

***MINUTES OF REGULAR CITY COUNCIL MEETING***

**Call to Order**

The City Council of the City of Katy, Texas, convened in regular session Monday, November 10, 2025, at 6:30 p.m. at Katy City Hall, 901 Avenue C, Katy, Texas the following City Officials were present:

William H. Thiele, Mayor  
Chris Harris, Mayor Pro Tem  
Gina Hicks, Councilmember  
Rory A. Robertson, Councilmember  
Dan Smith, Councilmember  
David Kasper, City Engineer  
Bridgette Begle, City Attorney  
Andrew Vasquez, City Finance Director  
Byron J. Hebert, City Administrator  
Becky L. McGrew, City Secretary

The following City Officials were absent:

Janet Corte, Councilmember

**Invocation, Pledge to the U.S. Flag and to the Texas Flag**

Mayor Pro Tem Harris gave the invocation for Katy City Council, staff, and all in attendance. Cub Scout Pack 882 and Girl Scout Troop 129139 led everyone in reciting the Pledge to the U.S. Flag and to the Texas Flag.

**Public Comments**

All were given the opportunity to be heard and the following spoke:

Sandra Farris - 5707 Delfren: addressed drainage concerns on her street. Farris explained that during heavy rains, water is getting closer to homes and requested assistance with cleaning out culverts to improve drainage to prevent potential flooding of older residents. Megan Lyons - Funding Development Manager at Houston-Galveston Area Council (H-GAC): introduced the organization's new funding development program which was launched in October. She explained that the program assists smaller cities and counties with limited resources to pursue complex funding opportunities for infrastructure upgrades, public safety improvements, housing, and community resilience initiatives. Ms. Lyons stated they are currently in their Call for Request period and encouraged the City of Katy to apply before the November 21st deadline, noting that additional information could be found on H-GAC's website under the funding opportunities tab. Raquel Meyer - Special Projects Manager at H-GAC: followed with information about the organization's board priorities including healthcare, housing, regional broadband and technology, water, and other infrastructure needs including safety and economic development. We are focused on making sure all our needs are met in advance. Meyer mentioned their focus on developing public-private partnerships to support regional needs, including those in Katy. All were given the opportunity to be heard and there were no additional public comments.

**Proclamation Recognizing November 11, 2025 as Veterans Day**

Mayor Thiele read and presented a Proclamation Recognizing November 11, 2025, as Veterans Day. The Mayor invited any member of the Veterans of Foreign Wars (VFW); American Legion; and all other Veterans present forward for a photograph.

**Fiscal Year 2024-2025 Fourth Quarterly Financial & Investment Report as of 09-30-2025 (information item only)**

Mayor read agenda item Fiscal Year 2024-2025 Fourth Quarterly Financial & Investment Report as of September 30, 2025. There was no discussion on this item.

**CLOSED MEETING****Executive Session as Authorized by Chapter 551 of the Texas Government Code, Section 551.071 Consultation with an Attorney**

Councilmember Smith raised a point of information, requesting that the public hearing be held prior to the executive session. After brief consideration, Mayor Thiele proceeded with the agenda as presented. The Mayor, Mayor Pro Tem Harris, Councilmembers, City Attorney, and City Administrator, convened in Executive Session at 6:43 p.m., as held pursuant to the Texas Government Code Section 551.071 to receive advice from legal counsel.

**OPEN MEETING**

The Mayor reopened the meeting to the public at 7:19 p.m.

**Public Hearing on Amending the Zoning Ordinance, Ordinance No. 621; Amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the "Katy Boardwalk District" Overlay Planned Development District (approval recommended by City Planning and Zoning (CPZ) on 10-14-2025)**

The Mayor opened the Public Hearing at 7:19 p.m. on Amending the Zoning Ordinance, Ordinance No. 621; Amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the "Katy Boardwalk District" Overlay Planned Development District (*approval recommended by City Planning and Zoning (CPZ) on 10-14-2025*). Sean Dolan - 6303 Alicia Way: expressed concerns about the prolonged timeline of the Katy Boardwalk. He noted the City passed on partnering with Howard Hughes in favor of KDH Ventures, which has yet to deliver the hotel and conference center central to the project's success. Dolan referenced a 2025 statement from Katy Development Authority (KDA) President Skip Conner indicating financing was the only remaining obstacle. Dolan offered to connect KDH Ventures with potential investors, the developer declined, citing market conditions. He questioned the continued use of City funds for a project not ready for investment and compared it to the already successful Ritz-Carlton Woodlands project developed by Howard Hughes. Dolan emphasized that ongoing delays are harming investor confidence and the City's reputation. He criticized the lack of penalties or incentives in previous amendments and requested a public statement explaining the justification for an 8th amendment, including any penalties and a clear path forward for the Katy Boardwalk. All were given the opportunity to speak and there were no additional comments from the public. The Mayor closed the Public Hearing at 7:23 p.m.

**Consider an Ordinance (No. 2914-01) Amending the Zoning Ordinance, Ordinance No. 621; Amending Ordinance No. 2914 “Katy Boardwalk District” Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the “Katy Boardwalk District” Overlay Planned Development District (approval recommended by City Planning and Zoning (CPZ) on 10-14-2025)**

Motion was made by Mayor Pro Tem Harris, seconded by Councilmember Hicks, approving as printed and read (*caption*) an Ordinance (*No.2914-01*) An Ordinance of the City Council of the City of Katy, Texas Amending the Zoning Ordinance, Ordinance No. 621; Amending Ordinance No. 2914 “Katy Boardwalk District” Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the “Katy Boardwalk District” Overlay Planned Development District; Providing a Penalty of \$2,000 for Each Day of Violation of Any Provision of This Ordinance; Repealing All Ordinances or Parts of Ordinances in Conflict Herewith; and Providing for Severability. At the Mayor’s request, Pelican Homes presented their proposed residential development for the Boardwalk District. Ethan Harwell, planner with Kimley-Horn & Associates, introduced Derrick Darnell, President of Pelican Builders, and Andy Hall, Civil Engineer. Harwell noted that Pelican Builders has operated in the Houston market for over 50 years and specializes in single-family homes similar to those proposed. Mayor Pro Tem Harris asked about property ownership and purchase timing. Harwell confirmed Pelican Builders acquired the property in December 2024 and that the area is already zoned for residential use. When asked about drainage, Harwell stated it was not covered in the presentation but confirmed that drainage is addressed through the regional detention system, including the existing lake and detention ponds. Regarding green space, Harwell stated the development meets the Planned Development District (PDD) minimum of 10%, with boulevards designed to serve as extensions of open space. Mayor Thiele inquired about street parking, and Harwell noted the inclusion of parallel parking along main roads. Harris asked whether emergency vehicle access had been reviewed. Harwell confirmed the City’s largest fire truck was modeled through the site, with only one minor adjustment needed to a median island. Fire Chief Parker had not yet reviewed the plans, but City Planner Rachel Lazo confirmed the Fire Marshal had reviewed them and approved turning templates for the City’s widest truck. Councilmember Hicks expressed concern over the lack of visible driveways or garages in the presentation images and requested examples showing front-facing garages. Harwell did not have such images available. Hicks also asked about previously approved brownstones, which Harwell confirmed were part of earlier plans. Councilmember Smith sought clarification on lot sizes, noting discrepancies between the concept plan and PDD standards. Harwell explained that while the PDD allows narrower lots, the concept plan proposes larger dimensions (e.g., 45' x 120' for patio homes). Lazo confirmed that any deviation from the PDD would require Council approval. Harwell added that while the current plan includes only detached single-family homes, the brownstone option remains in the PDD for future flexibility, though there are no current plans to build them. Councilmember Robertson raised concerns about increased density and reduced green space, noting the number of homes had increased from 160 to 186. He felt the design did not align with Katy’s traditional development standards. Darnell responded that the homes are intended for empty nesters and downsizers seeking low maintenance, detached housing, and emphasized their preference for single-family homes over townhomes in this location. Votes were cast as follows: Ayes – Mayor Pro Tem Harris, Councilmembers Hicks and Smith and Noes – Councilmember Robertson; the motioned carried.

**Consent Agenda**

Motion was made by Mayor Pro Tem Harris, seconded by Councilmember Smith approving the Consent Agenda listed below:

- Consider Approval of Meeting Minutes
  - October 13, 2025 Regular Meeting
  - October 27, 2025 Regular Meeting
- Confirmation of Temporary Road Closure of Portions of State Highway Right-of-Way (*Highway 90 and F.M. Road 1463*) and City of Katy Street Right-of-Way (*Katyland Drive*) for the Annual Katy Independent School District FFA Parade, Saturday, February 14, 2026, Between 9:00 a.m. and 12:00 p.m. (*approved by Katy Police Department*) (*approved on 12-12- 2022, Resolution No. 1404, ratifying and approving a five-year agreement with State of Texas (TxDOT) for the road closure for the period of February 2023 through February 2027*)
- Consider Supporting the Reappointment of Linda Harnist to Serve as Director on the Board of Directors for the Fort Bend Subsidence District (*current term expires January 31, 2026*)
- Consider Approval of Final Plat for TPG Texas Heritage Parkway, Subdivision of 4.8907 Acres, 1 Reserve, 1 Block, in the J.G. Bennett Survey, Section 104, Abstract No. 292, Waller County (*approval recommended by CPZ on 10-14-2025*)
- Consider a Resolution (*No. 1626-05*) Declaring Certain Property Surplus and Authorizing the Sale or Disposal (*Fire Department - two (2) 2011 Ford Expeditions and ten (10) breathing apparatus, 29 face masks; Public Works – one (1) sweeper truck, F-150 Unit #220, one (1) T-350 manlift unit, one (1) Ford F-350, one (1) Ford F-150, and miscellaneous tools and equipment; and Social Services Department – one (1) Hoshizaki Ice Machine*)
- Consider a Resolution (*No. 1524-01*) Casting Entitled Votes in Waller County Appraisal District Election of Board Directors for a Two (2) Year Term (*January 1, 2026 – December 31, 2027*)

All voted Aye, and the motion carried.

**Consider a Resolution (No. 1659-02) Awarding Bid for Katy City Hall Third Floor Build-Out Project to G.A.M. Construction, Inc., The Woodlands, Texas**

Motion was made by Mayor Pro Tem Harris seconded by Councilmember Hicks, approving as printed and presented Resolution (*No. 1659-02*) Awarding Bid for Katy City Hall Third Floor Build-Out Project to G.A.M. Construction, Inc., The Woodlands, Texas in an Amount of \$203,315.00, Total Project Cost \$245,921.50 (*total project cost includes bid amount; recommended contingencies (10%); plus architectural, mechanical, and electrical services in the amount of \$13,500.00, approved on 10-14-2024; Res No. 1659; and Contract Amendment No. 1 for mechanical/electrical services in the amount of \$8,775.00, approved on 03-24-2025; Res No. 1659-01*) (*source of funds 2025-2026 Building Improvements in the amount of \$147,210.00; and General Fund Reserves in the amount of \$98,711.50*) (*capital improvement project*). All voted Aye, and the motion carried.

**Consider a Resolution (No. 1753) Authorizing the Mayor to Accept Donations of Real Property and Accept Ingress, Egress, and Access Easements for the Nelson Way Bridge Project from Woodcreek Pin Oak Ltd., a Texas Limited Partnership, and I-10 Poorman Investments , Inc., a Texas Corporation**

Motion was made by Councilmember Smith, seconded by Mayor Pro Tem Harris, approving as printed and presented Resolution (*No. 1753*) Authorizing the Mayor to Accept Donations of Real Property and Accept Ingress, Egress, and Access Easements for the Nelson Way Bridge Project from Woodcreek Pin Oak Ltd., a Texas Limited Partnership, and I-10 Poorman Investments, Inc., a Texas Corporation. All voted Aye, and the motion carried.

**Consider a Resolution (No. 1754) Authorizing the Mayor to Sign an Agreement for Legal Services with Husch Blackwell LLP**

Motion was made by Mayor Pro Tem Harris, seconded by Councilmember Smith, approving as printed and presented Resolution (No. 1754) Authorizing the Mayor to Sign an Agreement for Legal Services with Husch Blackwell LLP, to Provide Procurement Training to City Staff (*training date 12-08-2025*). Councilmember Hicks asked whether the item included HVAC procurement. Assistant City Administrator Joey Killion clarified that it is separate and pertains only to basic training for all City staff involved in the procurement process. The purpose of the training is to ensure staff understand procurement laws and remain in compliance with the updated thresholds introduced this year. All voted Aye, and the motion carried.

**Consider a Resolution (No. 1755) Requesting Financial Participation From The Texas Water Development Board in an Amount Not to Exceed \$20,600,000.00, and Authorizing the Filing of an Application for Financial Participation for Expansion of City of Katy Wastewater Treatment Plant (25839 Katy Freeway)**

Motion was made by Mayor Pro Tem Harris, seconded by Councilmember Hicks, approving as printed and presented Resolution (No. 1755) Requesting Financial Participation From The Texas Water Development Board in an Amount Not to Exceed \$20,600,000.00, and Authorizing the Filing of an Application for Financial Participation for Expansion of City of Katy Wastewater Treatment Plant (*25839 Katy Freeway*). Councilmember Smith asked for clarification on how the proposed action fits into the overall process of the plant expansion. City Engineer David Kasper explained that this is a financing mechanism, an opportunity to apply for a low-interest, state-funded loan with fewer restrictions than federal funding. The loan would be repaid through enterprise (revenue) funds, not tax dollars, and is commonly used by municipalities for large infrastructure projects. Mayor Thiele clarified that Councilmember Smith was asking about the capacity impact of the expansion. Kasper responded that the project is designed to accommodate all anticipated development within the City limits over the next ten (10) years. He stated that this is likely the final expansion at this site, though future development particularly in the far north and west areas near the airport could require a separate facility. Councilmember Smith confirmed that the loan would be repaid through enterprise funds, and Kasper affirmed. All voted Aye, and the motion carried.

**Consider a Resolution (No. 1756) Authorizing Cost Sharing in an Amount up to \$90,000.00 with Katy West Municipal Utility District (MUD) for Construction of the Green at Katy Park Lift Station Project**

Motion was made by Councilmember Hicks, seconded by Mayor Pro Tem Harris, approving as printed and presented Resolution (No. 1756) Authorizing Cost Sharing in an Amount up to \$90,000.00 with Katy West Municipal Utility District (MUD) for Construction of the Green at Katy Park Lift Station Project (*source of funds - Enterprise Fund Reserves in the amount of \$90,000.00*) (*capital improvement project*) (*northwest corner of Katy Hockley Cut Off Road and Morton Road*). City Administrator Byron Hebert asked City Engineer David Kasper to explain the project. Kasper stated that the City has an aging lift station on Katy Hockley Cut-Off Road serving the Heritage Park West subdivision, slated as a future CIP (capital improvement project) for the City with the rehabilitation cost of \$550,000.00. With the new development in the area, the City saw an opportunity to replace the old lift station with a new one that would serve both Heritage Park West and the new development. The developer obtained bids totaling \$1.1 million, which includes a \$90,000.00 generator with an automatic transfer switch. The City would fund the generator considered a City priority while the developer would cover the remaining \$1 million. The new lift station will be built on a quarter-acre site with improved access, new concrete, paving, and infrastructure. All voted Aye, and the motion carried.

**Consider an Ordinance (No. 3180-02) Adopting Budget Amendment No. 2 for Fiscal Year 2025-2026 (to account for use of General Fund Reserves, item no. 9A and Enterprise Fund Reserves, item no. 9E)**

Motion was made by Councilmember Smith, seconded by Mayor Pro Tem Harris, approving as printed and read (*caption*) an Ordinance (No.3180-02) An Ordinance of the City of Katy, Texas, Adopting Amendment No. 2 to the Original Budget of the City of Katy, Texas, for the 2025-2026 Fiscal Year; Providing for Changes in the General Government Fund Budget of the City of Katy, Texas; Providing for Severability. All voted Aye, and the motion carried.


**Mayor & Councilmembers' Reports**

Councilmember Hicks extended Veterans Day greetings to all and shared that several members of her family have served in the Armed Forces. She specifically mentioned her grandfather, who served in Germany under General Patton. She also noted that she had the opportunity to visit Berlin and see the Brandenburg Gate. She reminded everyone that the Katy Exchange event will take place this Saturday, November 15th, from 10:00 a.m. to 2:00 p.m. Mayor Pro Tem Harris mentioned Veteran's Day and family members who served. He reported on his participation in various community events, including Hometown Heroes, a program recognizing family members and individuals who have served in the military, as well as the Great American Grow Out at the Katy Prairie on Saturday, November 8th, noting it was his fourth year participating. Councilmember Robertson encouraged everyone to attend the Katy Exchange on Saturday, November 15th, noting that it is a fun event with a variety of family activities. He also announced the City of Katy Christmas Tree Lighting, scheduled for Thursday, December 4th, at 6:00 p.m. at Historic Town Square. He took a moment to remember fallen veteran Floyd Breedlove, the first military casualty in Katy's history. Mr. Breedlove was a graduate of Katy High School and attended Texas A&M University. He was shot down in France following a bombing run in Germany and is buried in Lorraine American Cemetery in St. Avold France. Councilmember Smith thanked everyone who served, wishing them Happy Veteran's Day. Then mentioned upcoming holiday events including the Christmas tree lighting and the Nutcracker Market on Saturday, December 6th, from 10 a.m. to 6:00 p.m. He announced that the Katy Fire Department would soon release routes and days for their Santa Tours, highlighting the new Santa tracker technology that would allow residents to know exactly where Santa is on the route. Mayor Thiele noted that the day marked the Marine Corps' 250th birthday, and he and Mayor Pro Tem Harris had attended a celebration on November 1st at Memorial Hermann Hospital that included World War II and Korean veterans. He also thanked Keep Katy Beautiful for a successful America Recycles Day event and Community Garage Sale, sharing that they had collected 5,000 pounds of shredding, 3,300 pounds of metal scrap, 4,920 pounds of e-scrap, over 100 pairs of eyewear and cases, 35 coats and outerwear donated to Clothed by Faith, with approximately 145 homes participating in the Community Garage Sale. Mayor Thiele announced that City Hall would be closed on Tuesday, November 11th in observance of Veterans Day, and that the next regular City Council meeting would be held on Monday, December 8th.

**Adjourn**

Motion was made by Councilmember Smith, seconded by Councilmember Hicks, to adjourn. All voted Aye, and the Motion carried. The meeting was adjourned at 8:18 p.m.

ATTEST:

  
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 Mayor

  
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 City Secretary