

**MINUTES OF THE REGULAR CALLED MEETING OF
THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS
August 27, 2025**

A regular called meeting of the City Council of the City of Tyler, Texas, was held Wednesday, August 27, 2025 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:	Lloyd Nichols
Councilmembers:	Stuart Hene Petra Hawkins Shonda Marsh James Wynne Brad Curtis
City Manager:	Edward Broussard
Deputy City Manager:	Stephanie Franklin
Asst. City Manager:	Heather Nick
Asst. City Manager:	Keidric Trimble
City Attorney:	Deborah G. Pullum
Senior Asst. City Attorney:	Alesha Buckner
Director of Organizational Development:	Regina Y. Moss
Planning Director:	Kyle Kingma
Chief Information Officer:	Benny Yazdanpanahi
City Fire Chief:	David Coble
Police Chief:	Jimmy Toler
City Engineer:	Darin Jennings
Director of Utilities:	Kate Dietz
Director of Parks & Recreation:	Leanne Robinette
Director of Solid Waste, Transit:	Leroy Sparrow
Senior Management Analyst:	Blake Cathey
City Clerk:	Cassandra Brager

INVOCATION

The Invocation was given by Councilmember Hawkins.

MINUTES

Motion by Councilmember Wynne to approve the July 9, 2025 minutes; seconded by Councilmember Hawkins; motion carried 7 - 0 & approved as presented.

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. **(O-2025-47)**

Motion by Councilmember Hawkins; seconded by Councilmember Wynne; motion carried 7 - 0 & approved as presented.

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. **(O-2025-48)**

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

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. **(O-2025-49)**

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

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 amendment. **(O-2025-50)**

Mayor Pro Tem Nichols – Stated, so, when we developed this section, how many entrances and exits will be here? We've got the one going to Cumberland. It looks like two going out to 69? Is that correct?"

Kyle Kingma – Stated, yeah, so this development here will access the North/South collector of Parkside Rd. only, and will not have separate access to Cumberland Road. The entire development as it is will just have the one road connection to Cumberland. There will be some shared driveways down Broadway. You see two there(points to display on screen). I think there may be one or two more South of here. So, in terms of this actual development of this property here, they don't have any additional access to Cumberland.

Mayor Pro Tem Nichols: Stated, so, one way in, one way out?

City Manager Edward Broussard – Stated, no. So, we had looked on Cumberland as a possible road on the West side of that as you get closer to Dayspring Methodist Church. The drop off of the property, the topography there gets pretty steep in that spot as well, so it made the road, or even a drive access point on the back side of the location that you're seeing there (points

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to overhead), impractical. So, you have the road piece there. Now, you do have, because of the pad sites, and this is the one you're seeing for Broadway, the pad sites there, then the East side of Parkside Drive has access. You're seeing the two there, and then I think there's a third one that's part of this first phase of this development phase that will access to Broadway. I know the developer is here so you're probably much more attuned to answering these questions, but I think that the pad sites are something we want to try and move forward with at the time they're also building this.

Mayor Pro Tem Nichols: Stated "Sure."

Kyle Kingma – Stated, Centennial Parkway will also come into the development as well.

Mayor Pro Tem Nichols: Stated, right. But when we open this, as it's moving forward right now, there's basically one entry and one exit off Cumberland only?

Kyle Kingma – Stated, "Right."

City Manager Edward Broussard – Asked the Mayor if he wanted Trey to answer that?"

Trey Brewer, 1350 Dominion Plaza– Stated that he was the Vice-President of real estate at the Genecov Group. So, Mr. Broussard is correct. There is one entrance up on Cumberland Road where Parkside Drive will come down to, just across where Dairy Queen is, and that will be a 4-way traffic light. We do have plans to construct, if you're looking North-to-South, there's one pad site adjacent to Cumberland Road and there's one South of that where there will be an access drive from Parkside to Broadway. We think if you're coming South from Broadway to BJ's, that's where you're going to turn in right over to BJ's- that'll be the main entrance. Of course, we would appreciate another access drive to pad site South, but that hasn't been approved yet, just so there's more ingress and egress. But right now there'll be two access points on Broadway and one on Cumberland. Phase Two later will have two or three more access points according to the preliminary plat.

Mayor Pro Tem Nichols: Asked, if we're calling this Phase One and the two entries off of Broadway that we see will be built when this is opened or will not?"

Trey Brewer – Stated, that they would appreciate approval of that one, but that hasn't been approved at this time."

Mayor Pro Tem Nichols: Stated "Okay."

Trey Brewer – Stated, the one South of that, Centennial, will be a full 4-way traffic light."

Mayor Don Warren – Asked if the road he's talking about, the one that goes Parkside Drive, when you get to Cumberland can you turn left or right, or is it a right turn only?

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Trey Brewer – Asked, which way are you coming?"

Mayor Don Warren – Stated, when you get up to Cumberland, you're coming out."

Trey Brewer – Stated, I believe you can go right or left.

Mayor Don Warren – Asked if there was a light there?

City Manager Edward Broussard – Stated ‘No. It’s too close to the other traffic signal for any type of controlled access at that point. You can see the controlled access pieces that you have that are for the right turn in off of Cumberland, headed South onto Parkside Drive. Coming off of Parkside Drive, you can see how there is that Cumberland piece there, we’ll call them hoods of protections for those who are turning left off of Parkside Drive onto West Cumberland to then head West. So some of that is in there to help break that up.

Councilmember Stuart Hene Stated, he thinks it's also in there to help prevent traffic going across into Crooked Trail and creating unnecessary traffic into the neighborhood.

City Manager Edward Broussard – Stated, yeah, that was a concern of ours and that's the reason why we looked to see if we could move this to the western side of the property because of how it lines up with Crooked Trail. But as I said earlier, that was just impractical to be able to do that. So, it does line up and that is something that long-term we'll probably have to look at further beyond just this case.

Mayor Pro Tem Nichols: Asked, if/when we do open this development, there's going to be one entry and one exit only?

Trey Brewer – Stated, they they are going to build Parkside, that's in the construction plans, and they will build Centennial, it is just to the South of this drawing. It's going to be like an L.

Mayor Pro Tem Nichols: Stated, so both of those will be built when we open up this, so we'll have good circulatory traffic.

Trey Brewer – Stated, yes sir.

Mayor Pro Tem Nichols: Stated, good, thank you.

Councilmember Shonda Marsh – Asked, out of curiosity, how many parking spaces will this hold?"

Kyle Kingma – Stated, they're providing 439, when 357 are required.

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Councilmember Shonda Marsh – stated, so they'll be able to circulate pretty freely going in and out.

Kyle Kingma – Stated, I believe so.

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

Z-5 S25-016 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. **(O-2025-51)**

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

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. **(O-2025-52)**

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

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. **(O-2025-53)**

Mayor Pro Tem Nichols - Asked if Macnab Drive be brought into the City? It looks like it is just the western side of Macnab but will we be bringing the whole street into the city limits?

Kyle Kingma – Stated “Any County Road in the request, the annexation laws require that any adjacent streets are also annexed as well.”

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

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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. **(O-2025-54)**
Motion by Mayor Pro Tem Nichols; seconded by Councilmember Wynne; motion carried 7 - 0 & approved as presented.

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.
City Manager Edward Broussard – Presented the Budget for 2025-2026.
City Council opened the public hearing at 9:35:19 a.m.
Citizen Tyler Brooks, 17101 Pilot Drive – had a question regarding tax rates. This citizen lives outside of the City of Tyler limits.
City Council closed public hearing at 9:40:32 am

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.
Motion by Mayor Pro Tem Nichols; seconded by Councilmember Hene; motion carried 7 - 0 & approved as presented.
City Council went into Executive Session at this time pursuant to the Executive Session wording below.

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.
Trent Petty, Petty and Associates – Following Executive Session, the Council was given a breakdown of the benefits of building a hotel in Tyler.
The Mayor introduced and thanked Doyle Graham, who is the President and CEO, David Miller, CFO, and Jennifer Schultz, Vice President of Corporate Finance. Thank you, guys, for making all your trips up here.
Motion by Councilmember Hene; seconded by Mayor Pro Tem Nichols; motion carried 7 - 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 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. 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-3 Request that the City Council consider reviewing and accepting the Investment Report for the quarter ending June 30, 2025.

C-A-4 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-5 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-6 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). **(R-2025-49)**

C-A-7 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. **(R-2025-50)**

C-A-8 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-9 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-10 Request that the City Council consider reviewing and accepting the Revenue and Expenditure Report for the period ending June 30, 2025.

Motion by Councilmember Curtis to approve the entire consent agenda; seconded by Mayor Pro Tem Nichols; motion carried 7 - 0 & approved as presented.

CITY MANAGER'S REPORT

1. I am here with your weekend plans. So, on Friday morning, we are going to have a groundbreaking. This is at 9:30 am. This is in collaboration with Smith County for our Downtown Improvement Project. Mayor Warren and County Judge Neal Franklin will be there to give remarks and then also to bust some stuff up on the Square. And so, we're very excited about that. This is a great opportunity to celebrate this project and the things that are going on downtown.

2. That evening, you and your pup, your dog, can then go and celebrate beating the heat with Pawchella over at Fun Forest Park at our swimming pool there. It's the last day of the pool's operations that Friday and so it just all goes to the dogs. Our residents are invited to come and have their dogs swim and enjoy the spray park that evening as part of Pawchella.

3. On Saturday night, feel free to come to Bergfeld Park, bring a blanket, bring some friends, and enjoy the East Texas Symphony Orchestra as they have a concert in the park. If you like the music at the park on that Saturday night, come back the next Saturday on the first Saturday in September, where Greggie and the Jets, which is an Elton John tribute band, will be performing. The Parks and Recreation Department and Liberty Hall worked in collaboration to continue to bring more music to the park and use the amphitheater there, so we will have that event Saturday night. We are looking forward to that and appreciative of Parks and Recreation and Liberty Hall for helping make that happen.

EXECUTIVE SESSION – City Council went into executive session at 9:46 a.m.

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.

City Council reconvened from executive session at 10:24 a.m. with no action from executive session, but they did return to item M-2.

ADJOURNMENT

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Motion by Mayor Pro Tem Nichols to adjourn the meeting at 10:46 a.m.; seconded by Councilmember Curtis; motion carried 7 - 0 & approved as presented.


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

ATTEST:

CASSANDRA BRAGER, CITY CLERK

