



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Health & Building Standards Commission

Thursday, November 13, 2025

3:00 PM

Development Service Center

After determining that a quorum is present, the Health and Building Standards Commission of the City of Denton, Texas will convene in a Regular Meeting on Thursday, November 13, 2025, at 3:00 p.m. in Training Rooms 1 and 2 at the Development Service Center, 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. ITEMS FOR CONSIDERATION

- A. [HBS25-012](#) Consider approval of the August 14, 2025, minutes.

Attachments: [August 14, 2025](#)

- B. [HBS25-011](#) Consider approval of the 2026 meeting schedule.

Attachments: [2026 Calendar](#)

- C. [HBS25-013](#) Receive a status update on prior dangerous and substandard determinations made by the Health and Building Standards Commission pursuant to Chapter 17 of the Denton Code of Ordinances and receive a status update on the proposed quantity and cadence of 2026 dangerous and substandard cases.

3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Health and Building Standards Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Health and Building Standards Commission reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on November 5, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.

MINUTES
HEALTH AND BUILDING STANDARDS COMMISSION
August 14, 2025

After determining that a quorum was present, the Health and Building Standards Commission of the City of Denton, Texas convened in a Regular Meeting on Thursday, August 14, 2025, at 3:04 p.m. in Training Rooms 3 and 4 at the Development Service Center, 401 N Elm Street, Denton, Texas at which the following items were considered:

PRESENT: Chair Nicholas Stevens, Vice Chair Zachary Cathcart, Commissioners: Eric Dafoe, Sebastian Delgadillo, Joshua Ingram, and Kyle Minter

REGULAR MEETING

Chair Stevens opened the meeting at 3:04 p.m.

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. ITEMS FOR CONSIDERATION

- A. HBS25-004 Consider approval of the July 10, 2025, minutes.

Commissioner Ingram motioned to approve the July 10, 2025, meeting minutes. Motion seconded by Commissioner Delgadillo. Motion carried.

AYES (5): Chair Stevens, Vice-Chair Cathcart and Commissioners: Delgadillo, Ingram, and Minter

NAYS (0): None

ABSTAINED (1): Commissioner Dafoe

- B. HBS25-008 Receive a report, hold a discussion on the outcome of the EV Ready and Solar Ready presentation that was presented to City Council in the work session meeting on July 22, 2025.

The item was presented and discussion followed.

The Commission watched the July 22, 2025, City Council meeting in relation to this item. Discussion followed.

Commissioner Dafoe stated that he is agnostic about how a potential incentive could look, because of having limited knowledge in that area.

Commissioner Minter stated his decision hasn't changed since last time. He continued to state that we are strictly talking about whether we should amend the code or not and he doesn't believe we should amend the code since there is still potential for Type 1 in homes. In his opinion the \$880 to \$1500 cost will be just a way for builders to increase the value of the home.

Commissioner Ingram stated he will go back to his original input and that it should be mandated on new builds and if you are buying a new house, you are not particularly worried about \$1500. But reimbursing the home buyer is still the right way to go.

Commissioner Delgadillo stated that his opinion hasn't changed and to give more incentive.

Vice-Chair Cathcart stated he is still open to mandating the 40 amp breaker and prefers an incentive program over a mandated one.

Chair Stevens stated his opinion has changed a little bit and the more he thought about it he is against incentives period, and why its not in preview of the Commission the City is 14 million dollars in debt and passing on more give aways to developers when we can't afford to pay our bills it just doesn't seem like something that is a good idea and he wants to be fiscally smart as a City. Also doesn't think it's the obligation of residents to subsidize costs for every other homeowner that wants to purchase a home.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

C. HBS25-010 Receive a status update on prior dangerous and substandard determinations made by HABSCO pursuant to Chapter 17 of the Denton Code of Ordinances.

The item was presented and discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

3. CONCLUDING ITEMS

Chair Stevens motion to adjourn. Motion seconded by Commissioner Ingram. Motion carried.

AYES (6): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Delgadillo, Ingram, and Minter

NAYS (0): None

The meeting was adjourned at 4:01 p.m.

X

Nicholas Stevens

Date

Chair of Health and Building Standards Commission

X

Cathy Welborn
Administrative Assistant III

Date

2026 Calendar

DECEMBER						2025
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
21	22	23	24	25	26	27
28	29	30	31			

JANUARY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	HaBSCo	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	HaBSCo	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	HaBSCo	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	HaBSCo	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	HaBSCo	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	HaBSCo	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12	HaBSCo	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	HaBSCo	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	HaBSCo	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	HaBSCo	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER						2026
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	HaBSCo	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

JANUARY						2027
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9

