

CITY COUNCIL AGENDA



**Wednesday, August 27, 2025
9:00 am**



A Natural Beauty

CITY COUNCIL

**Donald P. Warren, Mayor
Stuart Hene, District 1
Petra Hawkins, District 2
Shonda Marsh, District 3
James Wynne, District 4
Lloyd Nichols, District 5
Brad Curtis, District 6**



CITY COUNCIL MEETING AGENDA

CITY COUNCIL CHAMBERS - CITY HALL

City Hall, City Council Chambers
212 N. Bonner Avenue, 2nd Floor
Tyler, Texas

Follow us on Facebook Live at:
<https://www.facebook.com/CityofTylerTexas/>
Wednesday, August 27, 2025
9:00 am

Internet website <http://www.cityoftyler.org> and Cable Access Channel 3

Please call (903) 531-1250 if you need assistance with interpretation or translation for this City meeting.

Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1250.

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that City Council Meetings are accessible to persons with disabilities. If an individual needs special assistance or accommodations in order to attend a City Council meeting, please contact the City Manager's Office at 903.531.1250, in advance so accommodations can be made.

COURTESY RULES

Thank you for your presence. The City Council appreciates your interest in Tyler City Government. To ensure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, Administrative Staff, News Media, Citizens and Visitors. If you wish to address the Council, please fill out the information on the IPAD located outside the Council Chambers. Speakers will be heard as the individual item(s) in which they have registered an interest come before the Council. Your remarks will be limited in duration depending on the number of people wanting to speak on a particular item. Comments to the City Council should only be made from the podium. This will ensure that the comments are picked up by the microphones and are made a part of the official record. Delay or interruption of the proceedings will not be tolerated.

INVOCATION

PLEDGE OF ALLEGIANCE

MINUTES

Request that the City Council consider approving the minutes of the regular called meeting of the City Council of the City of Tyler, Texas, held on July 9, 2025.

AWARDS

Request that the City Council consider recognizing the following employee for his years of service and commitment to the City of Tyler. He represents 25 years of service with the City of Tyler.

Timothy Cravens, Construction Superintendent, 25 years of service

ZONING

Z-1 PD25-014 MEZAYEK BUILDING LTD (2571 WEST GRANDE BOULEVARD)
Request that the City Council consider adoption of an Ordinance approving a zone change from AG, Agricultural District to PMF, Planned Multi-Family District with a final site plan.

Z-2 C25-003 MARCUS WYNNE AND STEPHANIE MURPHY (AN UNIMPROVED ALLEY RIGHT-OF-WAY)
Request that the City Council consider adoption of an Ordinance approving the closure of an unimproved alley right-of-way adjacent to 1907 North Glenwood Boulevard.

Z-3 Z25-017 TUAN ANH VO (935 SOUTH PEACH 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.

Z-4 PD25-017 GENECOV PROPERTIES INC (8667 SOUTH BROADWAY AVENUE)
Request that the City Council consider adoption of an Ordinance approving a PMXD-1, Planned Mixed-Use District-1 final site plan amendment.

Z-5 PD25-016 GENECOV PROPERTIES INC (302 WEST CUMBERLAND ROAD)
Request that the City Council consider adoption of an Ordinance approving a zone change from AG, Agricultural District to PMXD-1, Planned Mixed-Use District-1 with final site plan.

Z-6 S25-002 GENECOV PROPERTIES INC (8667 SOUTH BROADWAY AVENUE AND 302 WEST CUMBERLAND ROAD)
Request that the City Council consider adoption of a Special Use Permit to allow for fuel sales.

Z-7 A25-001 LC QOZB LP (4344 MACNAB DRIVE)

Request that the City Council consider adoption of an Ordinance approving the voluntary annexation of approximately 3.55 acres of land lying adjacent to the present boundary limits of the City of Tyler, located at the southeast intersection of Old Omen Road and Huntingtower Drive. Also consider recommending:

- A. The new boundary of the City Limits.
- B. The new boundary of the City Council District #5.
- C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
- D. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
- E. Amendment of the Future Land Use Guide to reflect Townhome/Garden Apartment.
- F. Establishment of original zoning of PMF, Planned Multi-Family Residential District with final site plan.

Z-8 PD25-015 LC QOZB LP (4344 MACNAB DRIVE)

Request that the City Council consider adoption of an Ordinance approving a zone change from R-1A, Single-Family Residential District to PMF, Planned Multi-Family District with final site plan.

HEARING

H-1 Request that the City Council consider conducting a public hearing on the proposed Fiscal Year 2025-2026 Annual Budget and on the proposed property tax rate of \$0.236452 per \$100 of taxable property value.

MISCELLANEOUS

M-1 Request that the City Council consider accepting the annual review of City of Tyler property tax abatements regarding Hood Flexible Packaging and Trane Technologies.

M-2 Request that the City Council consider authorizing the City Manager to sign the Chapter 380 Economic Development Incentive Agreement between the City of Tyler and Tyler Hotel Partners, LP for development of a full-service hotel to be located in Downtown Tyler, Texas.

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 authorizing the City Manager to extend the Agreement for Disaster Debris Monitoring and Management Services with Thompson Consulting Services LLC.

C-A-2 Request that the City Council consider authorizing the City Manager to extend the Agreement for Disaster Debris Removal Reduction, Disposal, and other Emergency Debris-Related Services with Crowder Gulf Disaster Recovery & Debris Management as the primary and Ceres Environmental Services as a secondary vendor.

C-A-3 Request that the City Council consider authorizing the City Manager to extend the Agreement for Grant Writing and Administrative Services for the DR-4781-TX Texas Severe Storms, Straight Line Winds, Tornadoes, and Flooding with Traylor & Associates Incorporated for one year beginning October 1, 2025.

C-A-4 Request that the City Council consider reviewing and accepting the Investment Report for the quarter ending June 30, 2025.

C-A-5 Request that the City Council consider authorizing the City Manager to execute a reconciliation change order that will increase the contract amount by \$37,223.70 and the release of final retainage payment in the amount of \$9,421.13, with Advanced Water Well Technologies, for additional services related to the Well Survey Phase 2 project (Buyboard Contract #672-22).

C-A-6 Request that the City Council consider authorizing the City Manager to execute a contract with Cactus Abatement & Demolition, LLC., for the demolition of substandard structures in accordance with request for qualifications, bid#25-044.

C-A-7 Request that the City Council consider authorizing the application for and the acceptance of Federal Transit Administration funding that is passed through a Texas Department of Transportation (TxDOT) Grant to use for Tyler Transit Urbanized Area (UZA) in the amount of \$200,000 along with the acceptance of \$40,000 in Transportation Development Credits (TDC).

C-A-8 Request that the City Council consider authorizing the application for and the acceptance of a Texas Department of Transportation (TxDOT) Grant for Urban State Funds to use for Tyler Transit in the amount of \$414,930.

C-A-9 Request that the City Council consider authorizing the City Manager to enter into an amended agreement with Northchase Development LLC to reimburse costs (not to exceed \$1,200,000) associated with East Maple Estates Unit 1 infrastructure improvements in conjunction with the adopted Tax Increment Reinvestment Zone #3 Project and Financing Plan.

C-A-10 Request that the City Council consider reviewing and approving the Smith County 911 District Budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026.

C-A-11 Request that the City Council consider reviewing and accepting the Revenue and Expenditure Report for the period ending June 30, 2025.

CITY MANAGER'S REPORT

EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

Notice is hereby given that the City Council may go into Executive Session in accordance with the following provision of the Government Code: Under Texas Gov't Code Section 551.087 "Economic Development", deliberation regarding the following:

Possible offer of financial or other incentive to Tyler Hotel Partners LP, and consider financial and other information regarding the proposed development of a full-service hotel in Downtown Tyler, Texas with which the City is conducting economic development negotiations that could

lead to a partnership in Tyler.

Any final action by the City Council will be taken in open session.

ADJOURNMENT