



**September 16, 2024**

## **BUILDING STANDARDS COMMISSION**

Notice is hereby given of a Regular Meeting of the Nacogdoches Building Standards Commission to be held on the above date via videoconference 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. Administer Statement of Officer and Oath of Office for newly appointed Building Standards Commissioners.
4. **CONSENT AGENDA**
  - A. Approval of Minutes: Consider approval of minutes from November 29, 2023, Building Standards Commission meeting.
5. **REGULAR AGENDA**
  - A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.
  - B. **Public Hearing:** Consider the structure on Lot 22-B-2, BK 61, located at 1530 Looneyville Rd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**City of Nacogdoches Planning Department**  
202 E. Pilar – PO Box 635030 – Nacogdoches, TX 75963  
936-559-2574 ☐ Fax 936-559-2912 ☐ [www.nactx.us](http://www.nactx.us)  
Home of Stephen F. Austin State University ☐ [www.sfasu.edu](http://www.sfasu.edu)



- C. **Public Hearing:** Consider the structure on Lot 22-E-1 Block 61, located at 1804 Looneyville Rd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".
- D. **Public Hearing:** Consider the structure on Lot 15-A, Bk 1 of the J G Orton Subdivision, located at 1524 Martin Luther King Jr. Blvd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".
- E. **Public Hearing:** Consider the structure on Lot 10, Bk 24, of the J G Orton Subdivision, located at 1901 Martin Luther King Jr. Blvd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".
- F. **Public Hearing:** Consider the structure on Lot 1 of the Harlon Brooks 2nd Subdivision, located at 1616 & 1618 Castleberry Street, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".
- G. **Public Hearing:** Consider the structure on Lot 48-B, Bk 56, located at 1021 Cottonwood Street, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".
- H. **Public Hearing:** Consider the structure on Lot(s) 2-A and 2-B, Bk 11 of the J G Orton Subdivision, located at 1400 Timberlake Street, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

6. ADJOURN.

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Aimee Cloutier, Planning Coordinator



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

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

#### **CERTIFICATION**

I certify the notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on September 11, 2024, by 5 p.m. and remained posted until the meeting convened.

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Aimee Cloutier, Planning Coordinator



## Building Standards Commission

Date: September 16, 2024

Agenda Item: 4.A.

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### **PRESENTER:**

**ITEM/SUBJECT:** Approval of Minutes: Consider approval of minutes from November 29, 2023, Building Standards Commission meeting.

### **SUMMARY / BACKGROUND:**

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

### **NOTICES:**

NA

**CITY CONTACT:** Aimee Cloutier  
Planning Coordinator  
[cloutiera@nactx.us](mailto:cloutiera@nactx.us)  
(936)559-2574

**ATTACHMENTS:** 1. BSC Meeting Minutes\_11.29.23



**MINUTES TO THE  
BUILDING STANDARDS COMMISSION MEETING  
NOVEMBER 29, 2023 – 4:00 P.M.  
Regular Meeting**

**Members Present:** Nathaniel Walker; Michael Bailey; Travis Davis; John Windham

**Members Absent:** Russell Sanders; Sally Ann Swearingen

**Staff Present:** Angela Sowell, Code Enforcement Supervisor (CES); Armando Rodriguez, Code Enforcement Officer; Aimee Cloutier, Planning Coordinator; Steve Bartlett, City Engineer; Don Shoemaker, Building Inspector; Jerry Baker, City Attorney; Jason Vickery, Assistant City Engineer;

**Others Present:** Kayla Barlow; Nimma Dedditt; Wanda Cerniff; Ruth McDaniel; Ernestine Nestor;

**1. Call to Order:** Chairman Davis called the meeting to order at 4:00 p.m.

**2. PLEDGE OF ALLEGIANCE.** Chairman Davis led the Pledge of Allegiance.

**3. CONSENT AGENDA**

- A.** Approval of Minutes: Consider approval of minutes from the May 10, 2023, Building Standards Commission meeting.

Commissioner Windham moved to approve the minutes as written with Commissioner Bailey seconding the motion. The minutes were approved unanimously (4-0).

**4. Regular Agenda**

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

There were no items removed from the Consent Agenda.

- B. Public Hearing:** Consider the structure on Lot 1-C, Block 26, located at 510 Olchiltree Street, owned by David & Deborah Rankin.

Code Enforcement Supervisor (CES), Angie Sowell addressed the Commission stating the property has been in disrepair for some time. She explained the structure burned in July 2023 and it was posted shortly after. CES Sowell informed the Commission owners have been in contact with staff but they haven't followed through with a plan. As of November 29, 2023, permits haven't been pulled. CES Sowell recommended the structure be demolished.

No one spoke under public comment.

Commissioner Bailey made the motion to demolish the structure. Commissioner Windham seconded the motion, passed unanimously (4-0).

- C. Public Hearing:** Consider the structure on Lot 21 South, Block 47, located at 1421 Old Tyler Road, owned by Latrice Berry.

CES Sowell addressed the Commission stating the structure was originally posted in December 2019. She stated the structure has a hole in the roof and is an eyesore. There has not been any successful contact made with the property owners. CES Sowell recommended the structure be demolished.

No one spoke under public comment.

Commissioner Windham moved to approve the demolition of the structure. Commissioner Walker seconded the motion, passed unanimously (4-0).

- D. Public Hearing:** Consider the structure on Lot 14-P, Block 47, located at 1718 Dolph Street, owned by Robert Cotton Jr.

CES Sowell addressed the Commission stating the structure was originally posted in 2009 by previous staff and due to Covid, it was overlooked. CES Sowell explained current staff reposted the structure and sent notices this year after finding out the owner was deceased and his son had power of attorney. She stated staff made contact with the son and he had no interest in the property, therefore staff recommended demolition of the structure.

There were no comments under public comment.

Commissioner Walker moved to approve the demolition of the structure. Commissioner Bailey seconded the motion, passed unanimously (4-0).

- E. Public Hearing:** Consider the structure on Lot 53-5, Block 51, located at 1221 Greer Street, owned by Fields KP & Hester Lampber Estate, C/O Ruth McDaniel.

CES Sowell stated the structure is in disrepair with windows missing, the back of the house damaged, and a hole in the roof. CES Sowell explained the property had been used for illegal dumping and charges were filed. CES Sowell stated staff posted the structure in August 2023 and recommended the structure be demolished.

**Public Comment:**

Ruth McDaniel stated the property belongs to her father and stepmother and had \$6,000 worth of work done to the structure a few years ago. Ms. McDaniel stated there is a hole in the roof but her son wants to repair the home and would like 30 days to see what can be done with the house.

Chairman Davis made the motion to allow 30 days for a permit to be pulled for renovations to the property or a written plan given to the city. If neither of those things are done within 30 days, allow the city to proceed with the demolition. Commissioner Walker seconded the motion, passed unanimously (4-0).

- F. Public Hearing:** Consider the structure on Lot 4, Block 50 of the T J Lloyd 1<sup>st</sup> Subdivision, located at 2209 Pearl Street #4, owned by Reddy Nimm Venkat Ram.

CES Sowell addressed the Commission explaining staff has received numerous complaints regarding the property. She informed the Commission multiple departments performed an on-site inspection and there were multiple violations including missing windows, no skirting on the mobile home, the porch is dilapidated, missing siding, and is not connected to utilities. CES Sowell expressed that the structure was not safe and recommends removal of the mobile home.

**Public Comment:**

Nimm Reddy, the property owner of the mobile home stated he was using the structure as a storage building and wants to fix the structure.

Chairman Davis asked Mr. Reddy if he had a time frame of when the repairs would be completed in which his reply was three months.

There was discussion amongst Staff and the Commission regarding the posting of the structure and if any renovations have been made since.

Building Inspector Don Shoemaker informed the Commission that the Ordinance does not allow for a single-family residence to be used as a storage facility.

Chairman Davis made the motion for the allowance of a permit to be pulled within 90 days to bring the mobile home up to code or submit a written plan to the city on how the structure will be rehabilitated and no longer be used as a storage facility. Commissioner Windham seconded the motion, passed unanimously (4-0).

- G. Public Hearing:** Consider the structure on Lot 21, Block 63 of the Hollywood Subdivision, located at 813 Fourth Street, owned by Jose Luis Acosta & Ernestina.

CES Sowell addressed the Commission stating the structure was originally posted in February 2023 after receiving numerous complaints from the neighbors. CES Sowell explained that the structure appeared to be abandoned as there is holes in the roof and siding. CES Sowell stated contact has been made with the property owner and she would like to sell the home.

**Public Comment:**

Ernestina Nestor, the property owner addressed the Commission stating she would like permission to sell the house as she has already met with the realtor and signed paperwork.

Commissioner Windham motioned to allow the structure owner to put it on the market to sell. Commissioner Walker seconded the motion, passed unanimously (4-0).

**5. Adjourn:**

Chairwoman Swearingen adjourned the meeting at 4:29 p.m.

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Chairwoman Sally Ann Swearingen

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Attest: Aimee Cloutier, Planning Coordinator

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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot 22-B-2, BK 61, located at 1530 Looneyville Rd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure was posted in March 2024. This property has had ongoing violations since 2021. The violations include:

- Rubbish
- Junked Vehicles
- Trash
- Garbage
- General Nuisance

Other issues that have arrived as a result of this property are:

- 2007- Natural vegetation fire
- 2022- Building fire
- 2022- Filed charges for "Accumulation of Rubbish"
- 2023- No active water utilities since 7/2023
- 2024- Building Fire

**REVIEW CRITERIA & REQUIRED FINDINGS:**

**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 protects 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.

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

**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.

4. **Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

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.

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

**NOTICES:**

**Delinquent Taxes:** The property taxes are paid and current.

**CITY CONTACT:** Angela Sowell  
Code Enforcement Supervisor  
[sowella@nactx.us](mailto:sowella@nactx.us)  
(936)559-2520

**ATTACHMENTS:** 1. Site Photos

**1530 LOONEYVILLE RD.**





Aug 22, 2024 at 11:27:10 AM  
1526 Looneyville Rd  
Nacogdoches TX 75964  
United States





Aug 22, 2024 at 11:27:25 AM  
1526 Looneyville Rd  
Nacogdoches TX 75964  
United States





Aug 22, 2024 at 11:27:10 AM  
1526 Looneyville Rd  
Nacogdoches TX 75964  
United States





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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot 22-E-1 Block 61, located at 1804 Looneyville Rd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure on the property located at 1804 Looneyville Road was posted in April 2024 for being a nuisance to the neighborhood. The structure has a hole in the roof caused by a fire that occurred on 12/19/22. The doors and windows and the accessory building are not secured to keep vagrants out. Neighbors are complaining about the condition of the property as it has been abandoned, there are junk vehicles in the yard, the grass is overgrown, and is a harboring place for rodents and varmints.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

**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 protects 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.

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

**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.

**4. Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

**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.

**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

**NOTICES:**

**Taxes:** The taxes are delinquent.

**CITY CONTACT:** Angela Sowell  
Code Enforcement Supervisor  
[sowella@nactx.us](mailto:sowella@nactx.us)  
(936)559-2520

**ATTACHMENTS:** 1. Site Photos  
2. Additional Site Photos 1804 Looneyville Rd

**1804 LOONEYVILLE RD.**











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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot 15-A, Bk 1 of the J G Orton Subdivision, located at 1524 Martin Luther King Jr. Blvd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure was posted on September 28, 2023. The owner of the property contacted the Building Official in October 2023, to see about getting a permit to possibly save the structure, but a permit was never pulled. The only thing that has been done to the property is that a tree was removed that had fallen on the structure. No other contact has been made since. The structure is abandoned and an eyesore to the neighborhood that is also a harboring place for vagrants, rodents and other criminal activities.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

- 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 protects 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.
- 2. Fire Hazard.** A building or structure, which because of its wiring, construction or present status, constitutes a fire hazard.
- 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.
- 4. Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.
- 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.

**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

**NOTICES:**

**Taxes:** The taxes have been paid and are current.

**CITY CONTACT:** Angela Sowell  
Code Enforcement Supervisor  
[sowella@nactx.us](mailto:sowella@nactx.us)  
(936)559-2520

**ATTACHMENTS:** 1. Site Photos



**1524 MARTIN LUTHER KING JR. BLVD.**





Aug 22, 2024 at 1:14:23 PM  
1501-1599 Martin Luther King Jr Blvd  
Nacogdoches TX 75961  
United States





Aug 22, 2024 at 1:14:29 PM  
1501-1599 Martin Luther King Jr Blvd  
Nacogdoches TX 75961  
United States







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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot 10, Bk 24, of the J G Orton Subdivision, located at 1901 Martin Luther King Jr. Blvd, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure was posted in September 2023 for being a nuisance to the neighborhood. The structure has holes in the roof, and windows broken out and is a harboring place for rodents and criminal activity. The Building Official, Don Shoemaker met with the owners in January 2024 where he advised them they would be better off demolishing the structure and starting over.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

**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 protects 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.

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

**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.

**4. Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

**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.

**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

**NOTICES:**

**Back Taxes:** The taxes have been delinquent since 2018.

**CITY CONTACT:** Angela Sowell  
Code Enforcement Supervisor  
[sowella@nactx.us](mailto:sowella@nactx.us)  
(936)559-2520

**ATTACHMENTS:** 1. Site Photos



**1901 MARTIN LUTHER KING JR. BLVD.**







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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot 1 of the Harlon Brooks 2nd Subdivision, located at 1616 & 1618 Castleberry Street, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure was posted in November 2023. There are two structures on the same parcel located at 1616 and 1618 Castleberry which are both a nuisance to the neighborhood. Both structures have holes in the roof, are abandoned, and unsecured, and have become harboring places for vagrants and criminal activity.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

**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 protects 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.

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

**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.

**4. Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

**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.



**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

**NOTICES:**

**Bax Taxes: Very delinquent**

**CITY CONTACT:** Angela Sowell  
Code Enforcement Supervisor  
[sowella@nactx.us](mailto:sowella@nactx.us)  
(936)559-2520

**ATTACHMENTS:** 1. Site Photos

**1616 & 1618 CASTLEBERRY ST.**





Aug 22, 2024 at 1:17:42 PM  
1618 Castleberry St  
Nacogdoches, TX 75961  
United States





Aug 22, 2024 at 1:17:16 PM  
1618 Castleberry St  
Nacogdoches TX 75961  
United States





Aug 22, 2024 at 1:17:45 PM  
1616 Castleberry St  
Nacogdoches TX 75961  
United States





Aug 22, 2024 at 1:17:56 PM  
1604 Castleberry St  
Nacogdoches TX 75961  
United States





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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot 48-B, Bk 56, located at 1021 Cottonwood Street, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure was posted in June 2022. The structure is likely to collapse at any time. It is dilapidated and has deteriorated over the years. The structure has been abandoned for many years and is harboring rodents and other animals.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

**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 protects 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.

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**4. Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

**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.

**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

**NOTICES:**

**Back Taxes:** The taxes are very delinquent.

**CITY CONTACT:** Angela Sowell  
Code Enforcement Supervisor  
[sowella@nactx.us](mailto:sowella@nactx.us)  
(936)559-2520

**ATTACHMENTS:** 1. Site Photos



## 1021 COTTONWOOD ST.









Aug 28, 2024 at 1:38:53 PM  
1021 Cottonwood St  
Nacogdoches, TX 75964  
United States







Aug 28, 2024 at 1:39:14 PM  
1021 Cottonwood St  
Nacogdoches, TX 75964  
United States



Aug 28, 2024 at 1:38:58 PM  
1021 Cottonwood St  
Nacogdoches TX 75964  
United States



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

**ITEM/SUBJECT: Public Hearing:** Consider the structure on Lot(s) 2-A and 2-B, Bk 11 of the J G Orton Subdivision, located at 1400 Timberlake Street, alleged to be substandard-. See Code of Ordinances of the City of Nacogdoches, Texas, Chapter 14- "Buildings and Building Regulations", Article VIII- "Minimum Urban Standards Code", Division 4- "Unsafe Structures".

**SUMMARY / BACKGROUND:**

The structure was posted in October 2023. The structure is abandoned and neglected, has a hole in the roof, and is partially unsecured. The property is overgrown with weeds and is a nuisance to the neighborhood and harboring rodents and other animals.

**REVIEW CRITERIA & REQUIRED FINDINGS:**

**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 protects 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.

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

**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.

**4. Structural deformities.** A building or structure which has been built and constructed in such 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 Page 7 of 37 of construction, including the foundation, structural elements, wiring or apparatus, plumbing and fixtures, entrances or exits, renders the building or structure unsafe and dangerous.

**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.

**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

**NOTICES:**

NA

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**ATTACHMENTS:** 1. Site Photos

1400 TIMBERLAKE ST.









Aug 28, 2024 at 2:06:11 PM  
1405 Timberlake St  
Nacogdoches TX 75961  
United States

