



April 23, 2025

BUILDING STANDARDS COMMISSION

Notice is hereby given of a Regular Meeting of the Nacogdoches Building Standards Commission to be held on the above date beginning at 3:00 p.m. for the purpose of considering the following agenda items.

Some Commission Members may attend via videoconference but a quorum of the Commission and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at <https://www.nactx.us/21>. There will be an opportunity for the public to comment on agenda items in person in the Council Chambers.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. Administer Statement of Officer and Oath of Office for newly appointed Building Standard Commissioners.
4. WORKSHOP
 - A. Welcome and Introductions.
5. **CONSENT AGENDA**
 - A. Approval of Minutes: Consider approval of minutes from the September 16, 2024, Building Standards Commission meeting.
6. **REGULAR AGENDA**
 - A. **Public Hearing:** Consider action regarding Code Enforcement Case CS24-0004 to declare a substandard structure on the property located at 1530 Looneyville Road, Nacogdoches, Texas, according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
 - B. **Public Hearing:** Consider action regarding Code Enforcement Case CS23-0014 to declare two (2) substandard structures on the properties located at 1616 and 1618 Castleberry Street,

City of Nacogdoches Planning Department
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963
936-559-2574 □ Fax 936-559-2912 □ www.nactx.us
Home of Stephen F. Austin State University □ www.sfasu.edu



Nacogdoches, Texas, according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

- C. **Public Hearing:** Consider action regarding Code Enforcement Case CS21-0009 to declare a substandard structure on the property located at 1800 Woden Road, Nacogdoches, Texas, according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
- D. **Public Hearing:** Consider action regarding Code Enforcement Case CS24-0008 to declare a substandard structure on the property located at 1020 Jack Lock Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
- E. **Public Hearing:** Consider action regarding Code Enforcement Case CS22-0011 to declare a substandard structure on the property located at 2015 Terry Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
- F. **Public Hearing:** Consider action regarding Code Enforcement Case CS23-0005 to declare a substandard structure on the property located at 827 Richmond Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
- G. **Public Hearing:** Consider action regarding Code Enforcement Case CE24-0471 to declare a substandard structure on the property located at 1301 Meisenheimer Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
- H. **Public Hearing:** Consider action regarding Code Enforcement Case No. CS25-0001 to declare a substandard structure located at 711 Second Street, Nacogdoches, Texas, by the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.
- I. Discuss and consider action on a recommendation to City Council to consider adoption of 2024 International Code Council standards and 2023 National Electrical Code standards for building and



construction.

7. ADJOURN.

Aimee Cloutier

Aimee Cloutier, Planning Coordinator

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary at (936) 559-2506 or visit the City of Nacogdoches website at www.nactx.us.

CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Commission reserves the right to adjourn into Executive Session at any time during the meeting to discuss any of the above-posted agenda, as authorized by Texas Government Code Section 551.071 [consultation with attorney]. The City of Nacogdoches is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on April 17, 2025, by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Aimee Cloutier, Planning Coordinator



Building Standards Commission

Date: April 23, 2025

Agenda Item: 5.A.

PRESENTER:

ITEM/SUBJECT: Approval of Minutes: Consider approval of minutes from the September 16, 2024, Building Standards Commission meeting.

SUMMARY / BACKGROUND:

REVIEW CRITERIA & REQUIRED FINDINGS:

NOTICES:

CITY CONTACT: Aimee Cloutier, Planning Coordinator

ATTACHMENTS: 1. BSC Meeting Minutes 09/16/2024

**Minutes of the
BUILDING STANDARDS COMMISSION MEETING
September 16, 2024 – 4 p.m.
Nacogdoches City Hall Council Chamber, 202 E. Pilar Street**

Members Present: Travis Davis; John Windham; Sally Ann Swearingen; Brandon Rowell; Jake Crawford

Staff Present: Angela Sowell, Code Enforcement Supervisor; Aimee Cloutier, Planning Coordinator;
Jason Vickery, Assistant City Engineer

1. CALL TO ORDER. Swearingen called the meeting to order at 4:03 p.m.

2. PLEDGE OF ALLEGIANCE. Swearingen led the Pledge of Allegiance.

3. CONSENT AGENDA.

- A.** Approval of Minutes: Consider approval of minutes from the November 29, 2023, Building Standards Commission meeting.

Swearingen noted a correction under “Adjourn” to replace “Chairwoman Swearingen” with “Chairman Davis.” Windham moved to approve the minutes with corrections. Davis seconded the motion. Motion passed unanimously.

4. REGULAR AGENDA.

- A.** Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

No items were removed from the Consent Agenda.

- B. Public Hearing:** Consider the structure on Lot 22-B-2, BK 61, located at 1530 Looneyville Rd, alleged to be substandard. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- “Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 47- “Unsafe Structures”.

Sowell stated the structure was posted in March 2024 and has had ongoing violations since 2021, including building and vegetation fires. She recommended demolition within 90 days.

No public comment.

Harvey Taylor, owner of the property, stated the fire department caused the hole in the roof. He said he sleeps in the structure nightly and believes it is safe. He acknowledged that there is no running water or electricity. There was a discussion among the Commission and Taylor regarding utilities, timelines for repairs, possible assistance programs, and city code violations.

Davis moved to allow the property owner 30 days to clean up the yard, remove or screen items considered a nuisance, keep the property mowed and maintained, temporarily patch the roof, and repair the water leak to restore water service. Rowell seconded. The motion passed unanimously.

- C. Public Hearing:** Consider the structure on Lot 22-E-1, Block 61, located at 1804 Looneyville Rd, alleged to be substandard- See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- “Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 47- “Unsafe Structures”.

Sowell stated the structure was posted in April 2024 and has a hole in the roof from a fire. The main and accessory structures are unsecured, and the yard is overgrown. Taxes are delinquent, and the owners have not contacted staff. She noted that one owner claimed he would begin repairs.

No public comment.

Windham moved to give the property owners 90 days to clean up the property and patch the roof. Crawford seconded. The motion passed unanimously.

- D. Public Hearing:** Consider the structure on Lot 15-A, Block 1, of the J G Orton Subdivision, located at 1524 Martin Luther King Blvd, alleged to be substandard- See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- “Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 47- “Unsafe Structures”.

Sowell stated the structure was posted in September 2023, is neglected and abandoned, and has roof damage from a fallen tree. The structure harbors rodents and vagrants. The owner applied for a permit but did not complete the process. Staff recommends demolition within 90 days.

No public comment.

Windham moved to approve demolition. Rowell seconded. The motion passed unanimously.

- E. Public Hearing:** Consider the structure on Lot 10, Block 24, Block 1, of the J G Orton Subdivision, located at 1901 Martin Luther King Blvd, alleged to be substandard- See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 47- "Unsafe Structures".

Sowell stated the structurally unsound was posted in April 2023 and is infested with rodents. She stated the taxes are delinquent and the Building Official recommends demolition.

No public comment.

Davis moved to approve the demolition. Windham seconded. The motion passed unanimously.

- F. Public Hearing:** Consider the structure on Lot 1 of the Harlon Brooks 2nd Subdivision, located at 1616 and 1618 Castleberry Street alleged to be substandard- See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 47- "Unsafe Structures".

Sowell stated that two structures on the same parcel were posted in November 2023 and are unsecured and abandoned. One structure has a hole in the roof. The taxes are delinquent. Sowell stated that staff recommends demolition within 90 days.

Kenneth Farr, the property owner's sister, requested 90 days for the family to handle the demolition.

Windham moved to give the property owners 90 days to demolish the structures. Rowell seconded. The motion passed unanimously.

- G. Public Hearing:** Consider the structure on Lot 48-B, Block 56, located at 1021 Cottonwood Street, alleged to be substandard- See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 47- "Unsafe Structures".

Sowell stated the structure was posted in June 2022 and is dilapidated, abandoned, and on the NISD struck-off list. The property has been maintained by the city for several years due to absentee ownership. Staff recommends demolition.

No public comment.

Windham moved to approve demolition. Davis seconded. The motion passed unanimously.

- H. Public Hearing:** Consider the structure on Lot(s) 2-A and 2-B, Block 11, of the J C Orton Subdivision, located at 1400 Timberlake Street alleged to be substandard- See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 47- "Unsafe Structures".

Sowell stated the structure was posted in October 2023 and has been neglected. Notices were sent, and the city has maintained the property. She stated the taxes have been delinquent since 2017, and staff recommends demolition.

No public comment.

Rowell stated a neighbor hoped the structure could be salvaged. There was a discussion regarding auction processes and cost recovery, getting in contact with the deceased owner's family, and Davis requested that the Building Official inspect the structure.

Swearingen moved to defer the decision for 90 days to allow staff to contact the property owner's family and for the Building Official to inspect the structure's condition. Rowell seconded. The motion passed unanimously.

- 5. ADJOURN.** Swearingen adjourned the meeting at 4:51 p.m.

Sally Ann Swearingen, Chair

Attest:

Aimee Cloutier, Planning Coordinator

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS24-0004 to declare a substandard structure on the property located at 1530 Looneyville Road, Nacogdoches, Texas, according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

Code Enforcement has deemed the structure located at 1530 Looneyville Road to be unsafe, abandoned, and a persistent nuisance to the surrounding neighborhood. The property has been a source of ongoing concern since 2007, with multiple enforcement actions and code violations filed against the owner. According to police reports P22-25790 and P24-05499, the structure has experienced two separate structure fires — the first occurring in 2022 and the second in 2024. In 2022, the City filed four charges for rubbish accumulation against the property owner in Nacogdoches Municipal Court. As part of an offer of deferral, three of the charges would be dismissed, but only if the owner agreed to change his plea on one charge, pay a fine of \$84.00 and cost of \$240.00, and not receive a similar citation during the deferral period. Additionally, water and electric utility service to the property has been inactive since July 2023.

The structure has significant damage, including holes in the roof, and remains unsecured. It is currently in violation of several sections of the City’s Code of Ordinances, including:

- **Sec. 34-26** – Nuisance Declared
- **Sec. 34-61** – Conditions of Premises Generally
- **Sec. 34-63** – Nuisances Enumerated
- **Sec. 82-3** – Accumulation of Garbage or Refuse
- **Sec. 82-6** – Acts Declared Trespasses or Nuisances

On March 22, 2024, Code Enforcement notified the property owner by certified letter that the structure was deemed unsafe and a nuisance. Subsequently, the matter was previously considered by the Building Standards Commission (BSC) on September 16, 2024. At the request of the property owner, the BSC ordered the following actions to be taken within 30 days:

- Remove all visible rubbish from public view
- Cover the holes in the roof
- Restore utility service to the structure

As of the date of this report, the property remains in disrepair, and the owner has not complied

with the BSC order.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

The structure has significant damage, including holes in the roof, and remains unsecured. See attached photos.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

There is a continued and significant presence of rubbish in and around the property and structure. See attached photos.

(4) *Structural deformities.* A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

Evidence not found.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 1530 Looneyville Road, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

- **03/22/2023** — Certified letter to property owner deeming the structure unsafe and requiring owner to obtain a construction or demolition permit within 30 days.
- **09/17/2024** — Certified letter to property owner notifying of BSC hearing outcome on September 16, 2024.
- **04/01/2025** — Letter to property owner notifying of BSC hearing on April 23, 2025.
- **04/08/2025** — Legal notice published in the *Daily Sentinel* newspaper.

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS:

1. Zoning Map
2. Site Photos
3. Certified Letter on 03/22/2024
4. BSC Hearing Outcome Letter on 09/17/2024

1530 Looneyville Road Zoning Map

Legend

- Buildings
- City Limit
- Parcels
- A - Agriculture
- B-1 - Local Business
- B-2 - General Business
- B-3 - Central Business
- DA - Development Agreement
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- M - Medical
- PD - Planned Development
- R-1 - Single Family
- R-2 - Single Family
- R-3 - Two Family
- R-4 - Multi-Family
- Area of Interest

Map Details:

- Property of Interest:** 1530 Looneyville Road, LT 22-B-3 BK 61.
- Surrounding Properties and Zoning:**
 - 1305: LT 22-I-A BK 61 (R-4)
 - 1401: LT 22-F-1 BK 61
 - 1201: LT 22-F-4 BK 61
 - 1610: LT 22-A BK 61
 - 1121: LT 22-F-3 BK 61
 - 1211: LT 22-F BK 61
 - 1618: LT 22-A BK 61
 - 1702: LT 22-G BK 61
 - 1705: LT 22-G BK 61
 - 1706: LT 22-B-2 BK 61
 - 1424: LT 23-B-2-B BK 61
 - 1420: LT 23-B-2-A BK 61
 - 1412: LT 23-B BK 61
 - 1400: LT 23-B-7 BK 61
 - 1119: LT 23-D-15 BK 61
 - 1113: LT 23-B BK 61
 - 1109: LT 23-B BK 61
 - 1180: LT 23-B BK 61
 - 1221: LT 23-B BK 61
 - 1203: LT 23-D-16 BK 61
 - 1110: LT 23-D-2 BK 61
 - 1312: LT 23-D-7 BK 61
 - 1426: LT 14-H BK 47
 - 1427: LT 14-E BK 47
 - 1428: LT 14-C BK 47
 - 1429: LT 14-A BK 47
 - 1430: LT 14-T BK 47
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 - 1499: LT 14-T BK 47
 - 1500: LT 14-T BK 47

Map Scale: 0 to 240 Feet

Date Created: 04/14/25 12:15 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Nacogdoches Engineering Department

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1530 Looneyville Road – Site Photos



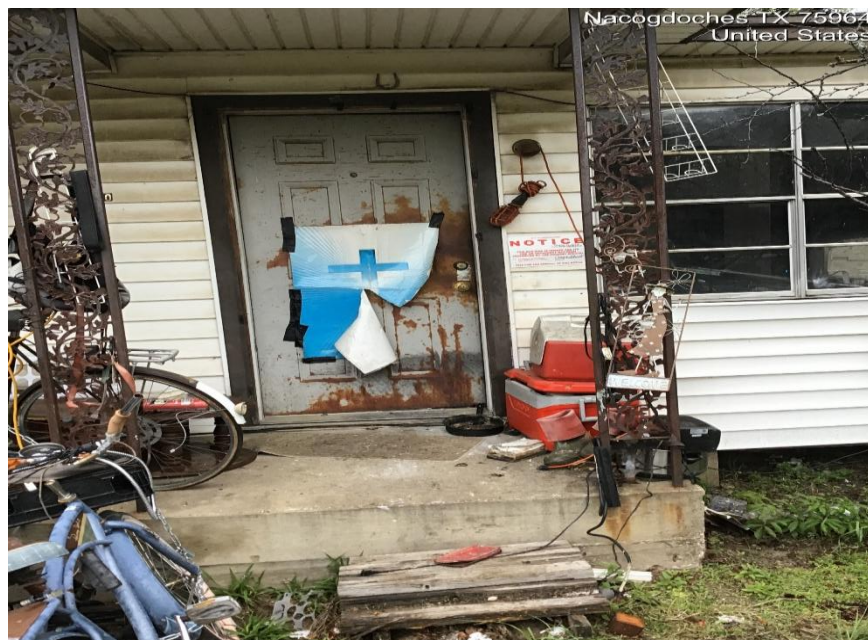
View of structure frontage. Photo taken April 17, 2025



View of structure with hole in roof. Photo taken March 21, 2024.



View of structure with plywood over hole roof. Photo taken April 17, 2025.



View of structure showing posted notice. Photo taken March 21, 2024.



View of structure showing rubbish. Photo taken April 17, 2025.



March 22, 2024

HORACE G. AND HELEN TAYLOR
1530 LOONEYVILLE RD
NACOGDOCHES, TX 75964-3628

CASE NUMBER: CS24-0004

RE: CONDEMNED STRUCTURE

Certified Receipt # 7022 2410 0002 4913 0849

DEAR HORACE G. AND HELEN TAYLOR:

According to our records you own the following structure(s) located at **1530 LOONEYVILLE RD., LT 22-B-2 BK 61.**

The structure(s) has been deemed as a nuisance by the Housing Official or his duly authorized representative.

This letter is to serve as legal notice that the structure has been declared unsafe and a nuisance and must be made safe or demolished.

You have thirty (30) days from the date of this letter to obtain the necessary construction or demolition permits. If such permits are not obtained to initiate repairs, reconstruction, alterations, removal, or demolition within the stated time as set forth in the notice, the Housing Official shall institute legal proceedings, charging you with a violation of the City Minimum Standards Ordinance.

Such legal action includes a public hearing before the Building Standards Commission at that time you could be ordered to repair or demolish the building. It is further possible that you could be assessed the cost for demolition ordered by the Building Standards Commission. If the work is not performed by you, and a lien could be placed on your property for such cost

The ordinance also provides that any owner, authorized agent, or contractor, who desires to construct, enlarge, repair, move, demolish, or change an unsafe and uninhabited building or structure shall first make application for and obtain any permits.

Also, before selling a building, structure, or portion of a building, upon which a notice has been posted, the owner shall notify the prospective buyer that occupancy of the building is prohibited and administrative proceedings are in the progress to require repair or demolition of the building at the expense of the owner. A letter and copy of the title must be submitted by the current property owner and the purchaser to the Code Enforcement Office stating this action and must be approved by the Housing Official before a change of the property owner can take place. If this action is not done, then the condemnation process will continue under the current name on file.

In the interest of the Health, Safety, and Welfare of the people of the City of Nacogdoches, Texas, an inspection has been made of your property located at **1221 GREER ST., LT 53-5 BLK 51.**

Below you will find the conditions that must be corrected as they are in violation of City Code.

**GENERAL
NUISANCE**

Sec. 34-61. Condition of premises generally.

No person shall permit any premises owned or controlled by him to be or remain in such condition as to invite the creation of a **nuisance** or other abuse prejudicial to the public health or comfort.

(Code 1971, § 14-12)

City of Nacogdoches Inspections Department
P.O. Box 635030 • 202 E. Pilar St. Rm. 213 • Nacogdoches, Tx. 75963-5030
(936) 559-2558 • Fax (936) 559-2901

Sec. 34-63. Nuisances enumerated.

The following are declared to be **nuisances** and are **prohibited**:

(1) The placing or maintaining of such materials as tin cans or rubbish of any sort that might constitute a breeding place for mosquitoes or flies or offer a hiding place or protection for rodents.

(3) Stagnant water on private premises likely to afford breeding places for mosquitoes within the city limits or within the distance of 1,000 feet there from.

(5) Any foul, unpleasant odor and/or atmospheric contamination or pollution caused by a company, organization or private citizen as a result of any process, action or condition.

(Code 1971, § 14-8(e)--(h), (k))

Sec. 82-6. Acts declared trespasses or nuisances.

The following acts by any person are hereby declared to be unlawful as trespasses or **public nuisances**:

(1) Placing, depositing, dumping or throwing, or permitting or causing to be placed, deposited, thrown, or to remain, any garbage, refuse, dead animals, building wastes, or any other discarded materials on any of the following property:

a. Public or private property outside of any house, apartment or building in the city, unless the same has been deposited in accordance with the provisions of this article.

b. Lots or land, vacant or occupied.

c. Any gutter, street, sidewalk, parkway, driveway, curb, alley or any other public property.

(2) Permitting any garbage or refuse to remain on private property, or on streets or other property in the vicinity. The person occupying the property shall collect and dispose of any such garbage or refuse that is on the property or on streets or other property in the vicinity of his business, regardless of the means by which such garbage or refuse came to occupy the property.

(3) Causing or permitting to be or to remain in or upon any premises, public or private, any garbage, or animal, vegetable, or mineral matter, or any composition or residue thereof, that is in an unsanitary condition or injurious to public health or that emanates offensive or obnoxious odors.

(4) Permitting containers, bottles, tires, grass, or other vegetation to grow or to remain on lots or land, vacant or occupied, or upon any abutting sidewalk, curb or street, so as to become offensive or emanate offensive or obnoxious odors, or become a breeding place for flies or insects, or become in any way injurious to the public health.

(Code 1971, § 13-21; Ord. No. 1243-2-01, § 13-21, 2-6-2001; Ord. No. 1264-9-01, 9-4-2001; Ord. No. 1295-9-02, 9-17-2002; Ord. No. 1298-10-02, 10-22-2002; Ord. No. 1335-9-03, 9-16-2003; Ord. No. 1374-9-04, 9-21-2004; Ord. No. 1387-9-05, 9-20-2005)

Sec. 82-3. Accumulation of garbage or refuse.

The owner or occupant of any premises in the city shall, at **his own expense**, keep the premises free from the accumulation of **garbage** or **refuse** which may in any manner prejudice public health or comfort.

(Code 1971, § 13-3; Ord. No. 1243-2-01, § 13-3, 2-6-2001; Ord. No. 1264-9-01, 9-4-2001; Ord. No. 1295-9-02, 9-17-2002; Ord. No. 1298-10-02, 10-22-2002; Ord. No. 1335-9-03, 9-16-2003; Ord. No. 1374-9-04, 9-21-2004; Ord. No. 1387-9-05, 9-20-2005)

Rubbish

Sec. 34-26. Nuisance declared.

It shall be unlawful for any owner, occupant or person in charge of any premises within the city to allow weeds to grow or grass to be over 12 inches in height upon the premises or to allow **trash or rubbish to accumulate** thereon to such an extent as is reasonably calculated to create a fire hazard or to become injurious to the health of the citizens. Either act is declared to constitute a public nuisance.

(Code 1971, § 13-32; Ord. No. 1243-2-01, § 13-32, 2-6-2001)

Trash

CODE SEC. 82-6 Acts Declared Public Nuisances

Scattered trash- Lot is unsightly, needs cleaning, and is
nuisance.

a

To avoid prosecution the above mentioned violations must be corrected within **7 (SEVEN)** working days after receipt of this letter. If the violation(s) is not corrected within the allotted time, a complaint will be filed against you in Municipal Court, which carries a fine not below **\$200.00** and not to exceed **\$2000.00**

This legal notice shall also advise you that if another violation occurs on this piece of property within any one year time period, the Building/Health Inspection Department will file a complaint in Municipal Court of the said violation with no further notices sent.

It is necessary for you to call our office at (936) 559-2558, upon receipt of this letter, in order that we may direct the proceedings in the appropriate manner. We will meet with you and furnish a list of things needing repair/replacement, etc. at your request.

Respectfully,

Angela Sowell

Angela Sowell
Code Enforcement

Legal Notice



September 17, 2024

CASE NO: CS24-0004

TAYLOR HORACE G & HELEN
1530 LOONEYVILLE RD
NACOGDOCHES, TX 75964

Certified Receipt #:7022 2410 0002 6465 0834

Re: Building Standards Commission Hearing Outcome

Dear Sir or Madam:

This letter is to serve notice to the property owner of the findings of the Building Standards Commission meeting that was held on Monday, September 17, 2024.

Upon review of the structure(s) and information presented to the Board during the public hearing, which you were invited to attend, the structure(s) located at **1530 Looneyville Rd., LT 22-B-2 BK 61** was found to be unsafe and unfit for habitation. The Board declared the structure(s) unsafe but allowed you **30 days** to **REMOVE ALL RUBBISH FROM PUBLIC VIEW, COVER HOLES IN ROOF, AND OBTAIN RUNNING WATER.**

You have 10 days from the Order to file for an Appeal with the City Secretary if you are not satisfied with the Board's outcome. After 30 days if these requirements have not been fulfilled, the Building Standards Commission will meet and make a final determination.

Should you have any questions, please feel free to contact me at (936)559-2558.

Respectfully,

Angela Sowell
Angela Sowell
Code Inspector

Cc: file

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS23-0014 to declare two (2) substandard structures on the properties located at 1616 and 1618 Castleberry Street, Nacogdoches, Texas, according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structures located at 1616 and 1618 Castleberry Street, situated on a single parcel, have been identified by Code Enforcement staff as nuisances and unsafe. Both buildings exhibit significant signs of deterioration, including holes in the roof, unsecured access points, and evidence of abandonment and vacancy. Staff deemed both structures as unsafe and a nuisance on November 14, 2023, and a notice was posted on-site in August 2024. Despite these actions, the property owner has not contacted the City nor taken any steps toward compliance.

The property was previously brought before the Building Standards Commission (BSC) on September 16, 2024, at which time the Commission granted the property owner a 90-day extension to obtain either a construction or demolition permit. As of the date of this report, no permits have been requested.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

Both structures have holes in the roof and unsecured access points. See attached photos.

(2) *Fire hazard.* A building or structure which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which

are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

Both structures have unsecured access points and evidence of abandonment and vacancy. See attached photos.

Evidence not found.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

Evidence not found.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 1616 and 1618 Castleberry Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

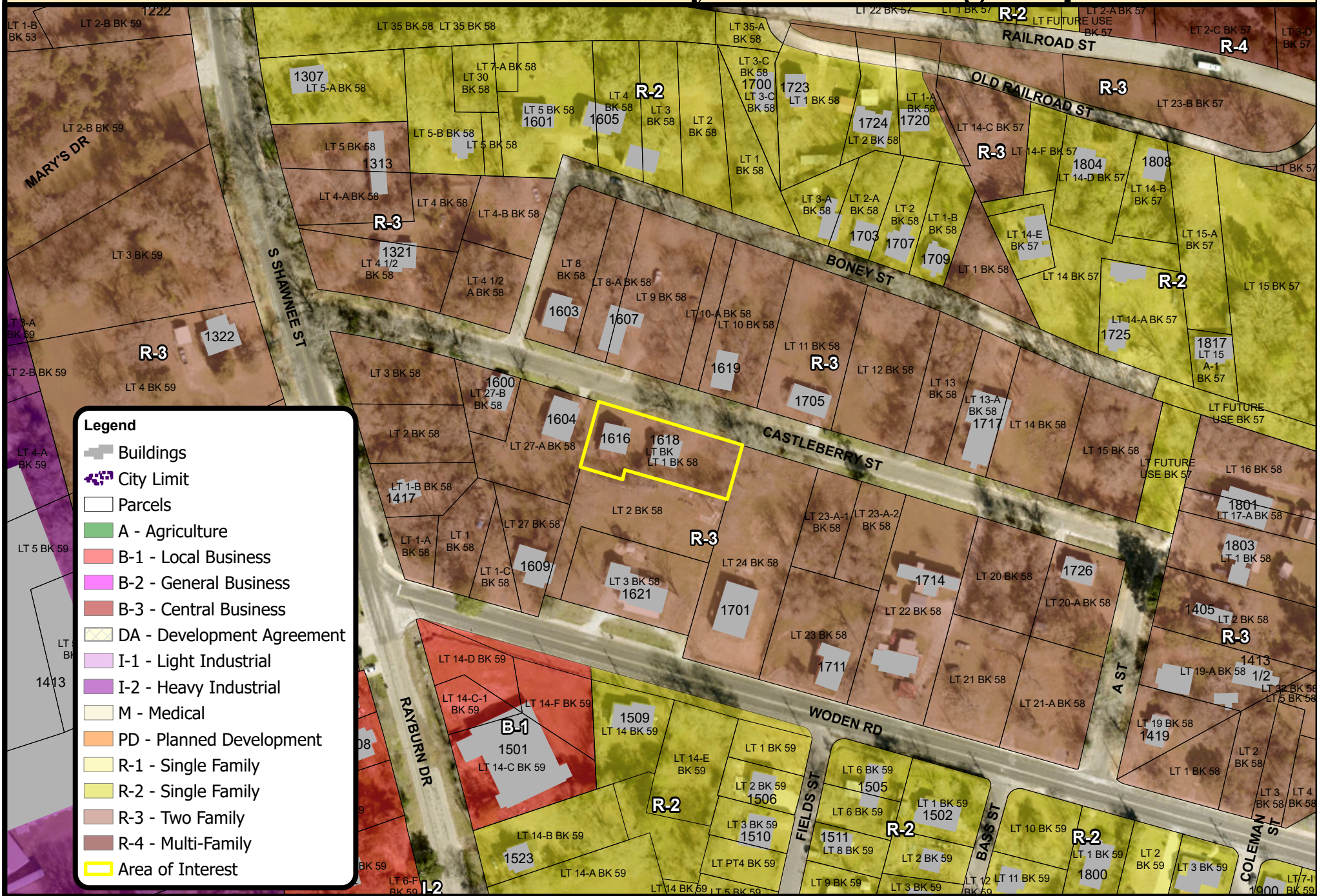
- **11/14/2023 — Certified letter to property owner deeming structures unsafe with a 30-day deadline for resolution.**
- **01/26/2024 — Certified letter to property owner deeming structures unsafe with a 30-day deadline to obtain a construction or demolition permit.**
- **09/17/2024 — Certified letter to property owner notifying of BSC hearing outcome on September 16, 2024. Letters were “unclaimed” and returned.**
- **04/01/2025 — Letter to property owner notifying of BSC hearing on April 23, 2025.**
- **04/08/2025 — Legal notice published in the *Daily Sentinel* newspaper.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS:

1. Zoning Map
2. 1616 Site Photos
3. 1618 Site Photos
4. Certified Letter on 01/26/2024
5. BSC Hearing Outcome Letter on 09/17/2024

1616 & 1618 Castleberry Street Zoning Map



0 60 120 180 240 Feet

Date Created: 04/14/25 12:16 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Nacogdoches
Engineering Department
City of Nacogdoches

1616 Castleberry St. – Site Photos



View of structure frontage. Photo taken April 17, 2025.



View of structure showing roof damage. Photo taken April 17, 2025.

Apr 17, 2025 at 9:24:17 AM
1616 Castleberry St
Nacogdoches TX 75961
United States



View of structure showing notice posted. Photo taken April 17, 2025.



View of structure frontage. Photo taken January 22, 2024.



View of structure showing posted notice. Photo taken August 2024.

1618 Castleberry St. – Site Photos



View of structure frontage. Photo taken April 17,2025.



View of structure frontage. Photo taken April 17,2025.



View of structure frontage. Photo taken January 22, 2024.



View of second structure. Photo taken August 2024.



January 26, 2024

FINAL NOTICE

HARLON BROOKS & ANITA L FARR
399 FM 226
NACOGDOCHES, TX 75961

Case No: CS23-0014

RE: CONDEMNED STRUCTURE

Certified Receipt # 7022 2410 0002 4913 1884

To HARLON BROOKS & ANITA L FARR:

According to our records you own the following structure(s) located at **1616 & 1618 CASTLEBERRY ST., LT 1 HARLON BROOKS 2ND SUBDIVISION.**

The structure(s) has been deemed as a nuisance by the Housing Official or his duly authorized representative.

This letter is to serve as legal notice that the structure has been declared unsafe and a nuisance and must be made safe or demolished.

You have thirty (30) days from the date of this letter to obtain the necessary construction or demolition permits. If such permits are not obtained to initiate repairs, reconstruction, alterations, removal, or demolition within the stated time as set forth in the notice, the Housing Official shall institute legal proceedings, charging you with a violation of the City Minimum Standards Ordinance.

Such legal action includes a public hearing before the Building Standards Commission at that time you could be ordered to repair or demolish the building. It is further possible that you could be assessed the cost for demolition ordered by the Building Standards Commission. If the work is not performed by you, and a lien could be placed on your property for such cost

The ordinance also provides that any owner, authorized agent, or contractor, who desires to construct, enlarge, repair, move, demolish, or change an unsafe and uninhabited building or structure shall first make application for and obtain any permits.

Also, before selling a building, structure, or portion of a building, upon which a notice has been posted, the owner shall notify the prospective buyer that occupancy of the building is prohibited and administrative proceedings are in the progress to require repair or demolition of the building at the expense of the owner. A letter and copy of the title must be submitted by the current property owner and the purchaser to the Code Enforcement Office stating this action and must be approved by the Housing Official before a change of the property owner can take place. If this action is not done, then the condemnation process will continue under the current name on file.

It is necessary for you to call our office at (936) 559-2558, upon receipt of this letter, in order that we may direct the proceedings in the appropriate manner. We will meet with you and furnish a list of things needing repair/replacement, etc. at your request.

Respectfully,

Legal Notice

Angela Sowell
Angela Sowell
Code Enforcement



September 17, 2024

CASE NO: CS23-0014

BROOKS HARLON & ANITA L FARR
399 FM 226 Certified Receipt #:7022 2410 0002 6465 0889
NACOGDOCHES, TX 75961

Re: Building Standards Commission Hearing Outcome

Dear Sir or Madam:

This letter is to serve notice to the property owner of the findings of the Building Standards Commission meeting that was held on Monday, September 16, 2024.

Upon review of the structure(s) and information presented to the Board during the public hearing, which you were invited to attend, the structure(s) located at **1616 & 1618 CASTLEBERRY ST., LT 1 HARLON BROOKS 2ND SD 1616, 1618** was found to be unsafe and unfit for habitation, but granted a **90 day** extension for demolition.

You have 10 days from the Order to file for an Appeal with the City Secretary, if you are not satisfied with the Board's outcome. After 90 days if demolition has not been taken care of by the owner(s) the City will solicit bids and once work is complete all costs shall be charged against the land and become a personal obligation of the owner.

Should you have any questions, please feel free to contact me at (936)559-2558.

Respectfully,

Angela Sowell
Angela Sowell
Code Inspector

Cc: file

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS21-0009 to declare a substandard structure on the property located at 1800 Woden Road, Nacogdoches, Texas, according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structure located at 1800 Woden Road has been identified as both a nuisance and unsafe. It appears to be abandoned and vacated, and has been dilapidated and a visual blight on the neighborhood since at least 2018. Multiple notices have been sent to the property owner listed on file with the Nacogdoches County Appraisal District. Ms. Doris Shepherd contacted City staff and stated that the property belonged solely to her late husband, and she did not wish to take responsibility for it. On September 14, 2021, the City deemed the structure unsafe and a nuisance, and a notice was posted onsite.

The property was subsequently brought before the Building Standards Commission (BSC) on April 27, 2022. During the meeting, the grandchildren of the deceased owner addressed the Commission and requested time to contact all heirs of the estate and develop a plan of action. The Commission declared the structure unsafe and granted a 60-day halt to further City action in order to allow relatives of the owner to resolve the unsafe conditions. Since that time, there has been no visible change to the structure or the surrounding property.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

The structure has roof damage and appears vacant and unsecured. See attached photos.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence*. A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

The prolonged overgrowth of vegetation is so extreme it obstructs the visibility of the entire property, and it is conducive to harboring disease-carrying animals. See attached photos.

(4) *Structural deformities*. A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

Evidence not found.

(5) *Inadequate fire safety provisions*. A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other*. The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 1800 Woden Road, Nacogdoches, Texas, to be substandard and to order its demolition.

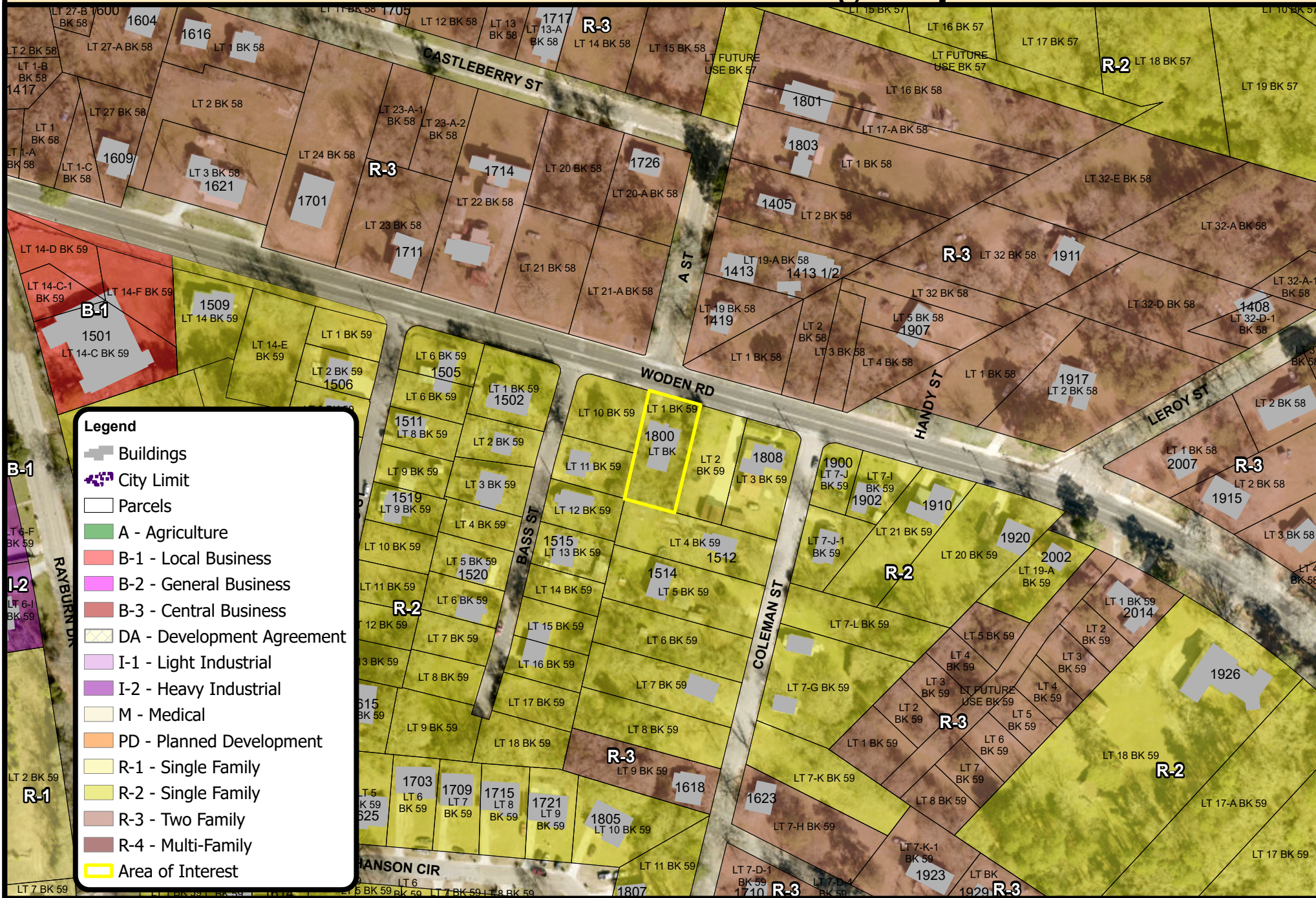
NOTICES:

- **09/14/2021 — Certified letter notifying property owner of determination of unsafe structure with a 30-day deadline for obtaining a construction or demolition permit.**
- **04/01/2025 — Letter notifying property owner of the BSC hearing on April 23, 2025.**
- **04/08/2025 — Legal notice published in the *Daily Sentinel* newspaper.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
- 1. Zoning Map**
 - 2. Site Photos**
 - 3. Minutes from the BSC meeting on 4-22-22**

1800 Woden Road Zoning Map



0 70 140 210 280 Feet

Date Created: 04/17/25 09:43 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1800 Woden Road – Site Photos



View of structure frontage. Photo taken April 16, 2025.



View of structure frontage. Photo taken April 16, 2025.

1800 Woden Road – Site Photos



View of structure frontage. Photo taken March 23, 2022.



View of structure frontage with tree limbs on roof. Photo taken March 23, 2022.



**MINUTES TO THE
BUILDING STANDARDS COMMISSION
APRIL 27, 2022 – 3:30 P.M.
CITY COUNCIL CHAMBERS**

Members Present: John Anderson; Sally Ann Swearingen; Russell Sanders, Travis Davis; and Michael Bailey

Members Absent: None

Staff Present: Code Enforcement Supervisor, Angela Sowell; Code Enforcement Officer, Armando Rodriguez; Code Enforcement Officer, Pierce Lemaster Assistant Director of Public Works, Case Opperman; and Office Assistant II, Rhonda Lewis

Others Present:

1. Call to Order: Commissioner Anderson called the meeting to order at 3:28 p.m.

- a. Chairman John Anderson explained the duties of the Building Standards Commission.

2. Pledge of Allegiance

3. Introduction of New Staff:

- a. New City staff and BSC Members were introduced.

4. Approval of Minutes: Consider approval of the minutes from the April 27, 2022 Building Standards Commission Meeting.

Commissioner Swearingen made a motion to approve the minutes and was seconded by Commissioner Davis. The minutes were approved unanimously 5-0.

5. Public Hearing – Consider the Following Structures: Angela Sowell presented the following structures for demolition.

- 1. **1815 Old Tyler Rd., LT 34 and 35 BK 50:** Second notice for this property was sent on November 2021. There are back taxes in the amount of \$5,354.72. The daycare next to this property complained of its dilapidation. Chair Anderson asked for a motion to follow staff's recommendation of a tear down and placing a lien. Commissioner Sanders asked if the water and power had been pulled from the property, and A. Sowell answered yes. Commissioner Sanders made a motion to approve the demolition, the motion was seconded by Commissioner Bailey and the motion was approved unanimously 5-0.

2. **2524 Old Tyler Rd., LT 42 BK 61 – Harvey Austin:** Officer Sowell informed the Commission that this property is vacant and the first notice was sent in September 2021, the second notice was sent in November 2021. The taxes are current. Marion Upshaw is the caretaker but does not own the property. Commissioner Sanders offered 90 days to hold off on the demolition. Mr. Upshaw stated that it would take 30 days to start the demolition if the City could work with him in case of inclement weather for the 30 days to obtain the permit. Commissioner Swearingen made a motion to demolish the property and was seconded by Commissioner Sanders. The motion was approved unanimously 5-0.
3. **810 Shawnee Street, LT 26-A BK 53:** A. Sowell stated that there are rodents and snakes on this property that is dilapidated. Taxes are in the rears and the property is a nuisance to neighbors. Commissioner Swearingen asked if the owner had been contacted. A. Sowell said the owner was deceased and there were no responses to the notices by any family members. Commissioner Swearingen made a motion to demolish this property and was seconded by Commissioner Sanders. The motion was approved unanimously 5-0.
4. **901 Hayward Street, LT 13 BK 53:** A. Sowell stated that this property was cleaned and secured by the City of Nacogdoches. All mailed notices were returned unopened in 2021 and there are back taxes on the property amounting to \$12,000. The property has old furniture, trash and has a lien on the property, as well. Commissioner Swearingen made a motion to demolish this property and was seconded by Commissioner Sanders. The motion was passed unanimously 5-0.
5. **1608 Cleaver Street, LT 9 BK 3 – J. Thorn:** A. Sowell informed the Commission that this property burned in July 2020 and letters regarding the property were returned. The back taxes amount to \$26,173. The owner is deceased. Commissioner Bailey made a motion to demolish this property and was seconded by Commissioner Swearingen. The motion was approved unanimously 5-0.
6. **923 Second Street, LT 7-B BK 6 – Brewer:** This property has a tree that fell through a portion of the dwelling and is barely standing. There is overgrowth of weeds. There have been no responses to the notifications sent. Commissioner Swearingen made a motion to demolish this property and seconded by Commissioner Sanders. The motion was approved unanimously 5-0.
7. **1413 & 1413 ½ A Street, LT 19-A – Allen Seale No.1:** In February 2021 a notice was mailed certified and returned to the City signed. The back taxes on this property total \$3,783 and the neighbors state that the property is a nuisance. There are two unsecured houses on this lot and

no attempts have been made to contact the City. Commissioner Swearingen made a motion to demolish this property and was seconded by Commissioner Sanders. The motion was approved unanimously 5-0.

8. **1800 Woden Rd., LT 1 – Hoya:** A. Sowell stated that this property is an eye soar with much overgrowth and weeds. The back taxes total \$7,500. Mr. Smith addressed the commission stating he was there to represent the children who are the owners of the property, but could not attend the BSC meeting. Mr. Smith asked the Commission to grant a 60 day stay of the demolition for him to contact the owners to address the back taxes and care of the property. Chair Anderson asked Mr. Smith to ensure to contact at least one heir to the property and let them know what process is taking place. Mr. Smith agreed. Commissioner Swearingen made a motion to approve the 60 day stay of demolition for time to take care of the property and back taxes. Mr. Smith was also asked to provide an heirs list to the City of Nacogdoches. The motion was seconded by Commissioner Sanders. The Commission was also informed that they have the ability to grant more days should that be requested. The motion was approved unanimously 5-0.
9. **403 Muckleroy Street, LTS 9-A, 10 and 11-A BK 2 and LTS 3-C-1 and 3-C-2 BK 3 W. Muckleroy:** A. Sowell stated that this property has multiple lots where a tree has fallen through the roof of one structure. There have been no responses to notices sent and there is a lien on the property. The City has serviced the property with mowing and clean up. Commissioner Bailey made a motion to approve the demolition of this property and was seconded by Commissioner Sanders. The motion was passed unanimously 5-0.
10. **712 Harris Street, Units A, B, C, D, E, F, G, LT 55-K BK 48:** A. Sowell stated this property is an eye soar. The City boarded and secured the property that has been listed but has not sold. A. Sowell also mentioned that it is an extensive demolition. Commissioner Swearingen made a motion to demolish this property and was seconded by Commissioner Sanders. The motion was approved unanimously 5-0.
11. **1519 Orton Street:** Notices were sent out for this property in November 2019 and in January 2020, and all letters were returned, unclaimed. There are complaints of vagrancy, weeds and overgrowth. Commissioner Sanders made a motion to demolish this property and was seconded by Commissioner Swearingen. The motion was approved unanimously 5-0. (No one appeared in Council Chambers for this item).

6. **Consider a Waiver for a non-standard driveway and a dumpster enclosure at 208 E. Starr Ave. (Campus Colony Apartments):** Case Opperman of the City Engineering Department presented this item to the Commission stating that there was

a complaint that the dumpster is an eye soar, unsightly and blocks visibility of traffic turning from N. Fredonia Street. Engineering is requesting a waiver from installing a dumpster enclosure and a variance for a skewed driveway. Commissioner Swearingen made a motion to deny the waiver and variance and was seconded by Commissioner Bailey.

Discussion: Chairman Anderson stated that a new location of the dumpster would be very dangerous to the public. Commissioner Davis suggested a demarcation line on the existing driveway so the dumpster is not placed closer to the street. Commissioner Swearingen amended her previous motion to include the suggestion of the demarcation line for the dumpster. The request for a waiver and a non-standard driveway and dumpster enclosure was denied unanimously 5-0.

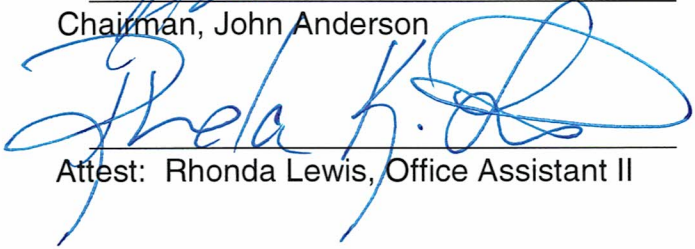
7. **Consider a waiver for a fence location at the northeast corner of Pearl Street and Lewis Street (Tipton Ford):** Case Opperman presented this item to the Commission stating that Tipton Ford has a small off-road test drive area at the southeast corner of their property and installed a rustic fence along the perimeter of the course, which encroaches into the Visibility Triangle area. There have been complaints of obstructed views and reduced visibility. Commissioner Swearingen expressed her issue with the height of the existing fence and that it is too high. Commissioner Sanders expressed his concerns of the site distance and that there is a need for an increase in the distancing. Commissioner Sanders made a motion to deny the waiver request and was seconded by Commissioner Bailey. The motion to deny was unanimous 5-0.

Discussion: Commissioner Sanders asked who had the authority to make changes to City Ordinance codes. Chair Anderson informed the Commission that City Council had the authority to amend the codes.

8. Adjourned:

Meeting was adjourned at 4:48 p.m.



Chairman, John Anderson

Attest: Rhonda Lewis, Office Assistant II

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS24-0008 to declare a substandard structure on the property located at 1020 Jack Lock Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structure at 1020 Jack Lock Street has been a long-standing concern in the neighborhood due to its deteriorated condition, unsecured access, and ongoing vagrant activity. Police Reports P21-04311 and P21-13237 document incidents involving homeless individuals sleeping inside the vacant structure and two individuals being arrested for squatting. The home exhibits significant structural issues, including a collapsing front porch, holes in the roof caused by fallen tree limbs, and rotting fascia boards. While the owner did board up the structure at one point, conditions have since worsened. City staff have issued multiple violation notices since September 28, 2023, and have communicated with the property owner on several occasions. In February 2025, the owner stated he would obtain demolition bids and follow-up the same day, but no further communication was received.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

The structure has a collapsing front porch, holes in the roof, broken windows, and rotting fascia boards. See attached photos.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which

are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

The extreme plant overgrowth along the exterior of the structure is conducive to harboring disease-carrying animals or insects. See attached photos.

(4) *Structural deformities.* A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

The front porch of the structure is collapsing.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 1020 Jack Lock Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

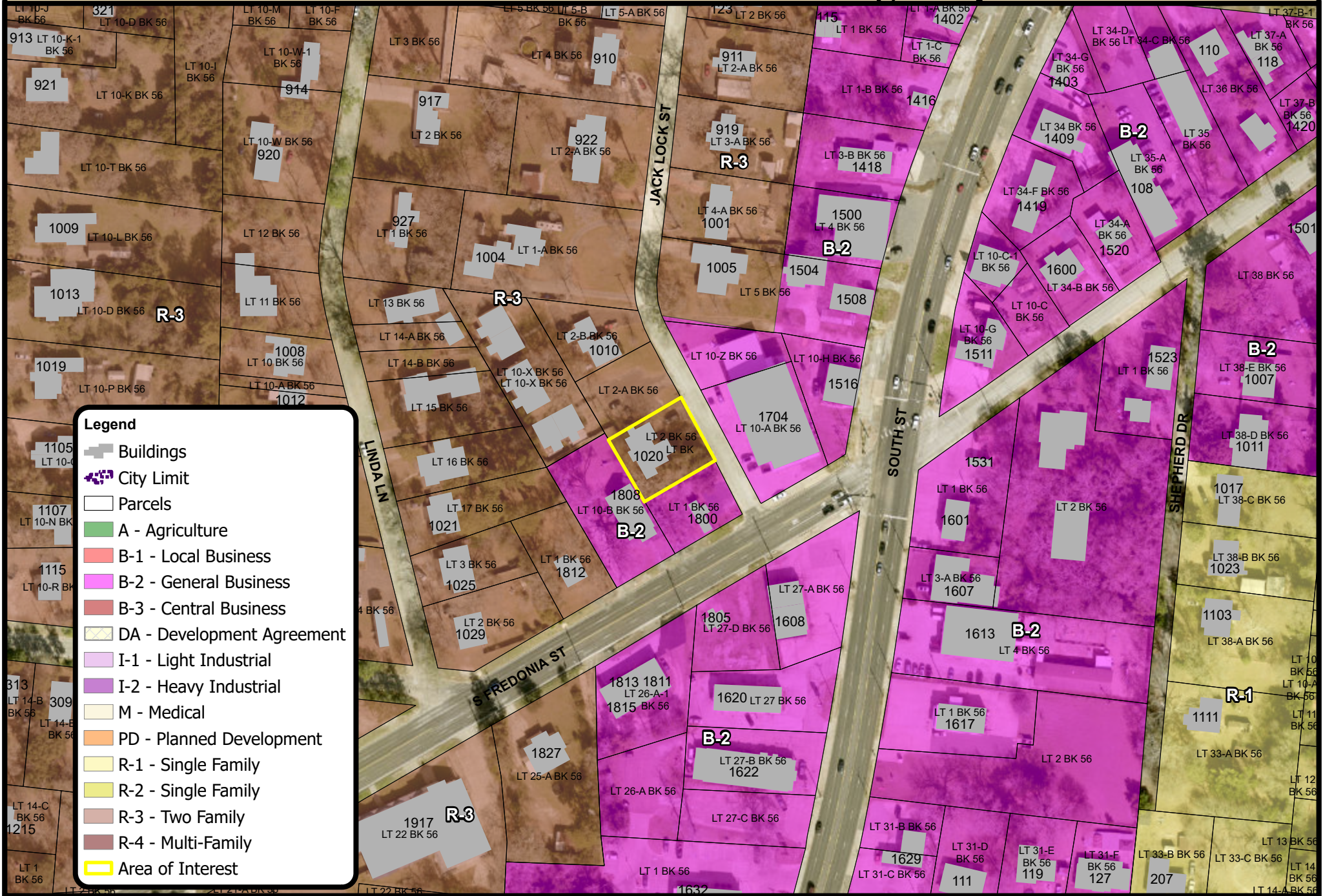
- **09/28/2023 — Certified letter notifying property owner of Sec. 108.1.1, 108.1.5. and Sec. 34-26 code violations with a seven-(7) day deadline for resolution.**
- **01/09/2024 — Certified letter notifying property owner of Sec. 108.1.1, Sec. 108.1.5., and Sec. 34-26 code violations with a seven-(7) day deadline for resolution.**
- **10/01/2024 — Certified letter notifying property owner of determination of unsafe structure with 30-day deadline to obtain a construction or demolition permit.**
- **12/12/2024 — Certified letter notifying property owner of determination of unsafe structure with 30-day deadline to obtain a construction or demolition permit.**
- **04/01/2024 — Letter notifying property owner of BSC hearing on April 23, 2025.**
- **04/08/2025 — Legal notice published in the *Daily Sentinel* newspaper.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS:

- 1. Zoning Map**
- 2. Site Photos**
- 3. Certified Notice- Condemned Structure**

1020 Jack Lock Street Zoning Map



1020 Jack Lock Street – Site Photos



View of structure frontage. Photo taken April 16, 2025.



View of structure frontage. Photo taken April 16, 2025.

1020 Jack Lock Street – Site Photos



View of structure frontage. Photo taken December 11, 2024.



View of structure with limbs and debris on roof. Photo taken October 1, 2024.

1020 Jack Lock Street – Site Photos



View of structure showing posted notice. Photo taken October 1, 2024.



View of structure showing broken windows, unsecured access. Photos taken October 1, 2024.



12/12/24

FINAL NOTICE

LUMBERJACK PROPERTY MANAGEMENT

2213 DOUGLASS RD.

NACOGDOCHES, TX 75964

CASE NO: CE23-0563

CERTIFIED RECEIPT #: 7022 2410 0002 6465 1176

Dear LUMBERJACK PROPERTY MANAGEMENT:

In the interest of the Health, Safety, and Welfare of the people of the City of Nacogdoches, Texas, an inspection has been made of your property located at **1020 JACK LOCK ST., LT 2 BK 56 MATLOCK SUBDIVISION.**

Below you will find the conditions that must be corrected as they are in violation of City Code.

Unsafe Structure

Section 108.1.1 UNSAFE STRUCTURE.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Section 108.1.5 DANGEROUS STRUCTURE OR PREMISES. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous.

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, **deterioration**, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of **dilapidation**, **deterioration**, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure is neglected, damaged, **dilapidated**, **unsecured** or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or

City of Nacogdoches Code Compliance
P.O. Drawer 635030 Nacogdoches, TX. 75963-5030
(936)559-2558



immoral persons, or enables persons to resort to the building or structure for committing a nuisance or unlawful act.

7. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
8. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.

Rubbish

Sec. 34-26. Nuisance declared.

It shall be unlawful for any owner, occupant or person in charge of any premises within the city to allow **weeds to grow or grass to be over 12 inches** in height upon the premises or to allow **trash or rubbish to accumulate** thereon to such an extent as is reasonably calculated to create a fire hazard or to become injurious to the health of the citizens. Either act is declared to constitute a **public nuisance**.
(Code 1971, § 13-32; Ord. No. 1243-2-01, § 13-32, 2-6-2001)

Please correct the violation within **7 days after receipt of this letter**. If you cannot get the violation corrected in this time frame, please contact our office and a Code Enforcement Officer will be glad to meet with you to establish a timeline for coming into compliance. Or if you have any questions, please feel free to contact our office at (936)559-2520 or (936)559-2558.

Thank you for your cooperation and support in keeping our community and neighborhoods a safe and enjoyable place to live.

Respectfully,
Angela Sowell
Angela Sowell
Code Inspector

LEGAL NOTICE

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS22-0011 to declare a substandard structure on the property located at 2015 Terry Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structure located at 2015 Terry Street has been identified by City staff as a nuisance and unsafe, appearing to be abandoned and vacated. The building is unsecured with open doors, a visible hole in the roof, and an overgrown yard, all of which contribute to the property’s deteriorating condition. On June 22, 2022, the structure was deemed unsafe and a nuisance by City officials, and a physical notice was posted on the building. As of the date of this report, there has been no contact from any representative of the original property owner, nor have any permits been submitted for either repair or demolition of the structure. The property was placed on the struck-off tax resale property list in 2023 and is currently owned by local taxing entities and listed under the Nacogdoches ISD trustee.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

The structure has a hole in the roof and remains unsecured. See attached photos.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

The overgrowth of vegetation around the property is conducive to harboring disease-carrying animals or insects. See attached photos.

(4) *Structural deformities.* A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

Evidence not found.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 2015 Terry Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

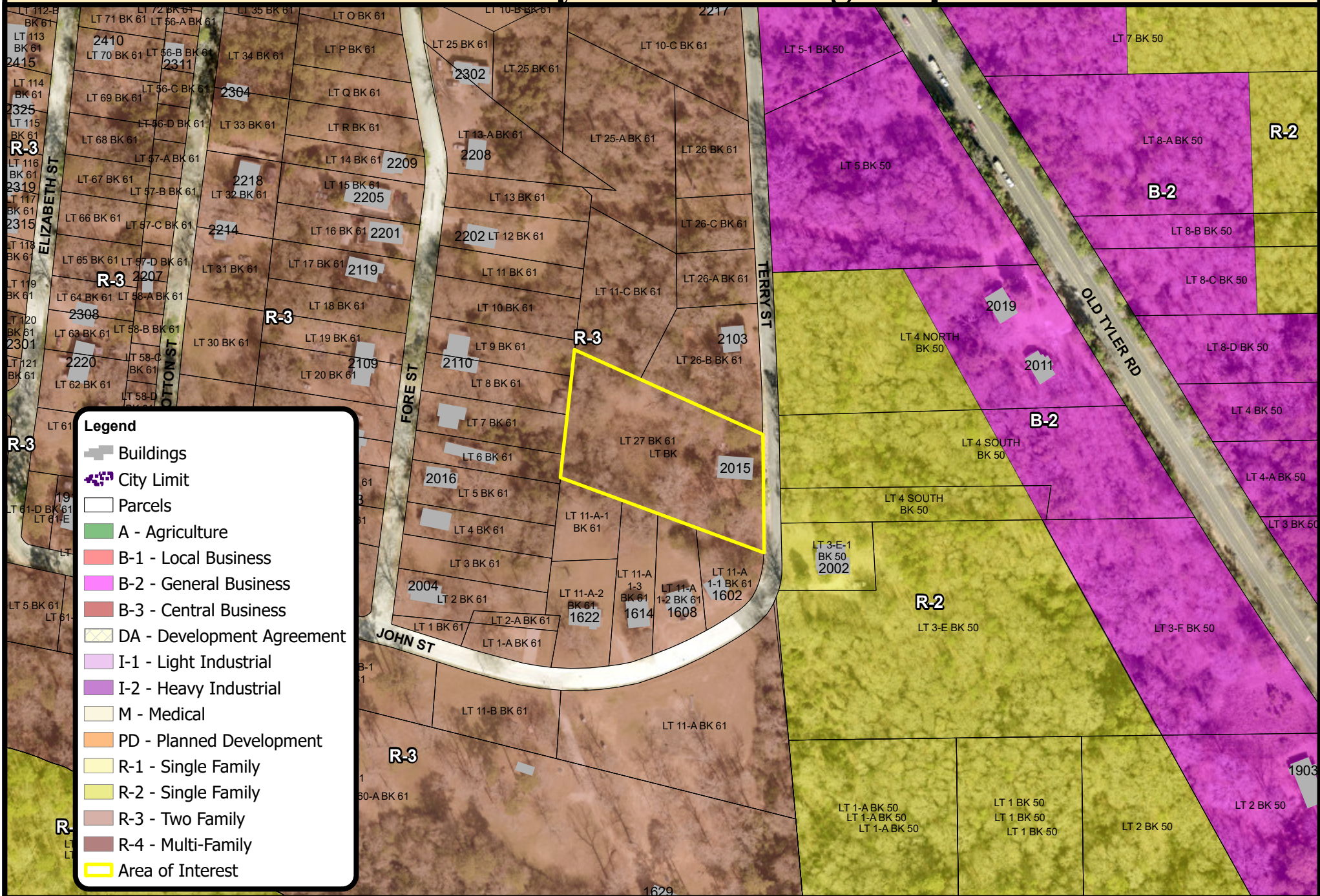
- **06/22/2022 — Certified letter notifying the property owner of an unsafe structure with a 30-day deadline to obtain a construction or demolition permit.**
- **04/01/2025 — Letter notifying the property owner of the BSC hearing on April 23, 2025.**
- **04/08/2025 — Legal notice published in the *Daily Sentinel* newspaper.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS:

1. Zoning Map
2. Site Photos
3. Certified Notice of Condemned Structure

2015 Terry Street Zoning Map



0 75 150 225 300 Feet

Date Created: 04/14/25 12:14 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

2015 Terry Street – Site Photos



View of structure frontage. Photo taken April 16, 2025.



View of structure frontage. Photo taken April 16, 2025.

2015 Terry Street – Site Photos



View of structure frontage. Photo taken April 2, 2025.



View of property showing rubbish accumulation. Photo taken June 15, 2022.



June 15, 2022

MALLORY LUCY EST/PAULA BURT
3008 HATCHER ST # 3008
FORT WORTH TX 76105 5033

Case No: CS22-0011

RE: CONDEMNED STRUCTURE

Certified Receipt # 7020 3160 0001 2796 0299

To MALLORY LUCY EST / PAULA BURT:

According to our records you own the following structure(s) located at **2015 TERRY ST., LT 27 BK 61.**
The structure(s) has been deemed as a nuisance by the Housing Official or his duly authorized representative.

This letter is to serve as legal notice that the structure has been declared unsafe and a nuisance and must be made safe or demolished.

You have thirty (30) days from the date of this letter to obtain the necessary construction or demolition permits. If such permits are not obtained to initiate repairs, reconstruction, alterations, removal, or demolition within the stated time as set forth in the notice, the Housing Official shall institute legal proceedings, charging you with a violation of the City Minimum Standards Ordinance.

Such legal action includes a public hearing before the Building Standards Commission at that time you could be ordered to repair or demolish the building. It is further possible that you could be assessed the cost for demolition ordered by the Building Standards Commission. If the work is not performed by you, and a lien could be placed on your property for such cost

The ordinance also provides that any owner, authorized agent, or contractor, who desires to construct, enlarge, repair, move, demolish, or change an unsafe and uninhabited building or structure shall first make application for and obtain any permits.

Also, before selling a building, structure, or portion of a building, upon which a notice has been posted, the owner shall notify the prospective buyer that occupancy of the building is prohibited and administrative proceedings are in the progress to require repair or demolition of the building at the expense of the owner. A letter and copy of the title must be submitted by the current property owner and the purchaser to the Code Enforcement Office stating this action and must be approved by the Housing Official before a change of the property owner can take place. If this action is not done, then the condemnation process will continue under the current name on file.

It is necessary for you to call our office at (936) 559-2558, upon receipt of this letter, in order that we may direct the proceedings in the appropriate manner. We will meet with you and furnish a list of things needing repair/replacement, etc. at your request.

Respectfully,

Legal Notice

Angela Sowell
Code Enforcement

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS23-0005 to declare a substandard structure on the property located at 827 Richmond Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structure located at 827 Richmond Street has been identified as a nuisance and unsafe as it appears abandoned. The structure was subject to an extensive fire in 2020, leaving a hole in the roof and broken windows. The structure is suspected to have harbored vagrants, and the property subject to illegal activity, according to Police Reports P20-00795, P21-02137, and P21-04849. As of the date of this report, there has been no contact from the property owner, nor have any permit applications for repair or demolition been submitted.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

The structure has significant damage, including a hole in the roof and broken windows, and it appears to be abandoned. See attached photos.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

There were multiple police reports describing vagrant activity. See attached photos.

(4) *Structural deformities.* A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

Evidence not found.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 827 Richmond Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

- 04/01/2025 — Letter notifying property owner of BSC hearing on April 23, 2025.
- 04/08/2025 — Legal notice published in the *Daily Sentinel* newspaper.

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS: 1. Zoning Map
2. Site Photos

827 Richmond Street Zoning Map



827 Richmond Street – Site Photos



View of structure frontage. Photo taken April 16, 2025.



View of structure showing damage. Photo taken April 16, 2025.

827 Richmond Street – Site Photos



View of structure showing damage. Photo taken April 2, 2025.



View of structure showing windows broken. Photo taken April 2, 2025.

827 Richmond Street – Site Photos



View of structure showing posted notice. Photo taken April 2, 2025.

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CE24-0471 to declare a substandard structure on the property located at 1301 Meisenheimer Street, Nacogdoches, Texas according to the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structure located at 1301 Meisenheimer Street has been identified by staff as unsafe, a public nuisance, and appears to be abandoned and vacated. The property is overgrown with weeds, has rubbish scattered throughout the lot, and features a hole in the roof that allows exposure to the elements. Additionally, the building is unsecured, with the front and side doors left open, creating a risk for unauthorized entry and potential illegal activity. In 2023, staff received multiple complaints from surrounding neighbors regarding the condition of the property. Upon inspection, the structure was found to be in violation of several sections of the City’s Code of Ordinances, including: Sec. 34-27 – Uncultivated Weeds or Plants in Rank Profusion; Sec. 34-30 – Duty to Cut Growth; Sec. 108.1.1 – Unsafe Structure; and Sec. 108.1.5 – Dangerous Structure or Premises. Since March 22, 2023, the City has issued multiple violation notices to the property owner with no corrective action taken. The structure was deemed unsafe and a nuisance on February 19, 2025, with a certified notice mailed to the property owner and a physical notice posted on the structure on the same date.

More recently, the property owner contacted staff on April 15, 2025, and indicated an intent to apply for a demolition permit. Upon inspection of the property on April 17, 2025, City officials observed a large pile of debris resembling the demolished structure. The property owner did not obtain a valid permit for demolition as required by City code Sec. 14-536.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements, thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

The structure previously had a hole in the roof and was unsecured. As of April 17, 2025, only a large pile of debris remains. See attached photos.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Debris piles should be removed as soon as possible to prevent potential combustion.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

Debris piles should be removed as soon as possible to prevent the harboring of disease-carrying animals.

(4) *Structural deformities.* A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

Evidence not found.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

As of April 17, 2025, only a large pile of debris remains on the property. See attached photos. The property owner did not obtain a permit for demolition.

STAFF RECOMMENDATION:

Staff recommends the Commission order the completion of cleanup of the demolished structure at 1301 Meisenheimer Street, Nacogdoches, Texas.

NOTICES:

- **03/22/2023 — Certified letter notifying property owner of Sec. 108.1.1 and 108.1.5 code violations with a seven-(7) day deadline for resolution.**
- **05/22/2024 — Certified letter notifying property owner of Sec. 108.1.1, 108.1.5, 34-27, and 34-30 code violations with a seven-(7) day deadline for resolution.**
- **01/16/2025 — Certified letter notifying property owner of Sec. 108.1.1 and 108.1.5 code violations with a seven-(7) day deadline for resolution.**

- **02/19/2025** — Certified letter notifying property owner of unsafe structure with 30-day deadline to obtain a construction or demolition permit.
- **04/01/2025** — Letter notifying property owner of BSC hearing on April 23, 2025.
- **04/08/2025** — Legal notice published in the *Daily Sentinel* newspaper.

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS:

1. Zoning Map
2. Site Photos
3. Certified Notice- Condemned Structure

1301 Meisenheimer Street Zoning Map



0 70 140 210 280 Feet

Date Created: 04/14/25 12:12 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1301 Meisenheimer Street – Site Photos



View of structure showing debris from supposed demolition. Photo taken April 16, 2025.



View of side of structure. Photo taken April 2, 2025.

1301 Meisenheimer Street – Site Photos



View of structure showing posted notice. Photo taken April 2, 2025.



View of structure frontage showing unsecured door. Photo taken May 22, 2024.



February 19, 2025

STERNS ANNIE BELL C/O CHERYL GARRETT
8211 COASTWAY LN
HOUSTON, TX 77075-4701

Case No: CE24-0471

RE: CONDEMNED STRUCTURE

Certified Receipt # 7022 2410 0002 4913 2706

To STERNS ANNIE BELL C/O CHERYL GARRETT :

According to our records you own the following structure(s) located at **1301 MEISENHEIMER ST., LT 14 BK 6 J THORN.**

The structure(s) has been deemed as a nuisance by the Housing Official or his duly authorized representative.

This letter is to serve as legal notice that the structure has been declared unsafe and a nuisance and must be made safe or demolished.

You have thirty (30) days from the date of this letter to obtain the necessary construction or demolition permits. If such permits are not obtained to initiate repairs, reconstruction, alterations, removal, or demolition within the stated time as set forth in the notice, the Housing Official shall institute legal proceedings, charging you with a violation of the City Minimum Standards Ordinance.

Such legal action includes a public hearing before the Building Standards Commission at that time you could be ordered to repair or demolish the building. It is further possible that you could be assessed the cost for demolition ordered by the Building Standards Commission. If the work is not performed by you, and a lien could be placed on your property for such cost

The ordinance also provides that any owner, authorized agent, or contractor, who desires to construct, enlarge, repair, move, demolish, or change an unsafe and uninhabited building or structure shall first make application for and obtain any permits.

Also, before selling a building, structure, or portion of a building, upon which a notice has been posted, the owner shall notify the prospective buyer that occupancy of the building is prohibited and administrative proceedings are in the progress to require repair or demolition of the building at the expense of the owner. A letter and copy of the title must be submitted by the current property owner and the purchaser to the Code Enforcement Office stating this action and must be approved by the Housing Official before a change of the property owner can take place. If this action is not done, then the condemnation process will continue under the current name on file.

It is necessary for you to call our office at (936) 559-2558, upon receipt of this letter, in order that we may direct the proceedings in the appropriate manner. We will meet with you and furnish a list of things needing repair/replacement, etc. at your request.

Respectfully,

Legal Notice

Angela Sowell
Angela Sowell
Code Enforcement

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case No. CS25-0001 to declare a substandard structure located at 711 Second Street, Nacogdoches, Texas, by the Code of Ordinances of the City of Nacogdoches Texas, Chapter 14-“Buildings and Building Regulations”, Article VIII- “Minimum Urban Standards Code”, Division 4- “Unsafe Structures”.

SUMMARY / BACKGROUND:

The structure located on the property has been identified by City staff as a nuisance and appears to be abandoned. According to Police Report P22-11483, the structure was abandoned and subject to a fire in 2022, contributing further to its deterioration. The property was observed by City officials to violate multiple codes, including: Sec. 34-27 – Uncultivated weeds or plants in rank profusion; Sec. 34-30 – Duty to cut growth; Sec. 108.1.1 – Unsafe structure; and Sec. 108.1.5 – Dangerous structure or premises. Since July 24, 2023, City staff have issued multiple notices to the property owner regarding these violations. On February 19, 2025, the structure was deemed unsafe and a nuisance, and a certified notice was mailed to the property owner. A physical notice was also posted on the structure on February 20, 2025. As of the date of this report, there has been no contact from the property owner, and no permit applications for repair or demolition have been submitted.

REVIEW CRITERIA & REQUIRED FINDINGS:

BSC shall hear evidence and shall, upon finding the conditions and circumstances as hereinafter set out, declare a building or structure substandard and may order its repair, vacation or demolition as it may deem just, proper and appropriate, taking into consideration the circumstances and conditions found to exist. A building or structure may be found to be substandard if:

(1) *Deteriorated building or structure.* A building or structure has become deteriorated and unsafe through natural causes or by damage as a result of exposure to the elements to the extent that the roof, windows and doors or portions of the house, building or structure which protect from the weather will no longer reasonably protect from the elements thereby threatening the health, safety and well-being of the residents, citizens and inhabitants of the city.

There is overgrowth of vegetation, broken windows, and an unstable front porch area.

(2) *Fire hazard.* A building or structure, which, because of its wiring, construction or present status, constitutes a fire hazard.

Evidence not found.

(3) *Pestilence.* A building or structure which constitutes a menace to the health and safety of the residents, citizens and inhabitants of the city because of the existence of conditions therein which

are conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.

The property appears abandoned and unsecured, which is conducive to the harboring of disease-carrying animals or insects.

(4) *Structural deformities.* A building or structure which has been built and constructed in such a manner as to be hazardous in that the construction of the building or structure is of such a nature that it has placed the same in jeopardy of collapse or that the building or structure will not reasonably withstand customary and ordinary exposure to the elements; a building or structure which, because of the deficiency of its materials, methods or means of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

There is an unstable front porch area.

(5) *Inadequate fire safety provisions.* A building, structure or improvements which, because of the materials used, types of construction or design, warning devices, sprinklers or other fire suppression devices, availability of water supply for extinguishing fires or location, design or width of the entrances or exits, make the structure hazardous.

There is no active water utility service to the structure.

(6) *Other.* The existence of such other conditions or circumstances which may from time to time be delineated under the terms and provisions of law and within the scope of authority of the building standards commission.

Evidence not found.

STAFF RECOMMENDATION:

Staff recommends the Commission declare the structure located at 711 Second Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

- **07/24/2023 — Certified letter to property owner citing code violations of Sec. 34-27 and Sec. 34-30 with a seven- (7) day deadline for resolution.**
- **05/31/2024 — Certified letter to property owner citing code violations of Sec. 108.1.1 and Sec. 108.1.5 with a seven- (7) day deadline for resolution.**
- **02/19/2025 — Certified letter to property owner notifying determination of nuisance with a 30-day deadline to obtain a construction or demolition permit.**
- **04/01/2025 — Letter to property owner notifying of BSC hearing on April 23, 2025.**
- **04/08/2025 — Legal notice published in the *Daily Sentinel* newspaper.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
- 1. Zoning Map**
 - 2. Site Photos**
 - 3. Certified Notice- Condemned Structure**

711 Second Street Zoning Map



Legend

- Buildings
- City Limit
- Parcels
- A - Agriculture
- B-1 - Local Business
- B-2 - General Business
- B-3 - Central Business
- DA - Development Agreement
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- M - Medical
- PD - Planned Development
- R-1 - Single Family
- R-2 - Single Family
- R-3 - Two Family
- R-4 - Multi-Family
- Area of Interest



0 60 120 180 240 Feet

Date Created: 04/14/25 12:13 | ArcGIS Pro 3.2.2

Notice: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

711 Second Street – Site Photos



View of structure frontage. Photo taken April 16, 2025.



View of structure frontage. Photo taken April 2, 2025.

711 Second Street – Site Photos



View of structure frontage. Photo taken February 20, 2025.



View of structure showing posted notice. Photo taken February 20, 2025.



February 19, 2025

STERNS ANNIE BELL C/O CHERYL GARRETT
8211 COASTWAY LN
HOUSTON, TX 77075-4701

Case No: CS25-0001

RE: CONDEMNED STRUCTURE

Certified Receipt # 7022 2410 0002 4913 2539

To STERNS ANNIE BELL C/O CHERYL GARRETT :

According to our records you own the following structure(s) located at **711 SECOND ST., LOT 5-D BLK 2 BREWER.**

The structure(s) has been deemed as a nuisance by the Housing Official or his duly authorized representative.

This letter is to serve as legal notice that the structure has been declared unsafe and a nuisance and must be made safe or demolished.

You have thirty (30) days from the date of this letter to obtain the necessary construction or demolition permits. If such permits are not obtained to initiate repairs, reconstruction, alterations, removal, or demolition within the stated time as set forth in the notice, the Housing Official shall institute legal proceedings, charging you with a violation of the City Minimum Standards Ordinance.

Such legal action includes a public hearing before the Building Standards Commission at that time you could be ordered to repair or demolish the building. It is further possible that you could be assessed the cost for demolition ordered by the Building Standards Commission. If the work is not performed by you, and a lien could be placed on your property for such cost

The ordinance also provides that any owner, authorized agent, or contractor, who desires to construct, enlarge, repair, move, demolish, or change an unsafe and uninhabited building or structure shall first make application for and obtain any permits.

Also, before selling a building, structure, or portion of a building, upon which a notice has been posted, the owner shall notify the prospective buyer that occupancy of the building is prohibited and administrative proceedings are in the progress to require repair or demolition of the building at the expense of the owner. A letter and copy of the title must be submitted by the current property owner and the purchaser to the Code Enforcement Office stating this action and must be approved by the Housing Official before a change of the property owner can take place. If this action is not done, then the condemnation process will continue under the current name on file.

It is necessary for you to call our office at (936) 559-2558, upon receipt of this letter, in order that we may direct the proceedings in the appropriate manner. We will meet with you and furnish a list of things needing repair/replacement, etc. at your request.

Respectfully,

Legal Notice

Angela Sowell
Angela Sowell
Code Enforcement

PRESENTER: Don Shoemaker, Building Official

ITEM/SUBJECT: Discuss and consider action on a recommendation to City Council to consider adoption of 2024 International Code Council standards and 2023 National Electrical Code standards for building and construction.

SUMMARY / BACKGROUND:

Texas Local Government Code adopts a minimum residential building and construction code requirement for all cities and some unincorporated areas of Texas (see [Sec. 214-212](#)). Cities may also adopt later versions of the codes and include local amendments. In March 2019, the City of Nacogdoches adopted the 2015 version of the International Code Council (ICC) standards and 2017 National Electrical Code (NEC) standards related to building and construction. Staff proposes the Commission make a recommendation to City Council to consider adopting the 2024 ICC standards and the 2023 NEC standards.

Adoption of the latest building codes helps protect communities by integrating advancements in safety, sustainability, and cost-effective construction practices. The 2024 ICC and 2023 NEC standards include, but are not limited to, improvements that reduce fire hazards, enhance structural integrity, improve electrical safety, optimize ventilation and air quality, and ensure safer water distribution and sanitation.

View [profiles of each code category](#) on the ICC website. Local amendments to the 2024 and 2023 codes are still being refined by Staff within each code category and will be presented to Council at the time of consideration. If approved, Staff will also recommend that code adoption take effect no sooner than October 1, 2025, to allow for adjustment to internal procedures and communication with the development community.

REVIEW CRITERIA & REQUIRED FINDINGS:

N/A

NOTICES:

N/A

CITY CONTACT: Don Shoemaker, Certified Building Official

ATTACHMENTS:

