



## AGENDA

# NEIGHBORHOOD REVITALIZATION BOARD

*City Hall, City Council Chambers – 2<sup>nd</sup> Floor  
212 North Bonner Avenue  
Tyler, Texas 75702  
Tuesday, February 17, 2026  
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.

- 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) No Plan of Action on File
- 1515 Lollar Street (Tagged: 10/20/2025) 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
- 1565 Crescent Drive (Tagged: 10/28/2025) No Plan of Action on File
- 718 Hamvasy Ln (Tagged: 12/19/2025) Approved Plan of Action on File
- 1122 Shaw Street (Tagged: 12/19/2025) No Plan of Action on File
- 106 E Elm Street (Tagged: 01/08/2026) No Plan of Action on File
- 116 E Elm Street (Tagged: 01/08/2026) 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.
- 615 W 6<sup>th</sup> Street (Tagged: 3/13/2024) Approved Plan of Action on File.
- 1501 W 29<sup>th</sup> Street (Tagged: 04/08/2022) Approved Plan of Action on File
- 1616 N Gaston Avenue (Tagged: 05/16/2024) 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 \$500.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 days, for a total of \$5,000.00)
- 1329 Moore Avenue (Accessory Structure) (Tagged: 07/27/2023) No Current Plan of Action on File (Civil Penalties of \$500.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 days, for a total of \$5,000.00)

- 3300 Mineola Highway – Main Structure - #1(Tagged: 07/08/2022) No Plan of Action on File  
(Civil Penalties of \$1,500.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 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 \$1,500.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 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 \$1,500.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 days, for a total of \$15,000.00)
- 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)
- 1432 E Gentry Parkway (Tagged: 09/27/2023) Approved Plan of Action on File  
(Civil Penalties of \$100.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 days, for a total of \$1,000.00)
- 1012 N Palace Avenue (Tagged: 08/04/2022) No Current Plan of Action on File  
(Civil Penalties of \$500.00 per day from 01/10/2026 to 01/19/2026 for a total of 10 days, for a total of \$5,000.00)
- 525 N Spring Avenue (Tagged: 11/08/2024) No Plan of Action on File.  
(Civil Penalties of \$100.00 per day from 01/10/2026 to 01/19/2026 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) All of the required paperwork for the Voluntary Demolition Program paperwork has been submitted, reviewed, and approved.
- 901 Buckley Avenue (Tagged: 05/08/2025) All of the required paperwork for the Voluntary Demolition Program has been submitted, reviewed, and approved.
- 911 Buckley Avenue (Tagged: 05/08/2025) All of the required paperwork for the Voluntary Demolition Program has been submitted, reviewed, and approved.

**VIII. 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.

- 2901 Greenwood Ln (Tagged: 09/18/2023 & 11/20/2025) No Plan of Action on File

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

- 929 N Glenwood Boulevard (Tagged: 05/03/2022) The owners are working with HGR, Fitzpatrick Architects, and City of Tyler staff on the proper next steps for the remodel process. Communication/updates on fundraising efforts and community outreach is continuing.
- 321 E Franklin Street (Tagged: 01/09/2023) Flooring is almost complete and the plumbing and electrical will be finalized after that is complete.
- 3611 New Copeland Road (Tagged: 10/17/2022) The new owner has cleared the interior and exterior of the property. After meeting with the Building Inspections Department they have decided to consult an engineer in order to move forward correctly.
- 1011 Woodlark Drive (Tagged: 7/1/2025) The owner is still working with an attorney to clear a lien and proceed with the sale of the property. The potential new owner is keeping the property cleaned on the exterior.
- 805 S Southeast Loop 323 (Tagged: 7/15/2025) The owners are moving forward with a demolition and hope to be complete before the April NRB meeting.
- 2809 Ada Avenue (Tagged: 05/27/2025) Progress is continuing. The framing inspection was approved on 01/06/26.
- 1004 N Palace Avenue (Tagged: 06/20/2024) The Remodel/Renovation permit was approved on 01/12/26, so that progress can now begin.
- 1610 E Lawrence Street (Tagged: 07/08/2025) No change with the property or communication with anyone. A forced demolition will be requested at the April NRB meeting.
- 520 Herndon Avenue (Tagged: 02/01/2024) Progress is continuing at a steady pace. Electrical work is almost complete and then the ceiling will be insulated and closed in.
- 206 W Bow Street (Tagged: 4/15/2024) The owner is consulting with architects on how to properly proceed. I have spoken with one company recently.
- 2112 Robbins Street (Tagged: 01/28/2025) No change with the property or communication with anyone. A forced demolition will be requested at the April NRB meeting
- 1709 W 1<sup>st</sup> Street (Tagged: 02/25/2025) Plan of Action on File (approved). The previous contractor has been let go by the owners, but a newly retained contractor has committed to correcting the issues mentioned in the most recent inspection by the Building Inspections Department and then will proceed with the rest of the renovation outlined in the Plan of Action.
- 316 Drake Street (Tagged: 12/05/2023) No change with the property or communication with any heirs recently. A forced demolition will be requested at the April NRB meeting.
- 1535 Charlotte Drive (Tagged: 09/06/2024) The property is nearing completion and communication for the owners is good.

**X. Consider Properties to be Removed from the Agenda**

- 2332 Hunter Street (Tagged: 09/27/2024) The final inspection by the Building Inspections Department was made and approved shortly after the October NRB meeting.
- 2320 Alta Mira Drive (Tagged: 12/31/2020) The last of the violations (kitchen flooring) have been brought into compliance, inspected, and approved.

**XI. Code Enforcement Report/Highlights**

**XII. Adjournment**

***CERTIFICATE OF POSTING***

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ M., the above notice of meeting was posted on the bulletin boards of City Hall.

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City Clerk or Staff Designee