



**February 23, 2026**  
**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 4:00 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 Council Chambers.

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

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. **CONSENT AGENDA**
  - A. Consider approval of minutes from the Building Standards Commission meeting held on August 26, 2025.
4. **REGULAR AGENDA**
  - A. Consider an appeal by ETX Park Fund #1 LP of a decision of the city that sewer utility extensions proposed alongside a property being developed, and generally located on Park Street near the intersection of Park Street and Martinsville Street, shall be required to extend at least to the mid-point of the developer's frontage. (Director of Public Works/City Engineer)
  - B. Consider an appeal by Mummm Investments LLC of a decision of the city that sewer utility extensions proposed alongside a property being developed, more particularly described by Nacogdoches Central Appraisal District Parcel 203177 and generally located south of West Austin Street approximately 250 feet west of the intersection of West Austin Street and Opal Drive, shall be required to extend at least to the mid-point of the developer's frontage. (Director of Public Works/City Engineer)
  - C. Staff report on substandard structures in the community.
5. ADJOURN.

**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 or before February 17, 2026, pursuant to Chapter 551 of the Texas Government Code.



*Cristina Trujillo*

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Cristina Trujillo, Permit Technician



## **Building Standards Commission**

Date: February 23, 2026

Agenda Item: 3.A.

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### **PRESENTER:**

**ITEM/SUBJECT:** Consider approval of minutes from the Building Standards Commission meeting held on August 26, 2025.

### **SUMMARY / BACKGROUND:**

### **REVIEW CRITERIA & REQUIRED FINDINGS:**

### **NOTICES:**

NA

### **CITY CONTACT:**

**ATTACHMENTS:** 1. **BSC Minutes 08.26.2025**



**Regular Meeting Minutes**  
**Nacogdoches Building Standards Commission**  
**August 26, 2025 – 4:00 p.m.**

City Council Chambers, 202 E. Pilar Street, Nacogdoches, TX

**Members Present:** Travis Davis; Jacob Crawford; Sally Ann Swearingen; Jerson Jaramillo; Brandon Rowell

**Staff Present:** Angela Sowell, Code Enforcement Supervisor; Mike Neu, Executive Director of Development and Infrastructure; Don Shoemaker, Building Official; Case Opperman, City Engineer; Jerry Baker, City Attorney; Natasha Emery, Information Technology; Cristina Trujillo, Permit Technician

1. **CALL TO ORDER.** Swearingen called the meeting to order at 4:00 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 Building Standards Commission meeting held on April 23, 2025.

Rowell moved to approve the minutes as written. Davis seconded the motion. The motion passed unanimously.

4. **REGULAR AGENDA.**

A. Consider an appeal by ETX Park Fund #1 LP of a decision of the city that sewer utility extensions proposed alongside a property being developed, and generally located on Park Street near the intersection of Park Street and Martinsville Street, shall be required to extend at least to the midpoint of the developer's frontage. (Director of Public Works/City Engineer) withdrawn by appellant.

Item was withdrawn, no discussion or action was taken.

B. Consider possible action on proposed ordinance updates, amending Chapter 14- "Buildings and Building Regulations", Article VIII-"Minimum Urban Standards Code", Division 4 "Unsafe Structures", of the Code of Ordinances of the City of Nacogdoches, Texas; Providing a Severability Clause; Providing a Continuation Clause; Providing a Repeal Clause; and Providing an Effective Date. (Executive Director of Development and Infrastructure and City Attorney).

Mike Neu Executive Director of Infrastructure and Development presented the item, Chapter 14 "Building and Building Regulations"- unsafe structures and unsafe lots to be amended.

Neu explained the state guidelines are the authorities.

Swearingen asked when properties are posted does Code Enforcement Department calls the owner of the property.

Angela Sowell Code Enforcement Supervisor stated the home owners are notified by regular mail, certified mail and a Placard is posted on or as close to the structure as possible.

Rowell asked what does red letters mean?

Neu explained red marked through is deleted text and red underline is added text.

Jerry Baker City Attorney spoke about additional notice if letters are returned. The city has the right to serve property owners by newspaper.

Davis asked is there a waiting period?

Baker responded at least 10 days after notice.

Neu stated we follow state guidelines on publishing notices.

Rowell asked about Sec14-759 does this include cats and other animals?

Baker responded that would be an Animal Services complain unless we could prove these animals are creating the unsafe condition.

Motion made by Swearingen to approve. Crawford seconded the motion. The motion passed unanimously.

**5. ADJOURN.** Swearingen adjourned the meeting at 4:21 P.M.

**Video Archive:** A video recording of the Building Standards Commission regular meeting held on August 26, 2025 may be viewed online at <https://youtu.be/tog6yPBTlc?si=BbHgjJhm341T1TZM>

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Sally Ann Swearingen, Chair  
Building Standards Commission  
City of Nacogdoches

ATTEST:

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Cristina Trujillo, Permit Technician  
City of Nacogdoches

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**PRESENTER:** Case Opperman, Director of Public Works

**ITEM/SUBJECT:** Consider an appeal by ETX Park Fund #1 LP of a decision of the city that sewer utility extensions proposed alongside a property being developed, and generally located on Park Street near the intersection of Park Street and Martinsville Street, shall be required to extend at least to the mid-point of the developer's frontage. (Director of Public Works/City Engineer)

**SUMMARY / BACKGROUND:**

As part of a developer agreement with the City of Nacogdoches, ETX Park Fund #1 LP (ETX) is proposing to install approximately 1,400 linear feet of new 6-inch sanitary sewer main from an existing sanitary sewer line southwest of the subject property, which consists of three parcels of land approximately 44.03 acres ± in size and more particularly described by Nacogdoches Central Appraisal District Parcels 26834, 24696, and 24677. On [June 17, 2025](#), City Council approved a utility extension agreement with ETX for the installation of 740 linear feet of public sewer main line to serve a portion of the subject property. On [July 14, 2025](#), the Planning and Zoning Commission approved the ETX preliminary plat for Park Hill subdivision, which proposes to redraw and subdivide the subject property into four lots fronting Park Street. ETX now seeks to further extend the sewer main to serve the additional subdivided lots.

In accordance with Chapter 106, Article VIII of the Nacogdoches Code of Ordinances, a developer proposing along-site extensions of water or sanitary sewer pipelines intended for public use shall be responsible for the design, construction and all related costs of extensions that lie alongside the property being developed. Such an extension shall be required to extend at least to the mid-point of the developer's frontage along a dedicated, improved public street. See [Code Sec. 106-672\(b\)\(1\)](#) for reference.

As provided under [Code Sec. 106-677](#), ETX is appealing the decision of the city that the proposed sewer utility extension be required to extend at least to the mid-point of the developer's frontage. The northeast end of the subject property is the focal point of the appeal. ETX intends to extend the sewer main further to proposed Lots 2, 3, and 4 (original Lot 20) as shown in the attached exhibit. The sewer main extension would stop just within Lot 4 to the west, rather than at the Lot 4 mid-point. Since the adjacent lots to the east of the subject property already receive public sewer utility service, ETX is appealing the requirement to extend sewer utility to the Lot 4 mid-point, alleging that the provisions of the article do not apply in this case.

This item was previously scheduled for Commission consideration on August 26, 2025, but was withdrawn by the appellant.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

Pursuant to Chapter 552.001 et seq. of the Texas Local Government Code, the City of Nacogdoches may regulate its utility system in a manner that protects the interests of the municipality. As such, it is City staff's understanding that the intent of Code Sec. 106-677 is to

facilitate the logical and necessary extension of public utilities to serve adjacent properties.

Regarding existing conditions, the adjacent lots to the east of this development on Park Street are currently connected to public sewer service, and the proposed extension of the 6-inch sanitary sewer main by ETX from the west would serve each of the subdivided lots proposed within the subject property. In addition, ETX is proposing to dedicate a public utility easement alongside the entire Park Street right-of-way frontage to allow for other proposed extensions or changes, if deemed necessary.

In consideration of the information presented, the Commission may take one of two actions:

1. Uphold the City's decision. The provisions of Chapter 106, Article VIII of the Nacogdoches Code of Ordinances apply to this specific case, and the developer *would* be required to extend the 6-inch sanitary sewer main to at least to the mid-point of the developer's property frontage for Lot 4, as shown in the proposed exhibit.
2. Overturn the City's decision. The provisions of Chapter 106, Article VIII of the Nacogdoches Code of Ordinances do not apply to this specific case, and the developer *would not* be required to extend the 6-inch sanitary sewer main to at least to the mid-point of the developer's property frontage for Lot 4, as shown in the proposed exhibit.

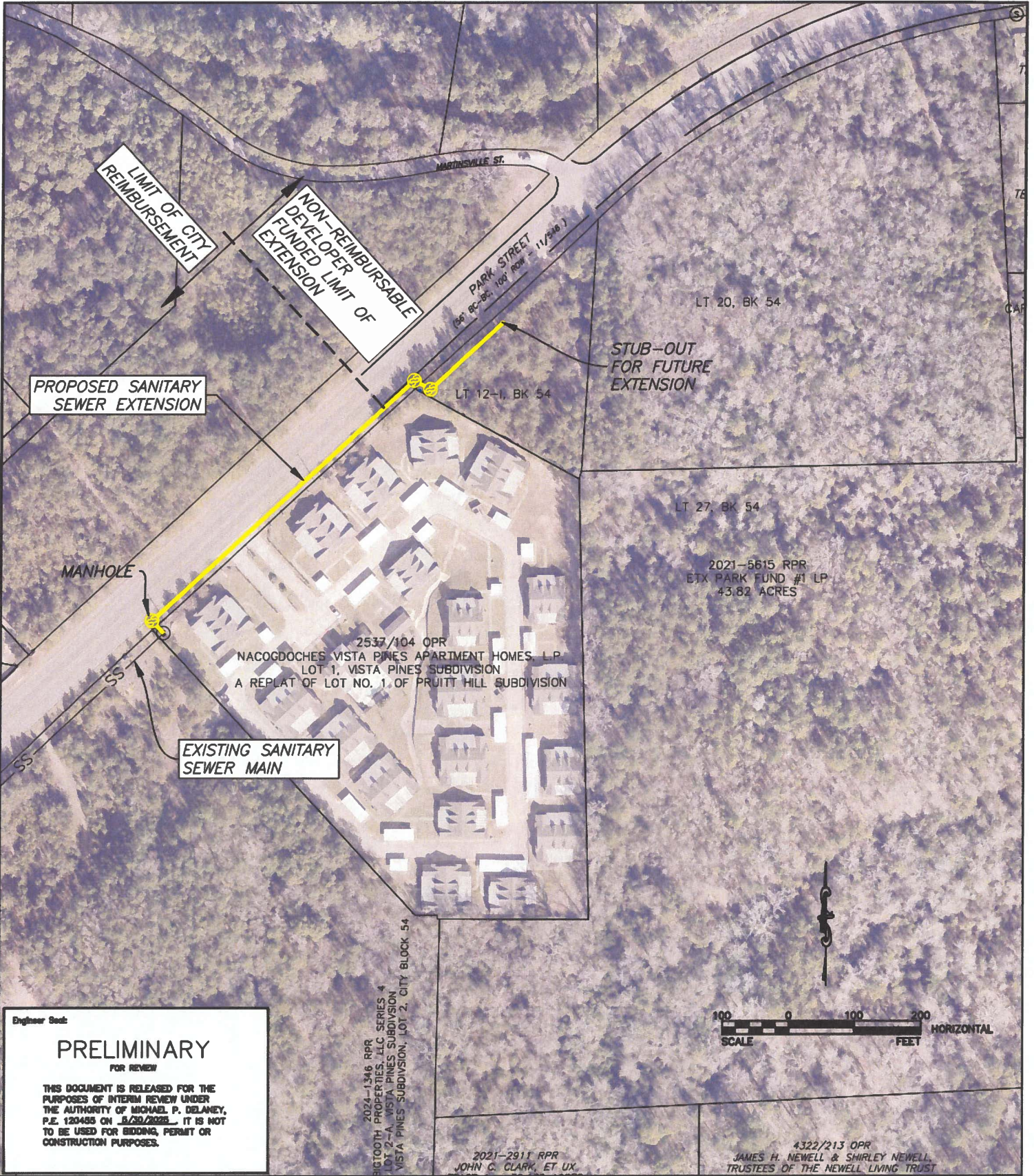
**NOTICES:**

**Not Applicable**

**CITY CONTACT:**    **Case Opperman**  
                                 **Director of Public Works/City Engineer**

**ATTACHMENTS:**    1.    **City Sewer Utility System Exhibit**  
                                 2.    **Utility Extension Contract Exhibit**  
                                 3.    **Proposed Exhibit Amendment**





Engineer Seal:

**PRELIMINARY**  
FOR REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL P. DELANEY, P.E. 120455 ON 8/30/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

2024-1346 RPR  
BIGTOOTH PROPERTIES, LLC SERIES 4  
LOT 2-A, VISTA PINES SUBDIVISION  
VISTA PINES SUBDIVISION, LOT 2, CITY BLOCK 54

2021-2911 RPR  
JOHN C. CLARK, ET UX.

4322/213 OPR  
JAMES H. NEWELL & SHIRLEY NEWELL,  
TRUSTEES OF THE NEWELL LIVING TRUST

1	ISSUED FOR UTILITY EXTENSION AGREEMENT	05/29/25
No.	Revision/Issue	Date

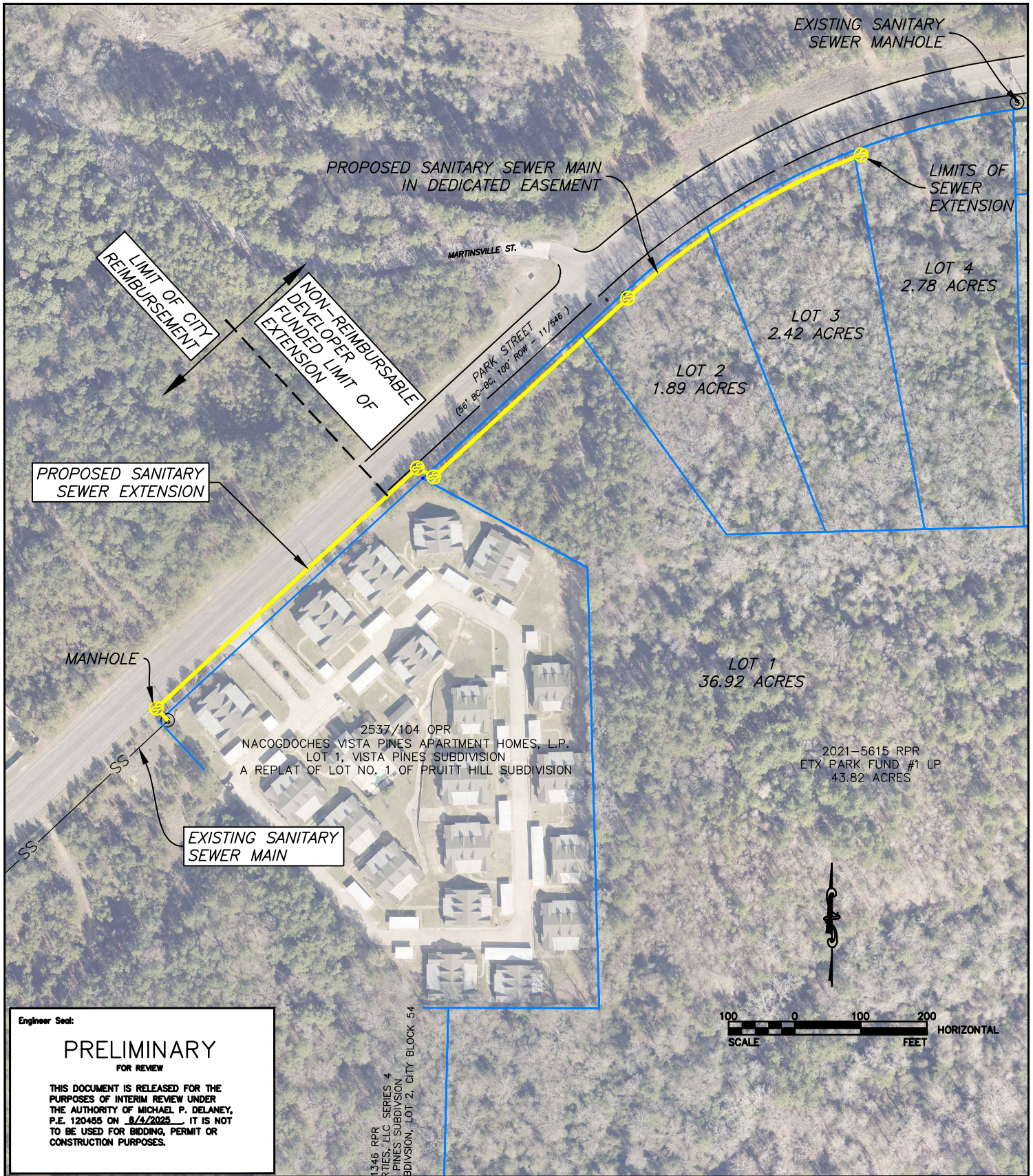
**TWO FIFTEEN CONSULTING**  
ENGINEERS + SURVEYORS

412 North St.  
Mesquite, TX 75061  
p: 936-589-0505

TYPE F-0481  
TPLS 01046330

**EXHIBIT B**  
**SCHEMATIC LAYOUT**  
**PARK ST. SEWER**  
**EXTENSION**  
**ETX PARK FUND #1, LP**  
**NACOGDOCHES, TEXAS**

Scale:	SEE PLAN	Issue Date:	05/29/2025
Drawn By:	MPD	Checked By:	MPD
File:	25025_300.dwg	Drawing No.:	<b>EX B</b>
<small>THIS DRAWING AND OTHER RELATED DOCUMENTS INCLUDING DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY TWO FIFTEEN CONSULTING AND SHALL REMAIN THE PROPERTY OF TWO FIFTEEN CONSULTING. ALL INFORMATION SHALL BE USED ONLY FOR DESCRIBING, CONSTRUCTING, OR INSTALLING THE WORK SHOWN AT THE SITE OF THE WORK SPECIFIED HEREON. ANY OTHER USE OF THIS DRAWING, INCLUDING WITHOUT LIMITATION, ANY REPRODUCTION OR ALTERATION IS STRICTLY PROHIBITED, AND TWO FIFTEEN CONSULTING SHALL BE INDEMNIFIED FROM LIABILITY ARISING FROM THE CONSTRUCTION, USE, OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGE.</small>			



Engineer Seal:

**PRELIMINARY**  
FOR REVIEW

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL P. DELANEY, P.E. 120455 ON 8/4/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

1346 RPR  
PINES, LLC SERIES 4  
PINES SUBDIVISION  
DIVISION, LOT 2, CITY BLOCK 54

No.	Revision/Issue	Date
2	ISSUED FOR PER CITY REQUEST	08/04/25
1	ISSUED FOR UTILITY EXTENSION AGREEMENT	05/29/25

**TWO FIFTEEN CONSULTING**  
ENGINEERS + SURVEYORS

412 North St.  
Nacogdoches, TX 75601  
P: 838-588-0505

TYPE F-1748  
TRPLS 10184888

**EXHIBIT B**  
**SCHEMATIC LAYOUT**  
**PARK ST. SEWER**  
**EXTENSION**  
**ETX PARK FUND #1, LP**  
**NACOGDOCHES, TEXAS**

Scale: SEE PLAN	Issue Date: 05/29/2025
Drawn By: MPD	Checked By: MPD
File: 25025_300.dwg	Drawing No. <b>EX B</b>
<small>THIS DRAWING AND OTHER RELATED DOCUMENTS, INCLUDING DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY TWO FIFTEEN CONSULTING AND SHALL REMAIN THE PROPERTY OF TWO FIFTEEN CONSULTING. ALL INFORMATION SHALL BE USED ONLY FOR DESCRIBING, CONSTRUCTING, OR INSTALLING THE WORK SHOWN AT THE SITE OF THE WORK SPECIFIED HEREON. ANY OTHER USE OF THIS DRAWING, INCLUDING WITHOUT LIMITATION, ANY REPRODUCTION OR ALTERATION IS STRICTLY PROHIBITED, AND TWO FIFTEEN CONSULTING SHALL BE INDEMNIFIED FROM LIABILITY ARISING FROM THE CONSTRUCTION, USE, OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGES.</small>	

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**PRESENTER:** Case Opperman, Director of Public Works

**ITEM/SUBJECT:** Consider an appeal by Mummm Investments LLC of a decision of the city that sewer utility extensions proposed alongside a property being developed, more particularly described by Nacogdoches Central Appraisal District Parcel 203177 and generally located south of West Austin Street approximately 250 feet west of the intersection of West Austin Street and Opal Drive, shall be required to extend at least to the mid-point of the developer's frontage. (Director of Public Works/City Engineer)

**SUMMARY / BACKGROUND:**

The appellant, Michael Delaney of Two Fifteen Consulting, representing property owner Mummm Investments LLC (Mummm), is proposing to install approximately 475 linear feet of new 6-inch sanitary sewer main from an existing sanitary sewer line east of the subject property, which consists of one (1) parcel of land approximately 9.5 acres ± in size, more particularly described by Nacogdoches Central Appraisal District Parcel 203177; and generally located south of West Austin Street, approximately 250 feet west of the intersection of West Austin Street and Opal Drive, Nacogdoches, Texas. On [August 19, 2025](#), City Council approved a zone change from A, Agriculture to PD, Planned Development district, for the subject property.

In accordance with Chapter 106, Article VIII of the Nacogdoches Code of Ordinances, a developer proposing along-site extensions of water or sanitary sewer pipelines intended for public use shall be responsible for the design, construction and all related costs of extensions that lie alongside the property being developed. Such an extension shall be required to extend at least to the mid-point of the developer's frontage along a dedicated, improved public street. See [Code Sec. 106-672\(b\)\(1\)](#) for reference.

As provided under [Code Sec. 106-677](#), Mummm is appealing the decision of the city that the proposed sewer utility extension be required to extend at least to the mid-point of the developer's frontage. The east area of the subject property is the focal points of the appeal. Mummm intends to extend the sewer main from Opal Drive at Eric Drive south to the dead-end at Opal Drive and west along a new utility easement across an adjacent property, as shown in the attached exhibit. The sewer main extension would terminate at the east boundary of the subject property. Mummm is seeking the proposed route in lieu of a mid-point frontage extension due to prohibitive topographical challenges along the property's frontage along Austin Street heading west, as well as the lack of sewer main connectivity heading east along the Austin Street frontage of adjacent developed parcels. Mummm is appealing the requirement to extend sewer utility to the mid-point, as well as extension along the frontage, alleging that the provisions of the article do not apply in this case.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

Pursuant to Chapter 552.001 et seq. of the Texas Local Government Code, the City of Nacogdoches may regulate its utility system in a manner that protects the interests of the municipality. As such, it is City staff's understanding that the intent of Code Sec. 106-677 is to

facilitate the logical and necessary extension of public utilities to serve adjacent properties.

Regarding existing conditions, the adjacent lots to the west of the subject property on Austin Street are not connected to public sewer service, and the proposed extension of the 6-inch sanitary sewer main by Mummy from the east would terminate at the subject property only to serve the proposed development. Without additional easement(s) extended east-west across the subject property, connection of adjacent undeveloped properties to the west would not be feasible as an extension of the proposed sewer main connection. In addition, Mummy is proposing to secure and dedicate a public utility easement alongside the southern boundary of an adjacent property to the east, more particularly described by Nacogdoches Central Appraisal District Parcel 68422 and located at 1601 W Austin Street. The easement would provide the City with unobstructed access to the proposed sewer main connection.

In consideration of the information presented, the Commission may take one of two actions:

1. Uphold the City's decision. The provisions of Chapter 106, Article VIII of the Nacogdoches Code of Ordinances apply to this specific case, and the developer *would* be required to extend the 6-inch sanitary sewer main to at least to the mid-point of the developer's property frontage along Austin Street.
2. Overtake the City's decision. The provisions of Chapter 106, Article VIII of the Nacogdoches Code of Ordinances do not apply to this specific case, and the developer *would not* be required to extend the 6-inch sanitary sewer main to at least to the mid-point of the developer's property frontage along Austin Street, as shown in the proposed exhibit.

**NOTICES:**

NA

**CITY CONTACT:** Case Opperman  
Director of Public Works/City Engineer

**ATTACHMENTS:**

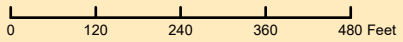
1. Aerial Map
2. Existing Utilities Map
3. Site Plan Exhibit
4. Site Plan Information

# PD2025-01 Aerial Map



**Legend**

- Buildings
- City Limit
- Parcels
- Area of Interest

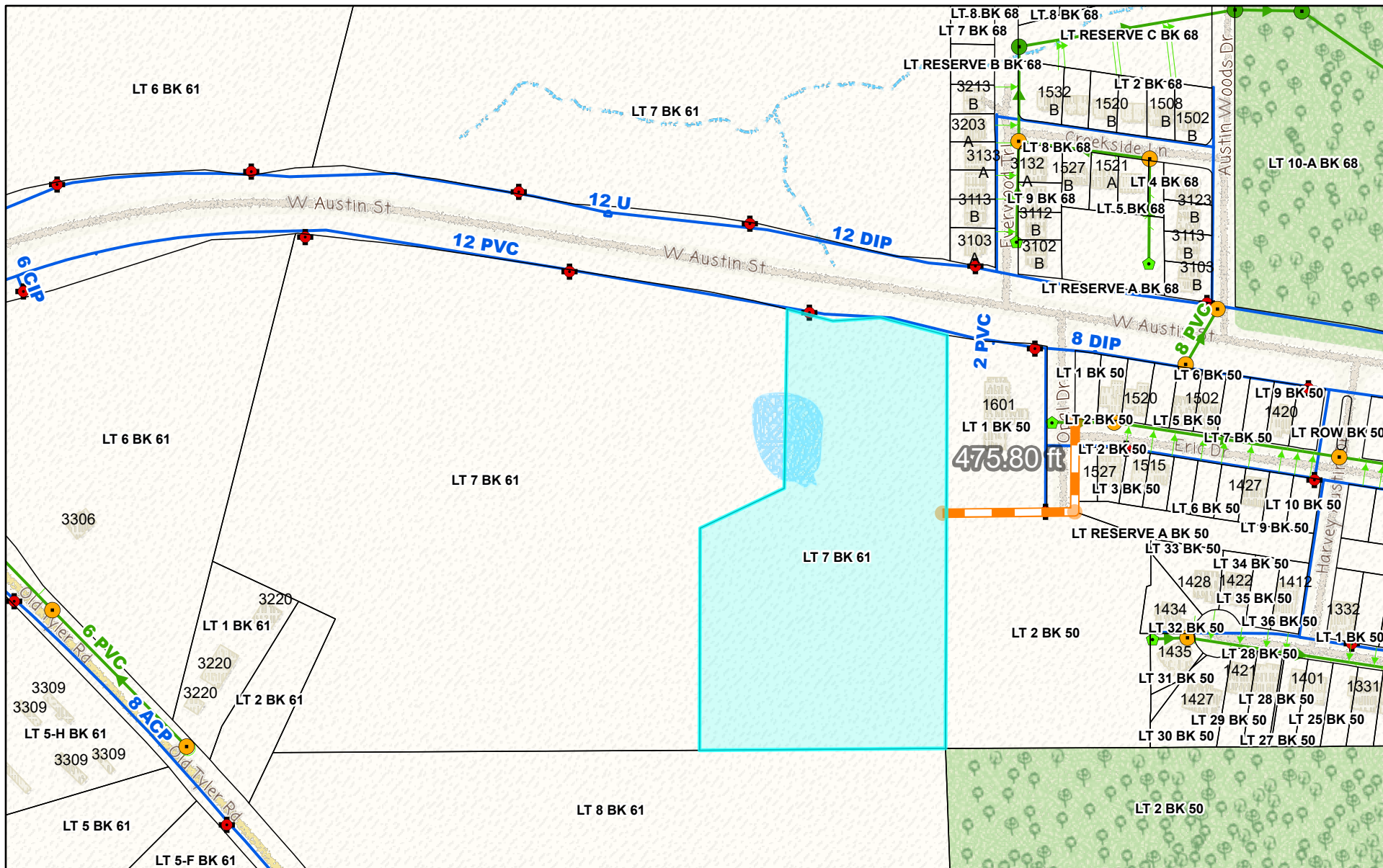


Date Created: 07/22/25 15:20 | ArcGIS Pro 3.2.2

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.

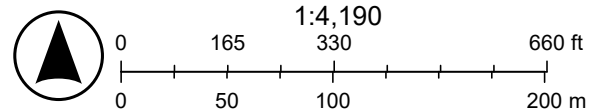


# Existing City Utilities – W Austin Street near Opal Drive



2/17/2026, 2:44:15 PM

- |             |                    |               |             |             |
|-------------|--------------------|---------------|-------------|-------------|
| Buildings   | Man Holes          | Plugs         | Sewer Mains | Water Mains |
| CAD Parcels | City Located/GPS'd | Clean Outs    | Sewer Mains | Water Mains |
|             | Sewer Taps         | Fire Hydrants | City Limits |             |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



**PLANNED DEVELOPMENT APPLICATION  
NACOGDOCHES NURSING and REHABILITATION - 1703 W. AUSTIN STREET**

**SITE PLAN  
INFORMATIONAL STATEMENT**

**GENERAL**

This proposed Planned Development contains approximately 9.5 acres with the entire parcel dedicated to the proposed skilled nursing care project. The entire facility will be constructed in a single phase with construction slated to begin in the Spring of 2026. The project will be a single building, one story high. There will be a small storage building on the site to house landscape equipment, but will only be used as an accessory building for maintenance.

**PREVIOUS PLANNED DEVELOPMENT APPLICATIONS**

This Planned Development proposal has previously received Planning and Zoning and City Council approval for the Concept and Development Plan phases which were combined into a single application and submitted in June 2025. The Site Plan Application will have an estimated submission date of November 11, 2025.

**COMPREHENSIVE PLAN**

The Future Land Use Map found as part of the Comprehensive Plan, describes this area as future Residential. The use of this parcel for a skilled nursing facility is a compatible land use as it will effectively provide senior care housing immediately adjacent to an active Senior Center and an age restricted single family subdivision, also for seniors. While these facilities are allowed by right in an R-4 or B-2, using the Planned Development zoning designation will allow the land use to be highly restricted to this specific use offering some protections to adjacent properties.

**LAND OWNER**

The 9.5-acre parcel is owned by Mumm Investments, LLC, 6500 Horizon Circle, Waco, Texas. See a copy of the attached recorded deed.

**PLANS & DRAWINGS**

Final construction drawings have been submitted for a construction permit and are the foundation for the Site Plan application. Drawings are generally scaled to 1" =50' or larger. Drawings submitted for the Planned Development Site Plan Application (Application) have been prepared by both licensed architects and engineers with seals and license information displayed on each plan sheet.

Architect: DFD Architects, 305 W. Wills Street, Suite 101, Leander, Texas 78641

Civil Engineer & Surveyor: Two Fifteen Consulting, 412 North Street, Nacogdoches, Texas 75961

MEP Engineer: MEP Associates, 717 West Houston, Tyler, Texas 75702

A copy of the metes-and-bounds property description is attached to the application on the Development site plan exhibit. This drawing also shows adjacent properties, land use, and subdivisions.

A vicinity map is included on the cover sheet of the architectural drawings and also included on the Development exhibit.

### STRUCTURES

The overall site location and dimensions for setbacks, structures, pavements/curbing, ingress/egress points, driveways, fire lanes, parking, sidewalks and paving are shown on Civil sheets C-701 and C-702 with detailed building dimensions and setbacks shown on Architectural sheets A-101 to A-104.

The proposed exterior façade will typically be a thin stone veneer and cement board combination. Detailed exterior elevations can be found on Architectural sheets A-710 and A-801 to A-805.

The facility will contain 100 beds for an overall density of 10.5 residential units per acre.

There are no screening requirements along Austin Street in the current Thoroughfare Plan and none is provided other than the existing natural vegetation and trees that are being preserved.

### STREETS & SIDEWALKS

There are no planned or dedicated public street rights-of-way for this project. A utility easement along the eastern boundary of the 9.5-acre tract will be dedicated for infrastructure uses, primarily electrical and gas service. A small east-west utility easement will also encompass the extension of a water and sewer line into the site.

The dimensions for pavements, curbing, sidewalks, ingress/egress points and drives are shown on Civil sheets C-701 and C-702.

There are no planned medians, median breaks, or special traffic regulation facilities.

### OFF-STREET PARKING & LOADING

Parking will be provided in paved lot areas surrounding the building. Current development standards require a minimum of 1 space for each 6 beds + 1 for each employee on largest shift. With 100 beds and an estimated staff of 20 people on shift, the proposed nursing complex would require 37 spaces. TDLR and HHSC parking requirements typically exceed Nacogdoches' requirements. This facility has 82 parking spots including accessible spaces.

Paving will generally be 5" thick concrete in parking areas, 6" concrete in drive isles and 3" of asphalt over 7" stone base for the main driveway. Details for paving materials can be found on Civil sheet C-901.

The dimensions for pavements, curbing, sidewalks, ingress/egress points, fire lanes and drives are shown on Civil sheets C-701 and C-702.

Site lighting & photometric plans can be found on Site Utility Sheets SU-1.0 and SU-1.2.

The dumpster enclosure is designed to meet City requirements and can be found on Architectural sheet AS-104.

The proposed landscape buffer shown on Civil sheet C-200 will be a minimum of 15 feet wide and composed primarily of natural vegetation where possible, supplemented with landscape trees or other vegetation as described in City Ordinance Section 118 for evergreen buffers. Individual areas within the buffer zone requiring supplemental plantings, will be as directed by the City Planner. No fencing is proposed at this time but may be added at a later date.

Generally, there will not be any designated landscape beds within the developed footprint. Approximately 50% of the total site will be left as open or redeveloped green space. Selected trees in some areas will be preserved as grading allows.

There are no street intersections close enough to the proposed driveway to require an analysis of visibility triangles.

#### OTHER ITEMS

All plans submitted for this Application are in final form and meet applicable City Ordinances and Codes.

Dedicated private easements on the property include an existing private 29,700 sf detention pond easement. The owner expects to have several small interior easements for electrical, communications and gas services that will be determined later in the construction process.

Public utility easements include a proposed 20 foot wide 17,835 sf easement for electrical service along the east property line and a proposed 20-30 foot wide offsite easement for sanitary sewer and water.

A proposed facility sign is shown on the Exhibit near the entrance driveway on Austin Street. This sign will be designed by a sign specialist contractor and submitted as a separate permit package as required by City regulations. The dimensions, height, and setback of the sign will meet published ordinance requirements.

**PRESENTER:** Angela Sowell, Code Enforcement Officer

**ITEM/SUBJECT:** Staff report on substandard structures in the community.

**SUMMARY / BACKGROUND:**

Below is an update on actions following Commission decisions at the meeting held on April 23, 2025, in which Commissioners declared multiple structures to be substandard and ordered demolition within various times as determined by the Commission.

- A total of five (5) structures at the following locations were solicited for demolition and properly demolished: 1530 Looneyville Rd, 1616 & 1618 Castleberry, 1020 Jack Lock, 2015 Terry.
- A total of two (2) structures at the following locations were sold in Tax Sale and demolished by the new owner: 1800 Woden Rd, 827 Richmond St
- A total of two (2) structures at the following locations were demolished by property owner after posting by the City: 2312 Stewart St., 1708 Rho St.
- A total of one (1) structure at the following location was cleaned up and properly secured: 214 S. Fredonia St.

**Other actions in 2026**

A total of 13 structures were identified by the City for ordinance violations observing properties as either unsecured, dilapidated, abandoned, neglected, or a nuisance to the community.

- 1515 Ward St.
- 504 Sweetgum St.
- 801 Sweetgum St.
- 512 First St.
- 215 E Gaylon Brooks St.
- 721 & 725 Sweetgum St.
- 2215 Randolph St.
- 1607 Durst St.
- 622 Orton St. (Owner demolished)
- 2715 Elizabeth St. (Owner demolished)
- 1614 Durst St. (Owner permitted for repair)
- 2403 Fore St. (Owner permitted for repair)

**REVIEW CRITERIA & REQUIRED FINDINGS:**

NA

**NOTICES:**

**NA**

**CITY CONTACT: Angela Sowell  
Code Enforcement Supervisor**

**ATTACHMENTS:**