

**MINUTES OF THE REGULAR CALLED MEETING OF
THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS**
June 22, 2022

A regular called meeting of the City Council of the City of Tyler, Texas, was held Wednesday, June 22, 2022 at 9:00 a.m. in the City Council Chambers, 2nd floor of City Hall, Tyler, Texas, with the following present:

Mayor:	Don Warren
Mayor Pro Tem:	James Wynne
Councilmembers:	Stuart Hene Shirley McKellar Broderick McGee Bob Westbrook Brad Curtis
City Manager:	Edward Broussard
Deputy City Manager:	Stephanie Franklin
Asst. City Manager:	Heather Nick
City Attorney:	Deborah G. Pullum
Senior Asst. City Attorney:	Alesha Buckner
Planning Manager:	Kyle Kingma
Chief Information Officer:	Benny Yazdanpanahi
City Fire Chief:	David Coble
Operations Manager of Neighborhood Services:	Prentice Butler
Director of Utilities:	Kate Dietz
Parks Director:	Leanne Robinette
City Clerk:	Cassandra Brager

INVOCATION

The Invocation was given by Mayor Pro Tem Wynne

MINUTES

Motion by Councilmember Westbrook to approve the May 25, 2022 minutes; seconded by Mayor Pro Tem Wynne; motion carried 7 - 0 & approved as presented.

AWARDS

A-1 Proclamation recognizing Charles Hill for his years of service to the Tyler community on behalf of ONCOR Electric Company.

Mayor Warren presented Charles Hill with a proclamation recognizing Oncor electric day.

A-2 Request that the City Council consider recognizing the following employees for their years of service and commitment to the City of Tyler. At this important milestone, we express our

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sincere appreciation for your dedication and for the special contribution you make to our organization. They represent 115 years of service with the City of Tyler.

John Carnes, Police Officer XI, 20 years of service
Todd Lane, Fire Driver Engineer IV, 20 years of service
James Turner, Police Officer XI, 20 years of service
Jeffery Barnett, Fire Senior Captain I, 25 years of service
Juan Flores, Equipment Operator II, 30 years of service

PRESENTATION

P-1 Request that the City Council consider receiving a presentation from the Tyler Innovation Pipeline.

James Hardin, Executive Director of Tyler Innovation Pipeline showed City Council a video of people that have been helped through the Innovation Pipeline.

ZONING

Z-1 Z22-033 MARION WARE (514 NORTH LIBERTY AVENUE)

Request that the City Council consider adoption of an Ordinance approving a zone change from "R-MF", Multi-Family Residential District to "R-1D", Single-Family Detached and Attached Residential District. (O-2022-61)

Motion by Councilmember McGee; seconded by Councilmember McKellar; motion carried 7 - 0 & approved as presented.

Z-2 PD22-011 TREK INTERESTS LLC AND SEARCO PROPERTIES LLC (6951-6959 ARBOR RIDGE DRIVE AND 6865 OAK HILL BOULEVARD)

Request that the City Council consider adoption of an Ordinance approving a zone change from "C-1", Light Commercial District to "PMXD-1", Planned Mixed Use District-1 with a final site plan. (O-2022-62)

Motion by Councilmember McKellar; seconded by Councilmember McGee; motion carried 7 - 0 & approved as presented.

Z-3 Z22-032 VELAZQUEZ OMAR AND ADHLINDA (2004 NORTH GRAND AVENUE)

Request that City Council consider adoption of an Ordinance approving a zone change from "C-1", Light Commercial District to "R-1D", Single-Family Detached and Attached Residential District. (O-2022-63)

Motion by Councilmember McKellar; seconded by Mayor Pro Tem Wynne; motion carried 7 - 0 & approved as presented.

Z-4 Z22-037 MIRANDA PROPERTY HOLDINGS LLC (120 WEST MARTIN LUTHER KING JR BOULEVARD) Request that the City Council consider adoption of an

Ordinance approving a zone change from “C-1”, Light Commercial District to “R-2”, Two-Family Residential District. (O-2022-64)

Motion by Councilmember McKellar; seconded by Councilmember Westbrook; motion carried 7 - 0 & approved as presented.

Z-5 Z22-034 FLOREZ CORNELIO BENITEZ (2313 AND 2317 OLD GLADEWATER HIGHWAY) Request that the City Council consider adoption of an Ordinance approving a zone change from “M-2”, General Industrial District to “R-1D”, Single-Family Detached and Attached Residential District.

Cornelio Florez - Spoke in favor of the rezoning. Applicant advised that he is trying to rezone the property so that he and his brother could have the property sub-divided now, per his father's wishes.

Heather Niski, Representative of Phoenix Tyler (Owner of property where Trane is located) is objecting to the rezoning of Z-5 and Z-6. Ms. Niski stated that the company owns some property surrounding the instant property. Ms. Niski stated that currently including the main plant Trane owns 61.98 acres.

Joe Dobbs, Representative of Real Estate company used by Phoenix) Stated they have made offers to purchase the applicant's property but have not received much dialogue in return from the applicants.

Frank Cobello, Founder of Phoenix investments (landlord of Trane) – Bought the building about 2 yrs ago and have spent several million dollars since then, to ensure Trane would stay in this location. Trane has advised that they desire more real estate to meet their future needs.

Motion by Councilmember Westbrook to table Z-5 for 30 days; seconded by Councilmember McKellar; motion carried 7 - 0 & approved as amended.

Z-6 Z22-035 FLORES GERMAN HERNANDEZ AND LETICIA (2318 OLD GLADEWATER HIGHWAY) Request that the City Council consider adoption of an Ordinance approving a zone change from “R-MH”, Manufactured Home Residential District to “R-1A”, Single-Family Residential District. (Tabled for 30 days)

German Florez - Advised that he wants to build a house on the property. He is the caretaker of his father, who lives next door to the property where Applicant wants to build. Applicant said that he was offered \$18,000 for the property, which in his opinion was not enough for him to move his family from his father's original homestead.

Motion by Councilmember Westbrook to table Z6 for 30 days; seconded by Councilmember McKellar; motion carried 7 - 0 & approved as amended.

Z-7 Z22-038 MARION WARE (517 NORTH LIBERTY AVENUE AND 512 NORTH BORDER AVENUE) Request that the City Council consider adoption of an Ordinance

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approving a zone change from “R-MF”, Multi-Family Residential District and “C-2”, General Commercial District to “R-1D”, Single-Family Detached and Attached Residential District. (O-2022-65)

Motion by Councilmember McKellar; seconded by Councilmember McGee; motion carried 7 - 0 & approved as presented.

Z-8 Z22-025 KIDD OPAL TRUSTEE (1507 EAST FRONT STREET)

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-2022-66)

Motion by Mayor Pro Tem Wynne; seconded by Councilmember Curtis; motion carried 7 - 0 & approved as presented.

Z-9 C22-002 BARBEE E H ESTATE (PORTIONS OF CRESTWAY DRIVE, TRAVIS STREET AND WOODLEY STREET) Request that the City Council consider adoption of an Ordinance approving the closure of unimproved portions of Crestway Drive, Travis Street, and Woodley Street. (O-2022-67)

Motion by Mayor Pro Tem Wynne; seconded by Councilmember McGee; motion carried 7 - 0 & approved as presented.

Z-10 Z22-022 MAYA JUAN CARLOS (APPROXIMATELY 0.17 ACRES OF LAND ON WEST FIFTH STREET) 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. (Against – Hene, Wynne, Curtis and Westbrook)

Juan Carlos Maya – Spoke in favor of the item and stated that it was his desire to build a duplex on the property. (applicant)

Motion by Councilmember McGee to approve the rezoning; seconded by Councilmember McKellar; motion failed 3 - 4 (rezoning not approved).

ORDINANCE

O-1 Request that the City Council receive a presentation and consider adoption of an Ordinance related to the Family Self-Sufficiency and Housing Choice Voucher Program’s FY 2022-2023 Annual Plans. (O-2022-68)

Motion by Councilmember McKellar; seconded by Councilmember McGee; motion carried 7 - 0 & approved as presented.

MISCELLANEOUS

M-1 Request that the City Council consider authorizing the City Manager to enter into an agreement with Alliance Transportation Group, to develop demographic and

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employment inputs for the travel demand model for the Tyler Area Metropolitan Planning Organization in the amount of \$75,000.

Motion by Councilmember Curtis; seconded by Councilmember McKellar; motion carried 7 - 0 & approved as presented.

CONSENT

C-A-1 Request that the City Council consider authorizing the City Manager to purchase 8.86 acres of land and 4.11 acres of easement for \$250,000 from Baptist Child & Family and convey 7.78 acres of land owned by the City to Baptist Child & Family.

Motion by Councilmember Westbrook; seconded by Mayor Pro Tem Wynne; motion carried 7 - 0 & approved as presented.

CITY MANAGER'S REPORT

1. Cecilia Tudor, will be retiring from our Infants at Work Program on July 8, 2022. She will have 7.5 months of service working with mom and the team at the Water Service Center.

ADJOURNMENT

Motion by Councilmember McKellar to adjourn the meeting at 10:38 am; seconded by Councilmember McGee; motion carried 7 - 0 & meeting adjourned.



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

A T T E S T:



CASSANDRA BRAGER, CITY CLERK

