



June 17, 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.

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

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. Oath of Office for newly appointed Commissioners.
4. **CONSENT AGENDA.**
 - A. Consider approval of minutes from the Building Standards Commission meeting held on February 23, 2026.
5. **REGULAR AGENDA.**
 - A. **Public Hearing:** Consider action regarding Code Enforcement Case CS25-0001 to declare a substandard structure on the property located at 711 Second 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”.
Withdrawn by applicant.
 - B. **Public Hearing:** Consider action regarding Code Enforcement Case CS25-0004 to declare a substandard structure on the property located at 614 W Cox 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”.
Withdrawn by applicant.
 - C. **Public Hearing:** Consider action regarding Code Enforcement Case CS26-0003 to declare a substandard structure on the property located at 504 Sweetgum 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”.
 - D. **Public Hearing:** Consider action regarding Code Enforcement Case CS26-0005 to declare a substandard structure on the property located at 801 Sweetgum 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 CS26-0006 to declare a substandard structure on the property located at 512 First Street, Nacogdoches, Texas, more particularly described by Nacogdoches Central Appraisal District Parcel 27837; 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 CS26-0009 to declare a substandard structure on the property located at 2215 Elizabeth 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 CS26-0012 to declare a substandard structure on the property located at 215 E Gaylon Brooks 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 CS26-0014 to declare a substandard structure on the property located at 1607 Durst 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”.

6. 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 Thursday, June 11, 2026, pursuant to Chapter 551 of the Texas Government Code.

Cristina Trujillo, Permit Technician



Building Standards Commission

Date: June 17, 2026

Agenda Item: 4.A.

PRESENTER:

ITEM/SUBJECT: Consider approval of minutes from the Building Standards Commission meeting held on February 23, 2026.

SUMMARY / BACKGROUND:

REVIEW CRITERIA & REQUIRED FINDINGS:

NOTICES:

N/A

CITY CONTACT: Cristina Trujillo,
Permit Technician

ATTACHMENTS: 1. BSC Minutes 02.23.2026



Regular Meeting Minutes
Nacogdoches Building Standards Commission
February 23, 2026 – 4:00 P.M.
City Council Chambers, 202 E. Pilar Street, Nacogdoches, TX

Members Present: Sally Ann Swearingen; Jerson Jaramillo; Brandon Rowell; John Windham

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; 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. Consider approval of minutes from the Building Standards Commission meeting held on August 26, 2025.

Mr. Windham made the motion to approve the minutes as written. Mr. Rowell seconded the motion. The motion passed unanimously (4-0).

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.

Case Opperman, Director of Public Works, explained the appeal process for items 4A and 4B.

Michael Delaney with 215 Consulting, representing ETX-Park Fund #1, provided a description of the property in question. Mr. Delaney explained that extending utilities to the property midpoint is unnecessary, as the extension cannot physically service any property to the east. Therefore, he stated that this extension would not be beneficial.

Mrs. Swearingen inquired if this would serve Lot 4. Mr. Delaney confirmed that it would. Mr. Windham asked Mr. Opperman if the city would need to connect the east and west sewer lines. Mr. Opperman responded that there is no need to connect the two lines. Mr. Rowell asked who established this requirement, Mr. Opperman clarified it is a requirement of the Ordinance. When asked for his professional opinion, Mr. Opperman stated he had no opinion. Mike Neu, Director of Development and Infrastructure, discussed the impact of growth on infrastructure and the cost-sharing arrangements for property owners.

Mr. Jaramillo made a motion to approve the proposal, seconded by Mr. Windham. The motion passed unanimously (4-0).

- B. Consider an appeal by Mumm 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.

Case Opperman, Director of Public Works, explained the property appeal and shared specific project details. Mr. Delaney of 215 Consulting, representing MUMMM Investments LLC, presented a detailed overview of the property appeal and the project specifications, addressing the property layout and existing sewer utilities. Mr. Windham inquired about the current and proposed utility sizes.

Mr. Delaney confirmed that the existing 6" lines will be replaced with new 6" installations. It was clarified that the new sanitary sewer system will be available for use by the community, including the senior center.

Motion made by Mr. Windham to approve the appeal, seconded by Mr. Jaramillo. The motion passed unanimously.

C. Angela Sowell, Code Enforcement Supervisor, shared the latest developments regarding substandard structures within the area.

Mrs. Swearingen noted during the discussion that the community's appearance is significantly improving.

5. ADJOURN.

Swearingen adjourned the meeting at 4:30 P.M.

Video Archive: A video recording of the Building Standards Commission regular meeting held on February 23, 2026, may be viewed online at <https://www.youtube.com/watch?v=vJQDLcfy4i4>

ATTEST:

Sally Ann Swearingen, Chair
Building Standards Commission
City of Nacogdoches

Cristina Trujillo, Permit Technician
City of Nacogdoches

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS25-0001 to declare a substandard structure on the property located at 711 Second 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”. **Withdrawn by applicant.**

SUMMARY / BACKGROUND:

***** Withdrawn by applicant ***** On April 23, 2025, the Building Standards Commission ordered the demolition of the structure located at 711 Second Street. The City will proceed with demolition action. No action is being requested from the Commission at this time.

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.**
- **05/19/2026 — Letter to property owner notifying of BSC hearing on June 17, 2026.**
- **06/07/2026 — Legal notice published in the *Daily Sentinel* newspaper.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS: 1. Case Details

Case Details

Case Number CS25-0001

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / Condemned

Case Name
STRUCTURE IS UNSECURED AND LOOKS ABANDONED

Opened 2/19/2025 ADS
Closed
Last Action 5/19/2026 ADS
Follow Up 5/19/2026 ADS

Officer
Angela Sowell

Status
Warning

Site Address
711 SECOND

City, State Zip
NACOGDOCHES, TX

Site APN
18-078-6202-005040

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
CBAA Hearing Angela Sowell	5/19/2026	5/19/2026
BSC HEARING NOTICE MAILED Warning Returned Angela Sowell	6/2/2025	6/2/2025
CERTIFIED BSC ORDER & OUTCOME NOTICE RETURNED "UNCLAIMED" Re-Inspection Angela Sowell	3/24/2025	3/24/2025
STRUCTURE IS STILL UNSECURED NO CONTACT WITH OWNER Warning Notice Sent Angela Sowell	2/19/2025	2/19/2025
Site Inspection Angela Sowell	2/19/2025	2/19/2025

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER STERNS, ANNIE BELL	8211 COASTWAY LANE	HOUSTON TX 77075			

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

LINKED CASES

CASE NUMBER OFFICER ASSIGNED	DATE OPENED STATUS	DATE CLOSED
CS25-0001 Angela Sowell	2/19/2025 Warning	

VIOLATIONS

TYPE OF VIOLATION REMARKS	DATE OBSERVED STATUS	DATE CORRECTED LOCATION
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NONE LISTED

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS25-0004 to declare a substandard structure on the property located at 614 W Cox 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”. **Withdrawn by applicant.**

SUMMARY / BACKGROUND:

***** Withdrawn by applicant ***** Property was acquired by new owners on June 2, and owners have agreed to bring the structure up to City standards. No action is being requested from the Commission at this time.

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, deterioration, broken windows.

(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 holes in the structure are conducive to harboring 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 been placed 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 structure is open to the elements and has a hole in the roof.

(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.

NOTICES:

- **03/11/2025- Staff deemed structure unsafe**
- **03/12/2025 - Warning notice mailed to all interested parties & stapled to structure**
- **03/13/2025 - Phone call to the property owner that lives out of town, Mr. Jewel Layton stated that he would have the structure demolished.**
- **03/17/2025 - Warning notice returned "unclaimed"**
- **04/01/2025 - Notice mailed to Jewel Layton**
- **04/01/2025 - Demolition permit issued to Jewel Layton**
- **02/03/2026 - 2nd notice mailed to Jewel Layton**
- **02/10/2026 - Declaration letter received from Jewel Layton stating that he was releasing his share and all rights to sister Bonita Burch**
- **02/20/2026 - Certified letter mailed to Bonita Burch returned "unclaimed"**
- **03/04/2026 - Email that the property will be going to "Tax Sale" on June 2, 2026**
- **05/08/2026 - BSC hearing notice mailed & stapled to structure**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
1. Case Details
 2. Location Map

Case Details

Case Number CS25-0004

As of 6/10/2026

Type / Subtype
UNSAFE STRUCTURE / SFR

Case Name
UNSAFE STRUCTURE, PORCH BEAM MISS FROM TREE DAM

Opened 3/12/2025 ADS
Closed
Last Action 5/28/2026 ADS
Follow Up 5/28/2026 ADS

Officer
Angela Sowell

Status
Warning

Site Address
614 COX

City, State Zip
NACOGDOCHES, TX

Site APN
17-035-0001-030100

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
Phone Call Angela Sowell PHONE MESSAGE FROM BONITA THAT SHE HAS GOT EVERYTHING TO TAKE CARE OF THE HOUSE	5/22/2026	5/22/2026
CBA Hearing Angela Sowell BSC HEARING NOTICE MAILED	5/19/2026	5/19/2026
Email Angela Sowell EMAIL THAT PROPERTY IS ON THE TAX SALE FOR JUNE 2ND	5/8/2026	5/8/2026
Warning Returned Angela Sowell CERTIFIED LETTER SENT TO BURCH BUFORD ETUX RENA RETURNED "UNCLAIMED"	3/4/2026	3/4/2026
Walk-In Angela Sowell JEWEL LAYTON (936) 572-1030 ONE OF HEIRS OF PROPERTY CAME IN AND PULLED A DEMOLITION PERMIT JEWEL LAYTON ADDRESS: 8549 FM 699 WATKINS, TX 75954	2/20/2026	2/20/2026
Email Angela Sowell DECLARATION LETTER RECEIVED FROM JEWEL LAYTON THAT HE WAS GIVING HIS SISTER BONITA BURCH ALL RIGHTS TO THE PROPERTY	2/20/2026	2/20/2026
Certified Card Returned Demond Jackson CERTIFIED LETTER RETURNED AND SIGNED BY J. LAYTON ON 2/10/25	2/10/2026	2/10/2026
2nd Notice Sent Angela Sowell NOTICE SENT TO JEWEL LAYTON & STAPLED ON STRUCTURE	2/3/2026	2/3/2026
Warning Returned Angela Sowell WARNING RETURNED "UNCLAIMED"	4/1/2025	4/1/2025
Phone Call Angela Sowell PHONE CALL TO JEWEL LAYTON WHOM IS SON OF PROPERTY OWNER. MR. LAYTON SAYS THAT HE WILL HAVE THE HOUSE TORN DOWN I TOLD HIM TO GIVE ME A CALL IN A COUPLE OF WEEKS TO GET THE TIMELINE & POA	3/17/2025	3/17/2025
Phone Call Angela Sowell PHONE CALL FROM CLINT LAYTON IN REFERENCE TO THIS PROPERTY	3/13/2025	3/13/2025
Warning Notice Sent Angela Sowell	3/12/2025	3/12/2025
Site Inspection Angela Sowell	3/11/2025	3/11/2025
Stapled Notice on Structure Angela Sowell OBSERVED STRUCTURE THAT IS ABANDONED, UNSAFE PORCH FROM TREE DAMAGE, HOLES IN ROOF	3/11/2025	3/11/2025

CONTACTS

CONTACT TYPE	NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER	BURCH BUFORD ETUX RENA614 W COX ST		NACOGDOCHES TX			

FEES

DESCRIPTION OF FEE	DATE PAID	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION	SCHEDULED DATE	COMPLETED DATE
NO ACTIVITY		

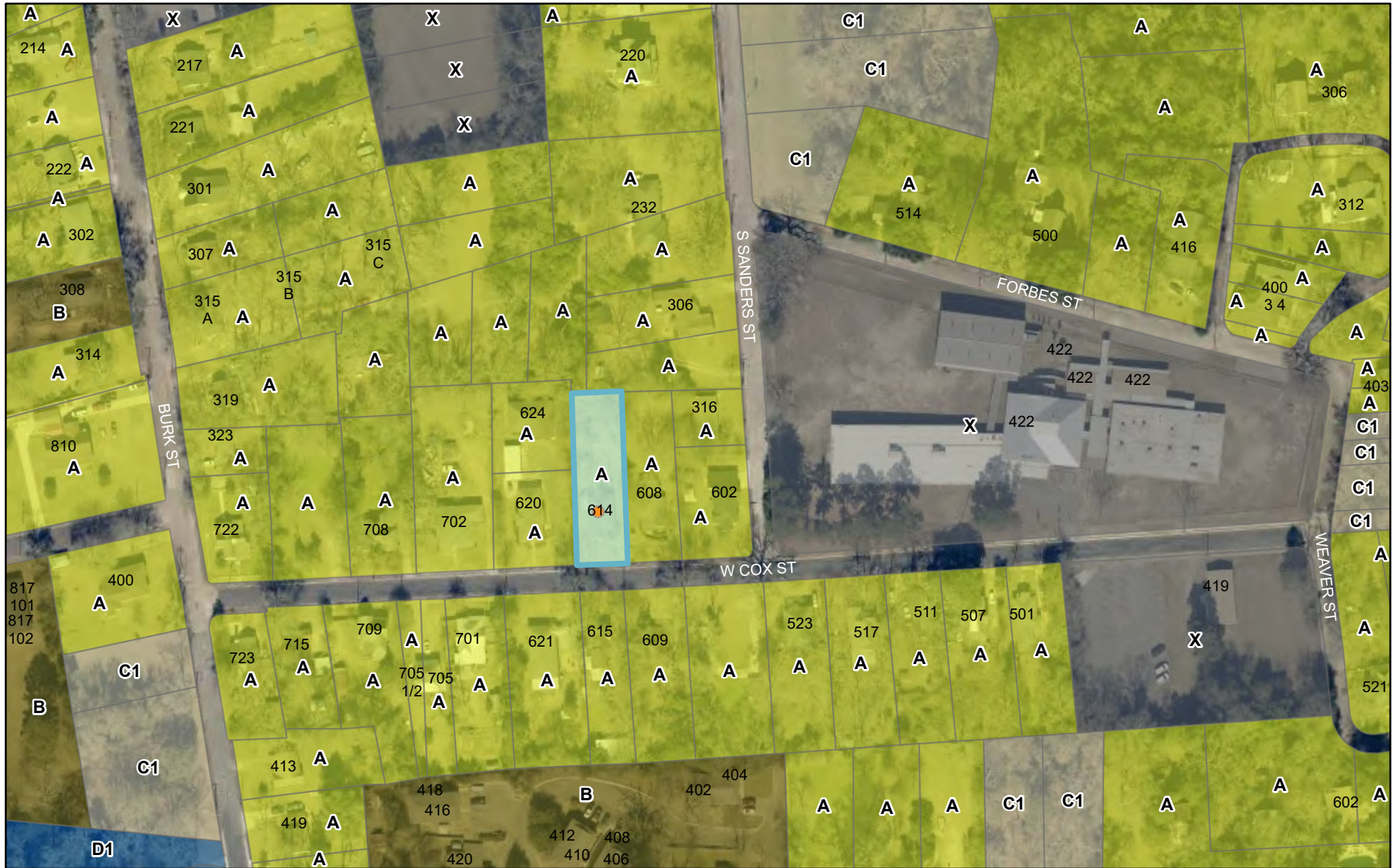
LINKED CASES

CASE NUMBER	DATE OPENED	DATE CLOSED
CS25-0004	3/12/2025	

VIOLATIONS

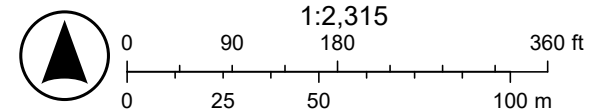
TYPE OF VIOLATION	DATE OBSERVED	DATE CORRECTED
NONE LISTED		

614 W. Cox St



6/11/2026, 8:05:12 AM

- City of Nacogdoches Locator
- Buildings
- Street Labels
- Current Land Use
- A: Single Family Residential
- B: Multifamily Residential
- C1: Vacant Lots and Land Tracts
- D1: Qualified Open Space Land
- E: Rural Land
- F1: Commercial
- F2: Industrial and Manufacturing
- J: Utilities
- O: Residential Inventory
- X: Exempt Property
- Other
- City Limits



PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS26-0003 to declare a substandard structure on the property located at 504 Sweetgum 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:

Original posting of this structure was November 7, 2019. Notices were sent to the property owner as well as posted on the structure. November 18, 2020 the grandson came in and pulled a permit for repairs because he was moving into the structure. January 5, 2026 structure was posted again and notices sent to owner. February 26, 2026 a reinspection of the property revealed no change, so a 2nd notice was mailed and came back "unclaimed".

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, deterioration, broken windows. 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 holes in 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 back half 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 504 Sweetgum Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

- **11/07/2019 — The structure was deemed unsafe by City staff. Warning Notice to owner and placard on property.**
- **01/07/2026 — The structure was deemed unsafe by City staff. Warning Notice to owner and placard on property.**
- **02/26/2026 — Reinspection. No changes.**
- **03/09/2026 — Second notice sent to owner.**
- **03/18/2026 — Certified card returned (unclaimed).**
- **04/02/2026 — Warning Notice returned.**
- **05/19/2026 — BSC Hearing Notice mailed & posted on structure.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
1. Case Details
 2. Case Photos
 3. Location Map
 4. Public Hearing Notice

Case Details

Case Number CS26-0003

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / SFR

Case Name
STRUCTURE HAS HOLE IN ROOF, UNSECURED, WINDOWS OUT

Opened 1/7/2026 ADS
Closed
Last Action 5/19/2026 ADS
Follow Up 5/19/2026 ADS

Officer
Angela Sowell

Status
Warning

Site Address
504 SWEETGUM

City, State Zip
NACOGDOCHES, TX

Site APN
18-583-6302-021000

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
CBAA Hearing Angela Sowell	5/19/2026	5/19/2026
BSC HEARING NOTICE MAILED Warning Returned Angela Sowell	4/2/2026	4/2/2026
CERTIFIED LETTER RETURNED TO SENDER Certified Card Returned Demond Jackson	3/18/2026	3/18/2026
CERTIFIED LETTER CAME BACK. RETURN TO SENDER UNCLAIMED 2nd Notice Sent Angela Sowell	3/9/2026	3/9/2026
Re-Inspection Demond Jackson	2/26/2026	2/26/2026
NO CHANGES TO THE STRUCTURE Warning Notice Sent Angela Sowell	1/7/2026	1/7/2026
Site Inspection Angela Sowell	1/5/2026	1/5/2026

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER HARRIS FAMILY, % FRANCINB01 TANNEY ST		GARY IN 46404 1063			

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

LINKED CASES

CASE NUMBER	DATE OPENED	DATE CLOSED
CS26-0003	1/7/2026	
Angela Sowell	Warning	

VIOLATIONS

TYPE OF VIOLATION	DATE OBSERVED	DATE CORRECTED
REMARKS	STATUS	LOCATION
NONE LISTED		

Jan 6, 2026 at 11:00:30 AM
422 Sweetgum St
Nacogdoches TX 75961
United States



Jan 6, 2026 at 11:01:06 AM
405 Sweetgum St
Nacogdoches TX 75961
United States



Jan 6, 2026 at 11:02:24 AM
2201-2299 Sutton St
Nacogdoches TX 75961
United States



May 27, 2026 at 10:54:47 AM
504 Sweetgum St
Nacogdoches, TX 75961
United States



May 27, 2026 at 10:54:58 AM
504 Sweetgum St
Nacogdoches TX 75961
United States

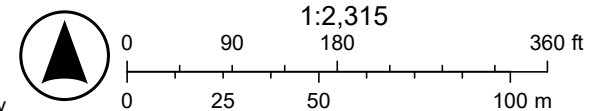


504 Sweetgum St



6/10/2026, 6:46:32 PM

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ● City of Nacogdoches Locator ■ Buildings ■ Street Labels | <p>Current Land Use</p> <ul style="list-style-type: none"> ■ A: Single Family Residential ■ B: Multifamily Residential ■ C1: Vacant Lots and Land Tracts | <ul style="list-style-type: none"> ■ D1: Qualified Open Space Land ■ E: Rural Land ■ F1: Commercial ■ F2: Industrial and Manufacturing ■ J: Utilities ■ O: Residential Inventory ■ X: Exempt Property ■ Other |
|---|--|---|





5.19.26

HARRIS FAMILY
301 TANEY ST

CASE NO: CS26-0003

GARY IN 46404 1063

CERTIFIED RECEIPT # 9589 0710 5270 3683 1530 22

RE: Building Standards Commission Meeting

Dear Sir or Madam:

This letter is to serve notice of a hearing for the unsafe building or structure located at **504 SWEETGUM ST. LTS 21, 22, 23,& 24 BLK 2 SUTTON & GOUND.** This hearing, which you are encouraged to attend, will be held on **Wednesday, June 17, 2026, at 4:00 P.M.**, in City Hall, which is located at 202 E. Pilar St., Nacogdoches, TX.

A notice was sent to you, which stated that corrective action must be initiated within thirty, (30) days.

Since, no construction or demolition permits have been issued for the repair or removal of the unsafe building or structure, the Building Standards Commission will review the building or structure to determine if it is unsafe and shall order the demolition, partial demolition, repair, renovation or removal of the structure or building.

At the public meeting, you will have the right to appear and present evidence concerning the condition of the building or structure, the work, if any, required to render the building or structure safe, sanitary, or fit for human habitation, occupancy, use, or a reasonable time table for completion of such repairs or removal.

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

Respectfully,
Angela Sowell

Angela Sowell
Code Enforcement Supervisor

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS26-0005 to declare a substandard structure on the property located at 801 Sweetgum 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:

This structure is determined by the City to be a nuisance. It has a hole in the roof and the building is deteriorated.

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, deteriorated siding, & structural damage. 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 holes in the structure are 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 roof has a hole in it causing it to be open to the elements.

(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 service to this property.

(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 801 Sweetgum Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

- **01/05/2026 — Structure deemed unsafe by staff.**
- **01/08/2026 — Notice mailed to owner and posted on structure.**
- **02/26/2026 — Reinspection with no changes made.**
- **03/17/2026 — Spoke with child of the property owner. She stated she wanted nothing to do with the property.**
- **04/02/2026 — Certified notice returned "unclaimed".**
- **05/19/2026 — BSC Hearing notice mailed to owner.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
- 1. Public Hearing Notice**
 - 2. Location Map**
 - 3. Case Photos**
 - 4. Case Details**



5.19.26

CORRECTED

BARLOW BENJAMIN CASE NO: CS26-0005
820 JACKSON RD
LUFKIN TX 75904 CERTIFIED RECEIPT # 9589 0710 5270 3683 1531 14

RE: Building Standards Commission Meeting

Dear Sir or Madam:

This letter is to serve notice of a hearing for the unsafe building or structure located at **801 SWEETGUM ST. LT 9-V BK 63**. This hearing, which you are encouraged to attend, will be held on **Wednesday, June 17, 2026, at 4:00 P.M.**, in City Hall, which is located at 202 E. Pilar St., Nacogdoches, TX.

A notice was sent to you, which stated that corrective action must be initiated within thirty, (30) days.

Since, no construction or demolition permits have been issued for the repair or removal of the unsafe building or structure, the Building Standards Commission will review the building or structure to determine if it is unsafe and shall order the demolition, partial demolition, repair, renovation or removal of the structure or building.

At the public meeting, you will have the right to appear and present evidence concerning the condition of the building or structure, the work, if any, required to render the building or structure safe, sanitary, or fit for human habitation, occupancy, use, or a reasonable time table for completion of such repairs or removal.

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

Respectfully,
Angela Sowell

Angela Sowell
Code Enforcement Supervisor

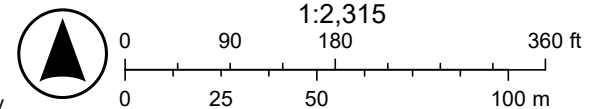
City of Nacogdoches Code Enforcement
202 E. Pilar Room 147 – P.O. Box 635030
Nacogdoches, TX 75963
(936)559-2558 ☐ Fax (936)559-2901 ☐ sowella@nactx.us

801 Sweetgum St



6/10/2026, 6:57:20 PM

- City of Nacogdoches Locator
- Buildings
- Street Labels
- A: Single Family Residential
- B: Multifamily Residential
- C1: Vacant Lots and Land Tracts
- E: Rural Land
- F1: Commercial
- F2: Industrial and Manufacturing
- D1: Qualified Open Space Land
- O: Residential Inventory
- X: Exempt Property
- J: Utilities
- Other



801 SWEETGUM ST.





Jan 5, 2026 at 2:38:27 PM

Nacogdoches TX 75961
United States

Case Details

Case Number CS26-0005

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / SFR

Case Name
ABANDONED, UNSECURED , HOLE IN ROOF, DILIPADATE

Opened 1/8/2026 ADS
Closed
Last Action 6/4/2026 DDJ
Follow Up 6/4/2026 DDJ

Officer Angela Sowell
Status Warning

Site Address 801 SWEETGUM
City, State Zip NACOGDOCHES, TX

Site APN
17-063-0009-220000

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
Certified Card Returned Demond Jackson	6/4/2026	6/4/2026
CERTIFIED LETTER CAME BACK. RETURN TO SENDER		
CBAA Hearing Angela Sowell	5/19/2026	5/19/2026
BSC HEARING NOTICE MAILED		
Phone Call Angela Sowell	3/4/2026	3/4/2026
PHONE CALL FROM TYRELL MCFARLAND THAT SHE DOES NOT OWN THE PROPERTY		
Re-Inspection Demond Jackson	2/26/2026	2/26/2026
O CHANGED TO THE STRUCTURE		
Warning Returned Angela Sowell	1/29/2026	1/29/2026
CERTIFIED LETTER RETURNED "RETURN TO SENDER" NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD"		
Warning Notice Sent Angela Sowell	1/8/2026	1/8/2026
Site Inspection Angela Sowell	1/5/2026	1/5/2026

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER	BARLOW C/O MONA MCFARLAND	JACKSON RD.	LUFKIN TX	75904	

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

LINKED CASES

CASE NUMBER	DATE OPENED	DATE CLOSED
OFFICER ASSIGNED	STATUS	
CS26-0005	1/8/2026	
Angela Sowell	Warning	

VIOLATIONS

TYPE OF VIOLATION	DATE OBSERVED	DATE CORRECTED
REMARKS	STATUS	LOCATION
NONE LISTED		

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS26-0006 to declare a substandard structure on the property located at 512 First Street, Nacogdoches, Texas, more particularly described by Nacogdoches Central Appraisal District Parcel 27837; 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 residential structure located at 512 First Street has been identified as a nuisance and is unsafe. The structure has a hole in the roof and appears dilapidated.

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, deterioration, broken windows. 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 holes in the structure are 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 been placed 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 structure is open to the elements and has a hole in the roof.

(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 512 First Street, Nacogdoches, Texas, to be substandard and to order its demolition.

NOTICES:

- **01/05/2026 — Structure deemed unsafe by City. Warning Notice sent to owner. Placard posted on property.**
- **02/26/2026 — Reinspection. No changes.**
- **03/17/2026 — Phone call received from property owner acknowledging condition of the structure.**
- **04/02/2026 — Certified letter confirmation received by City.**
- **05/19/2026 — BSC Hearing Notice sent & posted on structure.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
1. **512 FIRST CONDEMNED**
 2. **512 FIRST ST BSC HEARING CORRECTED**
 3. **512 First St land-use-map**
 4. **512 FIRST PHOTOS**
 5. **512 first case details**



January 6, 2026

GRAY SHIRLEY
420 1ST ST
NACOGDOCHES, TX 75961

Case No: CS26-0006

RE: CONDEMNED STRUCTURE

Certified Receipt # 9589 0710 5270 2984 1844 21

To GRAY SHIRLEY:

According to our records you own the following structure(s) located at 512 FIRST ST., LTS 14-A-4 & 15-D HALTOM & BREWER.

The structure(s) was posted as unsafe and 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,
Angela Sowell
Angela Sowell
Code Enforcement

Legal Notice



5.19.26

CORRECTED

GRAY SHIRLEY
420 FIRST ST.

CASE NO: CS26-0006

NACOGDOCHES, TX 75961 CERTIFIED RECEIPT # 9589 0710 5270 3683 1531 21

RE: Building Standards Commission Meeting

Dear Sir or Madam:

This letter is to serve notice of a hearing for the unsafe building or structure located at **512 FIRST ST. 14-A-4,15-D HALTOM & BREWER**. This hearing, which you are encouraged to attend, will be held on **Wednesday, June 17, 2026, at 4:00 P.M.**, in City Hall, which is located at 202 E. Pilar St., Nacogdoches, TX.

A notice was sent to you, which stated that corrective action must be initiated within thirty, (30) days.

Since, no construction or demolition permits have been issued for the repair or removal of the unsafe building or structure, the Building Standards Commission will review the building or structure to determine if it is unsafe and shall order the demolition, partial demolition, repair, renovation or removal of the structure or building.

At the public meeting, you will have the right to appear and present evidence concerning the condition of the building or structure, the work, if any, required to render the building or structure safe, sanitary, or fit for human habitation, occupancy, use, or a reasonable time table for completion of such repairs or removal.

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

Respectfully,
Angela Sowell

Angela Sowell
Code Enforcement Supervisor

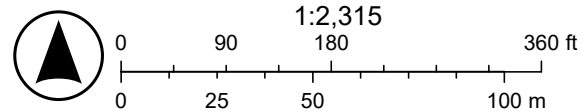
City of Nacogdoches Code Enforcement
202 E. Pilar Room 147 – P.O. Box 635030
Nacogdoches, TX 75963
(936)559-2558 ☐ Fax (936)559-2901 ☐ sowella@nactx.us

512 First St



6/10/2026, 6:49:45 PM

- City of Nacogdoches Locator
 - Buildings
 - Street Labels
- | | | |
|--|---|--|
| <p>Current Land Use</p> <ul style="list-style-type: none"> A: Single Family Residential B: Multifamily Residential C1: Vacant Lots and Land Tracts | <ul style="list-style-type: none"> D1: Qualified Open Space Land E: Rural Land F1: Commercial F2: Industrial and Manufacturing | <ul style="list-style-type: none"> J: Utilities O: Residential Inventory X: Exempt Property Other |
|--|---|--|



512 FIRST ST.



May 27, 2026 at 10:42:36 AM
512 First St
Nacogdoches TX 75961
United States



Jan 6, 2026 at 11:08:57 AM
512 First St
Nacogdoches TX 75961
United States



Jan 6, 2026 at 11:08:11 AM
512 First St
Nacogdoches TX 75961
United States



Jan 6, 2026 at 11:07:49 AM
512 First St
Nacogdoches TX 75961
United States



Jan 6, 2026 at 11:07:45 AM
512 First St
Nacogdoches TX 75961
United States



May 27, 2026 at 10:42:44 AM
512 First St
Nacogdoches TX 75961
United States

Case Details

Case Number CS26-0006

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / SFR

Case Name
STRUCTURE HAS HOLE IN ROOF, DILIPADATED

Opened 1/8/2026 ADS
Closed
Last Action 6/4/2026 DDJ
Follow Up 6/4/2026 DDJ

Officer Angela Sowell
Status Warning

Site Address 512 FIRST
City, State Zip NACOGDOCHES, TX

Site APN
18-081-6200-014011

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
Certified Card Returned Demond Jackson	6/4/2026	6/4/2026
CERTIFIED CARD CAME BACK SIGNED BY S. GRAY 5.28.26		
CBA Hearing Angela Sowell	5/19/2026	5/19/2026
BSC HEARING NOTICE SENT		
Warning Returned Angela Sowell	4/2/2026	4/2/2026
CERTIFIED LETTER RETURNED "UNCLAIMED"		
Phone Call Angela Sowell	3/17/2026	3/17/2026
SPOKE WITH MRS THORN, SHE STATED THAT SHE WAS GOING TO HAVE IT TORN DOWN HERSELF BUT WANTED TO KNOW HOW MUCH TIME DID SHE HAVE. I EXPLAINED THAT WE WOULD STILL PROCEED WITH THE BSC MEETING AND SHE COULD COME AND ASK THEM FOR TIME. DID OBSERVE HER HUSBAND CLEANING OUT THE STRUCTURE		
Re-Inspection Demond Jackson	2/26/2026	2/26/2026
NO CHANGES TO THE STRUCTURE		
Warning Notice Sent Angela Sowell	1/8/2026	1/8/2026
Site Inspection Angela Sowell	1/5/2026	1/5/2026

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER GRAY, SHIRLEY	512 FIRST ST	NACOGDOCHES TX			

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

LINKED CASES

CASE NUMBER	DATE OPENED	DATE CLOSED
CS26-0006	1/8/2026	
Angela Sowell	Warning	

VIOLATIONS

TYPE OF VIOLATION	DATE OBSERVED	DATE CORRECTED
REMARKS	STATUS	LOCATION
NONE LISTED		

PRESENTER:

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS26-0009 to declare a substandard structure on the property located at 2215 Elizabeth 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 is in disrepair, it is dilapidated, abandoned, unsecured and is a nuisance to the neighborhood.

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 is dilapidated and has serious foundation problems.

(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 structure is abandoned, neglected and lacks maintenance and is in disrepair and is unfit for human occupancy. 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 been placed 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 structure is dangerous. It poses a threat to small children living in the area. It is a harboring place for varmints, rodents and other animals.

(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.

NOTICES:

- **09/04/2025 — Complaint about the condition of the structure that is near his home**
- **01/05/2026 — Site inspection & structure was deemed unsafe by staff**
- **01/08/2026 — Notice mailed to owner & placed on structure**
- **02/26/2026 — Reinspection with no changes made**
- **04/21/2026 — Certified mail returned "Unclaimed"**
- **05/20/2026 — BSC hearing notice mailed to owner**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
- 1. Case Details**
 - 2. Case Photos**
 - 3. Location Map**
 - 4. Public Hearing Notice**

Case Details

Case Number CS26-0009

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / SFR

Case Name
STRUCTURE IS DILIPADATED, ABONDONED, DISREPAIR, UNSECURED

Opened 1/8/2026 ADS
Closed
Last Action 5/20/2026 ADS
Follow Up 5/20/2026 ADS

Officer
Angela Sowell

Status
Warning

Site Address
2215 ELIZABETH

City, State Zip
NACOGDOCHES, TX

Site APN
18-202-6100-001000

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
CBA Hearing Angela Sowell	5/20/2026	5/20/2026
BSC MEETING HEARING MAILED		
Certified Card Returned Demond Jackson	4/21/2026	4/21/2026
CERTIFIED CARD RETURNED. UNCLAIMED UNABLE TO FORWARD		
2nd Notice Sent Demond Jackson	2/26/2026	2/26/2026
NO CHANGES TO THE STRUCTURE		
Warning Notice Sent Angela Sowell	1/8/2026	1/8/2026
Site Inspection Angela Sowell	1/5/2026	1/5/2026
Walk-In Angela Sowell	9/4/2025	9/4/2025
COMPLAINED ABOUT THE CONDITION OF THE STRUCTURE THAT IS NEAR HIS HOME		

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER	WHITE MANUEL EST, C/O MA4505 SUMPTER	HOUSTON TX 77020			

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

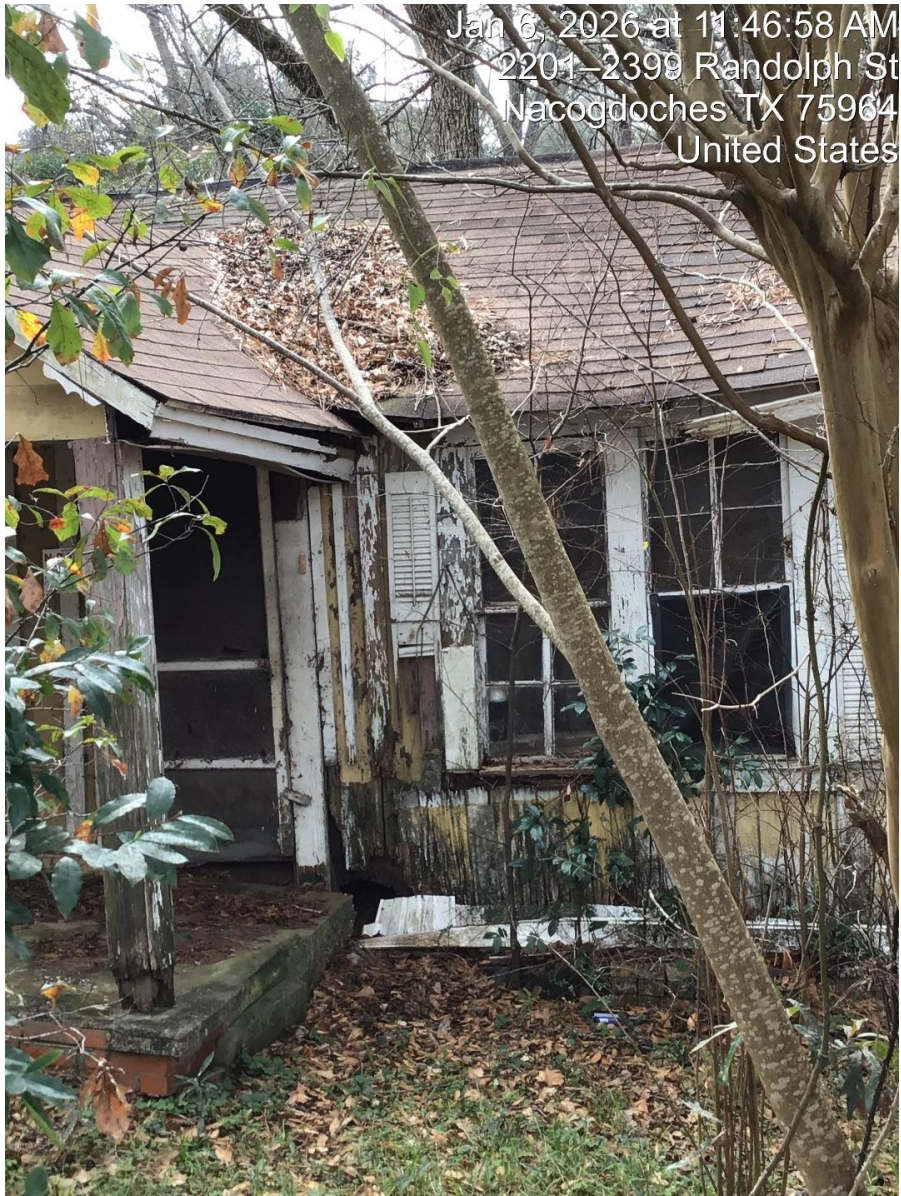
TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

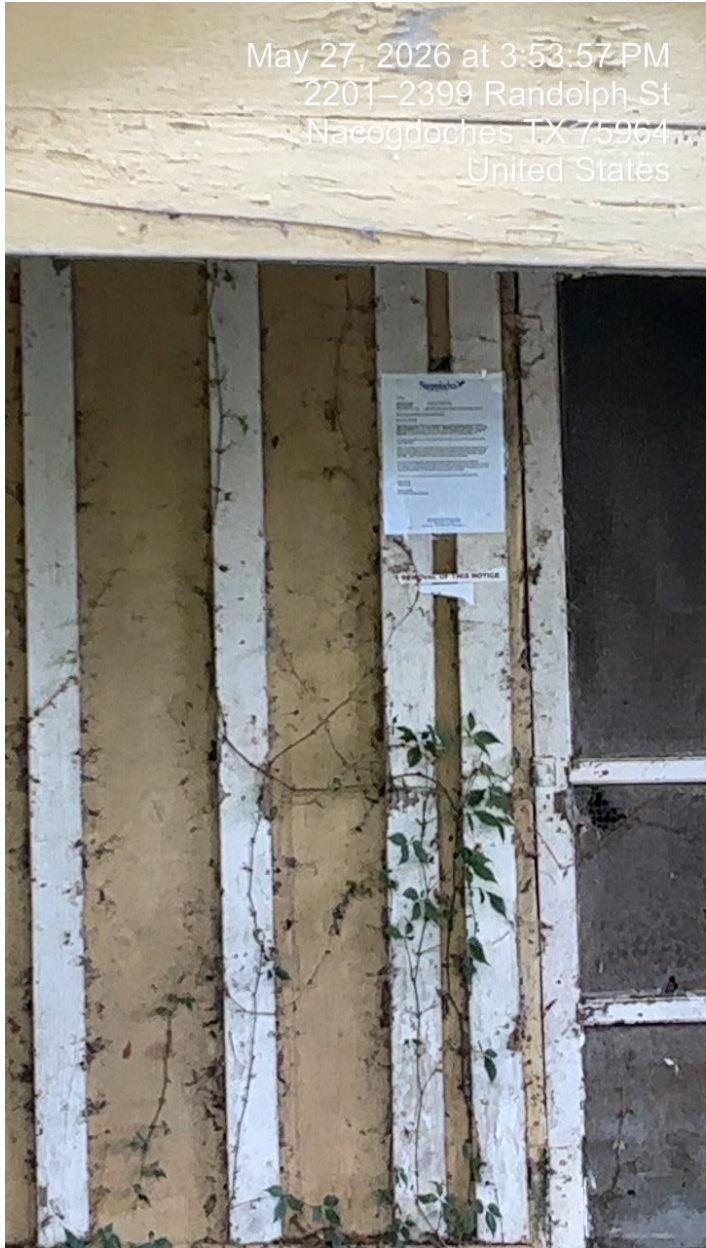
LINKED CASES

CASE NUMBER OFFICER ASSIGNED	DATE OPENED STATUS	DATE CLOSED
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VIOLATIONS

TYPE OF VIOLATION REMARKS	DATE OBSERVED STATUS	DATE CORRECTED LOCATION
NONE LISTED		



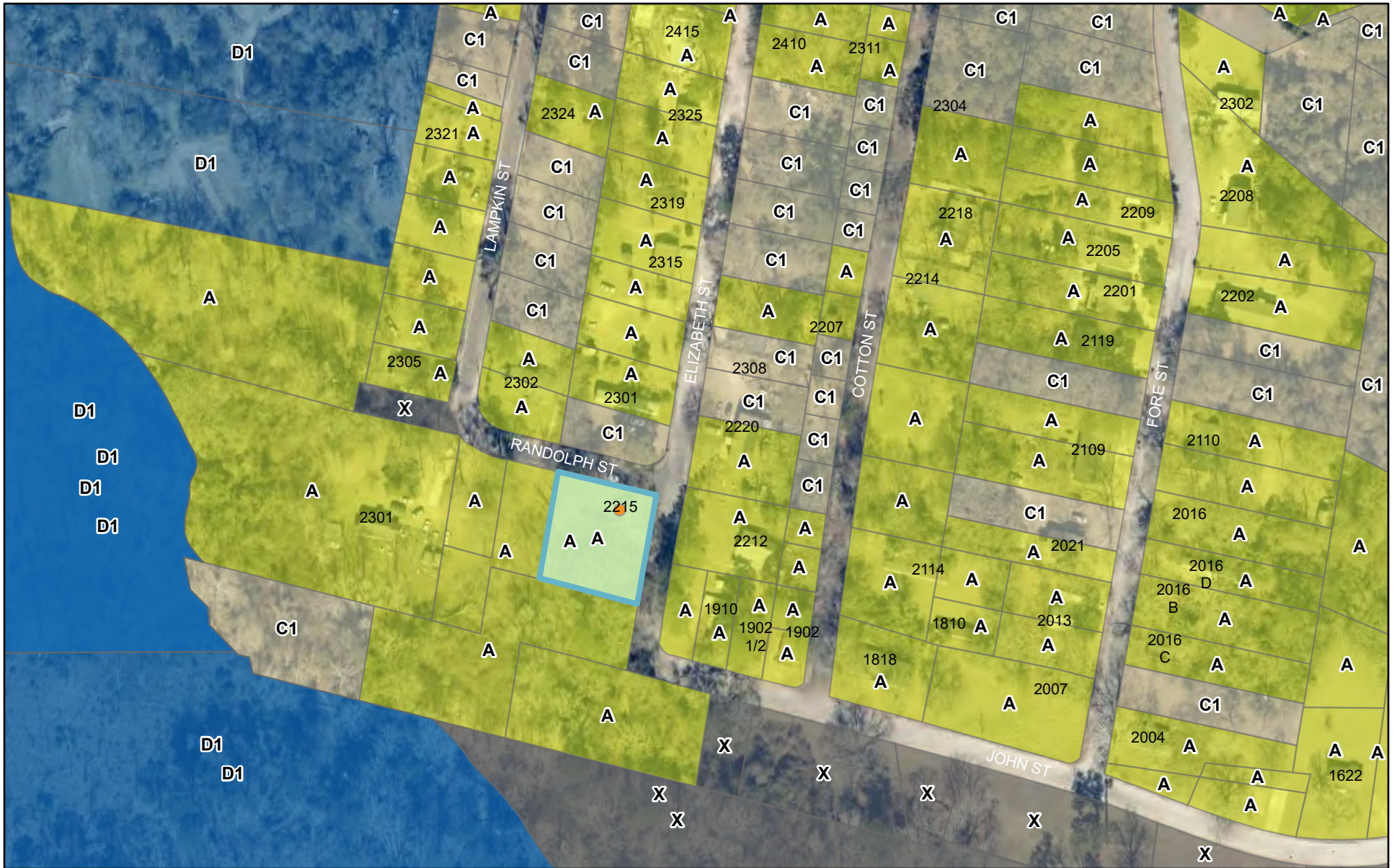


Jan 6, 2026 at 11:48:05 AM
2201-2399 Randolph St
Nacogdoches TX 75964
United States



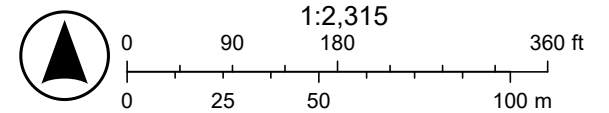


2215 Elizabeth St



6/11/2026, 7:58:58 AM

- | | | | |
|------------------------------|---------------------------------|----------------------------------|-------------|
| City of Nacogdoches Locator | B: Multifamily Residential | F2: Industrial and Manufacturing | City Limits |
| Buildings | C1: Vacant Lots and Land Tracts | J: Utilities | |
| Street Labels | D1: Qualified Open Space Land | O: Residential Inventory | |
| Current Land Use | E: Rural Land | X: Exempt Property | |
| A: Single Family Residential | F1: Commercial | Other | |





5.19.26

POINTER MARY
4123 FALLS ST
HOUSTON TX 77026

CASE NO: CS26-0009

CERTIFIED RECEIPT # 9589 0710 5270 3683 1530 60

RE: Building Standards Commission Meeting

Dear Sir or Madam:

This letter is to serve notice of a hearing for the unsafe building or structure located at **2215 ELIZABETH ST. S 1/2 OF TRACT 1 MANUEL WHITE HEIRS SD.** This hearing, which you are encouraged to attend, will be held on **Wednesday, June 17, 2026, at 4:00 P.M.**, in City Hall, which is located at 202 E. Pilar St., Nacogdoches, TX.

A notice was sent to you, which stated that corrective action must be initiated within thirty, (30) days.

Since, no construction or demolition permits have been issued for the repair or removal of the unsafe building or structure, the Building Standards Commission will review the building or structure to determine if it is unsafe and shall order the demolition, partial demolition, repair, renovation or removal of the structure or building.

At the public meeting, you will have the right to appear and present evidence concerning the condition of the building or structure, the work, if any, required to render the building or structure safe, sanitary, or fit for human habitation, occupancy, use, or a reasonable time table for completion of such repairs or removal.

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

Respectfully,
Angela Sowell

Angela Sowell
Code Enforcement Supervisor

City of Nacogdoches Code Enforcement
202 E. Pilar Room 147 – P.O. Box 635030
Nacogdoches, TX 75963
(936)559-2558 ☐ Fax (936)559-2901 ☐ sowella@nactx.us

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS26-0012 to declare a substandard structure on the property located at 215 E Gaylon Brooks 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 is dilapidated, unsecured and abandoned, and appears to be harboring vagrants.

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.

Structure has unsecured door and window openings. Enclosure of front porch was removed, and refuse is evident around property.

(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.

Structure has unsecured access points, and evidence of abandonment.

(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.

NOTICES:

- **01/16/2026 — Structure was deemed unsafe by staff, notice mailed to owner & placed on structure.**
- **02/26/2026 — Reinspection and no change to structure.**
- **03/03/2026 — Owner requested permit for remodel, but property was not requested for final inspection.**
- **05/19/2026 — Reinspection appeared to have a vagrant living in the structure.**
- **05/21/2026 — Public Hearing Notice mailed to owner.**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

ATTACHMENTS:

1. Case Details
2. Case Photos
3. Location Map
4. Public Hearing Notice

Case Details

Case Number CS26-0012

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / Condemned

Case Name
STRUCTURE IS DILIPADATED, FALLING DOWN, UNSECURED

Opened 1/16/2026 ADS
Closed
Last Action 5/21/2026 ADS
Follow Up 5/21/2026 ADS

Officer
Angela Sowell

Status
Warning

Site Address
215 E GAYLON BROOKS ST

City, State Zip
NACOGDOCHES, TX 75964

Site APN
17-038-0005-070000

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
Re-Inspection Angela Sowell WORSE THAN BEFORE	5/21/2026	5/21/2026
CBA Hearing Angela Sowell BSC HEARING LETTER MAILED	5/19/2026	5/19/2026
Walk-In Angela Sowell OWNER CAME IN TO PULL PERMIT FOR REMODEL	3/3/2026	3/3/2026
2nd Notice Sent Demond Jackson NO CHANGE TO THE STRUCTURE	2/26/2026	2/26/2026
Warning Notice Sent Angela Sowell	1/16/2026	1/16/2026
Site Inspection Angela Sowell	1/16/2026	1/16/2026

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
APPLICANT MARIA GARCIA			(713) 614-2477		
OWNER JJF HOMES LLC,		HOUSTON TX 77084	936		

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

LINKED CASES

CASE NUMBER	DATE OPENED	DATE CLOSED
OFFICER ASSIGNED	STATUS	
CS26-0012	1/16/2026	
Angela Sowell	Warning	

VIOLATIONS

TYPE OF VIOLATION	DATE OBSERVED	DATE CORRECTED
REMARKS	STATUS	LOCATION
NONE LISTED		







215 E. Gaylon Brooks St



6/11/2026, 7:50:45 AM

- City of Nacogdoches Locator

B: Multifamily Residential

F2: Industrial and Manufacturing

 City Limits
- Buildings

C1: Vacant Lots and Land Tracts

J: Utilities
- Street Labels

D1: Qualified Open Space Land

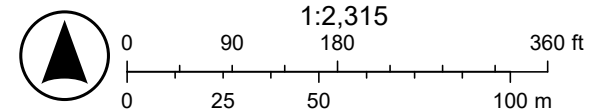
O: Residential Inventory
- Current Land Use

E: Rural Land

X: Exempt Property
- A: Single Family Residential

F1: Commercial

Other





5.19.26

JJF HOMES LLC
3506 DEEDS RD
HOUSTON TX 77084

CASE NO: CS26-0012

CERTIFIED RECEIPT # 9589 0710 5270 3683 1531 07

RE: Building Standards Commission Meeting

Dear Sir or Madam:

This letter is to serve notice of a hearing for the unsafe building or structure located at **215 E GAYLON BROOKS ST. LT 5-G BK 38**. This hearing, which you are encouraged to attend, will be held on **Wednesday, June 17, 2026, at 4:00 P.M.**, in City Hall, which is located at 202 E. Pilar St., Nacogdoches, TX.

A notice was sent to you, which stated that corrective action must be initiated within thirty, (30) days.

Since, no construction or demolition permits have been issued for the repair or removal of the unsafe building or structure, the Building Standards Commission will review the building or structure to determine if it is unsafe and shall order the demolition, partial demolition, repair, renovation or removal of the structure or building.

At the public meeting, you will have the right to appear and present evidence concerning the condition of the building or structure, the work, if any, required to render the building or structure safe, sanitary, or fit for human habitation, occupancy, use, or a reasonable time table for completion of such repairs or removal.

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

Respectfully,
Angela Sowell

Angela Sowell
Code Enforcement Supervisor

City of Nacogdoches Code Enforcement
202 E. Pilar Room 147 – P.O. Box 635030
Nacogdoches, TX 75963
(936)559-2558 ☐ Fax (936)559-2901 ☐ sowella@nactx.us

PRESENTER: Angela Sowell, Code Enforcement Officer

ITEM/SUBJECT: Public Hearing: Consider action regarding Code Enforcement Case CS26-0014 to declare a substandard structure on the property located at 1607 Durst 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 1607 Durst St., has been identified as a nuisance and unsafe to the neighborhood. The structure remains open to the weather elements by having a hole in the roof.

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 had a hole in the roof for several years.

(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 holes in the structure are 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 been placed 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 structure is open to the elements and has a hole in the roof.

(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 1607 Durst St., to be substandard and to order its demolition.

NOTICES:

- **02/11/2026 - Staff deemed the structure as unsafe**
- **02/12/2026 - Notice mailed to owner & posted on structure**
- **02/14/2026 - Certified card returned signed by D. Wood**
- **04/01/2026 - Reinspection with no changes made**
- **05/19/2026 - BSC hearing notice mailed to owner**

CITY CONTACT: Angela Sowell, Code Enforcement Supervisor

- ATTACHMENTS:**
1. **Case Details**
 2. **Case Photos**
 3. **Location Map**
 4. **Public Hearing Notice**

Case Details

Case Number CS26-0014

As of 6/10/2026

Type / Subtype
CONDEMNED STRUCTURE / SFR

Case Name
STRUCTURE HAS HOLE IN ROOF

Officer
Angela Sowell

Status
Warning

Site Address
1607 DURST

City, State Zip
NACOGDOCHES, TX

Opened 2/12/2026 ADS
Closed
Last Action 5/19/2026 ADS
Follow Up 5/19/2026 ADS

Site APN
17-042-1001-010000

Description

CHRONOLOGY ACTIONS

TYPE OF ACTION ACTION BY	ACTION DATE	COMPLETION DATE
CBAA Hearing Angela Sowell	5/19/2026	5/19/2026
BSC HEARING NOTICE MAILED		
Re-Inspection Demond Jackson	4/1/2026	4/1/2026
NO CHANGES HAVE BEEN MADE		
Certified Card Returned Demond Jackson	2/18/2026	2/18/2026
CERTIFIED CARD CAME BACK AND SIGNED BY D. WOOD ON 2/14/26		
Angela Sowell	2/12/2026	
Warning Notice Sent Angela Sowell	2/12/2026	2/12/2026
Site Inspection Angela Sowell	2/11/2026	2/11/2026

CONTACTS

CONTACT TYPE NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
OWNER WOOD, JAMES & KATHY	4284 FM 343	NACOGDOCHES TX			

FEES

DESCRIPTION OF FEE QUANTITY	DATE PAID AMOUNT	PAID BY	PAY METHOD	ACCOUNT
NO FEES				

INSPECTIONS

TYPE OF INSPECTION INSPECTOR	SCHEDULED DATE RESULT	COMPLETED DATE REMARKS
NO ACTIVITY		

LINKED CASES

CASE NUMBER OFFICER ASSIGNED	DATE OPENED STATUS	DATE CLOSED
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VIOLATIONS

TYPE OF VIOLATION REMARKS	DATE OBSERVED STATUS	DATE CORRECTED LOCATION
NONE LISTED		

1607 DURST ST.



Feb 11, 2026 at 2:15:00 PM
1600 Durst St
Nacogdoches TX 75964
United States



May 27, 2026 at 3:27:38 PM
1607 Durst St
Nacogdoches TX 75964
United States



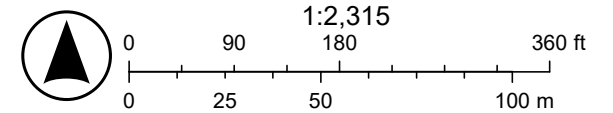
May 27, 2026 at 3:27:44 PM
1607 Durst St
Nacogdoches TX 75964
United States

1607 Durst St



6/11/2026, 8:01:21 AM

- | | | | |
|--------------------------------|-----------------------------------|------------------------------------|---------------|
| ● City of Nacogdoches Locator | ■ B: Multifamily Residential | ■ F2: Industrial and Manufacturing | ⬜ City Limits |
| ■ Buildings | ■ C1: Vacant Lots and Land Tracts | ■ J: Utilities | |
| ■ Street Labels | ■ D1: Qualified Open Space Land | ■ O: Residential Inventory | |
| ■ Current Land Use | ■ E: Rural Land | ■ X: Exempt Property | |
| ■ A: Single Family Residential | ■ F1: Commercial | ■ Other | |





5.19.26

WOOD JAMES & KATHY CASE NO: CS26-0014

4284 FM 343

NACOGDOCHES TX 75964 CERTIFIED RECEIPT # 9589 0710 5270 3683 1530 77

RE: Building Standards Commission Meeting

Dear Sir or Madam:

This letter is to serve notice of a hearing for the unsafe building or structure located at **1607 DURST ST. OUTLOT A-1 BK 42**. This hearing, which you are encouraged to attend, will be held on **Wednesday, June 17, 2026, at 4:00 P.M.**, in City Hall, which is located at 202 E. Pilar St., Nacogdoches, TX.

A notice was sent to you, which stated that corrective action must be initiated within thirty, (30) days.

Since, no construction or demolition permits have been issued for the repair or removal of the unsafe building or structure, the Building Standards Commission will review the building or structure to determine if it is unsafe and shall order the demolition, partial demolition, repair, renovation or removal of the structure or building.

At the public meeting, you will have the right to appear and present evidence concerning the condition of the building or structure, the work, if any, required to render the building or structure safe, sanitary, or fit for human habitation, occupancy, use, or a reasonable time table for completion of such repairs or removal.

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

Respectfully,

Angela Sowell

Angela Sowell
Code Enforcement Supervisor