



CITY OF DAINGERFIELD – COUNCIL SUMMARY SHEET

Public Hearing on Property Abatements

December 8, 2025 – 6:00 PM

Daingerfield Fire Department

This summary provides Council with a consolidated overview of each property presented for determination as public nuisances under **Section 36-4 Unsanitary/Unsightly Conditions** and, where applicable, **substandard structure** conditions.

1. 600 Ochiltree Street

Case: CE-2025-19

Owner: Bellevia Newberry

Violations:

- Substandard structure – house falling down
- Building unsecured – people entering and taking items
- Grass extremely tall; trash and debris throughout property
- Tree collapsing onto structure
- Unsanitary/unsightly conditions under Sec. 36-4

Inspection Findings:

- **June 13, 2025:** “House is not livable... house needs to be tore down.” Photos show roof failure, missing siding, interior exposure.
- **July 31, 2025:** Overgrown vegetation; path mowed through driveway; city mowed ditches.
- **Sept 22, 2025:** Sign posted; tree now falling apart and onto house.
- **Oct 6, 2025:** No work performed; sign picked up; no contact from owner.

Status: Continued hazard, unsecured, deteriorated structure.

Staff Recommendation: Demolition and full abatement.

Estimated Abatement Cost (D&D Quote): \$12,956.50



RESOLUTION NO. 12082025-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, DECLARING THE PROPERTY LOCATED AT 600 OCHILTREE STREET TO BE A SUBSTANDARD AND DANGEROUS STRUCTURE; ADOPTING AND INCORPORATING THE ABATEMENT ORDER ISSUED FOR THE PROPERTY; ORDERING THE DEMOLITION OF THE STRUCTURE; ESTABLISHING A 30-DAY COMPLIANCE DEADLINE; AND AUTHORIZING CITY STAFF TO TAKE ALL NECESSARY ACTIONS TO ENFORCE THIS RESOLUTION.

WHEREAS, the City of Daingerfield has inspected the property located at 600 Ochiltree Street, identified substandard and dangerous structural conditions, and issued notices in compliance with Chapter 28 of the City Code and Texas Health & Safety Code §214.001; and

WHEREAS, the City provided proper notice to the property owner and conducted a public hearing on December 8, 2025, during which evidence was presented showing that the structure is dilapidated, unsafe, unsecured, and constitutes a public nuisance; and

WHEREAS, the City Council finds that the structure is unsafe, cannot be reasonably repaired, and poses a danger to public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED:

1. The property located at 600 Ochiltree Street is hereby declared a public nuisance, substandard, and dangerous.
2. The Abatement Order for Case CE-2025-19 is hereby approved and incorporated by reference as if fully set forth herein.
3. The owner is ordered to demolish the structure and completely abate the nuisance within 30 days, no later than January 7, 2026.
4. If the owner fails to comply, the City Manager or designee is authorized to proceed with demolition and full abatement without further notice.
5. All costs incurred shall be assessed as a lien under Texas Health & Safety Code §214.0015.
6. The property owner retains the right to appeal to the District Court within 30 days pursuant to §214.0012.
7. This Resolution is effective immediately.

PASSED AND APPROVED this 8th day of December, 2025.

Wade Kerley, Mayor

Amanda Sanders, City Secretary

ABATEMENT ORDER

City of Daingerfield, Texas
Case No.: CE-2025-19
Hearing Date: December 8, 2025
Property Owner: Bellevia Newberry
Address: 600 Ochiltree Street, Daingerfield, Texas

I. LEGAL AUTHORITY

This Abatement Order is issued pursuant to:

- Texas Health & Safety Code §214.001, §214.0012, and §214.0015
- City of Daingerfield Code of Ordinances, Chapter 28 – Nuisances
- Ordinance 20250904 – Dangerous & Substandard Structures
- Sec. 8-256 – Substandard Structure Definition
- City Substandard Structure SOP Sections 2–5

II. FINDINGS OF FACT

The City Council finds:

1. The structure is dilapidated and structurally unsound.
2. Roof failure, wall collapse, and tree intrusion are present.
3. Structure is unsecured and dangerous to the public.
4. Vegetation is severely overgrown in violation of Sec. 36-4.
5. Notices were issued properly and no compliance occurred.
6. Structure cannot be reasonably repaired and poses a hazard.

III. ORDER

1. 600 Ochiltree Street is declared a PUBLIC NUISANCE.
2. Owner is ORDERED to demolish the structure within 30 days.
3. If owner fails, the City is AUTHORIZED to demolish and abate.
4. All costs will be billed and, if unpaid, filed as a lien under Texas Health & Safety Code §214.0015.
5. The property owner retains the right to appeal to the District Court within 30 days pursuant to §214.0012

IV. SIGNATURES

Wade Kerley, Mayor

Amanda Sanders, City Secretary

Progress Inspection Report

Contract Administrator

City of Daingerfield

Contract Number

Homeowner

Activity Number

Activity Address

600 Ochiltree

Inspection Information

Inspector Name

Steve Derrick

Draw #

Inspection #

Punch List:

Final

Date

12-2-2025

Items Inspected:

☒ Site

☒ Foundation

☒ Flat Work

☒ Plumbing

☒ Electrical

☒ Framing

☒ Doors & Windows

☒ Insulation

☒ Exterior Surfaces

☒ Interior Surfaces

☒ Roofing

☒ Finish Carpentry

☒ Cabinets

☒ Flooring

☒ Paint

☐ Other:

Reportable Conditions: Reportable Conditions include but are not limited to:

- 1) Any item that does not meet minimum applicable construction standards
- 2) Any item that does not meet approved specifications after repair or after completion
- 3) Any item that is not completed as requested prior to request for payment

Items to be Re-Inspected: Yard is extremely grown up, hiding outside damage to house. The interior is dilapidated with fell in floors and ceilings. There is exposed wiring throughout. This home is currently inhabitable.

Date of planned Re-Inspection:

Inspector's Certification

ICC Residential Building Ins # 5170597

I certify that I have inspected the work performed on the above-referenced address and that the work has been performed satisfactorily and in accordance with the applicable construction codes, standards, specifications and in accordance with the HOME Investment Partnerships Program.

Steve Derrick

Signature of Inspector

12-2-2025

Date

WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.



DATE: 06/13/2025

LOCATION: 600 OCHILTREE ST

RE: Violation of City Code of Ordinances

We have been notified of/observed a violation of the Code of Ordinances of the City of Daingerfield on your property.

VIOLATION

Sec. 36-4. - Duty of owner, occupants of real property.

Every person owning, leasing, managing, operating, using or occupying any building, apartment, house, structure, grounds or premises within the city shall keep each building, apartment, house, structure, grounds or premises clean, free and clear of all garbage, refuse, rubbish, brush or bulky waste; manure from lots, stables and poultry yards; all wastes, oils and greases of garages and filling stations; and all other articles and accumulations that may cause such premises to become unsanitary or unsightly.

(Code 1970, § 9-4; Code 2003, § 6.104)

REQUIRED RESOLUTION

It is your responsibility as a property/business owner in the city of Daingerfield to keep your property in a sightly and healthy manner. Every time there is a violation after this notice it will be a citation. You have 10 business days to comply before a citation will be issued. June 27, 2025 is that 10th day. Your property must STAY maintained with grass and weeds under 8". Keep Rubbish picked up. Not taking care of this issue can lead to fines and possibly liens on your property.



City of Daingerfield
Code Enforcement Department
101 Linda Drive Daingerfield, Texas 75638
903-645-3906

CODE ENFORCEMENT

Case number: CE-2025-19

Municipal address: 600 OCHILTREE ST

Legal section 36-4 UNSANITARY/UNSIGHTLY
address: SUBSTANDARD STRUCTURE

Status of inspection: Active

Case description:

Code letter being issued to the owner in reference to the violations.

Violations

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
06/13/2025		HOUSE FALLING DOWN - PEOPLE GOING INSIDE NOT SECURED - GRASS IS EXTREMELY TALL	FAILED. HOUSE IS NOT LIVABLE - PEOPLE ARE GOING INSIDE AND TAKING THINGS - NOT SECURE - THE GRASS IS EXTREMELY TALL

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/13/2025, 9:18 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	HORRIBLE - HOUSE NEEDS TO BE TORE DOWN AND LOT NEEDS MAINTAINED
07/31/2025, 11:19 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Section 36-4, Unsanitary/Unsightly Conditions - substandard- overgrown vegetation - trash and rubbish all around. Someone mowed path through on drive way and the city mowed ditches
09/22/2025, 4:01 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	Section 36-4, Unsanitary/Unsightly Conditions Sign has been placed photographs attached. Tree is now falling apart and on gpuse
10/06/2025, 1:46 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	Section 36-4, Unsanitary/Unsightly Conditions- picked up sign. No word from anyone nor has it been touched.

Photos

06/13/2025 9:19 AM



06/13/2025 9:19 AM



06/13/2025 9:19 AM



06/13/2025 9:19 AM















































CITY OF DAINGERFIELD – COUNCIL SUMMARY SHEET

Public Hearing on Property Abatements

December 8, 2025 – 6:00 PM

Daingerfield Fire Department

This summary provides Council with a consolidated overview of each property presented for determination as public nuisances under **Section 36-4 Unsanitary/Unsightly Conditions** and, where applicable, **substandard structure** conditions.

2. 907 Linda Drive

Case: CE-2025-98

Owner: Kim Tae

Violations:

- Abandoned building
- Heavy vegetation growth through pavement
- Overgrown vegetation exceeding 8"
- Long-term unsanitary/unsightly conditions

Inspection Findings:

- June 17–Nov 2025: Multiple failed inspections; no maintenance.
- Photos show large deteriorated parking area, vegetation overtaking structure, no activity on site.
- Sign posted Nov 6, 2025.

Status: No contact; repeated noncompliance for 6 months.

Staff Recommendation: Cleanup and securing structure; lien placement.

Estimated Abatement Cost (D&D Quote): \$1,400.00



RESOLUTION NO. 12082025-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, DECLARING THE PROPERTY LOCATED AT 907 LINDA DRIVE TO BE A PUBLIC NUISANCE AND ADOPTING THE ABATEMENT ORDER; ORDERING CLEANUP AND SECURING; SETTING A COMPLIANCE DEADLINE; AND AUTHORIZING CITY STAFF TO TAKE NECESSARY ACTIONS.

WHEREAS, the City of Daingerfield has inspected the property located at 907 Linda Drive, the property to contain an abandoned structure with heavy vegetation overgrowth, unsafe deterioration, and repeated failure to comply, and issued notices in compliance with Chapter 28 of the City Code and Texas Health & Safety Code §342.001, §342.006, and §342.007, relating to weeds, rubbish, unsanitary matter, and public nuisance abatement.; and

WHEREAS, the City provided proper notice to the property owner and conducted a public hearing on December 8, 2025, during which evidence was presented showing that the structure is dilapidated, unsafe, unsecured, and constitutes a public nuisance; and

WHEREAS, the City Council finds that the structure is unsafe, cannot be reasonably repaired, and poses a danger to public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED:

1. The structure and conditions located at **907 Linda Drive** are hereby declared a **public nuisance**.
2. The Abatement Order for CE-2025-98 is adopted and incorporated.
3. The owner shall remove vegetation, clear debris, and secure the structure within 10 days, no later than December 18, 2025
4. If not completed, the City Manager or designee is authorized to clean and secure the lot, including mowing, clearing, and weed control.
5. All costs incurred by the City shall be **assessed as a lien** against the property as authorized by law.
6. No district court appeal is required under Chapter 214. Administrative review may be requested from the City Manager within 10 days.
7. This Resolution is effective immediately.

PASSED AND APPROVED this **8th day of December, 2025**.

Wade Kerley, Mayor

Amanda Sanders, City Secretary

ABATEMENT ORDER

City of Daingerfield, Texas
Case No.: CE-2025-98
Hearing Date: December 8, 2025
Property Owner: Kim Tae
Address: 907 Linda Drive, Daingerfield, Texas

I. LEGAL AUTHORITY

This Abatement Order is issued pursuant to:

- Texas Health & Safety Code §342.001, §342.006, and §342.007
- City of Daingerfield Code of Ordinances, Chapter 28 – Nuisances
- Ordinance 20250904 – Dangerous & Substandard Structures
- Sec. 8-256 – Substandard Structure Definition
- City Substandard Structure SOP Sections 2–5

II. FINDINGS OF FACT

1. Structure abandoned and deteriorated.
2. Severe vegetation overgrowth overtaking the building.
3. No corrective action after required notices.
4. Property constitutes an unsafe and unsanitary nuisance.

III. ORDER

1. 907 Linda Drive is declared a PUBLIC NUISANCE.
2. Owner shall clean vegetation, remove debris, and secure openings within 10 days.
3. If owner fails, City is AUTHORIZED to perform abatement.
4. All costs incurred by the City shall be assessed as a lien against the property as authorized by law.
5. No district court appeal is required under Chapter 214. Administrative review may be requested from the City Manager within 10 days.

IV. SIGNATURES

Wade Kerley, Mayor

Amanda Sanders, City Secretary

RESOLUTION NO. 12082025-02



City of Daingerfield
Code Enforcement Department
101 Linda Drive Daingerfield, Texas 75638
903-645-3906

CODE ENFORCEMENT

Case number: CE-2025-98

Municipal address: 907 LINDA DR

Legal address: Section 36-4 Unsanitary/ Unsightly

Status of inspection: Active

Case description:

Bldg abandoned and property not maintained. Grass and trees over 8"

Violations

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
06/17/2025		still not mowed	grass and weeds are growing. well above 8" requirment. citation will be issued.
06/26/2025		needs maintained	has not been touched.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/17/2025, 11:31 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	property still not mowed. citation will be issued.
06/26/2025, 10:17 AM	Carrie Kirkland +1 9032851294	Failed Communication: Violations	THEY HAVE NOT COMPLIED TO CERT LETTER. CITATION WILL BE ISSUED.
11/13/2025, 11:06 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	Nothing has changed. Hearing abatement sign placed on property 11/6/2025.

Photos









06/26/2025 10:19 AM



06/26/2025 10:19 AM







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3. 408 Lindsey Street

Case: CE-2025-181

Owner: Clyde Henry

Violations:

- Vacant lot with excessive overgrowth
- Multiple failed inspections under Sec. 36-4
- Sign posted for more than 10 days without response

Inspection Findings:

- July 28 → Oct 20, 2025: Five failed inspections; no cleanup action taken.
- Sept 23: Code sign posted; photos (pp. 6–9 of inspection) show dense brush and overgrown lot.
- Oct 20: Officer removed sign and documented intent to clear with lien.

Status: Owner contacted Nov 18; stated he would clean, but no evidence of action.

Staff Recommendation: Cleanup and lien.

Estimated Abatement Cost (D&D Quote): \$900.00



RESOLUTION NO. 12082025-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, DECLARING THE PROPERTY LOCATED AT 408 LINDSEY STREET TO BE A PUBLIC NUISANCE AND ADOPTING THE ABATEMENT ORDER; ORDERING VEGETATION REMOVAL; SETTING A COMPLIANCE DEADLINE; AND AUTHORIZING CITY STAFF TO TAKE NECESSARY ACTIONS.

WHEREAS, the City of Daingerfield has inspected the vacant lot at 408 Lindsey Street and it has been the subject of multiple failed inspections and has remained in violation of Sec. 36-4 due to extreme overgrowth; and Texas Health & Safety Code §342.001, §342.006, and §342.007, relating to weeds, rubbish, unsanitary matter, and public nuisance abatement.; and

WHEREAS, the City provided proper notice to the property owner and conducted a public hearing on December 8, 2025, during which evidence was presented showing that the lot is unsightly and unsanitary and constitutes a public nuisance; and

WHEREAS, the City Council finds that the lot constitutes a public nuisance requiring abatement.

NOW, THEREFORE, BE IT RESOLVED:

1. The vacant lot located at 408 Lindsey Street is declared a public nuisance.
2. The Abatement Order for CE-2025-181 is adopted and incorporated.
3. The owner shall remove vegetation and abate conditions within 10 days, no later than December 18, 2025.
4. If not completed, the City Manager or designee is authorized to clean and secure the lot, including mowing, clearing, and weed control.
5. All costs incurred by the City shall be assessed as a lien against the property as authorized by law.
6. No district court appeal is required under Chapter 214. Administrative review may be requested from the City Manager within 10 days.
7. Resolution effective immediately.

PASSED AND APPROVED this 8th day of December, 2025.

Wade Kerley, Mayor

Amanda Sanders, City Secretary

ABATEMENT ORDER

City of Daingerfield, Texas
Case No.: CE-2025-181
Hearing Date: December 8, 2025
Property Owner: Clyde Henry
Address: 408 Lindsey Street, Daingerfield, Texas

I. LEGAL AUTHORITY

This Abatement Order is issued pursuant to:

- Texas Health & Safety Code §342.001, §342.006, and §342.007
- City of Daingerfield Code of Ordinances, Chapter 28 – Nuisances
- Ordinance 20250904 – Dangerous & Substandard Structures
- Sec. 8-256 – Substandard Structure Definition
- City Substandard Structure SOP Sections 2–5

II. FINDINGS OF FACT

1. Property has severe overgrowth for more than 30 days.
2. Multiple failed inspections have occurred.
3. Owner was contacted but did not abate.
4. Violates Chapter 28, Sec. 36-4, and Texas Health & Safety Code §342.001, §342.006, and §342.007, relating to weeds, rubbish, unsanitary matter, and public nuisance abatement

III. ORDER

1. 408 Lindsey Street is declared a PUBLIC NUISANCE.
2. Owner shall abate overgrowth within 10 days.
3. If owner fails, City AUTHORIZED to abate.
4. All costs incurred by the City shall be **assessed as a lien** against the property as authorized by law.
5. No district court appeal is required under Chapter 214. Administrative review may be requested from the City Manager within 10 days.

IV. SIGNATURES

Wade Kerley, Mayor

Amanda Sanders, City Secretary



City of Daingerfield
Code Enforcement Department
101 Linda Drive Daingerfield, Texas 75638
903-645-3906

CODE ENFORCEMENT

Case number: CE-2025-181

Municipal address: 408 LINDSEY ST

Legal address: SECTION 36-4 UNSIGHTLY CONDITIONS

Status of inspection: Active

Case description:

Vacant lot overgrown vegetationSection 36-4, Unsanitary/Unsightly Conditions

Violations

No deficiencies or remarks noted.

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
07/28/2025, 10:18 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Overgrown vegetation on vacant lot
08/25/2025, 9:40 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Has not been touched Section 36-4, Unsanitary/Unsightly Conditions
09/02/2025, 12:41 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Section 36-4, Unsanitary/Unsightly Conditions - nothing has been done- citation will be issued
09/23/2025, 4:04 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	Section 36-4, Unsanitary/Unsightly Conditions - overgrown vegetation
10/20/2025, 12:48 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Information required, Violations	Section 36-4, Unsanitary/Unsightly Conditions - sign has been posted in yard for more than 10 days. I took it down today and will have cleared then a lien placed on property

Photos



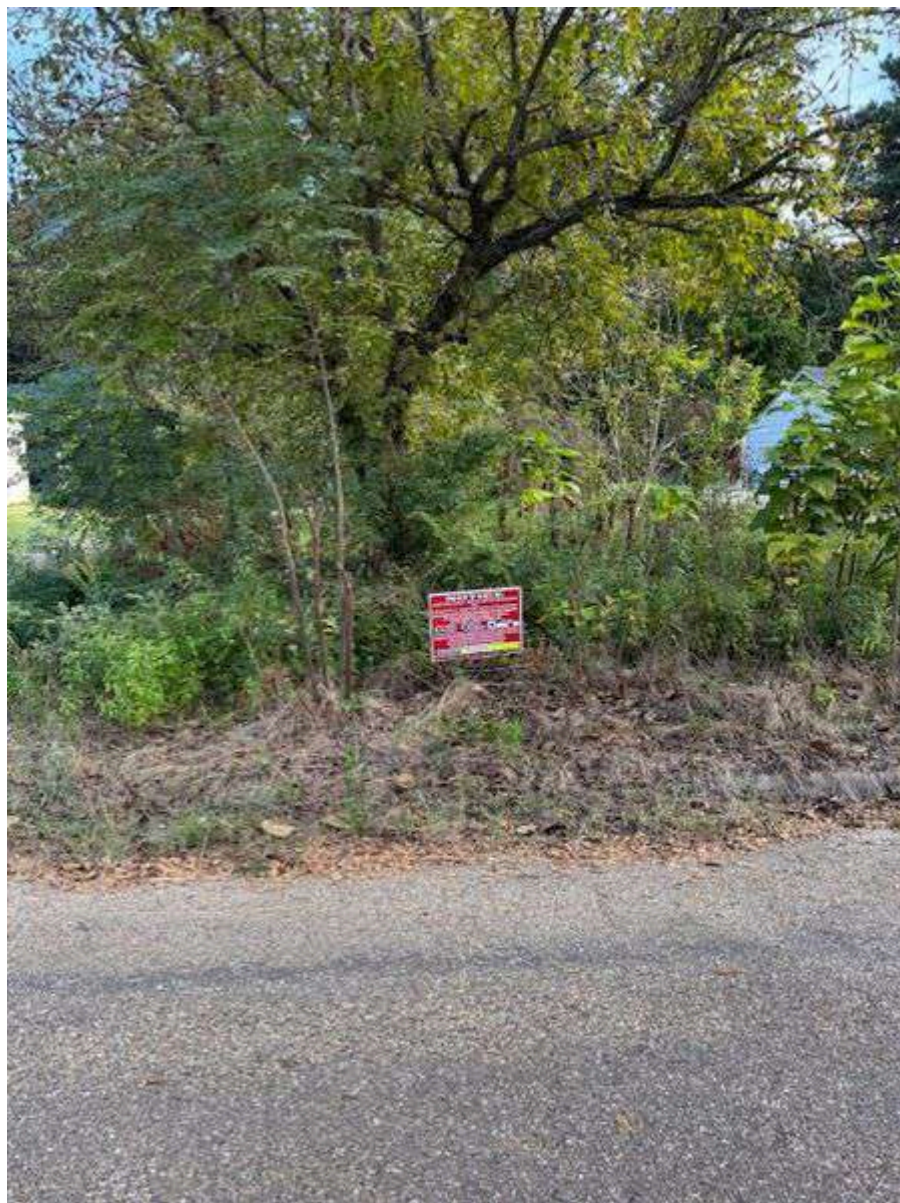




















CITY OF DAINGERFIELD – COUNCIL SUMMARY SHEET

Public Hearing on Property Abatelements

December 8, 2025 – 6:00 PM

Daingerfield Fire Department

This summary provides Council with a consolidated overview of each property presented for determination as public nuisances under **Section 36-4 Unsanitary/Unsightly Conditions** and, where applicable, **substandard structure** conditions.

4. 208 Peak Street

Case: CE-2025-183

Owner: Cowan Black (In care of estate)

Violations:

- Substandard structure
- Overgrown vegetation
- Abandoned structure with no maintenance efforts
- Sec. 36-4 Unsanitary/Unsightly

Inspection Findings:

- July 29, 2025: Photos show structure heavily overgrown; debris; deteriorated conditions.
- Aug–Nov: Officer attempts to locate responsible party.
- Nov 5: Owner confirms “property not worth back taxes” and no plans to invest time or money.

Status: Verified abandonment; substandard conditions; structural dilapidation.

Staff Recommendation: Demolition and full abatement.

Estimated Abatement Cost (D&D Quote): \$9,596.50



RESOLUTION NO. 12082025-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, DECLARING THE PROPERTY LOCATED AT 208 PEAK STREET TO BE A SUBSTANDARD AND DANGEROUS STRUCTURE; ADOPTING AND INCORPORATING THE ABATEMENT ORDER ISSUED FOR THE PROPERTY; ORDERING THE DEMOLITION OF THE STRUCTURE; ESTABLISHING A 30-DAY COMPLIANCE DEADLINE; AND AUTHORIZING CITY STAFF TO TAKE ALL NECESSARY ACTIONS TO ENFORCE THIS RESOLUTION.

WHEREAS, the City of Daingerfield has inspected the property located at 208 Peak Street, identified substandard and dangerous structural conditions, and issued notices in compliance with Chapter 28 of the City Code and Texas Health & Safety Code §214.001; and

WHEREAS, the City provided proper notice to the property owner and conducted a public hearing on **December 8, 2025**, during which evidence was presented showing that the structure is dilapidated, unsafe, unsecured, and constitutes a public nuisance; and

WHEREAS, the City Council finds that the structure is unsafe, cannot be reasonably repaired, and poses a danger to public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED:

1. The property located at 208 Peak Street is hereby declared a public nuisance, substandard, and dangerous.
2. The Abatement Order for CE-2025-183 is adopted and incorporated.
3. The owner is ordered to demolish the structure and completely abate the nuisance within 30 days, no later than January 7, 2026.
4. If the owner fails to comply, the City Manager or designee is authorized to proceed with demolition and full abatement without further notice.
5. All costs incurred shall be assessed as a lien under Texas Health & Safety Code §214.0015.
6. The property owner retains the right to appeal within 30 days under §214.0012.
7. This Resolution is effective immediately.

PASSED AND APPROVED this **8th day of December, 2025**.

Wade Kerley, Mayor

Amanda Sanders, City Secretary

ABATEMENT ORDER

City of Daingerfield, Texas
Case No.: CE-2025-183
Hearing Date: December 8, 2025
Property Owner: Cowan Black (Estate)
Address: 208 Peak Street, Daingerfield, Texas

I. LEGAL AUTHORITY

This Abatement Order is issued pursuant to:

- Texas Health & Safety Code §214.001, §214.0012, and §214.0015
- City of Daingerfield Code of Ordinances, Chapter 28 – Nuisances
- Ordinance 20250904 – Dangerous & Substandard Structures
- Sec. 8-256 – Substandard Structure Definition
- City Substandard Structure SOP Sections 2–5

II. FINDINGS OF FACT

1. Structure is abandoned, unsafe, and structurally compromised.
2. Roof collapse and hazardous conditions documented.
3. Owner stated unwillingness to repair.
4. Meets definition of dangerous structure under Sec. 8-256.

III. ORDER

1. 208 Peak Street is declared a PUBLIC NUISANCE.
2. Structure is ORDERED DEMOLISHED within 30 days.
3. City may perform demolition if owner fails.
4. Costs subject to lien.
5. Appeal rights apply.

IV. SIGNATURES

Wade Kerley, Mayor

Amanda Sanders, City Secretary

RESOLUTION NO. 12082025-04

Progress Inspection Report

Contract Administrator

City of Danversfield

Contract Number

Homeowner

Activity Number

Activity Address

208 Peak St

Inspection Information

Inspector Name

Steve Derrick

Draw #

Inspection #

1

Punch List:

Final

Date

11-12-2025

Items Inspected:

☒ Site

☒ Foundation

☒ Flat Work

☒ Plumbing

☒ Electrical

☒ Framing

☒ Doors & Windows

☒ Insulation

☒ Exterior Surfaces

☒ Interior Surfaces

☒ Roofing

☒ Finish Carpentry

☒ Cabinets

☒ Flooring

☒ Paint

☒ Other: out building is dilapidated

Reportable Conditions: Reportable Conditions include but are not limited to:

- 1) Any item that does not meet minimum applicable construction standards
- 2) Any item that does not meet approved specifications after repair or after completion
- 3) Any item that is not completed as requested prior to request for payment

Items to be Re-Inspected:

The roof has completely fell in. The lot is extremely overgrown. This place has been forgotten and neglected for years.

Date of planned Re-Inspection:

Condemned

Inspector's Certification

ICC Residential Building Ins. # 5170597

I certify that I have inspected the work performed on the above-referenced address and that the work has been performed satisfactorily and in accordance with the applicable construction codes, standards, specifications and in accordance with the HOME Investment Partnerships Program.

Steve Derrick

Signature of Inspector

11-12-2025

Date

WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.



City of Daingerfield
Code Enforcement Department
101 Linda Drive Daingerfield, Texas 75638
903-645-3906

CODE ENFORCEMENT

Case number: CE-2025-183

Municipal address: 208 PEAK ST

Legal address:

Status of inspection: Active

Case description:

Section 36-4, Unsanitary/Unsightly Conditions

Violations

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
07/29/2025			Section 36-4, Unsanitary/Unsightly Conditions

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
07/29/2025, 9:28 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Section 36-4, Unsanitary/Unsightly Conditions

Photos











CITY OF DAINGERFIELD – COUNCIL SUMMARY SHEET

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Daingerfield Fire Department

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5. 508 Taylor Street

Case: CE-2025-20

Owner: Richard Simpler Estate c/o Kimberly Thomas

Violations:

- House structurally failing
- Ceilings and walls collapsing
- Electrical and plumbing degraded
- House cannot be secured – door repeatedly found open
- Trash and debris inside and outside
- Extreme overgrowth

Inspection Findings (Building Inspector Report):

- Structure is dilapidated and unsafe for occupancy.
- Floors unstable, walls missing, electrical unsafe.
- Exterior deteriorating; roof structure compromised.

Status: Severe structural hazard; no corrective action.

Staff Recommendation: Demolition and full abatement.

Estimated Abatement Cost (D&D Quote): \$11,570.50



RESOLUTION NO. 12082025-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, DECLARING THE PROPERTY LOCATED AT 508 TAYLOR STREET TO BE A SUBSTANDARD AND DANGEROUS STRUCTURE; ADOPTING AND INCORPORATING THE ABATEMENT ORDER ISSUED FOR THE PROPERTY; ORDERING THE DEMOLITION OF THE STRUCTURE; ESTABLISHING A 30-DAY COMPLIANCE DEADLINE; AND AUTHORIZING CITY STAFF TO TAKE ALL NECESSARY ACTIONS TO ENFORCE THIS RESOLUTION.

WHEREAS, the City of Daingerfield has inspected the property located at 508 Taylor Street, identified substandard and dangerous structural conditions, and issued notices in compliance with Chapter 28 of the City Code and Texas Health & Safety Code §214.001; and

WHEREAS, the City provided proper notice to the property owner and conducted a public hearing on **December 8, 2025**, during which evidence was presented showing that the structure is dilapidated, unsafe, unsecured, and constitutes a public nuisance; and

WHEREAS, the City Council finds that the structure is unsafe, cannot be reasonably repaired, and poses a danger to public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED:

1. The property located at 508 Taylor Street is hereby declared a public nuisance, substandard, and dangerous.
2. The Abatement Order for CE-2025-20 is adopted and incorporated.
3. The owner is ordered to demolish the structure and completely abate the nuisance within 30 days, no later than January 7, 2026.
4. If the owner fails to comply, the City Manager or designee is authorized to proceed with demolition and full abatement without further notice.
5. All costs incurred shall be assessed as a lien under Texas Health & Safety Code §214.0015.
6. This Resolution is effective immediately.

PASSED AND APPROVED this **8th day of December, 2025**.

Wade Kerley, Mayor

Amanda Sanders, City Secretary

ABATEMENT ORDER

City of Daingerfield, Texas

Case No.: CE-2025-20

Hearing Date: December 8, 2025

Property Owner: Richard Simpler Est. Care of Kimberly Thomas

Address: 508 Taylor Street, Daingerfield, Texas

I. LEGAL AUTHORITY

This Abatement Order is issued pursuant to:

- Texas Health & Safety Code §214.001, §214.0012, and §214.0015
- City of Daingerfield Code of Ordinances, Chapter 28 – Nuisances
- Ordinance 20250904 – Dangerous & Substandard Structures
- Sec. 8-256 – Substandard Structure Definition
- City Substandard Structure SOP Sections 2–5

II. FINDINGS OF FACT

1. Structure is structurally unsound and unsafe.
2. Ceilings, walls, and flooring collapsing.
3. Electrical and plumbing hazardous.
4. Owner failed to secure or repair.

III. ORDER

1. 508 Taylor Street is declared a PUBLIC NUISANCE.
2. Owner is ORDERED to demolish the structure within 30 days.
3. If owner fails, the City is AUTHORIZED to demolish and abate.
4. All costs will be billed and, if unpaid, filed as a lien under Texas Health & Safety Code §214.0015.
5. The property owner retains the right to appeal to the District Court within 30 days pursuant to §214.0012

IV. SIGNATURES

Wade Kerley, Mayor

Amanda Sanders, City Secretary

RESOLUTION NO. 12082025-05

Progress Inspection Report

Contract Administrator

City of Daringfield

Contract Number

Homeowner

Activity Number

Activity Address

508 Taylor St

Inspection Information

Inspector Name

Steve Derrick

Draw #

Inspection #

1

Punch List:

Final

Date

11-12-2025

Items Inspected:

☒ Site

☒ Foundation

☒ Flat Work

☒ Plumbing

☒ Electrical

☒ Framing

☒ Doors & Windows

☒ Insulation

☒ Exterior Surfaces

☒ Interior Surfaces

☒ Roofing

☒ Finish Carpentry

☒ Cabinets

☒ Flooring

☒ Paint

☐ Other:

This needs condemned.

Reportable Conditions: Reportable Conditions include but are not limited to:

- 1) Any item that does not meet minimum applicable construction standards
- 2) Any item that does not meet approved specifications after repair or after completion
- 3) Any item that is not completed as requested prior to request for payment

Items to be Re-Inspected: The entire structure is dilapidated. The floors are weak and non-existent. The ceiling are falling or fell in. The doors and windows are substandard. There are no cabinets. The plumbing is outdated along with the electrical. The outside covering is deteriorated.

Date of planned Re-Inspection:

Inspector's Certification ICC Residential Building Ins # 5170597

I certify that I have inspected the work performed on the above-referenced address and that the work has been performed satisfactorily and in accordance with the applicable construction codes, standards, specifications and in accordance with the HOME Investment Partnerships Program.

Steve Derrick

Signature of Inspector

11-12-2025

Date

WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.



City of Daingerfield
Code Enforcement Department
101 Linda Drive Daingerfield, Texas 75638
903-645-3906

CODE ENFORCEMENT

Case number: CE-2025-20

Municipal address: 508 TAYLOR ST

Legal address: SECTION 36-4 UNSIGHTLY/UNSANITARY

Status of inspection: Active

Case description:

Code letter and warning being issued to residence in reference to unsanitary conditions

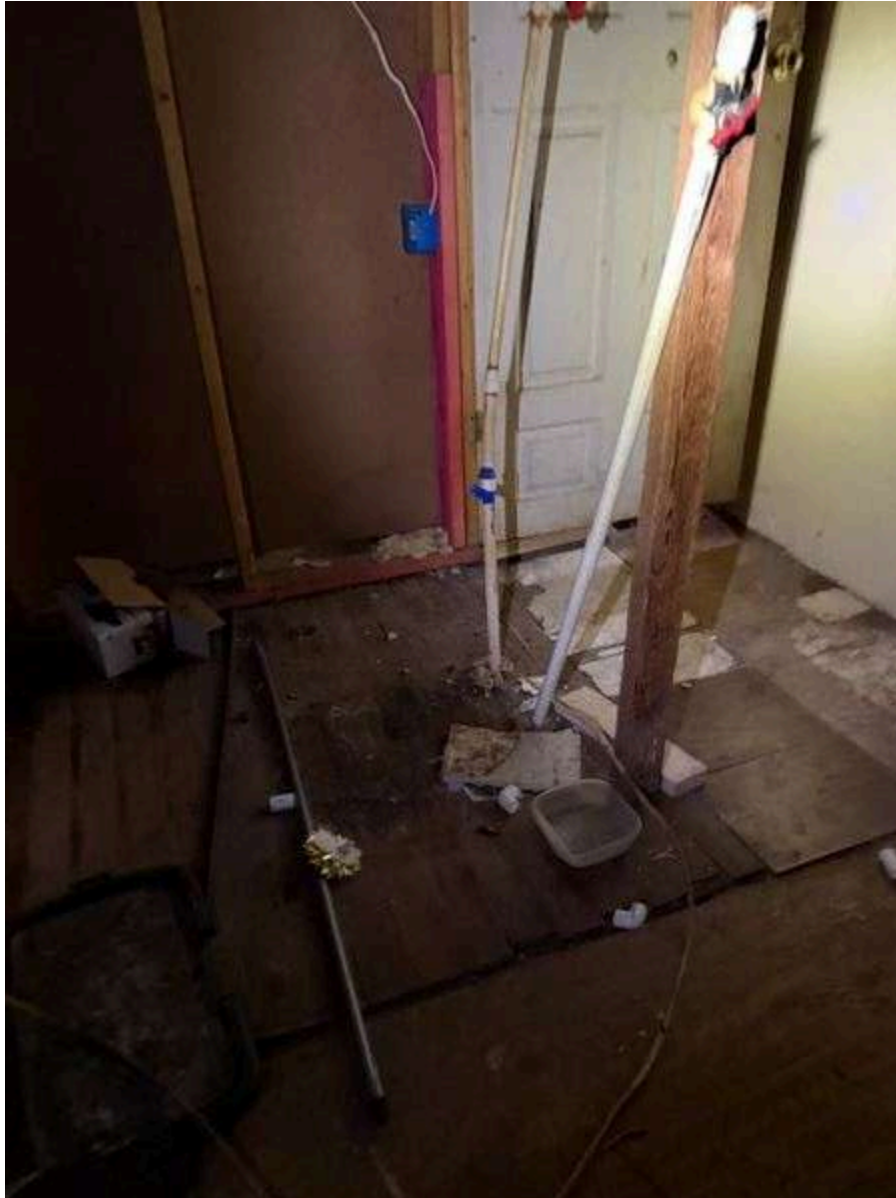
Violations

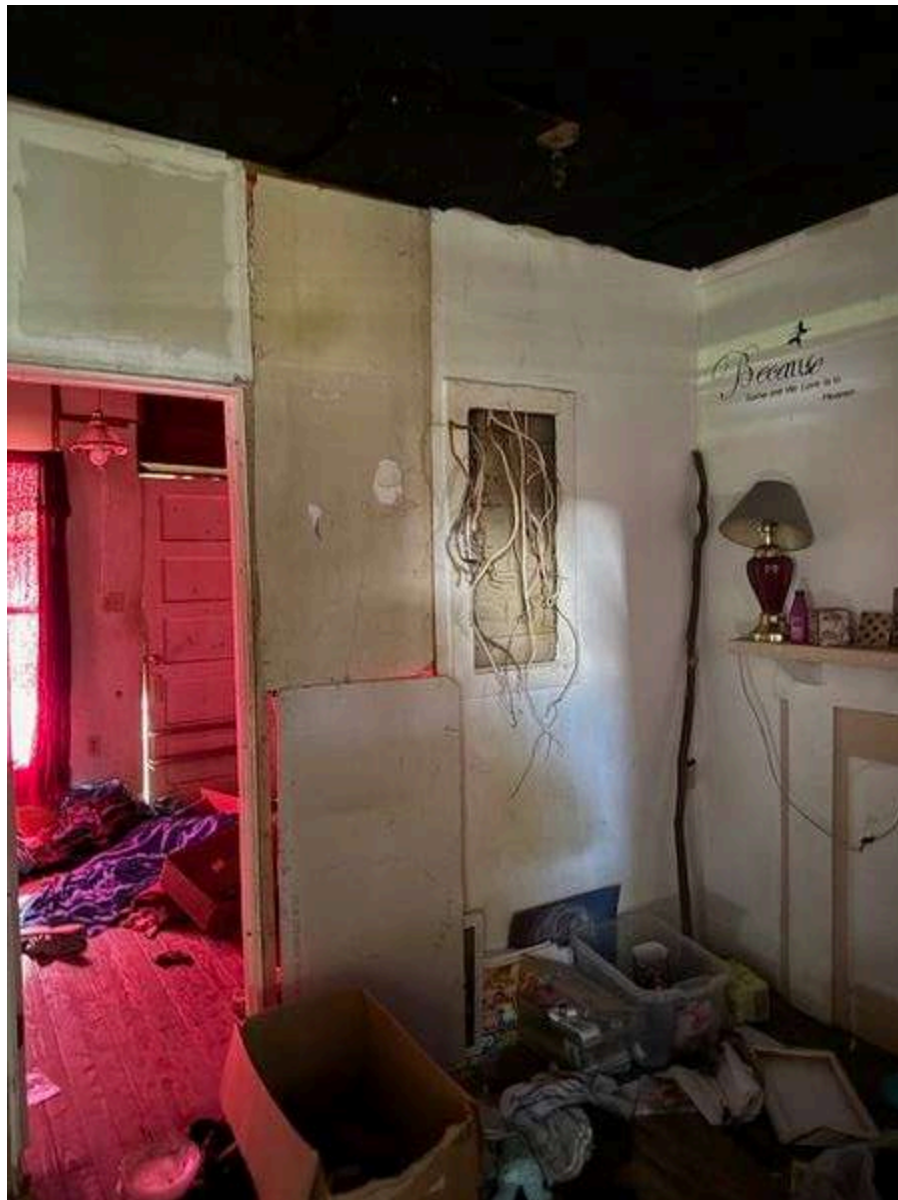
DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
06/13/2025		VIOLATIONS	RUBBISH IN YARD, HOUSE FALLING IN, GRASS IS OVER THE 8" REQUIREMENT
07/08/2025			Even more trash and rubbish in yard and grass is even taller. No effort has been made to clean property
07/15/2025			Trash, rubbish, overgrown, substandard

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
06/13/2025, 9:51 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	VIOLATIONS OBSERVED. HOUSE FALLING IN, HOLE IN ROOF FROM A TREE, RUBBISH ALL OVER YARD, AND GRASS OVER 8 " REQUIREMENT
06/30/2025, 2:06 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	failed- rubbish, garbage, and grass still over 8". nothing has been touched.
07/08/2025, 9:08 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Substandard building left unsecured. Trash and rubbish on porch and yard. Grass and weeds are 3-4' high. Citation will be issued
07/15/2025, 11:05 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Grass is steadily growing. House cannot be secured. Door is open every time I come to location after I close it. Trash rubbish over grown vegetation
07/31/2025, 10:18 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Failed-looks like someone going through stuff on porch- door left open. I closed it
07/31/2025, 12:14 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Failed
08/26/2025, 10:31 AM	Carrie Kirkland +1 9032851294	Failed Communication: Information required	Section 36-4, Unsanitary/Unsightly Conditions - nothing has changed. Grass is just laying over because it's dying because of heat

Photos

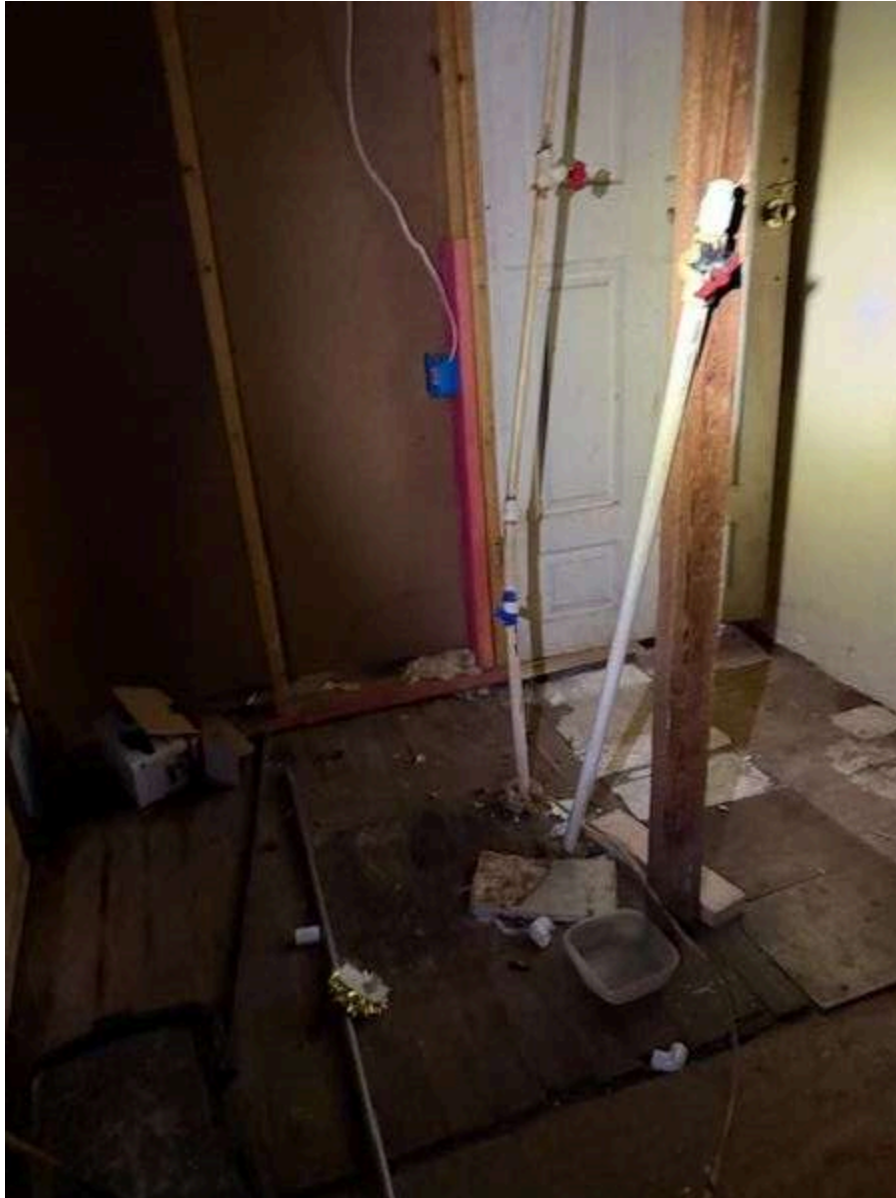




















06/13/2025 9:52 AM



06/13/2025 9:52 AM









06/30/2025 2:08 PM



06/30/2025 2:09 PM



















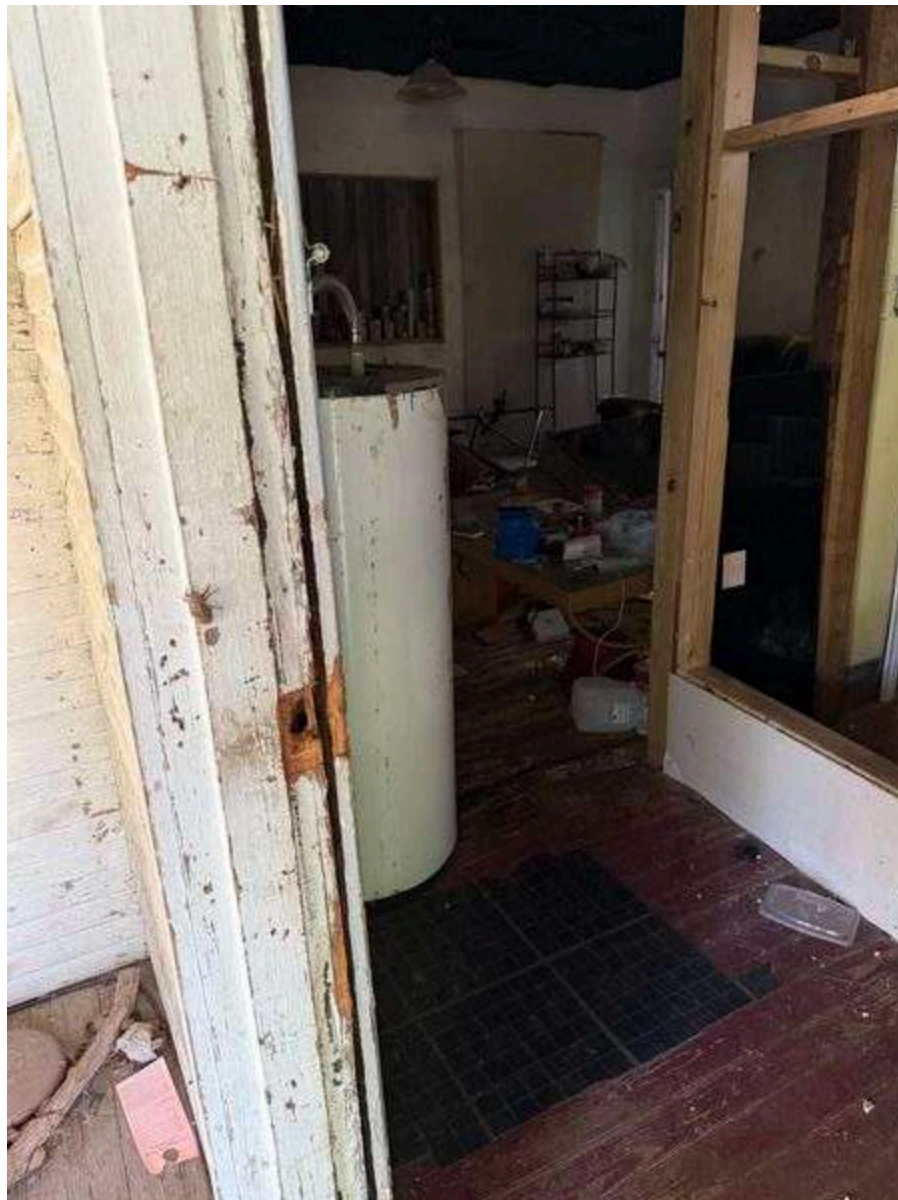
















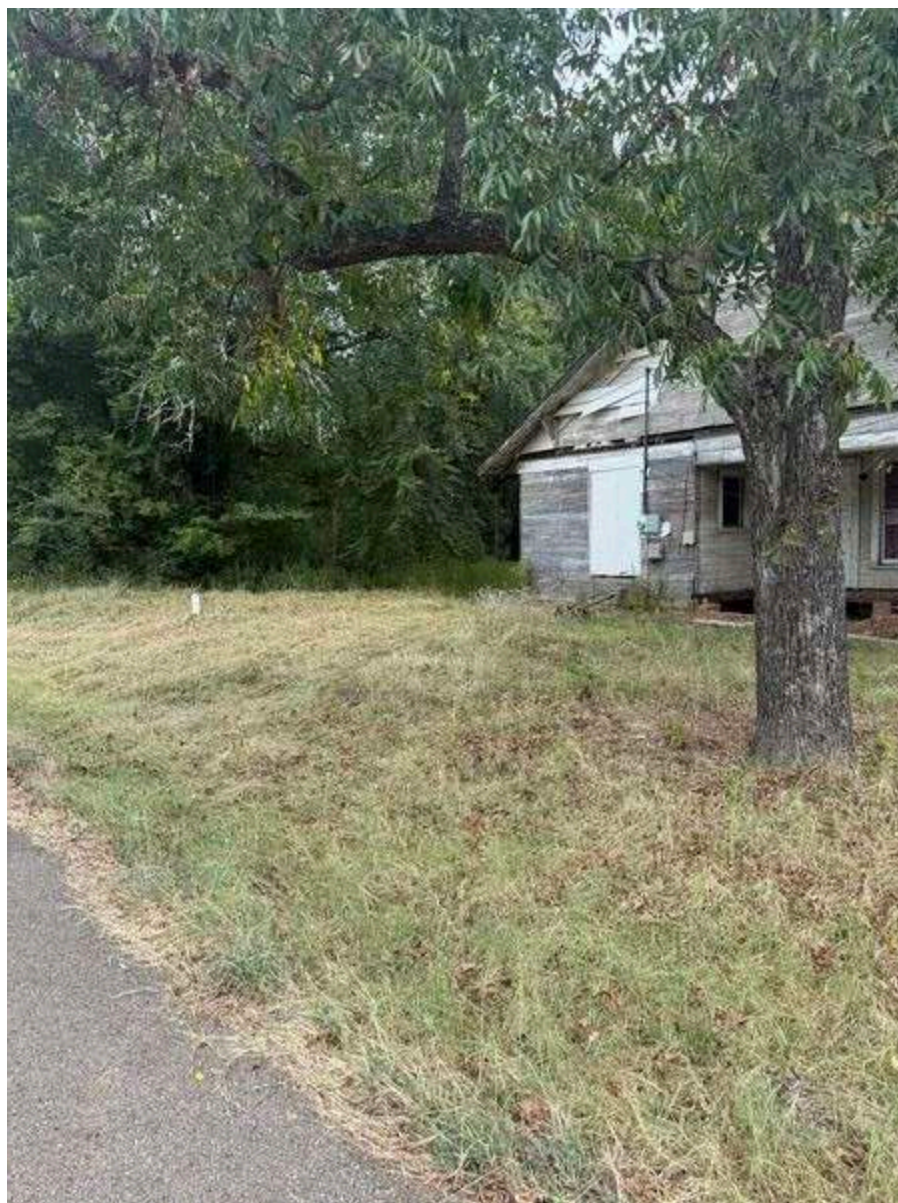


















CITY OF DAINGERFIELD – COUNCIL SUMMARY SHEET

Public Hearing on Property Abatelements

December 8, 2025 – 6:00 PM

Daingerfield Fire Department

This summary provides Council with a consolidated overview of each property presented for determination as public nuisances under **Section 36-4 Unsanitary/Unsightly Conditions** and, where applicable, **substandard structure** conditions.

6. 919 Carpenter Street

Case: CE-2025-44

Owner: Stephen Morton

Violations:

- Remains of burned structure still on property
- Tall weeds and overgrowth
- Ongoing trash/debris creating hazardous conditions
- Repeated violations under Sec. 36-4

Inspection Findings:

- March → November 2025: Persistent failure to comply; multiple inspections failed.
- Photos show extensive burned debris, collapsed materials, and overgrowth.
- Certified letters returned; sign posted in November.

Status: Several months of noncompliance; site poses safety risks.

Staff Recommendation: City cleanup of debris and vegetation; lien placement.

Estimated Abatement Cost (D&D Quote): \$6,443.50



RESOLUTION NO. 12082025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DAINGERFIELD, TEXAS, DECLARING THE PROPERTY LOCATED AT 919 CARPENTER STREET TO BE A PUBLIC NUISANCE AND ADOPTING THE ABATEMENT ORDER; ORDERING DEBRIS REMOVAL; SETTING A COMPLIANCE DEADLINE; AND AUTHORIZING CITY STAFF TO TAKE NECESSARY ACTIONS.

WHEREAS, the City of Daingerfield has inspected the remains of a burned structure and accumulated debris at 919 Carpenter Street it has been the subject of multiple failed inspections and creates unsafe and unsanitary conditions requiring abatement; and has remained in violation Texas Health & Safety Code §342.001, §342.006, and §342.007, relating to weeds, rubbish, unsanitary matter, and public nuisance abatement.; and

WHEREAS, the City provided proper notice to the property owner and conducted a public hearing on **December 8, 2025**, during which evidence was presented showing that the structure is dilapidated, unsafe, unsecured, and constitutes a public nuisance; and

WHEREAS, the City Council finds the property to be a public nuisance.

NOW, THEREFORE, BE IT RESOLVED:

1. The property located at 919 Carpenter Street contains burned remains and hazards and is declared a public nuisance.
2. The Abatement Order for CE-2025-44 is adopted and incorporated.
3. The owner shall remove all debris and hazards within 10 days, no later than December 18, 2025.
4. If the owner fails to comply, the City Manager or designee is authorized to remove debris, clean the lot, and abate all hazards.
5. All costs incurred by the City shall be assessed as a lien against the property as authorized by law.
6. No district court appeal is required under Chapter 214. Administrative review may be requested from the City Manager within 10 days.
7. This Resolution is effective immediately.

PASSED AND APPROVED this **8th day of December, 2025**.

Wade Kerley, Mayor

Amanda Sanders, City Secretary

ABATEMENT ORDER

City of Daingerfield, Texas
Case No.: CE-2025-44
Hearing Date: December 8, 2025
Property Owner: Stephen Morton
Address: 919 Carpenter Street, Daingerfield, Texas

I. LEGAL AUTHORITY

This Abatement Order is issued pursuant to:

- Texas Health & Safety Code §342.001, §342.006, and §342.007
- City of Daingerfield Code of Ordinances, Chapter 28 – Nuisances
- Ordinance 20250904 – Dangerous & Substandard Structures
- Sec. 8-256 – Substandard Structure Definition
- City Substandard Structure SOP Sections 2–5

II. FINDINGS OF FACT

1. Property contains burned structure remains.
2. Debris and hazards have existed for months without cleanup.
3. Notices sent with no response.
4. Conditions constitute a health and safety nuisance and Violates Chapter 28, Sec. 36-4, and Texas Health & Safety Code §342.001, §342.006, and §342.007, relating to weeds, rubbish, unsanitary matter, and public nuisance abatement

III. ORDER

1. 919 Carpenter Street is declared a PUBLIC NUISANCE.
2. Owner shall remove debris and hazards within 10 days.
3. If owner fails, City AUTHORIZED to abate.
4. All costs incurred by the City shall be **assessed as a lien** against the property as authorized by law.
5. No district court appeal is required under Chapter 214. Administrative review may be requested from the City Manager within 10 days.

IV. SIGNATURES

Wade Kerley, Mayor

Amanda Sanders, City Secretary



City of Daingerfield
Code Enforcement Department
101 Linda Drive Daingerfield, Texas 75638
903-645-3906

CODE ENFORCEMENT

Case number: CE-2025-44

Municipal address: 919 CARPENTER ST

Legal address: SECTION 36-4 UNSIGHTLY/ UNSANITARY

Status of inspection: Active

Case description:

Burnt down house piled up and overgrown vegetation.

Violations

DISCOVERY DATE	COMPLIANCE DATE	REFERENCE	DESCRIPTION
06/05/2025		UNSIGHTLY AND UNSANITARY	SENT A CERTIFIED CODE LETTER ON 6/3/2025 TO STEPHEN MORTON 502 MONTGOMERY ST IN PITTSBURG, TX
07/09/2025		Not compliant	Pile of trash and grass has grown high again

Visits

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
03/26/2025, 9:53 AM	Katelyn Claunch	Failed	Burnt house piled up and overgrown vegetation.
06/05/2025, 9:41 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	FAILED. NOTHING HAS CHANGED. CERTIFIED LETTER SENT ON 6/3/2025
06/26/2025, 10:11 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	failed. pile of debris is still there. but they mowed
07/02/2025, 4:01 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	failed to comply
07/09/2025, 9:15 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Grass is tall again and building that was torn down years ago is still there. Citation will be issued
07/15/2025, 7:51 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	GRASS HAS GROWN ABOVE 8" AGAIN AND NOTHING HAS BEEN DONE WITH THE PILE. LETTER WILL BE SENT WITH CITATION.
07/30/2025, 9:40 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued	Section 36-4, Unsanitary/Unsightly Conditions- failed nothing has been done. Citation #2 will be issued
08/25/2025, 10:47 AM	Carrie Kirkland +1 9032851294	Failed Communication: Violations	Nothing has been done. Issuing citation #2
09/29/2025, 2:31 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	Section 36-4, Unsanitary/Unsightly Conditions - has not mowed since the first time. the pile of debris remains on property and is dangerous and inviting pests and vermin - dangerous to health and safety
10/08/2025, 3:31 PM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	placed sign on property for abatement

VISIT DATE	INSPECTOR	VISIT RESULT	SITE CONDITIONS
11/13/2025, 11:03 AM	Carrie Kirkland +1 9032851294	Failed Communication: Order issued, Violations	Nothing has changed. Certified letter has been sent to owner and abatement sign has been placed in yard 11/6/2025

Photos

06/05/2025 9:42 AM	
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06/26/2025 10:11 AM



06/26/2025 10:12 AM

