



City of Denton

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

Meeting Agenda

Health & Building Standards Commission

Thursday, August 14, 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, August 14, 2025, at 3:00 p.m. in Training Rooms 3 and 4 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. [HBS25-009](#) Consider approval of the July 10, 2025, minutes.

Attachments: [July 10, 2025](#)

- 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.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - 22 July Agenda Questions and Responses](#)

- 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.

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 August 7, 2025, in advance of the 72-hour 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 48 HOURS 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.



City of Denton

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

Legislation Text

File #: HBS25-009, **Version:** 1

AGENDA CAPTION

Consider approval of the July 10, 2025, minutes.

MINUTES
HEALTH AND BUILDING STANDARDS COMMISSION
July 10, 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, July 10, 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: Sebastian Delgadillo, Joshua Ingram, and Kyle Minter

ABSENT: Commissioner: Eric Dafoe

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 June 12, 2025, minutes.

Commissioner Ingram motioned to approve the June 12, 2025, meeting minutes. Motion seconded by Chair Stevens. Motion carried.

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

NAYS (0): None

3. PUBLIC HEARINGS

A. HBS25-006 Hold a public hearing to consider the issuance of an order to declare a structure substandard and require said substandard structure be secured, repaired, removed and/or demolished. The structure is located on Denton County parcel 21659, addressed as 3500 Briercliff Drive.

Chair Stevens stated the hearing procedure order:

1. The Chair will swear in witnesses and then open the public hearing.
2. The City will present their case.
3. The property owner, lienholder, or mortgagee may present testimony.

4. Interested parties may present public comment/testimony.
 - a. If interested parties testify, then:
 - i. Property owner, lienholder, or mortgagee may rebut.
 - ii. Staff may rebut.
5. The Board may ask follow up questions of witnesses that weren't previously answered.
6. The City will close their case.
7. The Chair will close the public hearing.
8. HABSCo will deliberate on the City's request(s), and the Chair will open the floor to motions.

Chair Stevens swore in the witnesses.

Chair Stevens opened the public hearing at 3:07 p.m.

Ms. McMahon, Deputy City Attorney called Billy Ewton, Assistant Building Official, as a witness to go ahead and provide testimony.

Billy Ewton, Assistant Building Official, stated the background on the project started between 2001 and 2025. There is a history of 67 Community Improvement cases and 12 building code violations which has to do with the Building Inspection department. There is currently an unpaid invoice due from property owner to City for \$7,296.00 for abatement and administrative fees from 2024 to 2025. Ewton stated the owner of the property is not accessible, staff has contacted the homeowner's parents who live in Aubrey and had communication with them up to a certain point. Ewton stated that Josh Ellison, Neighborhood Service Manager, stated the parents are not putting anymore money into this property.

McMahon, requested Ewton to discuss the additional background.

Ewton stated on December 5, 2023, he received consent for interior inspection from a squatter that was living in the house. The structure at that time met the qualifications of a substandard structure. Ewton stated he was made aware of the condition of the structure from other residents and the police department. At the time of his interior inspections in December 2023 there was a foul odor of animals, sewage and urine suspected from both animal and human sources. Sometime in February 2024 the structure suffered a fire, and City had an open active case on the property since that time. Ewton also stated multiple residents of the community continued to contact him to question the City's intentions and integrity concerning the structure.

McMahon, provided a summary of substandard criteria:

- Texas Local Government Code chapter 214 authorizes cities to create a program governing the handling of dangerous structures, including orders to demolish or repair
- Code of Ordinances Chapter 17, Article XIII is the substandard structure program created by ordinance 24-1647.
- Section 17-182 lists criteria and HABSCO may apply in determining whether a building should be deemed dangerous

McMahon stated if any one of the criteria is met then that is sufficient.

Ewton provided the findings by showing pictures and discussing the following standards:

- A. The building(s) is dangerous, and pursuant to Code of Ordinances 17-191, is a danger to the public health and welfare and is a public nuisance. The building is dangerous because the following standards from Code of Ordinances 17-182 are present:
- 2) Any wall or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle one-third of its base.
 - 3) The foundation or the vertical or horizontal supporting members are so damaged or deteriorated as to create a hazard or safety concern.
 - 4) The non-supporting coverings of walls, ceilings, roofs, or floors are so damaged or deteriorated as to create a hazard or safety concern.
 - 6) The building or any part thereof has been damaged by fire, water, earthquake, wind, tornado, vandalism, or other causes to such an extent that it has become dangerous to the public health, safety and welfare.
 - 7) A portion of a building or structure remains on a site when construction or demolition work is abandoned.
 - 8) A door, aisle, passageway, stairway, fire escape or other means of egress is not of sufficient width or size, or is damaged, dilapidated, obstructed or otherwise unusable, or so arranged so as not to provide safe and adequate means of egress in case of emergency or need.
 - 9) The building, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the city's citizens including but not limited to all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably known to spread disease.
 - 10) The building has been found to contain visually apparent mold growth of greater than one hundred (100) square feet in the dwelling unit and will require demolition if the remediation of such mold growth would exceed fifty (50) percent of the value of the building.
 - 11) Whenever the building or structure has been so damaged by fire, wind, tornado, earthquake, or flood, or has become so dilapidated or deteriorated as to become:
 - a. An attractive nuisance to children;
 - b. A harbor for unauthorized occupants, criminals, or trespassers; or as to
 - c. Enable persons to resort thereto for the purpose of committing unlawful acts.
 - 12) A portion of the building or member or appurtenance thereof (e.g., porch, chimney, signs) is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
 - 13) The building or structure has any portion, member or appurtenance, ornamentation on the exterior thereof which is not of sufficient strength or stability, or is not so

anchored, attached or fastened in place to be capable of safely resisting wind pressure, snow, ice, or other loads.

- 14) The building or structure has been determined to be vacant, using the following factors: the percentage of overall square footage of any building on the property or floor to the occupied space, the condition and value of any items in the property and the presence of rental or for sale signs on the property; provided that multi-family residential property containing three (3) or more dwelling units shall be considered vacant when the majority of all of the dwelling units become unoccupied and a majority remain unoccupied. A property shall not be considered vacant which is being currently marketed by the owner or a licensed real estate professional hired by the former or current occupant of the property, and to which the water service has not been shut off.

McMahon stated that staff is requesting HABSCo finds the structure to be dangerous, and City staff recommends the owner be ordered to demolish this structure within 30 days. If more than thirty days is requested by the owner, it is recommended that the board require compliance with a time schedule for the work and the site must be kept reasonably secure from unauthorized entry.

Chair Stevens asked if the Board has any questions for Billy.

Commissioner Ingram asked if staff knew when the home was built and is there any chance of asbestos. Ewton stated that he is unaware of the age of the home and on residential dwellings asbestos surveys are not required.

Commissioner Minter asked if staff knows when the dwelling became abandoned. Ewton stated he is assuming it is February 2024 after the fire.

Chair Stevens asked about the interaction with the property owner's parents. Ewton stated he has not had direct contact with them, Josh Ellison has had communication with them. Chair Stevens asked about communication with the current owner. Ewton stated the current owner from last he heard was possibly incarcerated. McMahon stated in procedural compliance in this matter staff has sent multiple notices to his last record address as well as to the property address.

Commissioner Ingram asked if staff assumes that once the dwelling is demolished will the lot be vacant until it works its way through the courts. Ewton agreed with that assumption.

Chair Stevens asked if the last know address was based on the Denton County Appraisal District website. McMahon stated a title search was done to search for any additional lien holders or mortgagees and no others were located.

Chair Stevens asked if the property owner was present. The property owner was not present at the public hearing.

Chair Stevens stated the next step is accepting public comment.

Chair Stevens swore in Beverly Barnett, 2908 Brighton Circle, stated they have been living with the house and squatters for years. Ms. Barnett stated the drug dealer that lived around the corner dropped dead one day and two months later the squatters tried to burn the house down and that sealed that up. And since then, the neighborhood has totally changed. But they were dealing with this for years and City Council, police, nobody would help, and the neighborhood was desperate. So, all that aside she saw ten dogs living in the house, a constant flood of people in and out, they had no toilets, no running water, they would go down to the drug dealers and get water from him. He supported and took care of them. She can't imagine what is in that house and when the fireman came to put out the fire, he told me that it was biohazard and there were needles and all kinds of drug paraphernalia and that it was dangerous to walk inside that house. She asked the commission with just that alone to please if there is anyway to speed up the process and get that thing out of their neighborhood.

McMahon asked Ms. Barnett it would correct to state that she supports this being demolished. Ms. Barnett stated they are going to have a party when the dwelling comes down. McMahon asked if she agreed with her statement that this property presents a nuisance. Ms. Barnett agreed.

McMahon provided the closing statement. She stated she believes the City has demonstrated that the building at 3500 Briercliff Drive is a dangerous and substandard building because several of the criteria for dangerousness as listed in 17-182 are present. In summary the property is severely fire damaged, the frame of the build is degraded by rot and fire. Mr. Ewton's inspections show multiple disease factors, and that the electrical and plumbing systems are totally inoperable. The building is simply not safe to occupy. Toilet and cooking facilities are non-functional and not able to be provided. And the police and neighborhood calls show the potential for the site to be an active attractive nuisance. As a result, the City asks HABSCo to find the following:

1. Determine the building located at 3500 Briercliff is substandard based on evidence presented.
2. The City requests you order the owner or lien holder or mortgagee to demolition and remove the substandard building located at 3500 Briercliff within 30 days and that if the owner fails to do so that the City Staff is authorized to enter onto the property and cause the demolition of said building and place a lien on the property for all cost associated with the demolition.

Vice-Chair Cathcart asked a procedural question and if the board would have to reconvene if the owner does not demo the structure. McMahon provided the steps; explaining the municipal court affidavit staff would obtain prior to proceeding with demolition, and that HABSCO would be updated, but would not likely have another hearing on this matter.

Commissioner Ingram asked Mr. Ewton if in his opinion could the structure be repaired. Ewton stated it is not possible.

Chair Stevens closed the public hearing 3:35 p.m.

Chair Stevens moved that the commission finds the building located on the property at 3500 Briercliff Drive is substandard based on the evidence presented. Motion seconded by Commissioner Minter. Motion carried.

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

NAYS (0): None

Chair Stevens moved that the owner be ordered to demolish and remove the substandard building at 3500 Briercliff Dr within 30 days, and that if the owner fails to do so that City staff is authorized to enter onto the property and cause the demolition of said building and to place a lien on the property for all costs associated with the demolition. Motion seconded by Commissioner Ingram. Motion carried.

The Commission and staff had a discussion regarding the process of safety and expediting the process.

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

NAYS (0): None

4. CONCLUDING ITEMS

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

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

NAYS (0): None

The meeting was adjourned at 3:40 p.m.

X

Nicholas Stevens

Chair of Health and Building Standards Commission

Date

X

Cathy Welborn

Administrative Assistant III

Date



City of Denton

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

Legislation Text

File #: HBS25-008, **Version:** 1

AGENDA CAPTION

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.



AGENDA INFORMATION SHEET

DEPARTMENT Development Services

DCM: Cassey Ogden

DATE: August 14, 2025

SUBJECT

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.

BACKGROUND

The purpose of this agenda item is to have a follow-up discussion at the request of City Council, as it relates to the initial two-minute pitch request (from City Council) for updating building codes for new single-family homes to be built electric vehicle (EV) and solar ready.

At the City Council meeting on July 22, 2025, staff presented the EV/Solar presentation information shared with HABSCO on June 12, 2025. The presentation addressed current code provisions and how homes being built under the current code already offer EV charging and require minimal updates for solar installations. Furthermore, the current code provisions align with the City's Climate Action Plan.

After much discussion, City Council's direction was to take no action, as the currently adopted codes already provide for level 1 EV charging and solar installations. However, City Council requested the work session discussion be shared with HABSCO should HABSCO have any additional recommendations to provide City Council. Since the prior direction received from HABSCO was that incentives should be provided to assist homeowners for EV and solar installations, City Council's direction was that any incentive recommendations would come from the Sustainability Committee for consideration and be evaluated for consistency with the City's adopted Climate Action Plan (CAP).

In order for HABSCO to assist with providing any additional recommendations to City Council (if any), staff recommend HABSCO watch the City Council work session discussion in advance of the HABSCO meeting on August 14, 2025. [Jul 22, 2025 City Council on 2025-07-22 2:00 PM \(SPECIAL CALLED\) - Denton, TX](#)

Additionally, to provide clearer subsequent direction, staff recommend each topic (i.e. EV ready, solar ready) be discussed individually.

EXHIBITS

1. Agenda Information Sheet
2. Presentation
3. 22 July Agenda Questions and Responses

Respectfully submitted:
Amber Rodgers
Assistant Building Official



Electric Vehicle (EV) charging and Solar-Ready Building Code

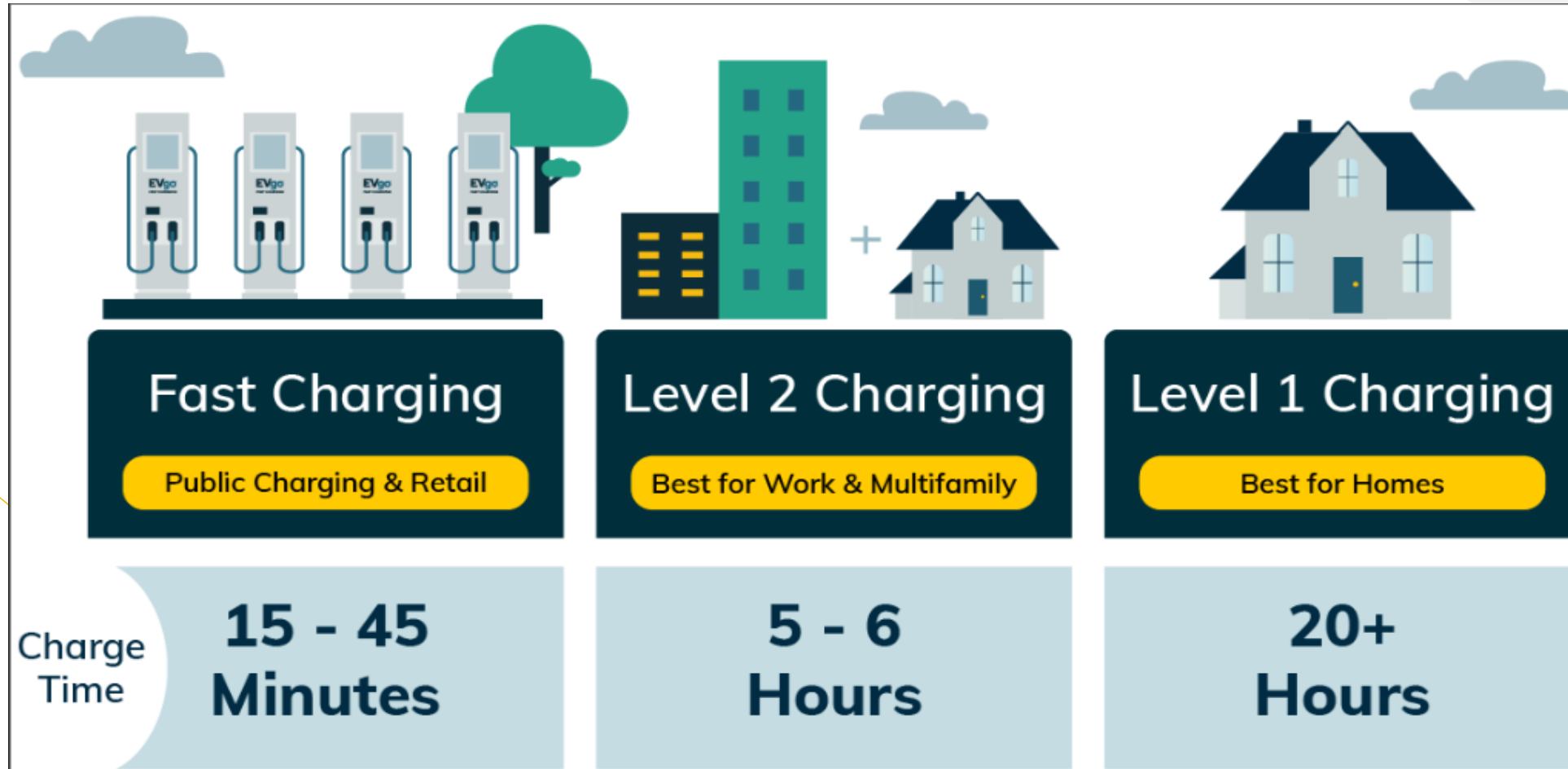
Background

- November 19, 2024, Council Member McGee requested a two-minute pitch to update the building codes for new single-family homes to be built EV-ready and Solar-ready.
- The ISR was published in the Friday Report on February 7, 2025.
- HABSCO was given a presentation on June 12, 2025.
- City Council presentation on July 22, 2025

Electric Vehicle (EV) Current Condition

- All new residential construction in the City is currently Type 1 *EV ready*, as the building codes require a 120v receptacle at each vehicle bay of attached and detached garages.

What are the different EV Charging Rates



Level/Type 3 = Fast Charging/Retail

Level/Type 2= Workplace

Level/Type 1= In home

EV Summary

- To construct a home as Type 2 EV ready there would be an approximate cost impact of about \$800-1500, initially paid for by the builder and passed along to the homeowner in the cost of the home.
 - If adopted, the *EV-Ready* homes would be required to be fitted with enough space in the electric panel to accommodate the 40-amp breaker needed for Type 2 EV charger (240v).
- The average cost for an installed Type 2 EV charger is \$800-\$2,500 based on the equipment.
- In the last 6 years, the city has issued 58 residential EV charger permits for Type 2 chargers. There are over 65,000 homes in the city which indicates less than .09% of homes currently have a Type 2 charger.
- As of June 10, 2025, the North Central Texas Council of Governments reported 1,394 registered EV vehicles in the City of Denton out of 108,703 total registered vehicles (1.28% EV adoption rate). This also indicates that approximately 4% of electric vehicle owners have Type 2 chargers installed at their home.

EV Considerations

- Minimize impacts to housing affordability, avoid new mandates for Type 2 EV charging.
 - The City of Denton does not have an active incentive program for EV charging but does offer an incentive for the purchase or lease of an electric vehicle.
There are IRS tax credits, and State level incentives. (energy.gov; comptroller.texas.gov/programs/seco/funding/)
- Staff time and costs to develop and implement additional reviews and inspections during the construction of each home.
 - Increase by one hour of additional plan review and inspections to each home at 30 minutes each, estimated at 75 new permits per month, staff time estimated cost at \$100/hour. Approximate cost to city would be about \$7,500/month, which would not including training, SOP updates, or software updates.
- Currently aligned with Climate Action Plan.

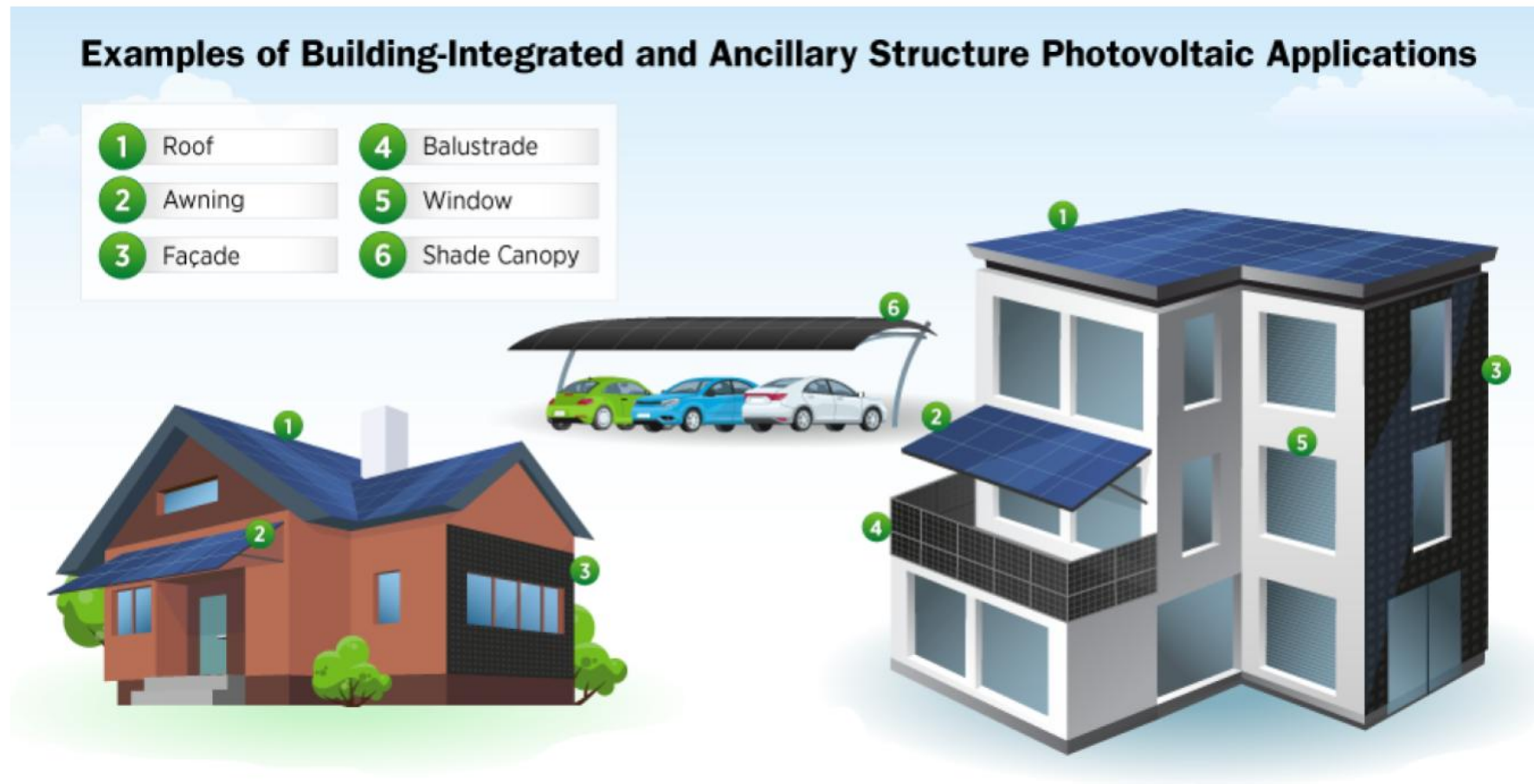
EV Conclusion

- The building code currently mandates receptacles in each vehicle bay which accommodate Type 1 EV chargers.
- Health and Building Standards Commission (HABSCO) was not in support of the mandate for EV capable (or Type 2) in new residential construction. The board requests consideration to incentivize installations rather than adopt a code amendment to mandate the requirement.

Solar Current Condition

- Current building codes do not require modifications or accommodations for future solar installs. For new solar installs, there are few alterations, typically only involving upgrades to the existing electrical system. None of the systems installed to date have required structural changes to the building.

Different Solar PV Applications



Solar Summary

- To construct a home as solar-ready there would be an approximate cost impact of about \$3,000, initially paid for by the builder and passed along to the homeowner in the cost of the home.
 - If adopted the plans submitted for permit must show the solar-ready zone, indicate the roof loads and calculations, the roof shall be oriented between 110 degrees and 270 degrees of true north OR have low sloped roofs (pitch of less than 2:12), shall reserve space in the electrical panel, and provide a permanent certificate indicating the solar-ready zone.
- The average cost for an installed solar system is around \$18,000 according to the National Renewable Energy Laboratory (NREL).
 - In 2024 the city issued 93 permits for residential solar panels, to date the city has issued 31 residential solar permits.
 - Solar panel installations currently account for less than 1% of the number of existing homes per year.

Solar Considerations

- To minimize impacts to housing affordability, avoid new mandates for solar readiness as current construction standards already support these installations and require only minor electrical updates for solar installations.
 - The City of Denton does not have an active incentive program for Solar installation currently. There are IRS tax credits, and State level incentives for both. (energy.gov; comptroller.texas.gov/programs/seco/funding/)
- Staff time and costs to develop and implement additional reviews and inspections during the construction of each home.
 - Increase by one hour of additional plan review and inspections to each home at 30 minutes each, estimated at 75 new permits per month, staff time estimated cost at \$100/hour. Approximate cost to city would be about \$7,500/month, which would not including training, SOP updates, or software updates.
- Currently aligned with Climate Action Plan.

Solar Conclusion

- Based on the City's current data and no permit requests for solar systems installed at the time of new construction, it appears that the need for solar-ready for every new home is not substantiated at this time.
 - Not all homes are ideally oriented or designed to install solar. Many lots will not accommodate the requirements, including trees and other appurtenances.
 - Additionally, there may be unknown costs such as replatting, required increase in lot size, and more if mandated.
- Health and Building Standards Commission (HABSCO) did not support imposing mandates for solar ready in new home construction. The board requests consideration to incentivize installations rather than adopt a code amendment to mandate the requirement.

Next Steps

- Council direction was no action by majority vote, we will continue with the currently adopted 2021 codes which already provide conditions for Type 1 EV-ready charging and requires minimal electrical updates for solar installation.

4	7/21/2025	Brian Beck	Work Session	B	ID 25-1272	Development Services	Given the midpoint of EV type 2 being \$1650, the monthly change on a 30 yr fixed mortgage for the average home in 76201 of \$378K is \$12/mo. Does staff believe \$12/mo is inhibitory? Similarly, \$3000 for solar ready is \$22/mo. is that inhibitory?	The National Association of Home Builders published an article on March 3, 2025 that indicated that nationally 10.5 million households are already unable to afford the median-priced new home (\$459,826) at a 6.5% interest rate. A \$1,000 increase in the price of that median-priced home further prices out 115,593 US households. So, while the monthly cost may seem low, its impact on the total cost of the home is a concern in maintaining affordable housing. This should be the individual consumer's decision as to whether they wish to add these improvements to their residence, taking into consideration their own personal needs and financial situation. Households Priced-Out by Higher House Prices and Interest Rates NAHB
5	7/21/2025	Brian Beck	Work Session	B	ID 25-1272	Development Services	Why would staff time increase for pre-authorized EV ready plans particularly for subdivisions with limited construction design plans that are repeated over and over?	Staff time will increase due to the additional plan review that will take place with the SFR permit review. If mandated staff will need to review for the additional code requirements of EV and Solar ready – EV receptacle location, an open space marked for a 40amp breaker in the electrical panel; solar ready roof zone indicated on plans, roof loads/calculations, roof orientation degrees or low slope roof provided, additional reserved space in the electrical panel, and a permanent certificate indicating the solar-ready zone. Additionally, the inspectors will have to inspect these additional required items.
6	7/21/2025	Brian Beck	Work Session	B	ID 25-1272	Development Services	Do not building permit fees incorporate cost-recovery for inspections such that the builders pay this element of the project costs and pass it along to the home buyer?	The building permit fees are based on square footage, so there would not be an increase in the fee for these additional items if mandated, as they do not increase the square footage of the home.
7	7/21/2025	Brian Beck	Work Session	B	ID 25-1272	Development Services	If staff envisions incentives rather than de minimis costs, is staff suggesting \$144 per year Green Sense credits for 30 years or one time up front rebates of \$1650?	Staff's recommendation is no action currently. The direction to consider incentives came from the Health and Building Standards Commission (HABSCO) when the presentation was given to them. Currently, the City offers an EV rebate that could be used by a resident for EV charging if they choose.
8	7/21/2025	Brian Beck	Work Session	B	ID 25-1272	Development Services	Staff requested REMOVAL of solar incentives approximately a year ago because the ITC federal rebates were in place. With the ITC credits sunset, it sounds like staff is recommending their restoration?	Staff's recommendation is no action currently. The direction to consider incentives came from the Health and Building Standards Commission (HABSCO) when the presentation was given to them.



City of Denton

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

Legislation Text

File #: HBS25-010, **Version:** 1

AGENDA CAPTION

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