



City Council Regular Meeting Agenda
Tuesday, December 2, 2025 7:00 PM
Kyle City Hall, 100 W. Center Street, Kyle, TX 78640

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

II. Approval of Minutes

1. Consider approval of the City Council November 13, 2025 Special.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2025 1113 Draft Special](#)

III. Citizen Comment Period with City Council

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

IV. Agenda Order

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

V. Reports and Presentations

3. Receive a report, hold a discussion, and provide staff direction on Kohlers Crossing Siding, Overpass and pedestrian rail aesthetic project.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
4. Receive a report, hold a discussion, and provide staff feedback on the draft Housing Assessment being conducted by HousingWorks of Austin for the City of Kyle.
(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VI. Consent Agenda

5. Consider approval of a contract with Judge Andrew Cable for services as the City Municipal Court Judge through December 31, 2027.
(Item Presenter: Joshua Chronley, Assistant Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)

6. Consider approval of a resolution authorizing the TxDOT Off-System Rail Grade Separation State Fund Program application for Kohlers Crossing over UPRR overpass project.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
7. Consider approval of a one-year contract extension with Akin Gump Strauss Hauer & Feld LLP for federal lobbying services for the period of January 1, 2026 to December 31, 2026 in the amount of \$172,000.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract Extension Letter](#)
8. Consider approval of a resolution authorizing a water line reimbursement agreement with Meritage Homes of Texas, LLC in the amount of \$1,019,643.35.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Agreement](#)
9. Consider approval of resolution authorizing the City Manager to execute an amendment to the Advanced Funding Agreement with the Texas Department of Transportation to proceed to construction phase of the RM 150 (Center Street (On System) project of the 2022 Road Bond Program with an updated local participation amount of \$13,256,908.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Budget](#)
[Exhibit 5 - Agreement](#)
10. Consider approval of resolution authorizing the City Manager to execute an Advance Funding Agreement between the City of Kyle and the Texas Department of Transportation for the FM 2770 (Jack C Hays Trail) project with a local participation amount of \$7,843,738.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Budget](#)
[Exhibit 5 - Agreement](#)
11. Consider approval of Task Order No. 9 with BGE Inc., for the design of the Kyle Community Center driveway in the amount of \$103,213.75.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Contract](#)

12. Consider approval of a resolution authorizing Phase Order No. 3 to the agreement with Pedernales Electric Cooperative (PEC), Inc. to underground overhead utilities for Lehman Road from Bunton Creek Road to Dacy Lane and Kyle Parkway from Dacy Lane to Lehman Road for the Kyle Parkway Lehman Extension Road project in the amount of \$241,468.97.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Agreement](#)

13. Consider approval of a resolution authorizing Phase Order No. 3 to the agreement with Pedernales Electric Cooperative (PEC), Inc. to underground overhead utilities from Spicebush Lane to Six Creeks Boulevard for the Old Stagecoach Road project in the amount of \$149,260.12.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Agreement](#)

14. Consider the appointment of Melissa Spence for Seat 2 of the City of Kyle Ethics Commission.

(Item Presenter: Melisa Medina, Council Member)

15. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to approve and effectuate a direct payment incident to acquisition of property to residential tenant Veronica Castillo for the Old Stagecoach Road project, in an estimated amount of \$643.47.

(Item Presenter: Amber Schmeits, Deputy City Manager)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

16. Consider approval of a resolution to assign city council districts to serve as representatives on the Board on Aging appointment panel.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

17. *(Second Reading)* Consider approval of an ordinance to repeal and replace Chapter 50, Article V Industrial Waste.

City Council voted 5-0 to approve on first reading on 11/18/2025

(Item Presenter: Mike Murphy, Director of Water Utilities)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Ordinance](#)

18. *(Second Reading)* Consider approval of an ordinance authorizing a Conditional Use Permit pursuant to Sec. 53-899(d) of the City of Kyle Code of Ordinances, to allow the sale or lease of golf carts within the I-35 Overlay District on property located at 3080 Kyle Crossing, Unit 4, Kyle, TX 78640.
The Planning and Zoning Commission voted 5-0 to recommend approval on 10/28/2025
City Council voted 5-0 to approve on first reading on 11/18/2025
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
19. *(Second Reading)* Consider approval of an ordinance amending a Planned Unit Development, Ordinance No. 1133, which would eliminate the requirement for a fence along the western boundary of the Sage Hollow Subdivision, adjacent to the Quail Meadows subdivision, to preserve the existing vegetative screening.
The Planning and Zoning Commission voted 5-0 to recommend approval on 10/28/2025
City Council voted 5-0 to approve on first reading on 11/18/2025
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Property Owner Comments](#)

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

20. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary fee simple title to a parcel of land containing 0.0092 acres and an electrical easement over 0.1436 acres (as described in Exhibits “A” and “A-1” to the resolution) from certain real property owned by the Christina W. Phillips and Andrew W. Phillips Irrevocable Trust for the public use and purpose of construction of public roadway, utility infrastructure, and drainage improvements for the Windy Hill Road realignment and improvement project.
(ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description 1](#)
[Exhibit 5 - Property Description 2](#)

21. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary fee simple title to a parcel of land containing 0.094 acres and a temporary easement over 0.0887 acres (as described in Exhibits “A” and “A-1” to the resolution) from certain real property owned by Ation LLC for the public use and purpose of construction of public roadway and drainage improvements for the Old Stagecoach Road North roadway improvement project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description 1](#)
[Exhibit 5 - Property Description 2](#)
22. *(First Reading)* Consider approval of an ordinance for voluntary annexation of approximately 0.4-acres being 0.18-acres to be known as the Castillo Tract 2 and 0.22-acres of adjacent Pump House Road right-of-way (ROW), located at 100 S Old Stagecoach Road. (ANNX-25-0026).
• Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
23. *(First Reading)* Consider approval of an ordinance for voluntary annexation for approximately 1.287 acres or 56,083 square feet to be known as the Old Stagecoach Road Park located at 901 N Old Stagecoach Rd. (ANNX-25-0027)
• Public Hearing
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)

IX. Staff Reports and Presentations

24. Recognition of Mayor Travis Mitchell for his service.
(Item Presenter: Bryan Langley, City Manager)

X. Executive Session

25. Pursuant to Chapter 551, Texas Government Code, the City Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The City Council may convene into Executive Session pursuant to any lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics.
- a. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for transportation improvements and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
 - b. **Executive session pursuant to Texas Government Code §551.071** and Texas

Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for water, drainage, and wastewater utility improvements and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.

- c. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the City's agreements with Walton Texas, LP, Walton Pecan Woods, LP, Continental Homes of Texas, L.P., Dieciesteis, LLC, the Trails, LLC, and/or DR Horton, Inc., and/or potential amendments thereto; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- d. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Two Step and/or proposed amendments to the existing agreements with the Kyle Retail/Office, LLC; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- e. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to 6 Creeks PID, including the City's agreements with Blanco River Ranch Properties LP and/or its affiliates and successors, and/or potential amendments thereto; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- f. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the potential commercial development of properties located in the vicinity of I-35, Kyle Crossing, and Kohlers Crossing, including City-owned property; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- g. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the City's water and wastewater rates, including proceedings at the Public Utility Commission of Texas.
- h. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the City's contract with Akin Gump for lobbying services, including proposed amendments thereto or renewals thereof.

26. Take action on items discussed in Executive Session.

XI. Adjourn

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

Posted this 21st day of November, 2025, prior to 4:00 p.m.

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

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