



AGENDA

NEIGHBORHOOD REVITALIZATION BOARD

*City Hall, City Council Chambers – 2nd Floor
212 North Bonner Avenue
Tyler, Texas 75702
Tuesday, December 16, 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 October 21, 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 for Initial Public Hearing - Recommended for 60 Day Table.

(NOTE: These items can be approved in one motion unless a Board Member asks for separate consideration of an item.)

- 2818 Glass Avenue (Tagged: 09/04/2025) Approved Plan of Action on File
- 1515 Lollar Street (Tagged: 10/20/2025) No Plan of Action on File
- 1209 W 6th Street (Tagged: 09/22/2025) No Plan of Action on File
- 2901 CR 2347 (Tagged: 10/16/2025) No Plan of Action on File
- 2901 CR 2347 (Accessory Structure) (Tagged: 10/16/2025) No Plan of Action on File

V. 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)

- 2013 Tenneha Avenue (Tagged: 07/10/2024) Approved Plan of Action on File
- 1720 N Hill Avenue (Tagged: 05/16/2024) Approved Plan of Action on File.
- 321 E Franklin Street (Tagged: 01/09/2023) Approved Plan of Action on File.
- 615 W 6th Street (Tagged: 3/13/2024) Approved Plan of Action on File.

VI. 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 \$200.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$2,000.00)
- 1329 Moore Avenue (Accessory Structure) (Tagged: 07/27/2023) No Current Plan of Action on File
(Civil Penalties of \$200.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$2,000.00)
- 3300 Mineola Highway – Main Structure - #1 (Tagged: 07/08/2022) No Plan of Action on File
(Civil Penalties of \$500.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$5,000.00)
- 3300 Mineola Highway – Secondary Structure - #2 (Tagged: 07/08/2022) No Plan of Action on File
(Civil Penalties of \$500.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$5,000.00)

- 3300 Mineola Highway – Accessory Structure - #3(Tagged: 07/08/2022) No Plan of Action on File (Civil Penalties of \$500.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$5,000.00)
- 306 S Fannin Avenue (Tagged: 06/14/2024) No Plan of Action on File (Civil Penalties of \$100.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$1,000.00)
- 1616 N Gaston Avenue (Tagged: 05/16/2024) Approved Plan of Action on File (Civil Penalties of \$100.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$1,000.00)
- 1501 W 29th Street (Tagged: 04/08/2022) Approved Plan of Action on File (Civil Penalties of \$250.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$2,500.00)
- 929 N Glenwood Boulevard (Tagged: 05/03/2022) Approved Plan of Action on File (Civil Penalties of \$100.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$1,000.00)
- 1432 E Gentry Parkway (Tagged: 09/27/2023) Approved Plan of Action on File (Civil Penalties of \$100.00 per day from 11/10/2025 to 11/19/2025 for a total of 10 days, for a total of \$1,000.00)

VII. Consider Properties Recommended by Code Enforcement Staff for Voluntary Demolition under the City’s Voluntary Demolition Program. (NOTE: Pursuant to City Code 7-72, each listed property has been tagged as substandard and, due to its condition or situation, poses a serious threat to justify demolition. The property owners of each listed property have submitted a request for Voluntary Demolition and have met all requirements necessary for such action, including submission of a completed application, agreement that the structure is substandard, affidavit of hardship, and waiver and release forms.)

- 2730 Sara Street (Tagged: 10/08/2025) No Plan of Action on File. Voluntary Demolition Program paperwork has been submitted.

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

- 901 Buckley Avenue (Tagged: 05/08/2025) Some of the paperwork for the Voluntary Demolition Program has been turned in. I am awaiting their financial paperwork before making a decision.
- 911 Buckley Avenue (Tagged: 05/08/2025) Some of the paperwork for the Voluntary Demolition Program has been turned in. I am awaiting their financial paperwork before making a decision.
- 3611 New Copeland Road (Tagged: 10/17/2022) New Owner as of November 2025. An extension is recommended for them to plan out their next steps with the structure.
- 1011 Woodlark Drive (Tagged: 7/1/2025) The owner has retained an attorney to fight a current lien on the property, so that he can proceed with selling the property.
- 805 S Southeast Loop 323(Tagged: 7/15/2025) The property was recently cleaned up some and the owners have been dealing with vagrants, but work has not begun on the structure and there has not been any paperwork been turned in for the rehabilitation or demolition of the structure.

- 2809 Ada Avenue (Tagged: 05/27/2025) Not much progress was made due to an injury. The owner promised that progress will be made by the February meeting.
- 1004 N Palace Avenue (Tagged: 06/20/2024) Permits have been applied for but are still in the process of being approved.
- 1610 E Lawrence Street (Tagged: 07/08/2025) No Current Plan of Action on File. The son is going through probate before spending any of his funds on the structure.
- 520 Herndon Avenue (Tagged: 02/01/2024) Progress is continuing at a steady pace.
- 206 W Bow Street (Tagged: 4/15/2024) Property has been purchased and the new owner is working toward his plans for a rehabilitation of the structure.
- 1012 N Palace Avenue (Tagged: 08/04/2022) The contract with the local contractor is being finalized. Work is expected to resume before the end of December.
- 2112 Robbins Street (Tagged: 01/28/2025) No Plan of Action. Additional research needs to be done on this property before continuing with enforcement.
- 1709 W 1st Street (Tagged: 02/25/2025) Plan of Action on File (approved). The owner's daughter and son-in-law are aiding in overseeing the remodel.
- 316 Drake Street (Tagged: 12/05/2023) No plan of action on file. I spoke with an heir, and she states she would try one last time to see if her siblings will help with the demolition of the structure.
- 525 N Spring Avenue (Tagged: 11/08/2024) An approved Plan of Action is on file. I spoke with the owner and a contractor and they stated they would make progress on the last of the demolition.
- 2320 Alta Mira Drive (Tagged: 12/31/2020) Awaiting final inspection of the flooring by the Building Inspections Department.
- 1535 Charlotte Drive (Tagged: 09/06/2024) Property almost completed with the remodel. The project is expected to be complete before the February meeting.

IX. Consider Properties to be Removed from the Agenda

- 2332 Hunter Street (Tagged: 09/27/2024) The final inspection by the Building Inspections Department has been made and approved.

X. Code Enforcement Report/Highlights

XI. 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