

Hearing Procedure:

- **The Chair will swear in witnesses and then open the public hearing.**
- **The City will present their case.**
- **The property owner, lienholder, or mortgagee may present testimony.**
- **Interested parties may present public comment/testimony.**
 - **If interested parties testify, then:**
 - **Property owner, lienholder, or mortgagee may rebut.**
 - **Staff may rebut.**
- **The Board may ask follow up questions of staff or applicant that weren't previously answered.**
- **The City Attorney will close their case.**
- **The Chair will close the public hearing.**
- **Next, the commission will deliberate on the City's request(s), and The Chair will open the floor to motions.**



**Dangerous Buildings Hearing for
1415 Meadow St, Denton, TX
76205 HBS26-003**



Background:

- Built in 1962, held by current owner since April 2019.
 - There are 2 structures on the property, the house and a large accessory structure. Both are part of this case.
- Work was completed without permits in July of 2019. Building Safety investigated and posted a Stop Work Order on the site August 2019. No work has been completed on the structure since, causing deterioration and unsafe conditions.
- Community Improvement Services has worked 19 cases since 2021.
 - Currently have 4 liens on the property for workorders totaling \$4,780.35.
- Building Safety has completed 19 inspections since 2019.

Case Chronology:

- July 2025- Building Safety opened a Dangerous Buildings Case due to the lack of response from the owner to remedy the issues at the property.
 - July 17, 2025- Initial exterior inspection was made
 - August 19 & 20, 2025- Staff attempted to contact the owner but was unable to reach them.
 - September 3, 2025- Staff conducted a 2nd exterior inspection and pursued an inspection warrant.
 - October 3, 2025- Warrant was granted; staff visited the site and made entry. The structure was found to fit 12 of the 15 items listed in MBS. In Section 17-182 of the DDC.
 - October 15, 2025- First Notice of violations was sent via certified mail and posted on the site.
 - November 12, 2025- site visit confirmed no efforts had been made to resolve the conditions of the notice and order, and no applications for permit had been received.
 - November 24, 2025- affidavit of probable cause was issued.
 - January 13, 2026- the Owner was scheduled to appear on the Court Docket.
 - January 15, 2026- Building Safety was notified of Failure to Appear, prompting HABSCO case.
 - March 20, 2026- Notice of HABSCO hearing mailed to the property owner, Carlos Mesta, via certified mail.

Notice and Title Work

- Recent contact with the owner occurred:
 - 8/19/2025 Building Safety was unable to contact Mr. Mesta but spoke to a known family member who was to pass along staffs contact information.
 - 10/15/2025 Notice of Violation was sent to the owner via certified mail with a cure date of 10/29/25
 - 10/27/2026 Received returned receipt of Notice, signed for on 10/20/2026
 - 11/4/2025 CIS staff spoke to Mr. Mesta via phone regarding liens for grass/weeds and trash removal
 - 11/12/2025 Site Inspection confirmed no attempt to correct violations; no applications received for permit
 - 11/24/2025 Probable Cause Affidavit was executed, summoning Mr. Mesta to Court
 - 1/13/2026 Mr. Mesta failed to appear to the Court Summons
- Notice of Public Hearing was sent via certified mail on 2/18/2026
 - Received confirmation that it was signed for on 2/21/26
- Notice of Public Hearing was also posted on site the same day, 2/18/2026
- Title work was completed in March 2026
 - No other lien holders were found

Site Plan of the Property



Dangerous Building Application of Standards 17-182 (Ord. No. 24-1647, § 3(Exh. A), 10-15-24) The main structure at 1415 Meadow St qualifies for 12 of the 15 dangerous structure standards :

- (1) The building or structure was constructed or maintained in violation of any provision of the city's building codes, fire code or any other applicable ordinance or law of the city, county, state, or federal government and such violation renders the building or structure dangerous to the life, limb, health, property, safety, or welfare of the general public or the occupants of the building or structure.
 - The building has not been maintained in some time, the exterior sheathing is extremely weathered, and siding is missing from the gable.
- (3) The foundation or the vertical or horizontal supporting members are so damaged or deteriorated as to create a hazard or safety concern.
 - The roof framing and exterior walls have suffered a fair amount of weathering as well due to water infiltration.



Standards 17-182 Continued...

- (4) The non-supporting coverings of walls, ceilings, roofs, or floors are so damaged or deteriorated as to create a hazard or safety concern.
 - All interior and exterior sheeting has deteriorated from the lack of weatherproofing over the years.
- (6) The structure 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.
 - The structure has suffered water damage due to the lack of weatherproofing/proper exterior wall and roof coverings, as well as vandalism from being an unsecure structure over the years.





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Standards 17-182 Continued...

- (7) A portion of a building or structure remains on a site when construction or demolition work is abandoned.
 - Renovations work started in 2019, no permits were ever secured for the work and the project was 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.
 - All windows and doors are missing and currently boarded over with plywood to discourage illegal occupancy.





Aug 22, 2025 at 0
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Standards 17-182 Continued...

- (9) The structure, 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.
 - Holes in the roof, floor, and walls make this structure an easy target for rodents, pests, and insects.
- (10) The structure 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 structure.
 - The walls and floor have several areas of mold from the exterior wall and roof coverings allowing the infiltration of water.





Standards 17-182 Continued...

- (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:
 - An attractive nuisance to children;
 - A harbor for unauthorized occupants, criminals, or trespassers; **or** as to
 - Enable persons to resort thereto for the purpose of committing unlawful acts.
- Trash and debris left behind from unauthorized occupants can be seen in the top picture
- (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.
 - The structures would not be capable of providing resistance to ice, snow, or rain. Sections of the roof are missing.





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Standards 17-182 Continued...

- (14) The electrical system, plumbing system, or mechanical system is totally or partially damaged, destroyed, removed, or otherwise made inoperable, unsafe, hazardous, or unsanitary.
 - The electrical, plumbing, and mechanical systems were removed from the main structure.
- (15) 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.
 - The structure is vacant and has been for several years.



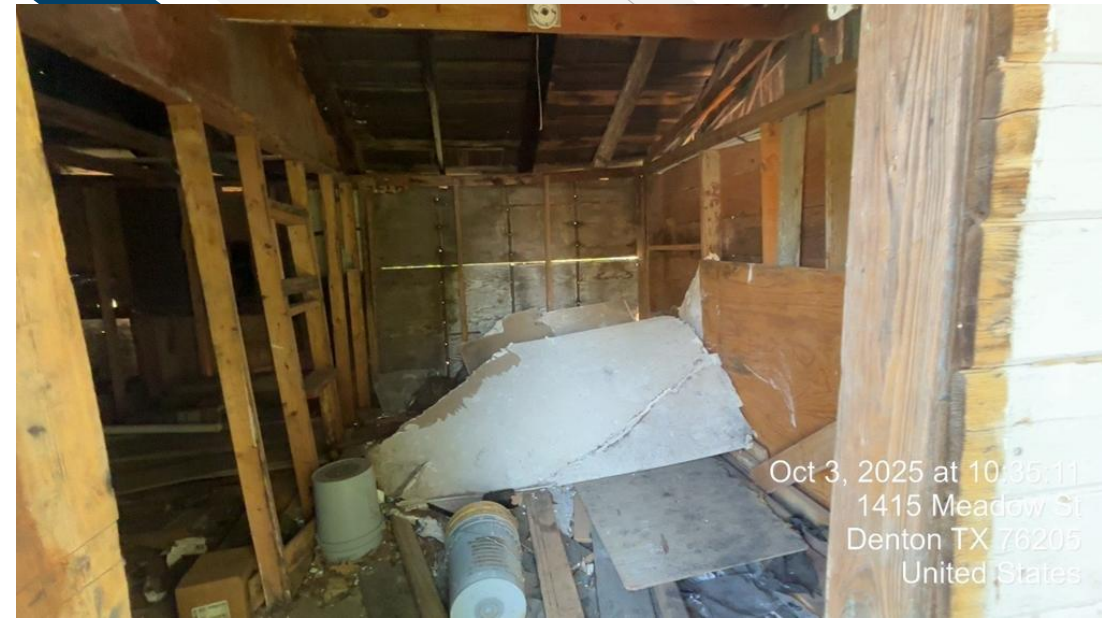
Dangerous Building Application of Standards 17-182 (Ord. No. 24-1647, § 3(Exh. A), 10-15-24) The accessory structure at 1415 Meadow St qualifies for 4 of the 15 dangerous structure standards :

- (1) The building or structure was constructed or maintained in violation of any provision of the city's building codes, fire code or any other applicable ordinance or law of the city, county, state, or federal government and such violation renders the building or structure dangerous to the life, limb, health, property, safety, or welfare of the general public or the occupants of the building or structure.
 - The accessory structure has not been maintained in some time; it is boarded up due to missing windows/doors and/or holes in the exterior.
- (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:
 - An attractive nuisance to children;
 - A harbor for unauthorized occupants, criminals, or trespassers; **or** as to
 - Enable persons to resort thereto for the purpose of committing unlawful acts.
- Trash and debris left behind from unauthorized occupants can be seen in the pictures on the next slide.



Standards 17-182 Continued...

- (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.
 - The structure would not be capable of providing resistance to ice, snow, or rain. Doors/windows and siding are missing in several areas along the exterior of the building.
- (15) 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.
 - The structure is vacant and has been for several years.





Staff Recommendation

- Based on the information outlined in this presentation, and the lack of improvement from 2019 to now, Staff recommends that HABSCo find the structures to be dangerous.
- City staff recommends **the owner be ordered to demolish** these structures 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.

Deliberation

Direction request from HABSCO:

- Decisions 1 declare the buildings dangerous and substandard, *and*
- *Decision 2 adopt the staff recommendation for demolition within 30 days*

OR

1. Order repair, within a set period of time
2. Order the demolition or removal of the structures within a different time period
3. Order any other action necessary to remedy, remove, or alleviate a substandard condition