

**MINUTES OF THE REGULAR CALLED MEETING OF  
THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS  
July 24, 2024**

A regular called meeting of the City Council of the City of Tyler, Texas, was held Wednesday, July 24, 2024 at 9:00 a.m. in the City Council Chambers, 2<sup>nd</sup> floor of City Hall, Tyler, Texas, with the following present:

Mayor: Don Warren  
Mayor Pro Tem: Stuart Hene (absent)  
Councilmembers: Brad Curtis  
Shirley McKellar  
Petra Hawkins  
James Wynne (absent)  
Lloyd Nichols

City Manager: Edward Broussard  
Deputy City Manager: Stephanie Franklin  
Asst. City Manager: Heather Nick  
City Attorney: Deborah G. Pullum  
Deputy City Attorney: Steve Kean  
Senior Asst. City Attorney: April Earley  
Director of Organizational Development: Regina Y. Moss  
Planning Director: Kyle Kingma  
Chief Financial Officer: Keidric Trimble  
Chief Information Officer: Benny Yazdanpanahi  
City Librarian: Ashley Taylor  
City Engineer: Darin Jennings  
Director of Utilities: Kate Dietz  
Director of Parks & Recreation: Leanne Robinette  
Strategic Planner: Blake Cathey  
City Clerk: Cassandra Brager

**INVOCATION**

The Invocation was given by Councilmember McKellar.

**MINUTES**

Motion by Councilmember Curtis to approve the June 12, 2024 minutes; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

**AWARDS**

Request that the City Council consider recognizing the following employees for their years of service and commitment to the City of Tyler. They represent 75 years of service with the City of Tyler.

Juan Landeros, Crew Leader, 35 years of service  
Robert Holcomb, Police Officer XI, 20 years of service  
Noe Balderas, Police Sergeant IV, 20 years of service

## ZONING

Z-1

### **ZA24-001 UDC BIENNIAL REVIEW**

**Request that the City Council consider approving an Ordinance amending the Unified Development Code in Tyler City Code Chapter 10 by amending the land use table related to miniature golf and driving ranges, amending regulations related to mobile food vendors, billboards, minimum off-street parking requirements and alcohol distance requirements in the DBAC zoning district and other clarifications. (O-2024-68)**

Motion by Councilmember McKellar; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

Z-2

### **Z24-019 WINIFRED GOSSETT JOHNSON (A 2.49 ACRE PORTION OF 3498 FRANKSTON HIGHWAY)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'R-1A', Single-Family Residential District to 'C-1', Light Commercial District. (O-2024-69)**

Motion by Councilmember McKellar; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

Z-3

### **PD24-012 TRULIFE OAK SUBDIVISION (2850 CROW ROAD)**

**Request that the City Council consider adoption of an Ordinance approving a 'PMF', Planned Multi-Family District final site plan amendment. (O-2024-70)**

Motion by Councilmember Hawkins; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

**Gary Stantz, TruLife Oak Subdivision-** Stated that True Life is a strong company based in Fort Worth but is developing this build-to-rent product in multiple locations throughout the State now. They are a company that's more than just about real estate, more than sticks and bricks. They are really about the amenities and services and the lifestyle of the people who live in our communities, and they are very, very excited about the idea of coming to Tyler. They think that their product blends well with the culture here in Tyler, and it will be well received. A variety of living units available for people of all ages. They will have senior adults, young marriages, and young families; they will have a wide variety but will provide services and amenities that really are more about lifestyle and quality of the opportunity to live in a beautiful city like Tyler.

**Councilmember McKellar –** Asked if the homes were affordable homes?

**Gary Stantz, TruLife Oak Subdivision-** Stated the multiple floor plans will range on a monthly rent from around \$1,500, \$1,600 a month to around \$2,400 a month, and those will be one-bedroom, two-bedroom, three-bedroom. Most are single-story. They do have some town-home type developments in one portion of the area, but again, compared to the product that was originally approved for this product, which he is not speaking poorly

towards that, but they are a lower density and generally a wider variety of unit types, and that's our price range.

Z-4

**Z24-022 NATURON PROPERTIES, LLC (2255 HAVERHILL DRIVE AND 2221 DANLEY AVENUE)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'R-1A', Single-Family Residential District to 'R-MF', Multi-Family Residential District. (O-2024-71)**

Motion by Councilmember Curtis; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

Z-5

**Z24-023 HAZARI AND SONS, LLC (3180 WEST NORTHWEST LOOP 323)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'C-2', General Commercial District to 'M-1', Light Industrial District. (O-2024-72)**

Motion by Councilmember McKellar; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

Z-6

**Z24-014 IGNACIO CUEVAS (429 SOUTH SPRING AVENUE)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'RPO', Restricted Professional Office District to 'AR', Adaptive Reuse District. (O-2024-73)**

Motion by Councilmember Hawkins; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

Z-7

**Z24-016 OMAR RENTERIA (1116 WEST HICKORY STREET)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from "R-MF", Multi-Family Residential District to 'R-2', Two-Family Residential District. (O-2024-74)**

Motion by Councilmember McKellar; seconded by Councilmember Nichols; motion carried 5 - 0 & approved as presented.

Z-8

**Z24-020 JANIE SMITH LOVILLE (2914 NORTH GRAND AVENUE)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'R-1B', Single-Family Residential District to 'R-2', Two-Family Residential District. (O-2024-75)**

Motion by Councilmember McKellar; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

Z-9

**Z24-015 MUHAMMAD SAJID (3114 AND 3122 EAST 5TH STREET)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'RPO', Restricted Professional Office District to 'C-1', Light Commercial District. (O-2024-76)**

Motion by Councilmember Curtis; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

Z-10

**S24-004 GLORIA FLORES (1014 NORTH SPRING AVENUE)**

**Request that the City Council consider adoption of an Ordinance approving the Special Use Permit to allow for the use of the property as a one-chair beauty salon. (O-2024-77)**

Motion by Councilmember Hawkins; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

Z-11

**Z24-017 GATHCO LLC (1118 PARK STREET)**

**Request that the City Council consider adoption of an Ordinance approving a zone change from 'R-MF', Multi-Family Residential District to 'R-1B', Single-Family Residential District. (O-2024-78)**

Motion by Councilmember Hawkins; seconded by Councilmember Nichols; motion carried 5 - 0 & approved as presented.

Z-12

**Z24-018 ALICIA RAMIREZ (815 CAMP STREET)**

**Request that the City Council consider on adoption of an Ordinance approving a zone change from 'R-1B', Single-Family Residential District to 'PMXD-1', Planned Mixed-Use District with written narrative. The applicant is appealing the denial by the Planning and Zoning Commission.**

**Councilmember McKellar** – Stated, “Kyle, thank you so much for that denial. It's too many mechanic shops that are set up in District Three. So, thank you.”

**Georgina Ramirez, 815 Camp Street** – Stated that she was here to appeal the denial of their zoning change and felt it should be approved. They don't want a big mechanic shop. They want a small one, just like a one person working there, three to four cars max. They understand that the people that complained that it would be like a traffic issue, dust, everything. They have enough space within their property for the cars to be able to come in and out easily. Dust is really not an issue for them. They will not be making too much noise. They won't have big machinery. They won't have anything that would resemble a normal mechanic shop. They just want a small space, a workspace, and that's it. They do understand that there are a lot of mechanic shops, but that's also the problem. They don't want anything that's too big, not 10, 15 cars, not five people working there. They just want a one-person, small shop, just for family. They honestly feel they are in a good location since they are by both commercial and residential properties to have both.

**Councilmember Nichols** – Stated that we've seen these types of encroachments in the neighborhoods, which kind of gets into the integrity of that, what was built in the neighborhood. And we have to draw the line with these things. And we've had as simple as just somebody wanting to be an Accountant. So, no real traffic, outdoor activity or anything. And we've voted against it just because it was in the neighborhood. And we want to preserve the integrity of that neighborhood because

it was built for families versus commercial. So, this is like the Mayor was saying, it's nothing against y'all. It's where we draw the line. And that line just happens to be, well, with you right now.

Motion by Councilmember McKellar to continue to deny; seconded by Councilmember Curtis; motion carried 5 - 0 & denied as presented.

- Z-13**      **Z24-021 TODD YATES (403 NOBLE STREET)**  
Request that the City Council consider adoption of an Ordinance approving a zone change from 'R-MF', Multi-Family Residential District to 'R-2', Two-Family Residential District. **(O-2024-79)**

Motion by Councilmember Hawkins; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

### MISCELLANEOUS

- M-1**      **Request that the City Council consider authorizing the City Manager to execute a professional services contract, in the amount of \$ 449,275.00, with Halff Associates, Inc., for the development of a Lake Tyler Master Plan.**

Motion by Councilmember Curtis; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

- M-2**      **Request that the City Council consider authorizing the City Manager to execute an Engineering Services Agreement in the amount of \$634,700 with KSA Engineers, Inc. for the Greenbriar Force Main Sliplining project and adopt a Resolution reserving the right to reimburse expenditures with proceeds of future debt and funded with Consent Decree bond funds **(R-2024-35)****

Motion by Councilmember McKellar; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

- M-3**      **Request that the City Council hold a final Public Hearing on the CDBG and HOME grants Five-Year Consolidated Plan and Annual Action Plan, and then approve the plans and their related budgets. **(O-2024-80)****

**Mayor opened the public hearing at 10:22:08 am**

**Mayor closed the public hearing at 10:22: 12 am with no one appearing to speak.**

Motion by Councilmember Nichols; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

- M-4**      **Request that the City Council consider authorizing the City Manager to award the Request for Proposal for Grant Writing and Administrative Services for the DR-4781-TX Texas Severe Storms, Straight Line Winds, Tornadoes, and Flooding to Traylor & Associates Incorporated.**

Motion by Councilmember Nichols; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

- M-5 Request that the City Council consider authorizing the City Manager to Award the Request for Proposal for Disaster Debris Removal Reduction, Disposal, and other Emergency Debris-Related Services to Crowder Gulf Disaster Recovery & Debris Management as the primary and Ceres Environmental Services as a secondary vendor.**

Motion by Councilmember Curtis; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

- M-6 Request that the City Council consider appointing a member to the Smith County Reinvestment Zone No. 1 Board of Directors.**

Motion by Councilmember McKellar to appoint Heather Nick; seconded by Councilmember Curtis; motion carried 5 - 0 & approved as presented.

### **CONSENT**

(These items are considered to be routine or have been previously discussed, and can be approved in one motion, unless a Council Member asks for separate consideration of an item.)

- C-A-1 Request that the City Council consider declaring Lot 10, Block 722A as surplus property and authorize the City Manager to dispose of this property through a bidding process.**
- C-A-2 Request that the City Council consider ratifying the purchase of four (4) tractor trucks from Holt Truck Centers Tyler, Texas, for the City of Tyler Solid Waste Department; Texas Sourcewell contract 060920 -NVS. The purpose of the trucks is for hauling waste sludge. The purchase price of \$167,177.35 per unit less trade in allowance of \$74,700.00 leaving a purchase price of \$92,477.35 per truck. The total purchase is \$369,909.40.**
- C-A-3 Request that the City Council consider authorizing the City Manager to ratify an interlocal agreement between Tyler Junior College and the City of Tyler for Park and Ride Service for the Transit Department and the 2024 Fourth of July show.**

Motion by Councilmember Curtis to approve the entire consent items as presented; seconded by Councilmember McKellar; motion carried 5 - 0 & approved as presented.

### **CITY MANAGER'S REPORT**

1. The first part is HDR Held their first workshop for the Taste and Odor Study for the Lake Palestine Water Treatment Plant. This is actually one of our budget priorities that we've had for this fiscal year. HDR and city staff determine measurable water quality goals for the Lake

Palestine Water Treatment Plant. HDR will begin reviewing this data and determining cost effective treatment methods for the pilot study to achieve the set water quality goals. This benchmark data review is expected to be completed by the end of this month. And a pilot test study is expected to be developed by the end of August. So, this is actually moving along quite quickly. We're very pleased with this.

2. One of the things I want to kind of brag about is our Tyler Fire Department and their work with the South Tyler Rotary Club. They went into northern parts of Tyler and did kind of a knock on doors asking if they could check some of the alarms and if there was any need to either replace batteries or put in entirely new alarms for free. So, we're very happy with the Tyler Fire Department for going and taking this preemptive step. Working fire alarms are always kind of just the first stage of making sure of the safety of our citizens in their homes and businesses.
3. And then finally, next Thursday, not tomorrow, but next Thursday will be the annual school is cool over at the Brookshire Conference Center. We always have such a great time with this one to be able to help our children locally get ready for an engaging year ahead of them in our school systems. And so that one will be that afternoon on Thursday, August 1st. And so, I know the Council enjoys and people love working with the Council as they come through to get to work on getting the backpacks and all the other stuff, getting ready for school. It is a great opportunity and we're looking forward to it.


**Councilmember McKellar** – Stated that she won't be able to be there because she will be attending the funeral services of the late Sheila Jackson Lee. That will be next Thursday. Otherwise, she would definitely be there, but she knows her cohorts will take her place.

**Councilmember Hawkins** – Stated that she will actually be in New Orleans for a Real Estate Convention, so she will not be there.

**Councilmember Nichols** Stated that he won't be there either. He will be going to a summer camp with the 10-year-olds from his church at Lake Livingston.

## **ADJOURNMENT**

Motion by Councilmember McKellar to adjourn the meeting at 10:39 am; seconded by Councilmember Hawkins; motion carried 5 - 0 & meeting adjourned.

  
DONALD P. WARREN, MAYOR OF  
THE CITY OF TYLER, TEXAS

ATTEST:

  
CASSANDRA BRAGER, CITY CLERK

