP, AND, IF NOT THE SAME PARTIES AS ARE IN PCDP, THEN THE ARCHITECTURAL REVIEW COMMITTEE FOR THE POA, FOR THEIR RESPECTIVE REVIEWS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON OR AROUND LOT 1 AND LOT 2, BLOCK A, INCLUDING, WITHOUT LIMITATION, THE INSTALLATION OF THE SIDEWALKS AND ANY OTHER IMPROVEMENTS REQUIRED HEREIN.
10. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOT 1 AND LOT 2, BLOCK A IN THIS SUBDIVISION, SITE DEVELOPMENT AND/OR BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF KYLE

FLOOD NOTE:

NO PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 11G) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (CITY OF KYLE: 481108) COMMUNITY-PANEL NUMBER 48209C 0290F, EFFECTIVE DATE: SEPTEMBER 2, 2005.

BENCHMARK LIST: – DATUM – NAVD88

LAI BM100801-01:
SQUARE CUT SET ON THE NORTHWEST CORNER OF A CONCRETE HEADWALL-Attachment number 1 lnPage 3 of 3
ALONG THE EAST R.O.W. OF F.M. 1626, APPROXIMATELY 350 FEET NORTH
OF THE INTERSECTION WITH DORMAN LANE.
ELEVATION = 742.71 FEET

BENCHMARK 080410-01:
SQUARE SET AT NE CORNER OF STONE PLUM CREEK SIGN AT INTERSECTION
OF THE SOUTH LINE OF KOHLER'S AND THE WEST LINE OF KYLE PARKWAY.
ELEVATION=776.53 FEET

BENCHMARK 080410-03:
MAG-NAIL SET ON CONCRETE APRON AT INTERSECTION OF VAUGHN AND
KYLE PARKWAY.
ELEVATION=760.14 FEET

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.

SHEET 3 OF 3

FILE: H:\Survey\Plum_Crk_Ph1\Section-11\Sec-11G\11G\Plat\Plum-11G-FINAL PLAT.dwg			
DATE: 08-01-14	DRAWN BY: EN	CREW: MK, CAF	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 005549	DRAWING: FINAL	PLAN #: 1141	
NO.	REVISION	BY	DATE

Bowman
CONSULTING


Item # 9

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3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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FINAL PLAT
PLUM CREEK
PHASE I – SECTION 11G
HAYS COUNTY, TEXAS

MEMORANDUM

TO: Mayor and Members of Council

FROM: Manuel De La Rosa, Director of Planning 

DATE: October 15, 2014

SUBJECT: Council Consent Agenda Items 7, 8, and 9 on October 21, 2014

Agenda Item #7

- Plum Creek Phase 1 Section 11G – Preliminary Plat (PP-14-002), 8.962 acres, 2 lots, located at the northwest corner of FM 1626 and Dorman. Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.

Agenda Item #8

- Plum Creek Phase 1 Section 6E2-1 – Amended Plat (SFP-14-006), 11.263 acres, 61 lots, located between extension of Kirby and extension of Sanders, adjacent to the golf course. Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.

Agenda Item #9

- Plum Creek Phase 1 Section 11G – Final Plat (FP-14-010), 8.962 acres, 2 lots, located at the northwest corner of FM 1626 and Dorman. – Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.



CITY OF KYLE, TEXAS

Plum Creek Phase 1 Section 6E2-1 - Amended Plat

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Approve Plum Creek Phase 1 Section 6E2-1 - Amended Plat (SFP-14-006) 11.263 acres; 61 lots located between extension of Kirby and extension of Sanders, adjacent to the Golf Course. ~ *Manuel De La Rosa, Director of Planning*

Planning & Zoning Commission voted 4-0 to approve the plat.

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Plat](#)

 [Staff Memo](#)

PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PLUM CREEK DEVELOPMENT PARTNERS, LTD., A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF A PORTION OF THAT CERTAIN 11.263 ACRES OF LAND IN THE JESSE DAY SURVEY NO. 162, A-152 AND THE HENRY LOLLER SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

1. A PORTION OF A CALLED 2.372 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1-B, IN VOLUME 2126, PAGE 504, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
2. A PORTION OF A CALLED 0.284 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 1-R, IN VOLUME 2325, PAGE 572, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;
3. A PORTION OF A CALLED 95.616 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 1, IN VOLUME 2881, PAGE 599, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

PLUM CREEK HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, WITH ITS HOME ADDRESS AT 200 CONGRESS AVENUE, SUITE 9A, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND IN THE HENRY LOLLER SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS; BEING A PORTION OF A CALLED 3.206 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 2, IN VOLUME 2574, PAGE 220, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

AND HOMES BY AVI (TEXAS) LP, A TEXAS LIMITED PARTNERSHIP, WITH ITS HOME ADDRESS AT 815, BRAZOS STREET, AUSTIN, TEXAS 78701, BEING THE OWNER OF THAT CERTAIN TRACT OF LAND IN THE HENRY LOLLER SURVEY NO. 19, A-290, HAYS COUNTY, TEXAS OF RECORD IN VOLUME 5042, PAGE 76, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING ALL OF LOTS 5, 6, 7, 8, 9, AND 10, BLOCK K, PLUM CREEK PHASE I, SECTION 6E2-1, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN CABINET 18, SLIDES 27 THRU 29, PLAT RECORDS OF HAYS COUNTY, TEXAS;

SAID 11.263 ACRES OF LAND BEING ALL OF THE SAID PLUM CREEK PHASE I, SECTION 6E2-1 SUBDIVISION IN HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE SAID 11.263 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT SUBDIVISION TO THE CITY OF KYLE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER PUBLIC RIGHT OF WAY OF KIRBY AND GREENE, ALL ALLEYS, AND DRAINS, EASEMENTS (EXCLUDING LANDSCAPE AREA WITHIN EASEMENTS), PARKS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WHEREOF THE SAID PLUM CREEK DEVELOPMENT PARTNERS, LTD., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BGI PLUM CREEK DEVELOPERS, LTD., THEREUNTO DULY AUTHORIZED, GENERAL PARTNER HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, BENCHMARK LAND DEVELOPMENT, INC., WHEREOF THE SAID PLUM CREEK HOMEOWNERS ASSOCIATION, INC., OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, AND WHEREOF THE SAID HOMES BY AVI (TEXAS) LP, OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, HOMES BY AVI (TEXAS) GP, LLC.

PLUM CREEK DEVELOPMENT PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: BGI PLUM CREEK DEVELOPERS, LTD.,
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

BY: BENCHMARK LAND DEVELOPMENT, INC.,
A TEXAS CORPORATION, GENERAL PARTNER

BY: DAVID C. MAHN, VICE PRESIDENT

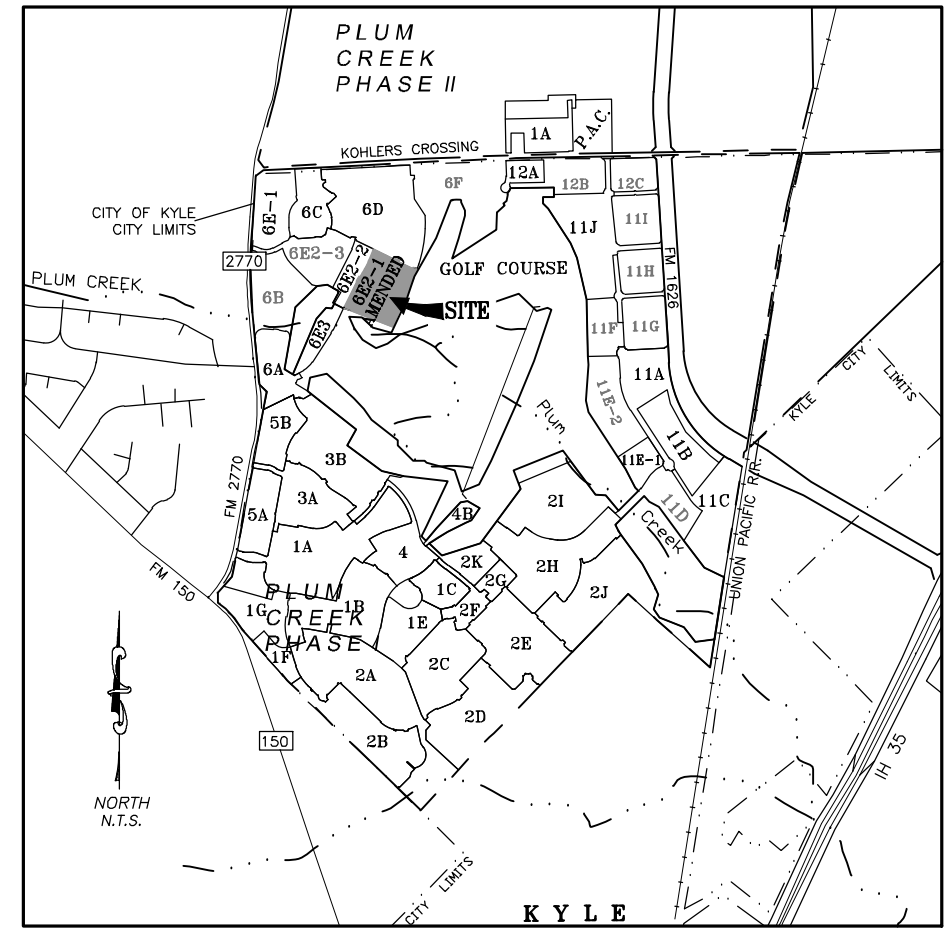
PLUM CREEK HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

BY: DAVID C. MAHN, PRESIDENT

HOMES BY AVI (TEXAS) LP,
A TEXAS LIMITED PARTNERSHIP

BY: HOMES BY AVI (TEXAS) GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
AS GENERAL PARTNER

BY: DARREN SOLTES, PRESIDENT



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, VICE PRESIDENT OF BENCHMARK LAND DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014,

BY: _____
NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID C. MAHN, PRESIDENT OF PLUM CREEK HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014,

BY: _____
NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DARREN SOLTES, PRESIDENT OF HOMES BY AVI (TEXAS) GP, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014,

BY: _____
NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF HAYS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LIZ Q. GONZALES, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ DAY OF _____, 2014, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT CABINET _____, PAGE(S) _____ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2014, A.D.
FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2014, A.D.

BY: _____
LIZ Q. GONZALES
COUNTY CLERK
HAYS COUNTY, TEXAS

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF KYLE HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THE COMMISSION'S APPROVAL IS REQUIRED.

BY: _____
CHAIRPERSON

THIS PLAT (PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.

DATED THIS _____ DAY OF _____, 201____.

BY: _____
ATTEST:

SECRETARY

THIS PLAT (PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS AND IS HEREBY APPROVED BY THE COUNCIL.

DATED THIS _____ DAY OF _____, 201____.

BY: _____
ATTEST:

SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

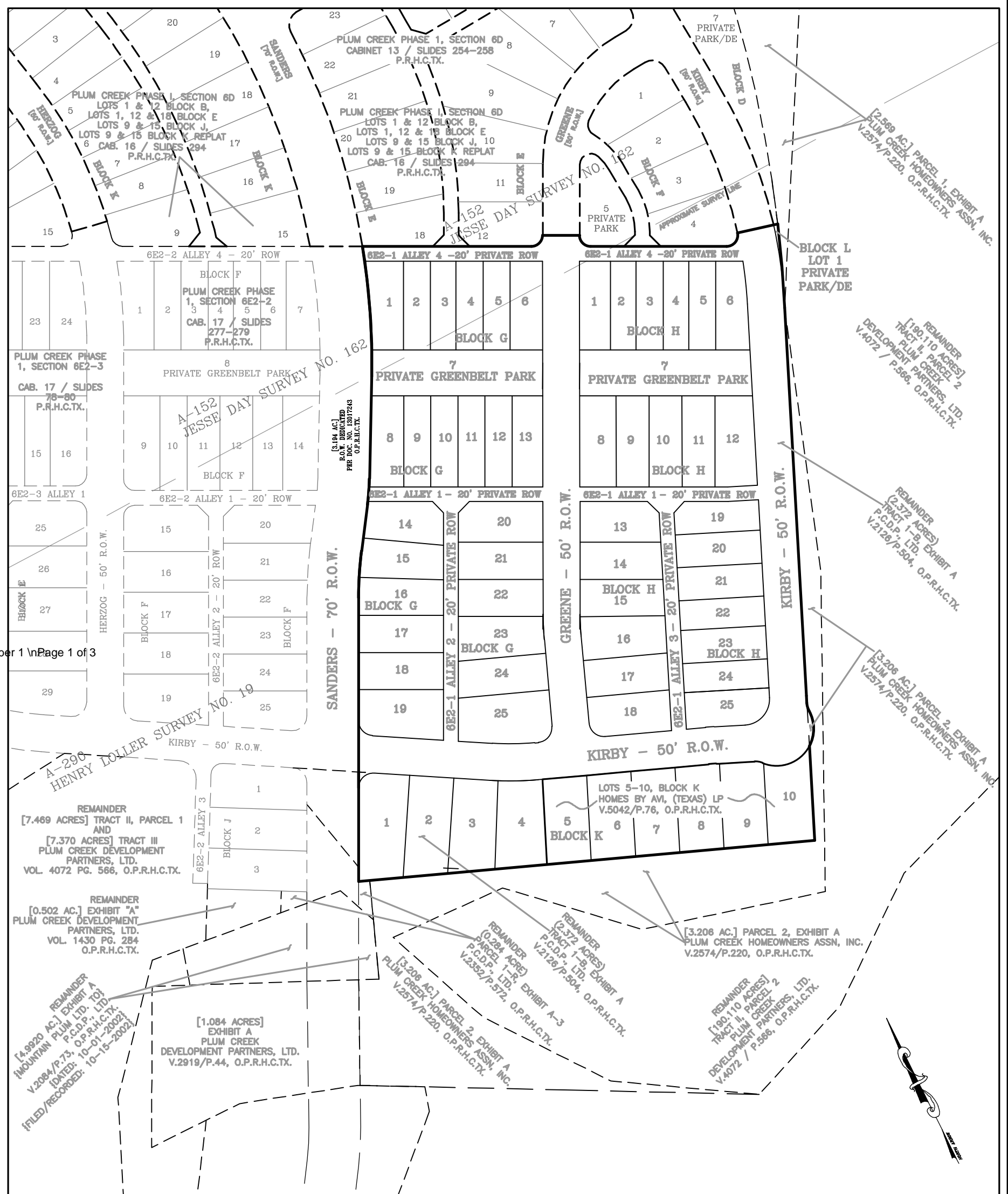
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND ALL PLANS AND SPECIFICATIONS WHICH ARE INCLUDED WITH THE PLAT ARE, TO THE BEST OF MY PROFESSIONAL CAPACITY, COMPLETE AND ACCURATE AND IN COMPLIANCE WITH ALL RELEVANT CITY ORDINANCES, CODES, PLANS, AND RELEVANT STATE STANDARDS.

BY: _____
ALAN D. RHAMES, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 72089 - STATE OF TEXAS
TBPE FIRM NO. F-43
AXIOM ENGINEERS INC.
13276 RESEARCH BLVD., ST. 208
AUSTIN, TEXAS 78750
512-506-9335

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
JOHN D. BARNARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5749 - STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
3101 BEE CAVES RD., SUITE 100
AUSTIN, TEXAS 78746
512-327-1180



SITE MAP
NOT TO SCALE

Attachment number 1 in Page 1 of 3

FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6E2-1\SEC-6E2-1\PLATS\6E2-1\PLUM-6E2-1-PLAT AMENDED PLAT.DWG			
DATE: 10-10-2014	DRAWN BY: G.T., E.N., KM	CREW: CAF, MK	
SCALE: N.T.S.	CHECKED BY: J.D.B.	PB #:	
JOB #: 5508	DRAWING #: FINAL PLAT	PLAN #: 1126A	
A PLAT AMENDMENT TO REVISE FLOODPLAIN NOTE AND COMMON LOT LINE BETWEEN LOTS 24 & 24, BLOCK H	KM, EN	10-10-14	
REF PLAN 1126			
NO.	REVISION	BY	DATE



Item # 10

Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 1 OF 3
FINAL PLAT
PLUM CREEK PHASE I,
SECTION 6E2-1 AMENDED PLAT
HAYS COUNTY, TEXAS

PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT

BEARING BASIS NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999907.

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES.

FLOOD NOTE:

A PORTION OF THIS SUBDIVISION (PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT) IS CONTAINED IN THE 100 YEAR FLOOD ZONE, PER FLOOD INSURANCE RATE MAP FOR HAYS COUNTY TEXAS (UNINCORPORATED AREA) COMMUNITY-PLAN NUMBER 48209C 0270 F, EFFECTIVE DATE: SEPTEMBER 2, 2005, AS MODIFIED BY APPROVED CLOMR CASE NO. 07-06-0898R, DATED MARCH 25, 2008, AND LOMR-F CASE NO. 14-06-3847A, DATED SEPTEMBER 4, 2014, WHICH AFFECTS LOTS 4-6, BLOCK K, SHOWN HEREON, AND LOMR-F CASE NO. 14-06-3848A, DATED SEPTEMBER 4, 2014, WHICH AFFECTS LOTS 7-10, BLOCK K AND LOTS 10-25, BLOCK H, SHOWN HEREON, AND LOMR-F CASE NO. 14-06-3948A, DATED SEPTEMBER 9, 2014, WHICH AFFECTS LOTS 1-3, BLOCK K, SHOWN HEREON.

0 60 120

SCALE: 1"=60'

OCTOBER, 2014
HAYS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (Unless Otherwise Noted)
- LAI
- LOOMIS
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LOOMIS" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCC" SET
- △ CALCULATED POINT
- BENCHMARK
- P.U.E. (Public Utility Easement)
- LOT & STREET R.O.W. LINE
- EASEMENT LINE
- FEMA FIRM PANEL FLOODPLAIN
- APPROVED CLOMR 100 YEAR FLOODPLAIN
- DEED LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- { } RECORD INFORMATION PER CAB. 18, SLIDES 27-29, P.R.H.C.T.X.
- [] ADJOINER INFORMATION
- P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- CLOMR CONDITIONAL LETTER OF MAP REVISION



FILE: H:\SURVEY\PLUM_CRK_PH1\SECTION-6E2-1\SEC-6E\PLATS\6E-2\6E2-1\PLUM-6E2-1-PLAT AMENDED PLAT.DWG			
DATE: 10-10-2014	DRAWN BY: G.T., E.N., KM	CREW: CAF, MK	
SCALE: 1"=60'	CHECKED BY: J.D.B.	FB #:	
JOB #: 5508	DRAWING #: FINAL PLAT	PLAN #: 1126A	
A PLAT AMENDMENT TO REVISE FLOODPLAIN NOTE AND COMMON LOT LINE BETWEEN LOTS 24 & 25, BLOCK H			
REF PLAN 1126			
NO.	REVISION	BY	DATE



Item # 10

Bowman Consulting Group, Ltd.
3101 Bee Cave Road, Suite 100, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

SHEET 2 OF 3
FINAL PLAT
PLUM CREEK PHASE I,
SECTION 6E2-1 AMENDED PLAT
HAYS COUNTY, TEXAS

PLOT DATE: Oct 10, 2014-12:54pm

PLAN NO. 1126A

PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT

CURVE TABLE with columns: CURVE #, RADIUS, ARC DISTANCE, CHORD BEARING, CHORD DISTANCE. Rows C1 through C39.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L1 through L44.

AREA TABLE with columns: BLOCK, LOT, ACREAGE. Rows G 1 through G 25, and 6E2-1 ALLEY 4, 1, 2.

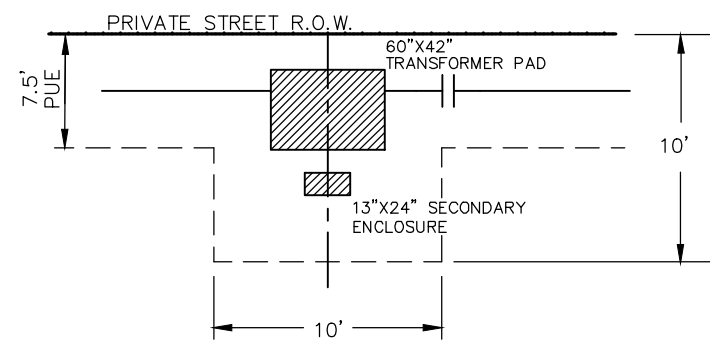
AREA TABLE with columns: BLOCK, LOT, ACREAGE. Rows H 1 through H 25, and 6E2-1 ALLEY 4, 1, 3.

AREA TABLE with columns: BLOCK, LOT, ACREAGE. Rows K 1 through K 10, L 1, and KIRBY R.O.W., GREENE R.O.W., TOTAL 6E2-1.

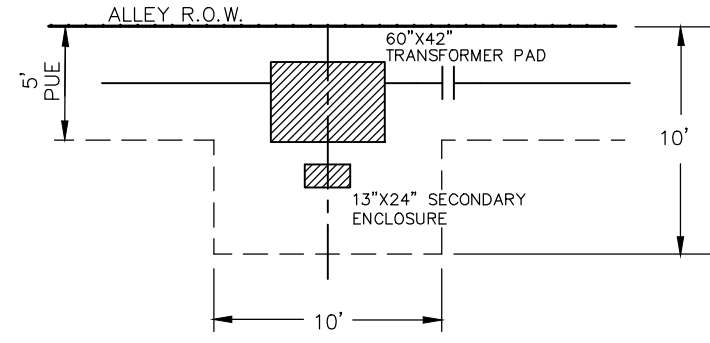
NOTES:

- 1. TOTAL ACREAGE: 11.263 ACRES.
2. THE TOTAL AREA OF PUBLIC STREET RIGHT OF WAY (KIRBY AND GREENE) TO BE DEDICATED IN THIS SUBDIVISION IS 2.276 ACRES.
3. THE TOTAL AREA OF PRIVATE STREET RIGHT OF WAY (ALLEY 1 THRU ALLEY 4) TO BE DEDICATED IN THIS SUBDIVISION IS 0.735 ACRE.
4. TOTAL NUMBER OF LOTS: 61 (58 SINGLE FAMILY LOTS, 2 PRIVATE GREENBELT PARK LOTS, AND 1 PRIVATE PARK/D.E.).
5. PLAT COMPLETELY CONFORMS WITH PLUM CREEK P.U.D. ORDINANCE 311 & PLUM CREEK SUBDIVISION ORDINANCE 308.
6. ALL UTILITIES WITHIN THE SUBDIVISION WILL BE UNDERGROUND.
7. ALL PRIVATE STREETS, ALLEYS, PEDESTRIAN RIGHT-OF-WAYS, PARK/DRAINAGE EASEMENT LOTS AND ALL LANDSCAPE EASEMENT AREAS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
8. PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON.
9. A 7.5 FOOT PUBLIC UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL PUBLIC AND PRIVATE STREETS, AND A 5 FOOT UTILITY EASEMENT ADJACENT TO AND PARALLEL WITH ALL ALLEYS IS HEREBY DEDICATED.
10. ACCESS TO ALL PRIVATE RIGHT-OF-WAYS HEREON IS GRANTED TO CITY OF KYLE FOR THE PURPOSE OF ACCESSING AND MAINTAINING CITY OWNED FACILITIES CONTAINED THEREIN.
11. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (12) INCHES ABOVE THE ADJACENT GRADE.
12. SIDEWALKS SHALL BE INSTALLED, IN ACCORDANCE WITH THE CITY OF KYLE'S STANDARDS, ALONG OR WITHIN ALL RIGHT OF WAYS (PUBLIC OR PRIVATE), DRIVES (WHETHER PUBLIC OR PRIVATE), GREEN SPACE, OPEN SPACE AND PARKS ADJOINING EACH LOT CREATED HEREBY BY THE APPLICABLE OWNER OF SUCH LOT AT THE TIME OF SITE DEVELOPMENT AND PRIOR TO SUCH OWNER'S OCCUPANCY OF SUCH LOT, EXCEPT TO THE EXTENT EXPRESSLY STATED OTHERWISE HEREIN.

Attachment number 1 in Page 3 of 3



TYPICAL PUE TRANSFORMER PAD DETAIL (PRIVATE STREET R.O.W.) NOT TO SCALE



TYPICAL PUE TRANSFORMER PAD DETAIL (ALLEY R.O.W.) NOT TO SCALE

BENCHMARK LIST: - DATUM - NAVD88

BENCHMARK (60032): MAG-NAIL SET ON CENTERLINE OF CONCRETE HEADWALL WHICH BEARS N19°38'57"E A DISTANCE OF 831.29 FEET FROM THE NORTHEAST CORNER OF 6E2-1 SUBDIVISION ELEVATION=759.80'

BENCHMARK (60033): SQUARE SET ON NE CORNER OF A CURB INLET ON THE NE R.O.W. OF KIRBY ELEVATION=761.06'

BENCHMARK (60004): SQUARE SET ON CONCRETE CART PATH ELEVATION=754.38'

Metadata table with columns: NO., REVISION, BY, DATE. Includes file path, date, scale, job number, and drawing information.




Item # 10

Bowman Consulting Group, Ltd. 3101 Bee Cave Road, Suite 100, Austin, Texas 78746 Phone: (512) 327-1180 Fax: (512) 327-4062 www.bowmanconsulting.com Bowman Consulting Group, Ltd. TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT PLUM CREEK PHASE I, SECTION 6E2-1 AMENDED PLAT HAYS COUNTY, TEXAS

MEMORANDUM

TO: Mayor and Members of Council

FROM: Manuel De La Rosa, Director of Planning 

DATE: October 15, 2014

SUBJECT: Council Consent Agenda Items 7, 8, and 9 on October 21, 2014

Agenda Item #7

- Plum Creek Phase 1 Section 11G – Preliminary Plat (PP-14-002), 8.962 acres, 2 lots, located at the northwest corner of FM 1626 and Dorman. Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.

Agenda Item #8

- Plum Creek Phase 1 Section 6E2-1 – Amended Plat (SFP-14-006), 11.263 acres, 61 lots, located between extension of Kirby and extension of Sanders, adjacent to the golf course. Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.

Agenda Item #9

- Plum Creek Phase 1 Section 11G – Final Plat (FP-14-010), 8.962 acres, 2 lots, located at the northwest corner of FM 1626 and Dorman. – Planning and Zoning Commission recommended approval at its October 14, 2014 meeting.



CITY OF KYLE, TEXAS

Resolution-VSC grant

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation:

Resolution of the City Council of the City of Kyle, Texas, authorizing the acceptance of a grant in the amount of \$32,000.00 from the Office of the Governor, Violent Crimes Against Women Criminal Justice and Training Projects Grant, for the purpose of funding the Kyle Police Department's victims services coordinator full-time position for Fiscal Year 2014-2015; authorizing and providing matching funds in an amount not to exceed \$22,600.00 from the Kyle Police Department's approved budget for Fiscal Year 2014-2015; agreeing and assuring that in the event of loss or misuse of said grant funds, the city will return the total amount of funds to the Criminal Justice Division of the Office of the Governor; authorizing the acting city manager or city manager to apply for, accept, reject, alter or terminate the grant on behalf of the city council; finding and determining that the meeting at which this resolution is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto. ~ *Josh Moreno, Grants Administrator*

Other Information:

Budget Information: A Fiscal Note is attached.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Resolution](#)

[Fiscal Note](#)

RESOLUTION NO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, AUTHORIZING THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF \$32,000.00 FROM THE OFFICE OF THE GOVERNOR, VIOLENT CRIMES AGAINST WOMEN CRIMINAL JUSTICE AND TRAINING PROJECTS GRANT FOR THE PURPOSE OF FUNDING THE KYLE POLICE DEPARTMENT'S VICTIMS SERVICES COORDINATOR FULL-TIME POSITION FOR FISCAL YEAR 2014-2015; AUTHORIZING AND PROVIDING MATCHING FUNDS IN AN AMOUNT NOT TO EXCEED \$22,600.00 FROM THE KYLE POLICE DEPARTMENT'S APPROVED BUDGET FOR FISCAL YEAR 2014-2015; AGREEING AND ASSURING THAT IN THE EVENT OF LOSS OR MISUSE OF SAID GRANT FUNDS, THE CITY WILL RETURN THE TOTAL AMOUNT OF FUNDS TO THE CRIMINAL JUSTICE DIVISION OF THE OFFICE OF THE GOVERNOR; AUTHORIZING THE ACTING CITY MANAGER OR CITY MANAGER TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY COUNCIL; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE; AND MAKING SUCH OTHER FINDINGS AND PROVISIONS RELATED HERETO.

WHEREAS, the city council finds that it in the best interest of the health, safety, and welfare of the city's residents that a victims services coordinator full-time position be funded for Fiscal Year 2014-2015; and,

WHEREAS, the city council finds that authorizing the acceptance of a grant from the Office of the Governor, Violent Crimes Against Women Criminal Justice and Training Projects grant in the amount of \$32,000.00 will provide funding for a full-time coordinator position for Fiscal Year 2014-2015;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings. The above recitals are found to be true and correct and are adopted by the city council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization of acceptance of grant. The city council authorizes the acceptance of the said grant for the purpose of providing funding for a full-time coordinator

position for Fiscal Year 2014-2015 for the Violent Crimes Against Women Criminal Justice and Training project.

Section 3. Matching funds. The city council authorizes and agrees to provide matching funds in an amount not to exceed \$22,600.00 from the Kyle Police Department's approved budget for Fiscal Year 2014-2015, as required by the terms and conditions of said grant project.

Section 4. Return of grant funds. The city council agrees and assures that in the event of loss or misuse of said grant funds, the total amount of funds will be returned to the Criminal Justice Division of the Governor's Office.

Section 5. Authorized official. The acting city manager or city manager is authorized to apply for, accept, reject, alter or terminate the grant on behalf of the city council.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public as required by the Open Meetings Act, Chapter 551, Local Government Code, and that public notice of the time, place, and purpose of said meeting was given as required by said Act.

Section 7. Effective Date. This resolution shall take effect from and after the date of its passage as authorized by the Charter of the City of Kyle, Texas.

PASSED, and APPROVED this _____ day of _____, 2014.

CITY OF KYLE, TEXAS

R. Todd Webster, Mayor

ATTEST:

APPROVED AS TO FORM:

Amelia Sanchez, City Secretary

W. Ken Johnson, City Attorney

Grant Number: 2557603

City of Kyle, Texas
FISCAL NOTE

DATE OF COUNCIL CONSIDERATION: October 8, 2014
CONTACT CITY DEPARTMENT: Financial Services
CONTACT CITY STAFF: Josh Moreno, Grants Administrator

SUBJECT:

Resolution of the City Council of the City of Kyle, Texas, authorizing the acceptance of a grant in the amount of \$32,000.00 from the Office of the Governor, Violent Crimes Against Women Criminal Justice and Training Projects Grant, for the purpose of funding the Kyle Police Department's victims services coordinator full-time position for Fiscal Year 2014-2015; authorizing and providing matching funds in an amount not to exceed \$22,600.00 from the Kyle Police Department's approved budget for Fiscal Year 2014-2015; agreeing and assuring that in the event of loss or misuse of said grant funds, the city will return the total amount of funds to the Criminal Justice Division of the Office of the Governor; authorizing the acting city manager or city manager to apply for, accept, reject, alter or terminate the grant on behalf of the city council; finding and determining that the meeting at which this resolution is passed is open to the public as required by law; providing for an effective date; and making such other findings and provisions related hereto.

CURRENT YEAR FISCAL IMPACT:

This grant funded position of Victim Services Coordinator and its support costs will be primarily funded by the grant award during FY 2014-15. The City's approved budget for FY 2014-15 anticipates providing matching funds totaling \$22,600 from the General Fund for support costs associated with this position.

1. City Department:	Police Department
2. Project Name:	Violent Crimes Against Women Program
3. Budget/Accounting Code(s):	414-412-42230
4. Funding Source:	Victim Services Grant Fund
5. Grant Award:	\$ 32,000.00
6. Matching City Funds:	<u>\$ 22,600.00</u>
7. Total Funding:	<u>\$ 54,600.00</u>

FUNDING SOURCE OF THIS ACTION:

This grant award to the City in the amount of \$32,000.00 for the Violent Crimes Against Women Program is from the Criminal Justice Division of the Office of the Governor.

The City Council's approval of this item will also authorize staff to appropriate the full amount of the grant award, absorption of any expenditures in excess of the grant award from the approved budget of the Police Department, and to begin incurring expenditures for the grant program.

ADDITIONAL INFORMATION/COUNCIL ACTION:

N/A.

 10/2/2014

Pervez A. Moheet, CPA - Date
Director of Finance



CITY OF KYLE, TEXAS

Approve contract between Hays County and the Kyle Community Library.

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Approve a contract between Hays County and the City of Kyle for the Kyle Community Library to receive \$30,000 from Hays County during fiscal year 2014-2015. ~ *Connie Brooks, Library Director*

Other Information:

Budget Information: A Fiscal Note is attached.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Fiscal Note](#)

City of Kyle, Texas
FISCAL NOTE

DATE OF COUNCIL CONSIDERATION: October 21, 2014
 CONTACT CITY DEPARTMENT: Public Library
 CONTACT CITY STAFF: Connie Brooks, Director

SUBJECT:

Approve a contract between Hays County and the City of Kyle for the Kyle Community Library to receive \$30,000 from Hays County during fiscal year 2014-2015.

CURRENT YEAR FISCAL IMPACT:

This annual grant from the Hays County, if accepted, will be deposited in the City's General Fund for the benefit of the Kyle Public Library.

1. City Department:	Public Library
2. Project Name:	Hays County Support
3. Budget/Accounting Code(s):	110-414-42311
4. Funding Source:	Revenue – Hays County
5. Current Appropriation:	\$ 30,000.00
6. Unencumbered Balance:	\$ 30,000.00
7. Amount of This Action:	\$ 30,000.00

FUNDING SOURCE OF THIS ACTION:

Funding from Hays County in the amount of \$30,000.00 for the benefit of the Kyle Public Library.

ADDITIONAL INFORMATION/COUNCIL ACTION:

N/A.

 10/15/2014

Pervez A. Moheet, CPA - Date
 Director of Finance



CITY OF KYLE, TEXAS

GT Distributors Equipment for 5 new Police Tahoes

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Authorize award and execution of a purchase order to GT DISTRIBUTORS, Austin, Texas, in an amount not to exceed \$61,641.60 for the purchase of emergency equipment, AR-15 rifles, and other associated equipment to outfit five (5) 2014 Chevrolet Tahoe police package vehicles, through the Buy Board Purchasing Cooperative for the Kyle Police Department. ~ *Jeff Barnett, Chief of Police*

Other Information:

Budget Information: A Fiscal Note is attached.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [GT Dist Quote 5 Tahoe Equipment](#)
 - [Fiscal Note](#)
-



GT Distributors - Austin
P.O. Box 16080
Austin TX 78761
(512) 451-8298 Ext. 0000

Quote	QTE0079312
Date	9/30/2014
Page:	1

Bill To:

Kyle Police Department (TX)
PO Box 40
Attn: Accounts Payable/Laura Hernandez
Kyle TX 78640

Ship To:

Kyle Police Department (TX)
100 West Center Street
Attn: Walt Tallant
Kyle TX 78640

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
2014 TAHOE	000814	BF	U	NET 15	0/0/0000	1,218,483
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
5	WE-GB2SP3J-PKG	Whelen 54" Legacy w CCSR3, SA315P	EA	\$2,479.90	\$12,399.50	
5	WE-295SDA1	Whelen Remote Dual Tone Siren Amp	EA	\$0.00	\$0.00	
5	WE-MKEZ71	Whelen Mount Kit for 07-11 Tahoe	EA	\$0.00	\$0.00	
5	WE-SA315P	Whelen 100W Composite Speaker	EA	\$168.00	\$840.00	
5	WE-SAK9	Whelen Univ.-Swivel Mt. Bracket	EA	\$18.90	\$94.50	
10	WE-P46SLC	Whelen Par46 LED Spotlight Replacement	EA	\$133.35	\$1,333.50	
10	WE-FDCT10JR*	Whelen 4" Round LED 2012 Tahoe Blue over F	EA	\$133.35	\$1,333.50	
5	SET-BK0534TAH07*	Setina PB400 Aluminum 2014 Tahoe	EA	\$236.88	\$1,184.40	
5	WE-HOWLER*	Whelen Siren Amplifier with 2 Speakers	EA	\$388.50	\$1,942.50	
5	WE-HWLRB5	Whelen Howler Mt Bracket 08 Tahoe	EA	\$0.00	\$0.00	
45	WE-M4J	Whelen M4 LED Split Red Blue	EA	\$120.22	\$5,409.90	
5	WE-MBPS07JJ	Whelen MirrorBeam Tahoe Split RB	EA	\$309.22	\$1,546.10	
10	WE-DP4RRBB	Whelen Dominator Plus Red Blue	EA	\$334.95	\$3,349.50	
20	WE-LINZ6J	Whelen Split Red Blue LED Lighthhead	EA	\$66.90	\$1,338.00	
5	WE-OE13UR8	Whelen Outer Edge 8 LED Rear Tahoe	EA	\$679.35	\$3,396.75	
5	WE-RP13RB	Whelen Rear Pillar Outer Edge 2011 Tahoe	EA	\$679.35	\$3,396.75	
45	WE-M4FB	Whelen M4 Series Black Flange	EA	\$4.72	\$212.40	



GT Distributors - Austin
P.O. Box 16080
Austin TX 78761
(512) 451-8298 Ext. 0000

Quote	QTE0079312
Date	9/30/2014
Page:	2

Bill To:

Kyle Police Department (TX)
PO Box 40
Attn: Accounts Payable/Laura Hernandez
Kyle TX 78640

Ship To:

Kyle Police Department (TX)
100 West Center Street
Attn: Walt Tallant
Kyle TX 78640

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
2014 TAHOE	000814	BF	U	NET 15	0/0/0000	1,218,483
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
5	WE-PELCC	Whelen Perimeter Enhancement Light	EA	\$105.00	\$525.00	
10	WE-IONJ	Whelen ION Series LED Split Red Blue	EA	\$82.90	\$829.00	
10	WE-IONGROM	Whelen ION Grommet Mt. Kit	EA	\$3.67	\$36.70	
10	WE-3SRCCDCR	Whelen 3" Rd LED Compartment Light	EA	\$42.00	\$420.00	
5	PG-P1826T10A*	Progard Dual Prisoner Compartments 2012 Ta	EA	\$1,962.43	\$9,812.15	
5	HS-C-VS-0813-TAH-1*	Havis VS 21" Console 2007-14 Tahoe	EA	\$258.72	\$1,293.60	
5	HS-C-CUP2-1*	Havis Shield-4 Inch High Plate-2 Cup Holders	EA	\$28.22	\$141.10	
5	HS-C-ARM-102*	Havis Shield Mounted Arm Rest	EA	\$46.36	\$231.80	
5	HS-C-AP-0645-L*	Havis Shield-Accy Pocket with Lid	EA	\$63.84	\$319.20	
10	HS-C-MC*	Havis Shield-Mic Clip	EA	\$7.39	\$73.90	
10	HS-C-MCB*	Havis Shield-Consolidator Mic Clip Bracket	EA	\$9.40	\$94.00	
5	HS-C-DMM-114*	Havis Swing Out Dash Monitor Mount	EA	\$167.32	\$836.60	
5	HS-C-MM-214*	Havis Monitor Adapter Plate Assembly	EA	\$23.52	\$117.60	
5	HS-C-TCB-7*	Havis Shield-Telescoping Comp Base	EA	\$88.70	\$443.50	
5	HS-EB40-CCS-1P*	Havis Shield-Equipment Bracket	EA	\$0.00	\$0.00	
5	HS-EB30-CH7-1P*	Havis Equipment Bracket	EA	\$0.00	\$0.00	
5	HS-FP3*	Havis Shields 3" High Filler	EA	\$0.00	\$0.00	



GT Distributors - Austin
P.O. Box 16080
Austin TX 78761
(512) 451-8298 Ext. 0000

Quote	QTE0079312
Date	9/30/2014
Page:	3

Bill To:

Kyle Police Department (TX)
PO Box 40
Attn: Accounts Payable/Laura Hernandez
Kyle TX 78640

Ship To:

Kyle Police Department (TX)
100 West Center Street
Attn: Walt Tallant
Kyle TX 78640

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
2014 TAHOE	000814	BF	U	NET 15	0/0/0000	1,218,483
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
5	HS-FP1*	Havis Shields 1" High Filler	EA	\$0.00	\$0.00	
5	HS-C-MD-202*	Havis Low Profile Tilt Swivel Adapter	EA	\$51.07	\$255.35	
5	HS-C-KBM-102*	Havis QR Slide for Keyboard Mt. Plate	EA	\$46.36	\$231.80	
5	HS-C-LP2-PS2*	Havis Shield-2" Plate-2 12V-DC Lighter Outlet	EA	\$29.56	\$147.80	
10	HS-C-SW-2*	Havis Shield-Switch-On-Off	EA	\$14.11	\$141.10	
5	SET-GK10291S1LHKSV	Setina Dual T-Rail 1Small,1 Large, Hcuff Key C	Each	\$272.88	\$1,364.40	
5	STL-20603	Streamlight SL-20L with 120V AC/DC - 2 Sleev	EA	\$94.59	\$472.95	
5	WWI-R16M4SFS DHT*	Winham Weaponry CDI16 M4 5.56 Rifle 30Rd	EA	\$1,065.35	\$5,326.75	
1	NOTES	Notes: Buyboard contract pricing #432-13	EA	\$0.00	\$0.00	

All returns must be authorized by GT Distributors. Interest charges on past due invoices at the maximum rate allowed by law.

Peter Hernandez

Subtotal	\$60,891.60
Misc	\$0.00
Tax	\$0.00
Freight	\$750.00
Total	\$61,641.60

Item # 13

City of Kyle, Texas
FISCAL NOTE

DATE OF COUNCIL CONSIDERATION: October 21, 2014
 CONTACT CITY DEPARTMENT: Police Department
 CONTACT CITY STAFF: Jeff Barnett, Chief of Police

SUBJECT:

Authorize award and execution of a purchase order to GT DISTRIBUTORS, Austin, Texas, in an amount not to exceed \$61,641.60 for the purchase of emergency equipment, AR-15, and other associated equipment to outfit five (5) 2014 Chevrolet Tahoe Police Package Vehicles. This purchase will be made through the Buy Board Purchasing Cooperative for the Police Department.

CURRENT YEAR FISCAL IMPACT:

This Purchase Order to GT Distributors will require expenditure of funds from the Fiscal Year 2014-15 approved budget of the Police Department as follows:


1. City Department:	Police Department
2. Project Name:	Various Equipment For Five New Chevrolet Tahoe PPVs
3. Budget/Accounting Code(s):	110-151-57123
4. Funding Source:	General Fund
5. Current Appropriation:	\$ 450,000.00
6. Unencumbered Balance:	\$ 248,822.50
7. Amount of This Action:	<u>\$(61,641.60)</u>
8. Remaining Balance:	<u>\$ 187,180.90</u>

FUNDING SOURCE OF THIS ACTION:

The funding for this Purchase Order will be provided from the Fiscal Year 2014-15 approved budget of the Police Department.

ADDITIONAL INFORMATION/COUNCIL ACTION:

N/A.

 10/15/2014
 Pervez A. Moheet, CPA - Date
 Director of Finance



CITY OF KYLE, TEXAS

Exec Session-Convene regarding
Aqua Source/TCEQ

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation:

Convene into executive session pursuant to Section 551.071, Tex. Gov't Code (Consultations with attorneys regarding ongoing litigation) regarding Cause No. 13-0894, *Aqua Operations, Inc. v. City of Kyle & TCEQ* Docket Number 2013-0498-MWD-E: *Executive Director of the Texas Commission on Environmental Quality vs. City of Kyle & Aqua Operations, Inc.*

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download



CITY OF KYLE, TEXAS

Reconvene into Regular Session re Aqua Source/TCEQ

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Reconvene into open session regarding Cause No. 13-0894, *Aqua Operations, Inc. v. City of Kyle & TCEQ* Docket Number 2013-0498-MWD-E: *Executive Director of the Texas Commission on Environmental Quality vs. City of Kyle & Aqua Operations, Inc.*

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download



CITY OF KYLE, TEXAS

Authorization to Proceed to Refund \$7.045 Million Series 2008 COs

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation:

Consider authorizing the City's Director of Finance to initiate process, prepare documents, and coordinate all appropriate steps necessary for the refunding of approximately \$7,045,000.00 in outstanding Certificates of Obligations, Series 2008 in order to achieve approximately \$980,000.00 in estimated interest cost savings for the City of Kyle. ~ *Perwez A. Moheet, CPA, Director of Finance*

Other Information:

This Council action is to authorize the City's Director of Finance to begin the process to initiate and coordinate all appropriate and necessary steps with the City's Financial Advisor, First Southwest Company and the City's Bond Counsel, Bickerstaff Heath Delgado Acosta, LLP to analyze and select optimal refunding options, prepare and solicit underwriter bids, develop Official Statement, issue notice of public hearing, develop credit packages, develop appropriate bond documents, and to come back to City Council in November 2014 for final approval of Resolution and bond documents to refund approximately \$7,045,000.00 in outstanding debt from the Certificates of Obligations, Series 2008.

It is estimated that this refunding transaction will result in approximately \$978,000.00 in interest cost savings to the City of Kyle.

Based on tentative schedule, it is anticipated that on November 18, 2014, City staff will request City Council's authorization for the actual issuance of the refunding bonds, approval of all bond documents, and closing of bond transaction.

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

Cover Memo

Item # 16



CITY OF KYLE, TEXAS

Approve Prof Services Agreement with Mike O'Brien re: PID

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation:

Discuss and take possible action to approve a professional services agreement with Mike O'Brien, Partner, PADGETT STRATEMANN AND COMPANY, Austin, Texas, in an amount not to exceed \$18,000.00, for the purpose of providing consulting services relating to the preparation of a reassessment roll and the reassessment of assessments on properties located in the Bunton Creek Public Improvement District. ~ *Ken Johnson, City Attorney*

Other Information:

The consultant will determine the costs of public improvements to the PID that Qualico made and paid for, once the properties located in the PID have been identified. Qualico is the only party that provided to the city information of its costs and a description of the improvements it made prior to the adoption of the ordinance. After the consultant determines and confirms Qualico's costs of improvements, he will subtract from the amount of the original assessments Qualico's costs because Qualico (and its successor) have waived any claim to any of the original assessments. Assuming any assessments remain after the subtraction of the Qualico amounts, the consultant will come up with a new reassessment roll that reflects what assessments, if any, are still owed. Any Bunton Creek PID developer may then make a claim on the remaining assessments, if any, through the "hearing" procedure the ordinance creates. Such developer must show proof of public improvements made for the benefit of the PID before they are entitled to any of the reassessed assessments. The city has worked with this consultant several times in the past.

Budget Information:

A Fiscal Note is attached.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Professional Services Agreement](#)

[Fiscal Note](#)

Cover Memo



September 30, 2014

James R. Earp, CPM
Interim City Manager
City of Kyle
100 West Center Street
Kyle, Texas 78640

Dear Mr. Earp:

This letter is to explain our understanding of the arrangements for consulting services Padgett, Stratemann & Co., L.L.P. ("PS&Co.") is to perform for the City of Kyle (the "City"). We ask that you either confirm or amend this understanding.

Scope of Services and Deliverables

The scope of our services will focus on assisting the City with reviewing documents and accounting records and the preparation of a reassessment roll for the Bunton Creek Public Improvement District (the "PID").

Our procedures will include the following:

1. Obtain from the City and review the City of Kyle Ordinance Nos. 438, 469, 472 and 814 with all appendices.
2. Obtain from the City and review the legal opinion dated April 24, 2014 from Ken Johnson, City Attorney.
3. Obtain from the City and review the legal opinion dated June 29, 2014 from Ken Johnson, City Attorney.
4. Obtain from the City and examine a final plat of the Bunton Creek Public Improvement District (the "PID") showing all lots within the PID boundaries.
5. Obtain from the City and review a letter from QUALICO to Ken Johnson dated May 19, 2014.
6. Obtain from the City and examine a schedule titled Bunton Creek, Detail Job Cost Report – Total Costs to Date as of April 23, 2014.
7. Obtain from the City and examine a plat map of the Bunton Creek development area prepared by Carlson, Brigance & Doering, Inc.

James R. Earp, CPM
City of Kyle
Kyle, Texas

September 30, 2014 – page 2

8. Obtain from the City and review a listing of all lots contained within the PID boundaries.
9. Compare the types of development costs shown on Exhibit B – Service Plan, of the City of Kyle Ordinance No. 469, to types of costs shown in the Bunton Creek, Detail Job Cost Report – Total Costs to Date as of April 23, 2014, which was obtained in procedure 6.
 - a. Meet with the City Engineer and/or City Attorney and review both cost schedules and confirm, based on the description provided, whether either schedule contains any cost types that are not allowable under state laws or regulations for PID assessments.
10. Using the Exhibit C to the City of Kyle Ordinance No. 469, compare the lot and block designations to the plat map of the Bunton Creek development area obtained in procedure 7.
 - a. Ascertain, based on the lot and/or block designations, whether any of the lots listed on the Exhibit C to the City of Kyle Ordinance No. 469 were included within the phases developed by QUALICO.
11. Obtain from the City Attorney and review a copy of the State of Texas laws or regulations describing the types of costs allowable to be included as qualifying costs for public improvement district assessments.
12. Using the street addresses shown in the Exhibit C to the City of Kyle Ordinance No. 469, physically inspect the Bunton Creek development area and determine if any of the addresses listed have homes on them as of the date of the inspection.
13. Using the street addresses or lot and/or block designations shown in the Exhibit C to the City of Kyle Ordinance No. 469, compare those street addresses or lot and/or block designations to the plat map of the Bunton Creek development area obtained in procedure 7.
 - a. Prepare a listing of any street addresses or lot and/or block designations that are included in both Exhibit C and the Bunton Creek development area in which QUALICO expended costs for the improvement of public facilities.
14. Using the information provided by the City in the foregoing procedures, prepare a reassessment roll for the PID.
 - a. Provide the reassessment roll to the City for approval.

James R. Earp, CPM
 City of Kyle
 Kyle, Texas

September 30, 2014 – page 3

Communication

During the course of this engagement, we anticipate providing oral updates concerning the progress of the engagement.

Timing

We anticipate our engagement will start upon the signed acceptance of this letter and the return of a signed copy to us. Fieldwork dates will be mutually scheduled and agreed-upon after the execution of this arrangement letter.

Applicable Standards

This is a consulting engagement in accordance with the American Institute of Certified Public Accountants' standards for consulting services. Our procedures will be limited to those described in this letter as modified by any subsequent agreement. This engagement is not an audit or attestation engagement; therefore, we will not perform any procedures to verify the accuracy of any records or examine any source documents, except to the extent necessary as a part of the procedures described previously. This engagement is not designed to detect errors, irregularities, or illegal acts, including fraud or defalcations, if they exist.

Estimated Fees and Expenses

Our fees for professional services are based on the time required by the individuals assigned to the engagement, plus direct expenses. Individual hourly rates vary according to the degree of responsibility involved and the skill required. We estimate our fees to be approximately \$14,500, plus out-of-pocket expenses for travel and other direct expenses incurred for this project. Actual fees will be based on the time incurred by the professional staff at their standard billing rates. The standard hourly billing rates for the staff we currently anticipate using on this project are:

Mike O'Brien	\$	325
Tino Robledo	\$	263
Senior Staff Associate	\$	168
Staff Associate	\$	127

We will keep management informed of our progress during the work and of any problems or unusual situations encountered. If these could significantly affect the fees we have quoted above, we will discuss with management and obtain approval before additional work is undertaken.

James R. Earp, CPM
City of Kyle
Kyle, Texas

September 30, 2014 – page 4

Interim billings will be submitted at least monthly as work progresses and as expenses are incurred. Bills for services are due when provided, payable in Austin, Texas.

Management Acknowledgments and Agreements

Our role as a consultant is to provide assistance and professional expertise in defining the questions, identifying options, and analyzing the effects of specific courses of action and decisions. Our role cannot include any functions or actions that would put us in a management role for the City. Your role as management is to make the final decision as to all transactions and other actions for which we have provided the City with consulting assistance.

Our professional standards require the City to designate a qualified person in the City to make these final management decisions for general consulting services/projects. You have been designated as this person.

Other Matters

In the unlikely event differences concerning our services or fees should arise that are not resolved by mutual agreement, to facilitate judicial resolution and save time and expense of both parties, the City agrees to participate in mediation, under the Commercial Mediation Rules of the American Arbitration Association, before any claim is asserted.

This letter shall serve as the City's authorization for the use of e-mail and other electronic methods to transmit and receive information, including confidential information, between PS&Co. and the City and between PS&Co. and outside specialists or other entities engaged by either PS&Co. or the City. The City acknowledges that e-mail travels over the public Internet, which is not a secure means of communication and, thus, confidentiality of the transmitted information could be compromised through no fault of PS&Co. PS&Co. will employ commercially reasonable efforts and take appropriate precautions to protect the privacy and confidentiality of transmitted information.

This letter constitutes the complete and exclusive statement of agreement between Padgett, Stratemann & Co., L.L.P. and the City of Kyle, superseding all proposal oral or written and all other communications, with respect to the terms of the engagement between the parties.

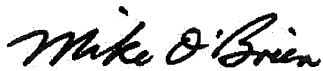
If the City is in agreement with the terms of this letter, please sign one copy and return it for our files.

James R. Earp, CPM
City of Kyle
Kyle, Texas

September 30, 2014 – page 5

We have enjoyed our past association with the City and appreciate the opportunity to continue providing professional services.

Sincerely,



Mike O'Brien, CPA
Partner

MWO:dna

The foregoing letter fully describes the City's understanding and is accepted.

THE CITY OF KYLE, TEXAS

James R. Earp, CPM
Interim City Manager

Date

City of Kyle, Texas
FISCAL NOTE

DATE OF COUNCIL CONSIDERATION: September 16, 2014
CONTACT CITY DEPARTMENT: Office of the City Manager
CONTACT CITY STAFF: Ken Johnson, City Attorney

SUBJECT:

Discuss and take possible action to approve a professional services agreement with Mike O'Brien, Partner, PADGETT STRATEMANN AND COMPANY, Austin, Texas, in an amount not to exceed \$18,000.00, for the purpose of providing consulting services relating to the preparation of a reassessment roll and the reassessment of assessments on properties located in the Bunton Creek Public Improvement District.

CURRENT YEAR FISCAL IMPACT:

This special consulting services agreement will require expenditure of funds from the City's General Fund as follows:

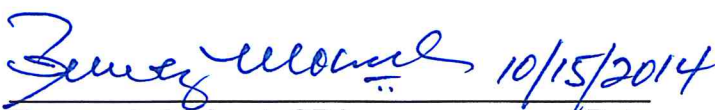
1. City Department:	Office of the City Manager
2. Project Name:	Consulting Services – Bunton Creek PID
3. Budget/Accounting Code(s):	110-121-55114 (FY 2014)
4. Funding Source:	General Fund
5. Current Appropriation:	\$ 70,000.00
6. Unencumbered Balance:	\$ 18,236.18
7. Amount of This Action:	<u>\$(18,000.00)</u>
8. Remaining Balance:	<u>\$ 236.18</u>

FUNDING SOURCE OF THIS ACTION:

The funding for this professional service agreement will be provided from the General Fund.

ADDITIONAL INFORMATION/COUNCIL ACTION:

N/A.


Perwez A. Moheet, CPA - Date
Director of Finance



CITY OF KYLE, TEXAS

Walton Development - Adam Moore

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Discussion only regarding a proposed 640 acre development to be called "Kyle Estates" to be located adjacent to Lehman High School on Bunton Lane and a proposed 763 acre development to be called "Pecan Woods" to be located adjacent to Simon Middle School on FM 150. ~
Manuel De La Rosa, Director of Planning

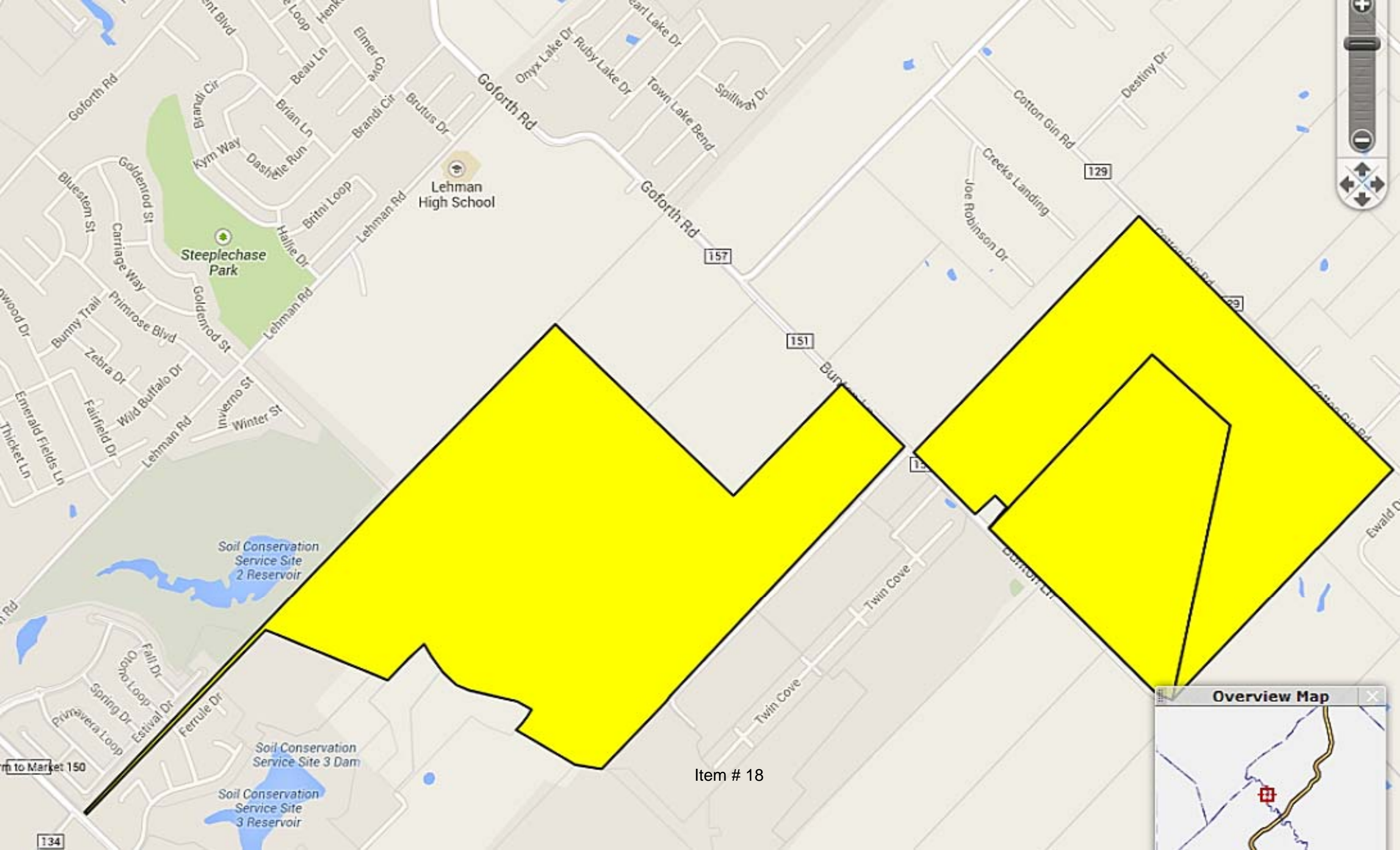
Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [\Kyle Estates Map](#)
 - [Pecan Woods Location Map](#)
 - [Walton Development Kyle Council Meeting Oct 21 2014 BC Edits](#)
-



Steeplechase Park

Lehman High School

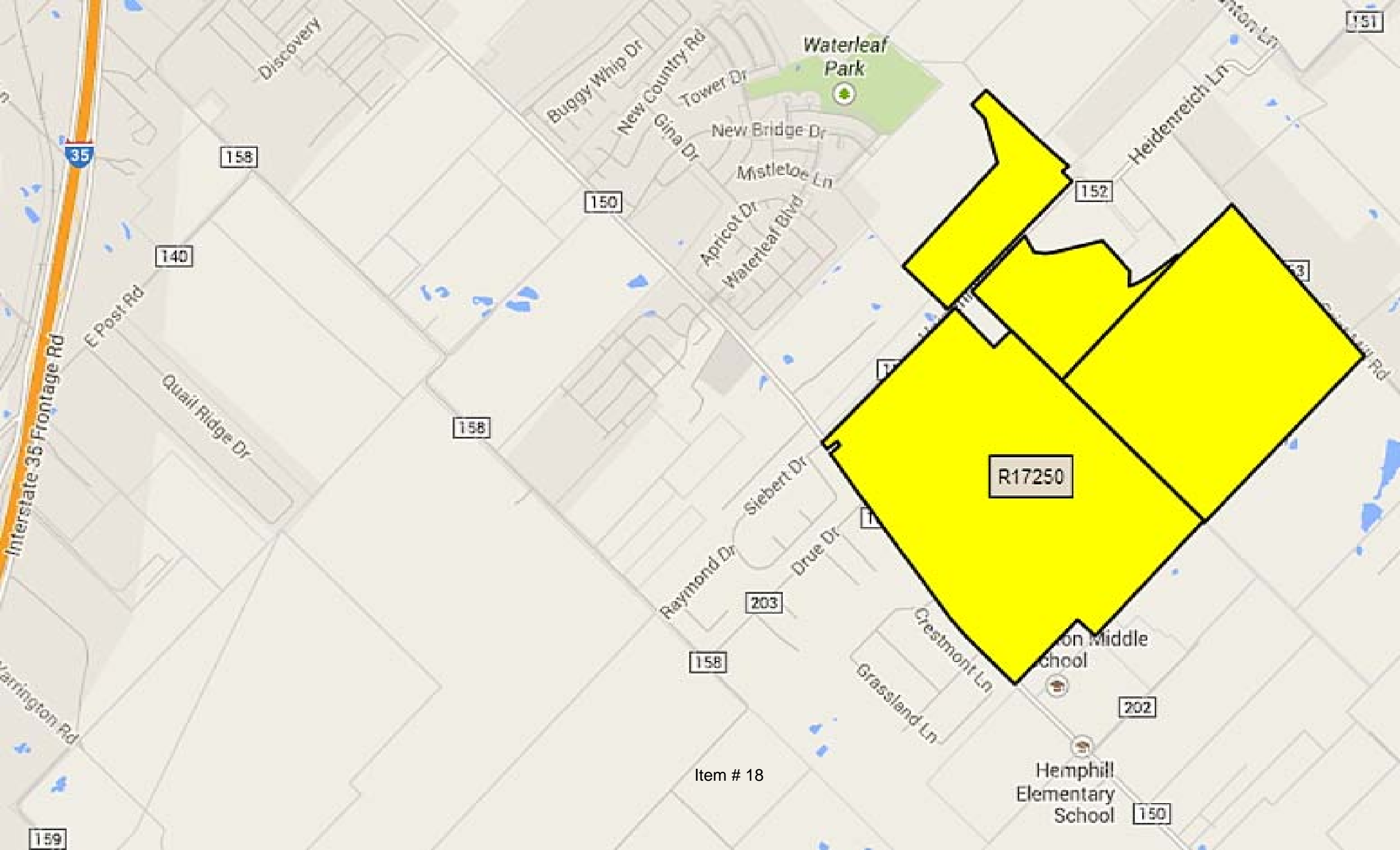
Soil Conservation Service Site 2 Reservoir

Soil Conservation Service Site 3 Dam

Soil Conservation Service Site 3 Reservoir

Item # 18





159

35

158

140

150

158

203

158

152

153

151

R17250

202

150

Item # 18

Discovery

Buggy Whip Dr
New Country Rd

Waterleaf Park

Gina Dr
Tower Dr
New Bridge Dr

Mistletoe Ln
Apricot Dr
Waterleaf Blvd

Heidenreich Ln

E Post Rd

Quail Ridge Dr

Raymond Dr
Siebert Dr
Drue Dr

Crestmont Ln
Grassland Ln

on Middle School
Hemphill Elementary School

Interstate 36 Frontage Rd

Varrington Rd



Walton Development and Management
Item # 18
South | Hays County

WALTON – WHO WE ARE

- Leading North American land developer
 - Head office in Calgary, Alberta, Canada
 - U.S. head office in Scottsdale, Arizona
 - South regional offices in Dallas and Austin, Texas
- Family-owned and operated business for more than 30 years
- Administering assets of \$4.0 billion, including over 88,000 acres of land and 21 communities

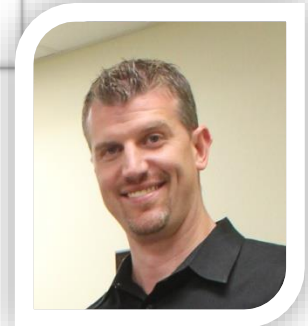
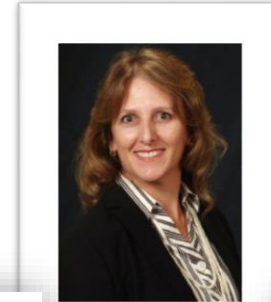


- **Expertise**
 - “Best in class” experts
 - More than 1,000 years of combined real estate experience
- **Vision**
 - Design communities where families live, work and play
 - Create walkable, sustainable developments
- **Commitment**
 - Long-term generational approach
 - Support the community
- **Teamwork**
 - Public-private partnerships
 - Solve regional problems
 - Infrastructure solutions

Item # 18

LOCAL LEADERSHIP

- Team of 10 based in Texas
- Texas Team :
 - John Vick, Regional President
 - Matt Robinson, General Manager, Dallas/Ft. Worth
 - Becky Collins, General Manager, Austin/San Marcos
 - Eddie Collins, Sr. Planning & Development Manager
 - Kevin Kadlecek, Sr. Planning & Development Manager
 - Larry Reichhart, Planning & Development Manager
 - Adam Moore, Planning & Development Manager
- Expertise in the areas of:
 - Land Acquisition
 - Entitlement
 - Planning
 - Development



Item # 18

WALTON – TEXAS

In Texas...

- 18 projects in the state totaling over 26,000 acres



In Austin/San Marcos...

- 8 projects in Hays County and Caldwell County area totaling over 10,000 acres

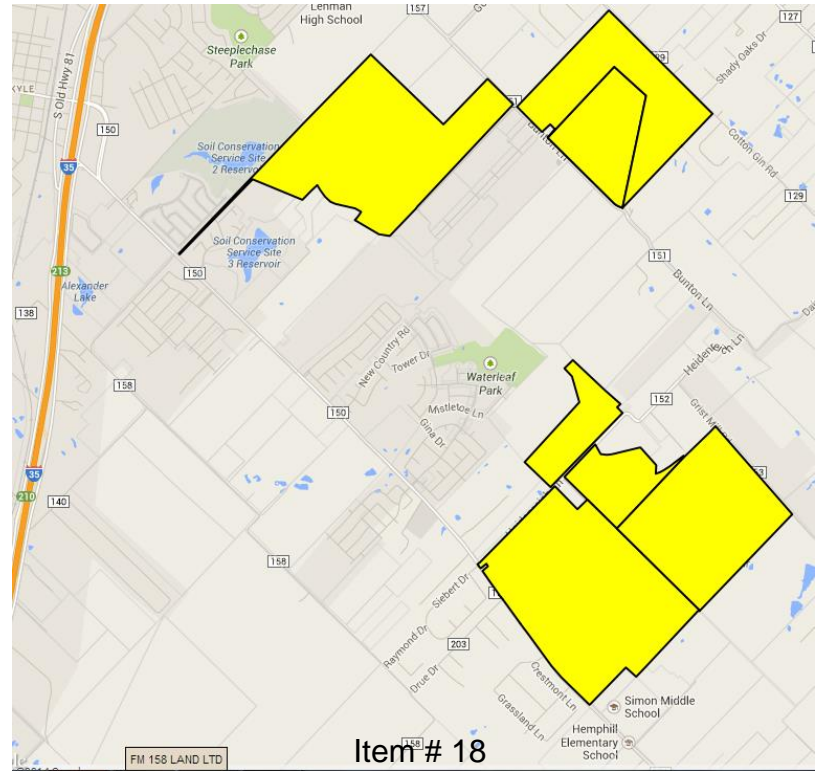


Item # 18

KYLE ESTATES & PECAN WOODS – HAYS COUNTY TX



- Kyle Estates a 640 acre Master Plan Community
- Pecan Woods a 763 acre Master Plan Community



KYLE ESTATES MASTER PLAN



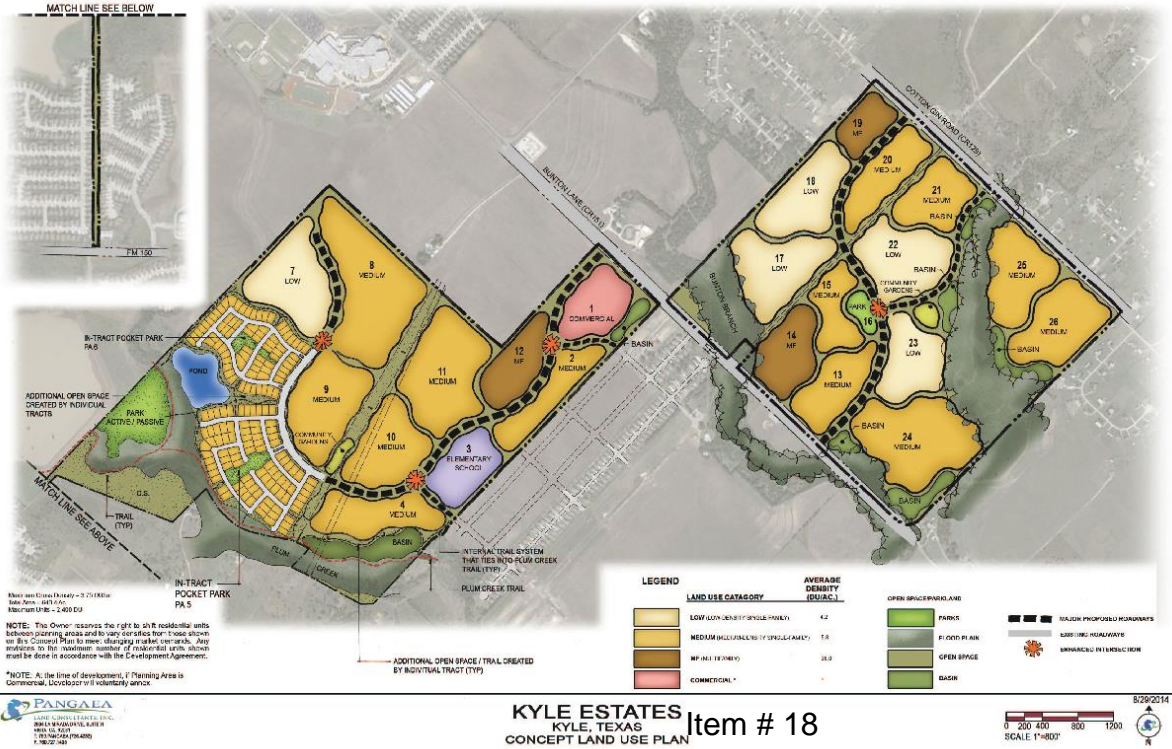
A 640 acre Master Planned Community

Located adjacent to Lehman High School

A portion of the project is in the City, and a portion is in the ETJ

Providing approximately 1600 single family residential units and 790 apartments.

The project will be seeking approvals from the City in the form of a Development Agreement, PUD and Financing District (PID)



KYLE ESTATES WEST

342 acres in City of Kyle

865 units of single family residential,
and 312 apartment units, and 12.7
acres of commercial property

Key Master Plan elements such as a
school site

- amenity center
- walkability and recreational opportunities with parks, open space, hike and bike trails and
- community gardens.



KYLE ESTATES EAST

298 acres in City of
Kyle ETJ

743 units of single
family residential, and
480 apartment units
and 3 acres of
commercial property



Item # 18

PECAN WOODS MASTER PLAN

A 763 acre Master Planned Community

Located adjacent to Simon Middle School

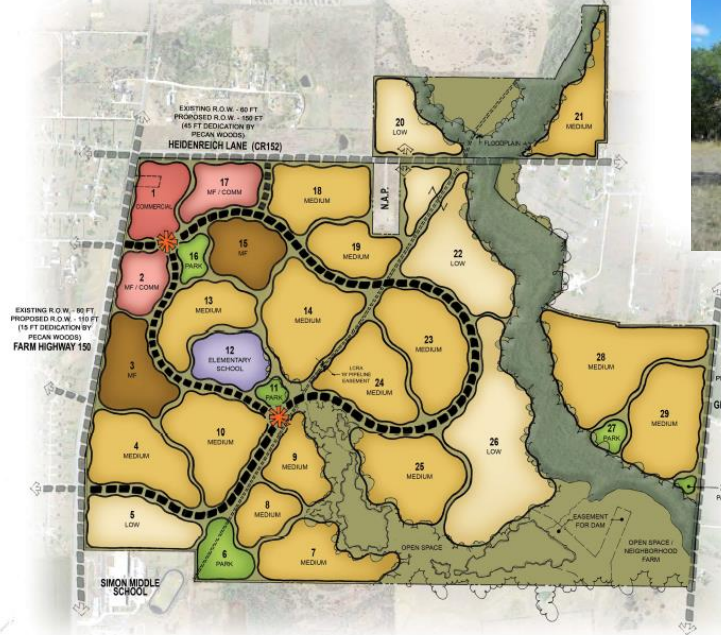
A portion of the project is in the City, and a portion is in the ETJ

Providing approximately 1835 single family residential units and 1320 apartments and 16 acres of commercial lands.

Key Master Plan elements

- school site
- amenity center
- walkability and recreational opportunities with parks, open space, hike and bike trails and
- community gardens.

The project will be seeking approvals from the City in the form of a Development Agreement, PUD and Financing District (PID)



Item # 18

ECONOMIC IMPACTS

Job Creation & Workforce Estimates

- Kyle Estates Direct Impacts : 261 Permanent Jobs and over 3,000 residents
- Pecan Woods Direct Impacts: 348 Permanent Jobs and over 3,000 residents
- Indirect effects:
 - Families shopping locally increasing the sales tax revenues to the City.
 - Growing the workforce for the growing community.



What is a Public Improvement District?

- Economic development tool created by the State of Texas to finance the construction of public improvements.
- An assessment (not an ad valorem or sales tax), with the amount of which is known when the buyer purchases their home and which does not change relative to the value of the home.
- Only land within the District is assessed. The district is a known area prior to the issuance of the first bond.
- A financing vehicle that allows for development of land that might not otherwise be developed due to limitations on the ability of a city or county to construct infrastructure.
- Able to be prepaid at any time by the homeowner without penalty.

Item # 18

What a Public Improvement District is not?

- General Obligations bonds that are issued by the city or county.
- Guaranteed in any form by a city or county.
- Repaid in the form of taxes by the greater community.
- An obligation of any land owner not living within the district.
- Going to limit or reduce the city or county's bonding capacity.
- Independent political bodies (like MUD's).
- Costly to the city or county that facilitates the issuance of the bonds. The costs of administering the PID Bonds and collection of assessments are reimbursed to the city or county from the bond proceeds and the assessments.

Item # 18

What Costs are Qualified for a PID?

- Streets and sidewalks;
- Public safety and security services;
- Water, wastewater, health and sanitation, and drainage facilities
- Creation of pedestrian malls;
- Landscaping and other aesthetics;
- Library facilities;
- Park, recreation and cultural facilities;
- Parking facilities; and,

Item # 18

How Does a PID Financing Benefit a Jurisdiction?

- No costs to city or county
- PID bonds will not reduce city or county's bonding capacity
- No reduction of city or county sales and ad valorem tax revenues
- Enhances project viability by assuring infrastructure will be in place when needed thereby increasing assessed valuations
- Facilitates private equity investment and debt financing
- PID bond issuance and structure are controlled by city or county

How Does a PID Financing Benefit Homeowners?

- **Cost certainty** over life of property ownership through fixed nature of assessments
- **Finite life of obligations** due to fixed term of PID
- **Ultimate flexibility** as assessment can be prepaid at any time
- **Increased home values** do not increase assessment costs
- **No impact on “my home” by actions of others**

SUPPORTING THE COMMUNITY



*Friends
of the Family Justice Center
serving San Marcos and Bays County*



Seton Hays Foundation

Supporting Seton Medical Center Hays in Kyle, Texas; Seton Edgar B. Davis Hospital in Luling; Seton Southwest Hospital in South Austin; and Seton Smithville Regional Hospital in Smithville



Youth Council

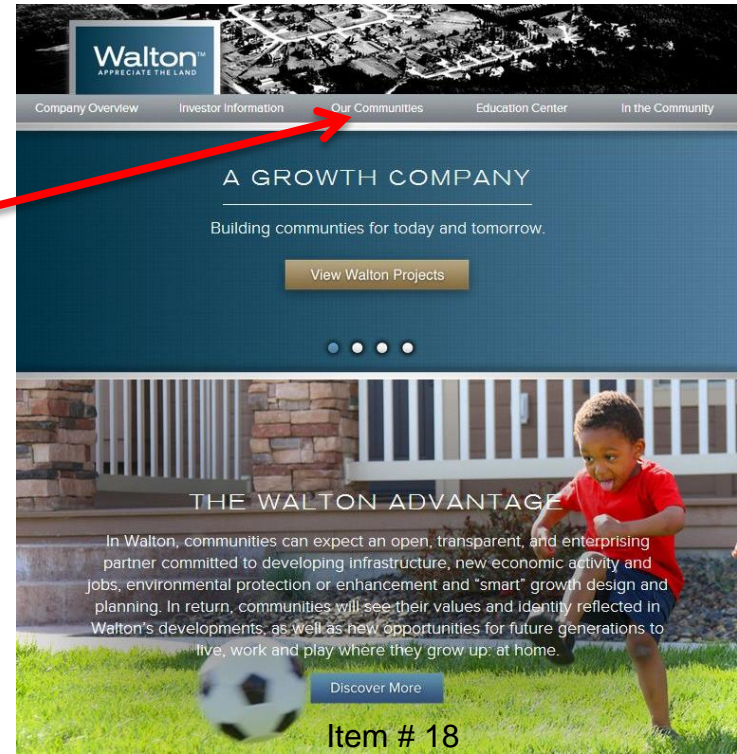
Serving Hays County since 1986

Sheltering Children Strengthening Families

Item # 18 www.gsmyc.org

THANK YOU

- Visit www.walton.com and click on the “Our Communities” tab to find out more about our residential, industrial and mixed-use communities





CITY OF KYLE, TEXAS

Woodlands at Center Street Development

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Discussion only regarding a proposed 130 acre development to be called "The Woodlands at Center Street" at the "Y" intersection of W. Center Street at N. Old Stagecoach Road and Cypress Road. ~ *Manuel De La Rosa, Director of Planning*

Other Information: Please see attachments

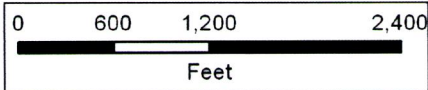
Budget Information: N/A

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Location Map and Concept Plan](#)

Project Location The Woodlands at Center Street

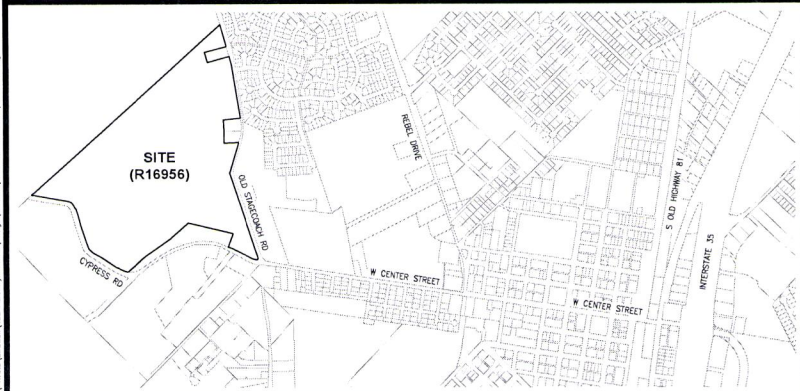
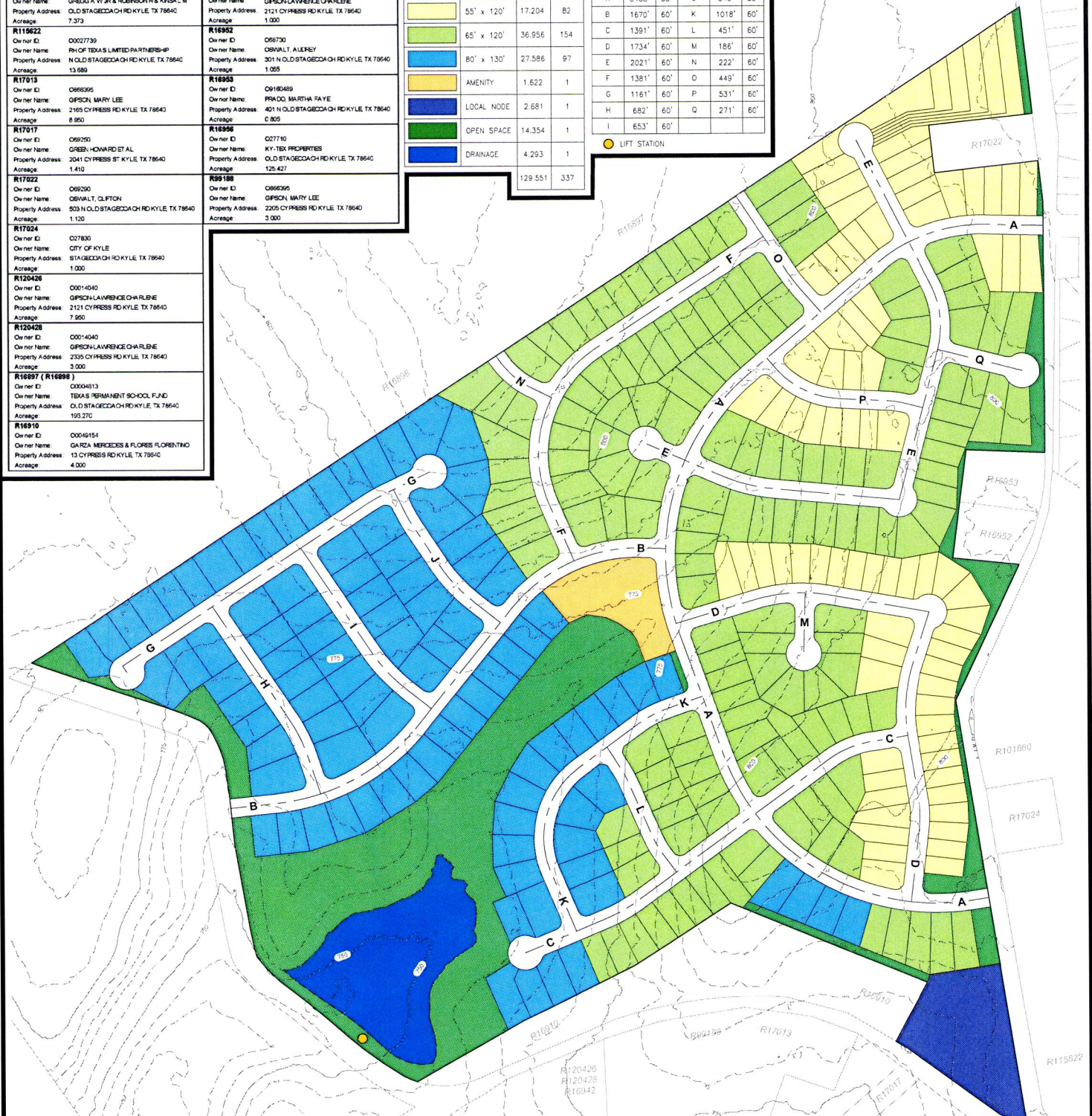


R101660 Owner ID: 00045100 Owner Name: GREGG A W JR & ROBINSON R & KNSA L M Property Address: OLD STAGECOACH RD KYLE, TX 78640 Acreage: 7.373	R16942 Owner ID: 00014040 Owner Name: GIPSON LAWRENCE CHARLENE Property Address: 2121 CYPRESS RD KYLE, TX 78640 Acreage: 1.000
R115622 Owner ID: 00027730 Owner Name: PH OF TEXAS LIMITED PARTNERS-HP Property Address: N OLD STAGECOACH RD KYLE, TX 78640 Acreage: 13.689	R16952 Owner ID: 056730 Owner Name: OSWALT, AUBREY Property Address: 301 N OLD STAGECOACH RD KYLE, TX 78640 Acreage: 1.055
R17013 Owner ID: 068595 Owner Name: GIPSON MARY LEE Property Address: 2165 CYPRESS RD KYLE, TX 78640 Acreage: 8.950	R16955 Owner ID: 06180480 Owner Name: PRADO, MARTHA FAYE Property Address: 401 N OLD STAGECOACH RD KYLE, TX 78640 Acreage: 0.805
R17017 Owner ID: 069290 Owner Name: GIBSON HOWARD ET AL Property Address: 3041 CYPRESS ST KYLE, TX 78640 Acreage: 1.410	R16956 Owner ID: 027710 Owner Name: KY TEX PROPERTIES Property Address: OLD STAGECOACH RD KYLE, TX 78640 Acreage: 125.427
R17022 Owner ID: 069290 Owner Name: OSWALT, CLIFTON Property Address: 503 N OLD STAGECOACH RD KYLE, TX 78640 Acreage: 1.120	R99188 Owner ID: 066595 Owner Name: GIPSON, MARY LEE Property Address: 2203 CYPRESS RD KYLE, TX 78640 Acreage: 3.000
R17024 Owner ID: 027830 Owner Name: CITY OF KYLE Property Address: STAGECOACH RD KYLE, TX 78640 Acreage: 1.000	
R120426 Owner ID: 00014040 Owner Name: GIPSON LAWRENCE CHARLENE Property Address: 2121 CYPRESS RD KYLE, TX 78640 Acreage: 7.950	
R120428 Owner ID: 00014040 Owner Name: GIPSON LAWRENCE CHARLENE Property Address: 2355 CYPRESS RD KYLE, TX 78640 Acreage: 3.000	
R16997 (R16996) Owner ID: 00004313 Owner Name: TEXAS PERMANENT SCHOOL FUND Property Address: OLD STAGECOACH RD KYLE, TX 78640 Acreage: 193.270	
R16910 Owner ID: 00049154 Owner Name: GARZA MEXICOS & FLORES FLORENTHO Property Address: 13 CYPRESS RD KYLE, TX 78640 Acreage: 4.000	

COLOR	SIZE/TYPE	ACRES	COUNT
[Yellow]	55' x 120'	17.204	82
[Light Green]	65' x 120'	36.956	154
[Blue]	80' x 130'	27.586	97
[Orange]	AMENITY	1.622	1
[Dark Blue]	LOCAL NODE	2.681	1
[Green]	OPEN SPACE	14.354	1
[Dark Blue]	DRAINAGE	4.293	1
		129.551	337


STREET	LENGTH	ROW	STREET	LENGTH	ROW
A	3408'	60'	J	540'	60'
B	1670'	60'	K	1018'	60'
C	1391'	60'	L	451'	60'
D	1734'	60'	M	186'	60'
E	2021'	60'	N	222'	60'
F	1381'	60'	O	449'	60'
G	1161'	60'	P	531'	60'
H	682'	60'	Q	271'	60'
I	653'	60'			

● LIFT STATION



Texas Engineering Solutions

5000 Bee Caves Rd, Suite 206 Austin, Texas 78746
P: 512-904-0505
TBPE No. 11206



Conceptual Plan for the Residential Development of Parcel R16956

Sheet # 19

T:\Projects\Borner\125_Arm_Kyle_Trac\Design\Leach\2014-09-16_Concept_Plan_1.dwg
 10/15/2014 10:52:15 AM



CITY OF KYLE, TEXAS

City Managers Report

Meeting Date:
10/21/2014
Date time: 7:00 PM

Subject/Recommendation: Update on various capital improvement projects, road projects, building program, and/or general operational activities ~ *James Earp, Acting City Manager*

1. A detailed report is attached listing all payments processed totaling \$15,000 or less during the month of September 2014.
2. Public Meeting Notices for Bunton, Goforth, Lehman, and Burleson

Other Information:

Budget Information:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [September 2014 Check Register for \\$15,000 or Less](#)
 - [Lehman & Bunton Notice of 1st Public Meeting](#)
 - [Goforth 1st Notice of Public Meeting](#)
 - [Burleson 1st Notice of Public Meeting](#)
-

City of Kyle, Texas
Accounts Payable Check Register - \$0.01 - \$15,000.00
September 1, 2014 - September 30, 2014

Count	Check No	Vendor Name	Check Date	Amount	Description	Invoice No
1	26884	BCS ProSoft	9/15/2014	\$ 14,999.50	HRMS Software-Implementation	15083
2	26723	AMMCC-Kyle Inc.	9/2/2014	13,871.95	COK PD Unit # 28-Vehicle Repair	10139
3	26823	AMMCC-Kyle Inc.	9/10/2014	13,871.95	COK PD Unit # 28-Vehicle Repair	10139
4	26935	Davidson & Troilo, A Professional Corporation	9/18/2014	12,549.69	Legal Services through 07/31/14	6420-6 FJG 0714
5	26862	Lockwood Andrews & Newnam Inc	9/11/2014	12,156.80	Engineering services, including aquisition of easement	160-10641-00011
6	26837	Freese and Nichols, Inc.	9/10/2014	11,366.81	Engineering-N. Bursleson Street; Pro Services through 06/30/14	1248876
7	27006	Thirkettle Corporation	9/25/2014	11,235.92	Dual Port MXU's for water meters	0053453-IN
8	26868	Padgett, Stratemann & Co., LLP	9/11/2014	10,000.00	Professional Services Rendered through 09/30/14	498613
9	26960	One Beat CPR Learning Center, Inc	9/22/2014	8,834.00	Phillips HeartStart Onsite AED	53679
10	26824	AT&T Mobility II LLC	9/10/2014	8,824.06	Services 07/10/14-08/09/14	287255616197X08
11	26944	J & K Utility Services	9/18/2014	7,751.00	Chlorine Scales-Well 2	2726
12	27040	Neptune Wilkinson Associates, Inc.	9/30/2014	7,749.00	Rebel Road Ground Storage Rehabilitation	0010810
13	26773	Espey Consultants, Inc.	9/5/2014	7,432.53	Design Services associated with Southside Wastewater Improvement	12066.00-21
14	26876	Texas Fleet Fuel, Ltd	9/11/2014	6,350.12	COK PD-Fleet Management 08/25/14-08/31/14	NP42121748
15	26763	AT&T Mobility II LLC	9/5/2014	4,386.42	Services 05/10/14-06/09/14	287255616197 06
16	26830	City of Austin Police Department	9/10/2014	4,329.00	Interlocal Agreement for Regional Intelligence Center	ARIC 2015-13
17	26963	Precision Delta Corporation	9/22/2014	4,162.00	Ammunition-40 S&W 165 gr. FMJ 500 rd/case	96
18	27032	Lloyd Gosselink, Attorneys at Law	9/30/2014	4,160.00	Services & Disbursements rendered through 07/31/14	97457823
19	26725	Citrix Online LLC	9/2/2014	3,858.06	Go to Assist IT Bundle w/ Service Desk, Unlimited Support Session	1205277419A
20	26863	Main Street Installers, LLC	9/11/2014	3,782.85	Installation of Kyle Police graphics and door wraps to visually	9927MSG
21	27001	Hays County Election Administrator	9/25/2014	3,692.15	COK Special RO 08/30/14	080914a
22	26838	FSC Disclosure Services	9/10/2014	3,500.00	Continuing Disclosure Fee FYE 09/30/13	07.21.14 PM
23	26976	Cleat	9/25/2014	3,066.08	PR Batch 00007.06.2014 Cleat	
24	26789	Office Of The Attorney General	9/5/2014	3,052.87	PR Batch 00005.09.2014 CS#N007840052 CSE#04-1748	09.03.14I
25	26954	Office Of The Attorney General	9/18/2014	3,052.87	PR Batch 00013.09.2014 CS#N007840052 CSE#04-1748	09.17.14I
26	27030	Johnson Controls	9/30/2014	3,041.83	Monthly Fee for Meter Testing 10/13 through 09/14.	00073090328
27	26772	Edwards Aquifer Authority	9/5/2014	3,024.49	08/14 Program Fee	201312196163 08
28	27010	Edwards Aquifer Authority	9/29/2014	3,024.49	09/14 Aquifer Mgmt Fee	201312196163 09
29	26736	Texas Fleet Fuel, Ltd	9/2/2014	2,811.67	COK PD-Fleet Management 08/04/14-08/10/14	NP42009219
30	26857	Jack Henry and Associates, Inc.	9/11/2014	2,790.00	SFTMT	65726 0614
31	26800	Sprint	9/5/2014	2,773.65	Wireless Data Service-07/17/14-08/16/14	601356398-068
32	26956	Capital Area Transportation System	9/22/2014	2,550.00	CARTS services city of Kyle-July 2014	65402
33	26781	Hines Pool & Spa, Inc.	9/5/2014	2,543.02	Pool Chemicals, Supplies and related items	39287
34	26879	Vasil, Michael S	9/11/2014	2,500.00	Installation services contract for the installation of emergency	133
35	26804	Texas Fleet Fuel, Ltd	9/5/2014	2,236.37	COK UB-Fleet Management 08/18/14-08/24/14	NP42094011
36	27021	Hines Pool & Spa, Inc.	9/29/2014	2,180.48	ACID/55 Gallon Drum; 5 Pulsar 50# Tablets	40734
37	26816	Cable, Andrew W.	9/5/2014	2,000.00	Judge Services for 8/2014	10100-14
38	26977	Continental American Insurance Company	9/25/2014	1,971.32	PR Batch 00002.08.2014 New AFLAC pre tax	
39	27027	Hill Country Payroll, LLC	9/30/2014	1,925.00	April Timeclocks; Timekeeping	59830
40	27033	Lower Colorado River Authority	9/30/2014	1,917.20	08/14 Monthly Radio Service	TMR-0006816
41	26939	HD Supply Waterworks LTD	9/18/2014	1,855.49	3/4 Hose Bibb; 6" Plastic Valve Box	C854640
42	26973	Texas Fleet Fuel, Ltd	9/22/2014	1,753.78	COK UB-Fleet Management 08/25/14-08/31/14	NP42249768
43	26833	Cowboy Motorsports of Austin LP	9/10/2014	1,679.96	Install Heated Grips; R & R Rear Tire	679120
44	26841	Shaddix, Shirley	9/10/2014	1,521.42	Three (3) Remington Police 870 Shotguns for the new 2014 Chev Tahoes	140814
45	26969	SafeLane Traffic Supply, LLC	9/22/2014	1,436.20	Misc. Signs & Barricades	8458

Item # 20

Count	Check No	Vendor Name	Check Date	Amount	Description	Invoice No
46	26893	Texas Fleet Fuel, Ltd	9/15/2014	1,253.48	COK PARD-Fleet Management 08/25/14-08/31/14	NP42249469
47	26945	Lowe's	9/18/2014	1,247.86	Dept Acct # 693136 6 Charges through 09/02/14	09.02.14 PK
48	26866	Miller Uniforms & Emblems, Inc.	9/11/2014	1,231.46	Embroidery name; Single Strap for Body Armor	545241
49	26882	Xerox Financial Services LLC	9/11/2014	1,217.90	Lease payment; Supplies & Frt; 1 time Doc Fee	193640
50	26782	Intoximeters	9/5/2014	1,205.00	Alco-Sensor III Texas Instruments Set w/ Units of measure; temp	474306
51	27024	W. W. Grainger, Inc	9/29/2014	1,202.89	Misc. Cleaning Supplies	9539671421
52	26995	Centex Materials LLC	9/25/2014	1,171.76	Ticket # 's: 3631549; 3631568; 3631587; 3631602	30094450
53	26870	Priority Personnel Inc	9/11/2014	1,116.00	Library Office Assistant-L Hernandez Week of 07/20/14	42976
54	26735	Sign Crafters, Inc.	9/2/2014	1,090.00	Set of black vinyl graphics for Kyle Animal Control	49372
55	27000	Cowboy Motorsports of Austin LP	9/25/2014	1,054.44	C/S Check Clutch Adjusted; Replaced Clutch Assembly	682905
56	26877	Texas Municipal Police Association	9/11/2014	1,000.00	Basic Instructor Course 07/29/14-08/01/14	07.28.14
57	26930	Centex Materials LLC	9/18/2014	992.06	Concrete Sand	30093612
58	26793	Priority Personnel Inc	9/5/2014	992.00	Library Office Assistant-L Hernandez 08/12/14-08/16/14	658
59	27035	Matera Paper Co.	9/30/2014	991.14	Parks OP Custodial Supplies/Cleaning Suplies	A077187
60	27009	DPC Industries Inc	9/29/2014	955.88	Chlorine Gas and Hazardous Material Fee	857001270-14
61	26798	Safesite, Inc	9/5/2014	937.00	09/14 Admin-Records Storage Servcie	SA-75663
62	27037	Miller Uniforms & Emblems, Inc.	9/30/2014	935.20	Armor Skin; Name Tapes; Star Collar Rank	546422
63	26886	Hines Pool & Spa, Inc.	9/15/2014	927.75	Pool Chemicals, Supplies and related items	42297
64	26794	Quill Corporation	9/5/2014	901.13	QB 1/3 Cut letter size folders; 1/5 hanging folder legal	4900340
65	26979	Pre-Paid Legal Services, Inc.	9/25/2014	900.85	PR Batch 00005.09.2014 Legal Serv	
66	26990	Brauntex Materials Inc	9/25/2014	889.92	FOB Plant-Ticket # 3026533	66953
67	27016	HCOP, LLC	9/29/2014	879.99	TS420 Stihl Cut-off saw for Streets Dept.	380098
68	26980	Texas Municipal Police Association	9/25/2014	840.00	PR Batch 00002.08.2014 Texas Municipal Police Assoc	
69	26885	Hays CISD	9/15/2014	771.85	Buses for Field Trips	COKINV-11
70	26983	Animal Care Equipment & Services, LLC	9/25/2014	765.84	Misc. Animal Control Devices/Supply	29276
71	26872	RiverCity Sportswear LLC	9/11/2014	765.32	Polo Knit Shirts w/city logo	090574
72	27029	J & K Utility Services	9/30/2014	763.98	Service Call Labor; Mileage; N/O Float; 600 V Amp Fuse	2904
73	26768	Cartegraph Systems, Inc.	9/5/2014	750.00	Reserve Partner Hosting 0714	40332
74	26962	Pitney Bowes	9/22/2014	681.00	Postage Machine Lease - FY 2014	9620543-SP14
75	26989	Barton Publications, Inc.	9/25/2014	665.22	Water Rebates Advertisements	46235
76	26807	The Reinalt-Thomas Corporation	9/5/2014	658.00	COK PW Unit # 115-Tires	1097946
77	26947	Texas State University - San Marcos	9/18/2014	640.00	Bacterial Analysis for 07/14	2294
78	26902	Dorsett, Patrick	9/16/2014	600.00	Decals for new trucks	13399
79	26730	Keystone (US) Management, Inc.	9/2/2014	574.20	100 W Center St-08/01/14-08/31/14	22506579
80	27046	US Bank	9/30/2014	558.00	Finance Copier Lease 08/28/14-09/27/14	261213185
81	26790	Officemax Contract Inc	9/5/2014	546.64	Misc. Office Supplies	698349
82	26805	Texas Guaranteed Student Loan Corporation	9/5/2014	543.17	PR Batch 00005.09.2014 CS#282312500	09.03.14a
83	26881	Warner, Mary Alice	9/11/2014	540.00	Case # 2014-21947; Exam Date 08/03/14	09.04.14
84	26955	Texas Guaranteed Student Loan Corporation	9/18/2014	535.53	PR Batch 00013.09.2014 CS#282312500	09.17.14a
85	26734	Rea, Elio E.	9/2/2014	518.82	COK PD Unit # 43-Vehicle Repair	08.28.14
86	26812	W. W. Grainger, Inc	9/5/2014	511.75	Fluorescent Linear Lamps; Led Wall Pack	9527168042
87	27017	HD Supply Waterworks LTD	9/29/2014	509.66	1 x 300' CTS PE Tubing 200PSI	C955753
88	26831	Coban Technologies, Inc.	9/10/2014	503.00	Board-VWEB Video Card; Service Non-Warranty	8579
89	27002	LBS Enterprises, LLC	9/25/2014	498.00	ALT-651 ALL55-Flex Crac Crack Sealant	3010
90	26898	Asphalt Patch Ent Inc	9/16/2014	497.84	56 Bags (1 Pallet) Asphalt Patch HP 60#	457629
91	26985	Asphalt Patch Ent Inc	9/25/2014	497.84	56 Bags Asphalt Patch HP 60#-1 Pallet	458015
92	27025	Selbera, Becky	9/29/2014	486.09	2014 TML Conference-Houston, Tx	09.29.14 BS
93	26903	Dustless Air Filter Co	9/16/2014	485.97	16 x 25 x 2 Pleated; Filter Box	H124855-IN
94	27026	Brinks Incorporated	9/30/2014	484.74	Transportation-09/14	9518916
95	27043	Office Depot	9/30/2014	474.22	Pads, Sting Relief; Wash, Eye	722800776001
96	26970	Satterwhite, Ruben	9/22/2014	450.00	10 Loads of base sand & gravel	08042014
97	26836	Fkex-I-Link	9/10/2014	446.37	Woven Metal Tennis Net; Shipping	S24871

Item # 20

Count	Check No	Vendor Name	Check Date	Amount	Description	Invoice No
98	26890	Madero Holdings LLC	9/15/2014	426.50	Replaced Sensor; Doagmpsd Service Fee	2364
99	26943	Ingram Readymix, Inc	9/18/2014	406.50	New Country DR & Tower St Intersection	5131148
100	26878	Texas State University-San Marcos	9/11/2014	402.62	COK Brochures	86438
101	26737	Verizon Southwest	9/2/2014	401.28	Acct # 10 5444 2832327975 04 07/07/14-08/06/14	07.13.14
102	26732	P Harb Auto Repair LLC	9/2/2014	400.25	COK PD Unit # 0901-Vehicle Maintenance	685
103	26907	McMillan, David	9/16/2014	400.00	TAS Inspection Fee; Travel; Office	07.31.14
104	27015	Hach Company	9/29/2014	399.00	Pocket Clrmtr II Chlorine System	8998 182
105	26937	DSHS Central Lab	9/18/2014	390.52	Acct # CEN.CD2096_072014-Testing	08.04.14
106	27045	Specialty Physicans of Central Texas	9/30/2014	390.00	08/06/14- R Barkmeyer	09.02.14 PM
107	26859	Kyocera Document Solutions America, Inc.	9/11/2014	364.34	COK PD Copier Lease-09/01/14-09/30/14	61064271
108	26891	Officemax Contract Inc	9/15/2014	361.33	Misc. Office Supplies	014039
109	26733	Quill Corporation	9/2/2014	360.55	HP 305X LaserJet Toner	4963469
110	26899	AutoZone, Inc.	9/16/2014	360.14	COK PW Unit # 137 Brake Pads	3519606154
111	27004	Rush Truck Centers of Texas LP	9/25/2014	342.00	2 Tires-265-70R17 Hankook RF10; Labor	L-264551
112	26785	L A Leasing Inc	9/5/2014	341.00	Library Clerk-A Hebert 08/11/14-08/14/14	L346623
113	26826	Baker & Taylor, Inc.	9/10/2014	334.57	Iron-Jawed Angels; The Suffrage Militancy	5013258845
114	26975	US Bank	9/22/2014	330.00	PW Copier Lease 07/27/14-08/27/14	259093557
115	26818	Southern Aquisitions, LLC	9/5/2014	328.00	Checked Overhead Doors that quit working	964134
116	26936	Dickson Co	9/18/2014	328.00	Out of Warranty Repair	949610
117	26996	Chuck Nash Auto Group	9/25/2014	297.10	COK PD 2011 Chevrolet Tahoe-Vehicle Maintenance	253127
118	26822	Advance Auto Parts	9/10/2014	296.64	AC Hose w/gauge	0997
119	27044	Officemax Contract Inc	9/30/2014	295.66	Letter Opener; Hanging Folder	785002
120	26974	Texas Police Chiefs Association	9/22/2014	288.00	Renewal Membership-September 2014	09.11.14
121	26961	Pathmark Traffic Products	9/22/2014	276.00	Spray Tip; Traffic Paint	006844
122	26910	RiverCity Sportswear LLC	9/16/2014	275.76	18-Polo Shirts	090438
123	26834	E-Complete LLC	9/10/2014	275.40	Ellison AllStar Die; Ellison SureCut Die	30711
124	26777	Goodyear Auto Service Center	9/5/2014	275.18	COK PD Unit # 21-Tire	052242
125	26896	Alamo Welding Supply	9/16/2014	274.85	Chemical Pool Supplies	655150
126	26913	Welborne-Hutchison Company	9/16/2014	263.00	Marble Dist; Freight	27074
127	26726	Earp, James	9/2/2014	261.75	Mileage-06/25/14-06/28/14	08.26.14
128	27019	Hesselbein Tire Southwest	9/29/2014	255.50	Carlisle Turf Trac R/S	1901448132
129	26875	Texas Department of Licensing and Regulation	9/11/2014	250.00	License # 1148 Renewal Fee	09.09.14 MP
130	26949	W. W. Grainger, Inc	9/18/2014	246.09	Safety Glasses; Blue Mirror	9499375336
131	26774	FedEx	9/5/2014	241.56	Transportation/Special Handling Charges Through 08/21/14	2-756-43997
132	26731	Mechanical Technical Services, Inc.	9/2/2014	238.00	Server Room not cooling	040523494
133	26948	Tobias - Petty Cash Custodian, Janie	9/18/2014	236.76	PW Petty Cash Replenishment 06/06/14-08/28/14	09.16.14
134	26801	Sykes, Christine M	9/5/2014	225.00	Kyle Marketing Card w/ Screen Cleaner/Brochure	441
135	26972	Sunstate Equipment Co, LLC	9/22/2014	223.44	Boom Lift 50" Articulating Tow elect	5885140-001
136	26942	Home Depot Credit Service	9/18/2014	221.11	PARD Acct # 6035 3225 0493 2397 Charges through 08/28/14	08.28.14 PK
137	26727	Ford Audio-Video Systems, LLC	9/2/2014	220.00	Services performed @ COK	307002066
138	26978	Kyle Police Employee Association	9/25/2014	220.00	PR Batch 00002.08.2014 Kyle Police Employee Associat	
139	26829	Camlin Automotive	9/10/2014	214.86	Fleet Vehicle Service & Repairs-2007 Ford F150 Pickup	0016579
140	27022	Hofmann, Donald R.	9/29/2014	212.33	Plate Sqft Deck; Angle/Ft Labor; Cutting Charge	382940
141	26828	BSN Sports Inc	9/10/2014	204.99	Soccer Net 8' x 24' 4mm White	96292558
142	26765	BizDoc, Inc	9/5/2014	200.79	Kyocera TASKalfa 5551ci Color MFP-07/24/14-08/23/14 Overchrg	INV177270
143	26808	TMCEC	9/5/2014	200.00	New, Non-Attorney Judge Program	09.02.14 AC
144	27023	The Reinalt-Thomas Corporation	9/29/2014	200.00	Tire-ST225/75 R15	1102229
145	26766	Brooks - Petty Cash Custodian, Connie	9/5/2014	199.84	First Cash Pawn; Redbox; Hastings; Sam's Club;	09.03.14 CB
146	26724	Cisneros, John & John Jr	9/2/2014	195.00	COK PD Unit # 28-Towing	08.28.14
147	26788	Midwest Tape LLC	9/5/2014	193.88	Books on CD/Movies	92105279
148	26888	Leslie's Poolmart, Inc.	9/15/2014	191.39	Misc. Chemicals	767-45940
149	26867	Officemax Contract Inc	9/11/2014	190.83	Misc. Office Supplies	782642

Item # 20

Count	Check No	Vendor Name	Check Date	Amount	Description	Invoice No
150	26819	Bandon Holdings LLC	9/10/2014	178.60	PR Batch 00002.08.2014 Fitness	
151	26760	American National Red Cross & Its Constituent Chap	9/5/2014	175.00	Basic Water Rescue; CPR/AED for Pro Rescuers	10319909
152	26906	Kyocera Document Solutions America, Inc.	9/16/2014	173.36	Serial # NHD2200185; 700 Lehman Rd; Billing ID # 90136327737	61212390
153	26840	Hernandez - Petty Cash Custodian, Kristin	9/10/2014	171.90	05/20/14-Beneficial Nematodes	08.21.14 KH
154	26786	LAWE Industries, LLC	9/5/2014	169.36	COK PW Unit # 123 Vehicle Maintenance	92528
155	26997	Cintas First Aid & Safety #F71	9/25/2014	168.06	Alcohol Swabs; GPNB BLK IND PF NTRL; Sanicloth; Service Charge	5001850056
156	26849	Gordon's Equipment	9/11/2014	167.55	Genie Lift Rear Left Cylinder	54168
157	26784	Kyocera Document Solutions America, Inc.	9/5/2014	163.22	Finance Hallway Copier Lease 09/01/14-09/30/14	61223177
158	26832	Community Coffee Company L. L. C.	9/10/2014	162.20	Coffee Supplies	12162424581
159	26858	Kliefoth, Kevin	9/11/2014	162.00	Replace HaWorth Task Chair; tabs Herman Miller Equa	19270
160	26853	Hays County Emergency Services District #5	9/11/2014	158.50	New System Per Head Fee-Dunkin Donuts	II-14013
161	26981	United Way Of Hays County	9/25/2014	155.00	PR Batch 00002.08.2014 United Way	
162	27013	GE Capital Information Technology Solutions, Inc.	9/29/2014	151.00	COK PD Copier Lease-09/01/14-09/30/14	61305216
163	26929	Centerpoint Energy	9/18/2014	147.67	Acct # 2966525-4 Gas Service 07/22/14-08/20/14	9235239-2 0814
164	26764	AutoZone, Inc.	9/5/2014	146.48	COK PW Unit # 124-CRC QD Electronic Cleaner	3519562486
165	26927	Albertson, Julia A.	9/18/2014	146.40	Refreshments cookies; iced tea	08.26.14
166	26827	BizDoc, Inc	9/10/2014	146.00	Public Library Office Equipment Rental-Photocopier Kyocera Model	15798338
167	27007	ZDT's Amusement Park, LTD	9/25/2014	142.00	2014 Extreme Summer Trip	08.01.14
168	26966	Quill Corporation	9/22/2014	135.98	Hp 16Gb v150 usb dr	4861788
169	26806	Texas State University-San Marcos	9/5/2014	131.25	250 Thank you notes	03716590
170	26987	Baker & Taylor, Inc.	9/25/2014	127.72	Roosevelts an Intimate History	5013280553
171	26847	Cisneros, Pete R	9/11/2014	125.00	COK PD Towing Services Unit # 27	2516
172	26811	Verizon Southwest	9/5/2014	123.14	Acct # 10 5444 2873483394 01 08/13/14-09/12/14	08.13.14
173	26993	Cavender Store, Ltd.	9/25/2014	119.99	Footwear Purchase-B Lantz	04002000275
174	27018	Hernandez - Petty Cash Custodian, Kristin	9/29/2014	114.45	Summer Camp Field Trip 07/18/14	09.18.14 KH
175	26864	McKamie Krueger, LLP	9/11/2014	113.82	Professional Services Rendered	8362
176	26897	Arnold Oil Company of Austin, LP	9/16/2014	112.86	Oval Air Element w/ Foam Wrap	2285910
177	26802	TCEQ	9/5/2014	111.00	Ground Water Treatment Operator-T Salas	08.27.14 TS
178	26874	TCEQ	9/11/2014	111.00	Class III WW Collection License Renewal	09.10.14 HW
179	27005	TCEQ	9/25/2014	111.00	WW Collection License Renewal-M Bristol	09.22.14 MB
180	26792	Pitney Bowes Inc	9/5/2014	110.00	Municipal Court-Actual Usage for 05/14-07/14	412335
181	26946	Occupational Health Centers of the Southwest, P.A.	9/18/2014	108.00	Acct # N01-0060080241 08/21/14	315653189
182	27042	Nicolas Ventures, Inc	9/30/2014	105.03	Ram Bit 2" & 1-1/2	80005
183	26791	Ozarka Natural Spring	9/5/2014	102.96	Drinking Water for Mayor & Council	04H0120421029
184	26797	Romero, Joe	9/5/2014	101.00	Refund for Swim Lessons	09.02.14 JR
185	26771	Demco Inc	9/5/2014	100.94	4 Box 1/4" Color Coding Dot Labels	5386010
186	26729	Halenza, Chrisopher	9/2/2014	100.00	Camp Snack-07/21/14-100 participants	1168
187	26813	Williams, Isaiah	9/5/2014	100.00	GCP Pavilion Rental-Deposit Refund	14-0556
188	26795	Reyna, Audelia	9/5/2014	100.00	Kyle Pool Deposit Refund	14-0566
189	26931	Chambers, Jessica	9/18/2014	100.00	GCP Pavilion Rental-Deposit Refund	09.11.14 JC
190	26965	Quijada, Rose	9/22/2014	100.00	Kyle Pool Deposit Refund	14-0539
191	26968	Rocha, Isabel	9/22/2014	100.00	Kyle Pool Deposit Refund	14-0575
192	26967	Rios, Nicholasa	9/22/2014	100.00	HKCH Deposit Refund	14-0576
193	26991	Brecher, Briana	9/25/2014	100.00	Kyle Pool Deposit Refund	14-0590
194	26982	Abeita, Lupita	9/25/2014	100.00	Steeplechase Pavilion-Deposit Refund	14-0579
195	27034	Martinez, Vanessa	9/30/2014	100.00	Kyle Pool Deposit Refund	14-0568
196	27041	Nerio, Lucia	9/30/2014	100.00	GCP Pavilion Rental-Deposit Refund	14-0565
197	26865	Midwest Tape LLC	9/11/2014	99.10	5 total DVD's	92125717
198	26889	Lifeguard Store Inc, The	9/15/2014	95.00	4-Male Guard Short; Navy	165068
199	26856	Hill Country Springs	9/11/2014	94.13	PD 5 gal drinking water	317469
200	26908	Mitchell Family Motor Trikes	9/16/2014	92.59	Stihl Woodcutter Helm	1009
201	26900	Camlin Automotive	9/16/2014	90.94	Fleet Vehicle Service & Repairs-2003 Ford Ranger Pickup	0016628

Item # 20

Count	Check No	Vendor Name	Check Date	Amount	Description	Invoice No
202	26959	Mendoza-Johnson, Marcus Joseph	9/22/2014	90.00	COK PARD Flag Football Umpire; 3 games @ \$30.00 Each	09.09.14
203	27036	Mendoza-Johnson, Marcus Joseph	9/30/2014	90.00	COK PARD Flag Football Umpire; 3 games @ \$30.00 Each	09.16.14 MM
204	26932	Cintas First Aid & Safety #F71	9/18/2014	89.51	Uniforms	5001709104
205	27011	Gateway Business Products & Services, Inc.	9/29/2014	84.69	Misc. Office Supplies	1323971
206	26905	Hesselbein Tire Southwest	9/16/2014	84.50	Carlisle All rail II	1901444558
207	26880	Verizon Wireless	9/11/2014	75.98	COK PARD Acct # 621121659-00001 07/24/14-08/23/14	9730922995
208	26843	Barnett, Jeff	9/11/2014	75.00	SLI Certification Testing	09.10.14 JB
209	26846	Bowles, Jenny	9/11/2014	75.00	SLI Certification Testing	09.10.14 JB
210	26848	Fluitt, Amanda	9/11/2014	75.00	SLI Certification Testing	09.10.14 AF
211	26851	Guerrero, Clarissa	9/11/2014	75.00	SLI-Spanish Language Instruction	09.10.14 CG
212	26852	Guerrero, Gustavo	9/11/2014	75.00	SLI Certification Testing	09.10.14 GG
213	26855	Hernandez, Lorenza	9/11/2014	75.00	SLI Certification Testing	09.10.14 LH
214	26873	Rosales, Luis	9/11/2014	75.00	SLI Certification Testing	09.10.14 LR
215	26934	Crayton, Jennifer	9/18/2014	75.00	COK PARD Flag Football Umpire; 3 games @ \$25.00 Each	09.09.14 JC
216	27039	Natal, Katharine	9/30/2014	75.00	COK PARD Kickball Umpire; 3 games @ \$25.00 Each	09.16.14 KN
217	26994	Centerpoint Energy	9/25/2014	74.77	Acct # 8518608-8 Gas Service 07/31/14-08/29/14	8518608-8 0814
218	26964	Quicksius, LLC	9/22/2014	72.00	Individual/Packaged Searches-7 yr Complete Criminal Package	31614
219	26984	Arnold Oil Company of Austin, LP	9/25/2014	71.89	Primer Bulb; Tygon Tubing; 3/32 Fuel Li; Repair Labor	2330697
220	26728	GT Distributors Inc	9/2/2014	69.99	511 WMN Stryke Pant Storm w/Flex ac Sz	INV0503087
221	26850	Greyhound Package Express	9/11/2014	66.00	COK PD Texas Dept of State Health-Rabies Samples	4055958
222	26762	Arnold Oil Company of Austin, LP	9/5/2014	61.80	Wire/Cable; 4GA Batt Cable	2280045
223	26780	Hill Country Trophy, LLC	9/5/2014	61.30	8" x 10" EOM Perpetual Plaque; Engraving	0025688
224	26842	Austin Promotional Solutions, Inc.	9/11/2014	60.00	Short paid original invoice by \$60.00.	10325a
225	26971	Spanish Language Instruction Videos, Inc.	9/22/2014	60.00	Spanish Language Oral Proficiency Assessment	100901-6
226	27038	Mitchell Family Motor Trikes	9/30/2014	56.99	5 lb .105 Red Line	1090
227	26901	Dietz Tractor Company	9/16/2014	56.34	Checked Deck; Labor	2862S
228	26894	Dripping Springs Tiger Splash Swim Team	9/15/2014	55.26	Meet Fees-Hill Country; Color Splash; June 28th	09.15.14
229	26940	Hernandez, Sonia	9/18/2014	53.00	Swim Lessons Refund	09.10.14 SH
230	26992	Camlin Automotive	9/25/2014	52.72	COK PK Vehicle Maintenance-2006 Ford F150 Pickup	0016656
231	26778	Hernandez, Marcelina	9/5/2014	50.00	HKCH Deposit Refund	14-0524
232	26821	Accurate Meter Testing	9/10/2014	50.00	5/8 x 3/4 Water Meters Tested	82714
233	27014	GT Distributors Inc	9/29/2014	48.90	Truck # 121-Whelen Replacement Strobe Clear	INV0502221
234	26871	Quill Corporation	9/11/2014	47.90	Expo Low odor 8 Pk fine pt; Earthchoise 8.5 x 11	5595428
235	27003	Pike, Sharon	9/25/2014	47.00	SI 844 Signaturesm 1 blue, 1 black	61192
236	26957	LAWE Industries, LLC	9/22/2014	46.76	COK PW Unit # 109-Premium Full Service	93182
237	26999	City of San Marcos	9/25/2014	45.59	Acct # 004-00026460-00 07/25/14-08/27/14	09.08.14
238	26783	Kyle Area Chamber Of Commerce	9/5/2014	45.00	8/14 Luncheon D Blank; V Vargas	2003676
239	27028	Hill Country Springs	9/30/2014	43.49	PD 5 gal drinking water-Finance	338190
240	26770	City of San Marcos	9/5/2014	42.91	Acct # 004-00026460-00 06/26/14-07/25/14	08.08.14
241	26988	Barba, Leon	9/25/2014	40.00	Licensed Professional Engineer	09.22.14 LB
242	26941	Hill Country Trophy, LLC	9/18/2014	39.15	New Plt. w/Eng & Logo	0025781
243	26928	Camlin Automotive	9/18/2014	38.22	COK PK 2002 Ford F150 Pickup-Vehicle Maintenance	0016612
244	26986	AutoZone, Inc.	9/25/2014	37.60	Sta-Bil Fuel Stabilizer	3519634179
245	26779	Hill Country Springs	9/5/2014	36.74	PD 5 gal drinking water	328046
246	27020	Hill Country Trophy, LLC	9/29/2014	34.55	4 x 10 logo ; 29 Ltrs; 1 Name Tag	0025817
247	26860	LAWE Industries, LLC	9/11/2014	32.26	COK UB 2001 Ford Ranger Vehicle Maintenance	93816
248	26769	Centerpoint Energy	9/5/2014	29.66	Acct # 2915654-4 Gas Service 06/30/14-07/31/14	2915654-4 07/14
249	26845	Blueline Rental, LLC	9/11/2014	29.16	Overpayment	609308-001a
250	26767	Camlin Automotive	9/5/2014	29.00	Fleet Vehicle Service & Repairs-2007 Ford F150 Pickup	0016480
251	26835	Ewing Irrigation Products, Inc.	9/10/2014	27.50	LPDRIPLINE	244333-A-1
252	26904	Ewing Irrigation Products, Inc.	9/16/2014	27.50	12 in x .9GPH x 100' LPDRIPLI12070910	8625576
253	26909	Nicolas Ventures, Inc	9/16/2014	25.20	Elkay Button; Nut Cover	79033

Item # 20

Count	Check No	Vendor Name	Check Date	Amount	Description	Invoice No
254	26796	Robison, David	9/5/2014	15.00	Dual Flush Conversion Valve/Dual Flush Toilet	08.04.14 DR
255	26911	The Reinalt-Thomas Corporation	9/16/2014	15.00	Mount; Dismount; Snap In	1103145
256	26895	Advance Auto Parts	9/16/2014	14.99	7 RV Trailer End 1 Ea HP	1172
257	26933	Cisneros, John & John Jr	9/18/2014	14.50	COK PD Unit # 128-State Inspection	08.22.14
258	26998	Cisneros, John & John Jr	9/25/2014	14.50	COK PD Unit # 14-Vehicle Maintenance	09.15.14
259	27031	LAWE Industries, LLC	9/30/2014	14.50	COK PW Truck # 137-State Inspection Sticker	94174
260	26825	AutoZone, Inc.	9/10/2014	11.60	2 Grease Coupler	3519614451
261	26809	Torres, Diana	9/5/2014	10.00	Debit Memo	08.22.14 DB
262	26775	Gateway Business Products & Services, Inc.	9/5/2014	9.98	Flag, 1" Altern Col, 60, Ast	131481I
263	26938	Gateway Business Products & Services, Inc.	9/18/2014	5.98	Highlighter, Desk, 5/ST	131781I
TOTAL:				<u>\$ 298,759.15</u>		

Notice of Public Meeting

The City of Kyle will conduct a Public Meeting on Monday, December 15, 2014 commencing at 6:30 p.m. to present the proposed roadway improvements for Lehman and Bunton Creek Road projects and gather the Public's comments and concerns. The project limits are:

Bunton Creek Road – From IH 35 E. Frontage Road to Lehman Road.
Lehman Road – From Ranch Road 150 to Bunton Creek Road.

The public meeting will be held at the City of Kyle's Public Works Department Building, located at 520 E. Ranch Road 150, Kyle, TX 78640.

The City is proposing to reconstruct and widen certain sections of the existing two-lane roadways. No homes or buildings will be displaced. However, additional property will be needed to widen the roadways. The project layouts will denote the areas where property is needed for permanent and temporary construction conditions.

The preliminary project layouts will be available for viewing and discussion at the meeting.

All interested citizens are invited to attend this public meeting.

Persons with special communication or accommodation needs planning to attend this meeting should contact Ms. Amanda Fluitt at the City of Kyle Public Works Department Building (512) 262-3024 at least five (5) working days prior to the meeting. For more information, you may contact Jo Ann Garcia, P. E. at (512) 262-3024 ext. 4000.

Notice of Public Meeting

The City of Kyle will conduct a Public Meeting on Thursday, November 13, 2014 commencing at 6:30 p.m. to present the proposed roadway improvements for Goforth Road and gather the Public's comments and concerns. The project will begin at the IH 35 E. Frontage Road and end at Bunton Creek Road.

The public meeting will be held at the City of Kyle's Public Works Department Building, located at 520 E. Ranch Road 150, Kyle, TX 78640.

The City is proposing to reconstruct and widen certain sections of the existing two-lane roadway. No homes or buildings will be displaced. However, additional property will be needed to widen the roadway. The project schematic will denote the areas where property is needed for permanent and temporary construction conditions.

The preliminary project schematic will be available for viewing and discussion at the meeting.

All interested citizens are invited to attend this public meeting.

Persons with special communication or accommodation needs planning to attend this meeting should contact Ms. Amanda Fluitt at the City of Kyle Public Works Department Building, (512) 262-3024 at least five (5) working days prior to the meeting. For more information, you may contact Jo Ann Garcia, P. E. at (512) 262-3024 ext. 4000.

Notice of Public Meeting

The City of Kyle will conduct a Public Meeting on Thursday, January 22, 2015 commencing at 6:30 p.m. to present the proposed roadway improvements for N. Burleson Street and gather the Public's comments and concerns. The project will begin at Miller Street in Downtown Kyle and end at the IH 35 W. Frontage Road.

The public meeting will be held at the City of Kyle's Fire Station #1, located at 210 W. Moore Street, Kyle, TX 78640.

The City is proposing to reconstruct and widen certain sections of the existing two-lane roadway. No homes or buildings will be displaced. However, additional property will be needed to widen the roadway. The project schematic will denote the areas where property is needed for permanent and temporary construction conditions.

The preliminary project schematic will be available for viewing and discussion at the meeting.

All interested citizens are invited to attend this public meeting.

Persons with special communication or accommodation needs planning to attend this meeting should contact Ms. Amanda Fluitt at the City of Kyle Public Works Department Building (512) 262-3024 at least five (5) working days prior to the meeting. For more information, you may contact Jo Ann Garcia, P. E. at (512) 262-3024 ext. 4000.