



AGENDA

NEIGHBORHOOD REVITALIZATION BOARD

*City Hall, City Council Chambers – 2nd Floor
212 North Bonner Avenue
Tyler, Texas 75702
Tuesday June 17, 2025
4:45 p.m.*



NOTICE

Please call (903) 531-1312 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) 531-1312.

If you wish to address the Board in-person at the meeting about an item listed on the Agenda, please check in with a member of City Staff and provide your name and the address of the property about which you wish to speak.



AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler would like to ensure that Neighborhood Revitalization Board (NRB) meetings are accessible to persons with disabilities. If any special assistance or accommodations are needed in order to participate in this Neighborhood Revitalization Board meeting please contact Chris Lennon, Code Enforcement Manager at (903) 531-1312 in advance so that accommodations can be made.

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- I. Call Meeting to Order**
 - II. Conduct a Roll Call, Establish a Quorum, and Review NRB Policies and Procedures.**
 - III. Consider Approval of Minutes from the April 15, 2025, Neighborhood Revitalization Board Meeting.**

Consider Action on Structures Tagged as Substandard

NOTE: The below recommendations are current as of the day of posting of this Agenda. The recommendations are subject to change to a less serious action(s) at the meeting based on information gathered after posting.

IV. Consider Properties Recommended by Code Enforcement Staff for an Additional 60-Day Table. (NOTE: To comply with State law notice requirements, allow for Constitutional Due Process, address notice or ownership issues, and/or provide additional time for the property owner to make repair or to take other appropriate action)

- 1709 W 1st Street (Tagged: 02/25/2025) Plan of Action on File (approved)
- 2332 Hunter Street (Tagged: 09/27/2024) Plan of Action on File
- 525 N Spring Avenue (Tagged: 11/08/2024) Plan of Action on File (approved)
- 929 N Glenwood Boulevard (Tagged: 05/03/2022) Plan of Action on File (approved)
- 1616 N Gaston Avenue (Tagged: 05/16/2024) Plan of Action on File
- 3611 New Copeland Road (Tagged: 10/17/2022) No current Plan of Action on File
- 1608 Austin Drive (Tagged: 12/01/2023) (Progress is continuing at a steady pace.)

V. Consider Properties Recommended by Code Enforcement Staff for Repair or Civil Penalties. The Range for Civil Penalties is from \$1.00 to \$1,000.00 per day. (NOTE: The Board retains final discretion and authority to approve Civil Penalties within the referenced range established by law, to order the repair of all or portions of the substandard structure, or to allow Tabling to comply with State law notice requirements, allow for Constitutional Due Process, to address notice or ownership issues, and/or to provide additional time for the property owner to make repair or to take other appropriate action.)

- 1329 Moore Avenue (Tagged: 07/27/2023) No Current Plan of Action on File
(Civil Penalties of \$100.00 per day from 05/20/2025 to 05/29/2025 for a total of 10 days, for a total of \$1,000.00)
- 1329 Moore Avenue (Accessory Structure) (Tagged: 07/27/2023) No Current Plan of Action on File
(Civil Penalties of \$100.00 per day from 05/20/2025 to 05/29/2025 for a total of 10 days, for a total of \$1,000.00)
- 3300 Mineola Highway – Main Structure - #1 (Tagged: 07/08/2022) No Plan of Action on File
(Civil Penalties of \$1,000.00 per day from 05/15/2025 to 05/29/2025 for a total of 15 days, for a total of \$15,000.00)
- 3300 Mineola Highway – Secondary Structure - #2 (Tagged: 07/08/2022) No Plan of Action on File
(Civil Penalties of \$1,000.00 per day from 05/15/2025 to 05/29/2025 for a total of 15 days, for a total of \$15,000.00)
- 3300 Mineola Highway – Accessory Structure - #3 (Tagged: 07/08/2022) No Plan of Action on File
(Civil Penalties of \$1,000.00 per day from 05/15/2025 to 05/29/2025 for a total of 15 days, for a total of \$15,000.00)

VI. Consider Properties Recommended by Code Enforcement Staff for Demolition or Removal.

(NOTE: The Board retains final authority to Order Demolition or Removal of the Substandard Property. The Board also retains final discretion and authority to, in the alternative, approve Civil Penalties within the range established by law (\$1.00 to \$1,000.00 per day). Furthermore, in the alternative, the Board may order the repair of all or portions of the substandard structure. Lastly, the Board has the authority to Table the property for (30/60/90 Days) to comply with State law notice requirements, allow for Constitutional Due Process, to address notice or ownership issues, and/or to provide additional time for property owner to make repair or to take other appropriate action.

- 1004 N Palace Avenue (Tagged: 06/20/2024) No Plan of Action on File (Force demolition being requested)
- 2901 Greenwood Ln (Tagged: 09/18/2023) No Plan of Action on File (Force demolition being requested)

VII. Consent Agenda for Additional 60-Day Table of Previously Discussed Properties

- 2013 Tenneha Avenue (Tagged: 07/10/2024) New ownership has been confirmed and the plans for a demolition continue. A demolition permit is currently under review.
- 2403 Calloway Road (Tagged: 07/16/2024) Owner still applying for Voluntary Demolish Program
- 316 Drake Street (Tagged: 12/05/2023) No update will recommend force demo in August NRB
- 1448 Crescent Drive (Tagged: 02/07/2024) Good steady progress
- 1535 Charlotte Drive (Tagged: 09/06/2024) No update Owner waiting on checks from the bank
- 321 E Franklin Street (Tagged: 01/09/2023) Progress continues and a new electrical permit has been pulled.
- 2320 Alta Mira Drive (Tagged: 12/31/2020) Affidavit of Heirship is still being processed and a contractor has been to the property to assess the floors.
- 1501 W 29th Street (Tagged: 04/08/22) Oncor is installing a new meter, and electricians have been on site making minor repairs. Final walkthrough is expected in July.
- 520 Herndon Avenue (Tagged: 02/01/2024) Progress is continuing at a steady pace. New roof almost finished.
- 615 W 6th Street (Tagged: 3/13/2024) New owner has submitted a Rehabilitation Plan of Action for review but is still being reviewed by Building Inspections.
- 206 W Bow Street (Tagged: 4/15/2024) Property is still listed for sale with potential buyers.
- 1720 N Hill Avenue (Tagged: 05/16/2024) Progress is continuing at a steady pace.
- 2922 W Azalea Drive (Tagged: 05/31/2024) Progress is continuing at a steady pace.
- 306 S Fannin Avenue (Tagged: 06/14/2024) Progress is continuing at a steady pace.
- 1432 E Gentry Parkway (Tagged: 09/27/2023) Owners are obtaining an additional asbestos report for the North wall that was damaged by a vehicle.
- 3247 W Gentry Parkway (Tagged: 11/03/2023) Progress is continuing at a great pace.
- 1012 N Palace Avenue (Tagged: 08/04/2022) Previous civil penalty is still in the process of being filed as a lien against the property.
- 2112 Robbins Street (Tagged: 01/28/2025) No update waiting on historical/title search
- 1806 N Tenneha Avenue (Tagged: 12/06/2024) No update giving additional time for heirs

VIII. Consider Properties to be Removed from the Agenda

- 528 N Ellis Avenue - Demolished

IX. Code Enforcement Report/Highlights

X. Adjournment

CERTIFICATE OF POSTING

This is to certify that on the _____ day of _____, 2025, at _____ M., the above notice of meeting was posted on the bulletin boards of City Hall.

City Clerk or Staff Designee