



Substandard Building Hearing

Background

3500 Briercliff Drive, Denton, TX

- Between 2001 and 2025 there have been over 67 code cases at this property
 - 16 Tall Grass/Weeds Violations (over 12 inches)
 - 4 Inoperable or Junk Vehicles Violations (Dodge pickup, Chevy pickup, loaded trash trailer, Chevy pickup)
 - 39 Outside Storage/Trash and Debris Violations (pallets, fish tank, furniture, car parts, tires, bags, shopping cart, and more)
 - 2 Parking Violations (trailer on the street, PD ordinance)
 - 5 Unsecure structure Violations(broken windows/doors/garage door)
 - 1 Car parked on Grass Violation
- 12 code violations in 2024 and 4 code violations in 2025
- Current unpaid invoice due from property owner to City is \$7,296.00 for abatement and administrative fees from 2024 to 2025

Summary

- 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.

Analysis

- Based on Staff's analysis and property inspection, Staff supports a determination that the structure is dangerous and needs to be demolished.
- The following slides present the qualifying criteria for the dangerous determination.
- In summary, the property has been neglected for a long time, has been damaged by fire, is vacant, and has elements that are likely to fall – potentially causing injury.

The commission is authorized to find that a structure is a dangerous structure if:

(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.

The commission is authorized to find that a structure is a dangerous structure if:

(4) The nonsupporting coverings of walls, ceilings, roofs, or floors are so damaged or deteriorated as to create a hazard or safety concern.

(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 commission is authorized to find that a structure is a dangerous structure if:

(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 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.

The commission is authorized to find that a structure is a dangerous structure if:

(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.

(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.*

The commission is authorized to find that a structure is a dangerous structure if:

(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.

The commission is authorized to find that a structure is a dangerous structure if:

(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.

Pictures of structure

Google Map photo November 2022



Pictures of structure

Staff photo April 3, 2025



Pictures of structure - front

Staff photo taken June 30, 2025



Pictures of structure – right side

Staff photo taken June 30, 2025



Pictures of structure – back side

Staff photo taken April 3, 2025



Pictures of structure – back porch

Staff photo taken March 25, 2025



Pictures of structure – inside kitchen

Staff photo taken April 3, 2025



Pictures of structure – ceiling

Staff photo taken April 3, 2025



Staff Recommendation:

- Staff recommends that HABSCo find the structure to be dangerous.
- 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.

Conclusion

HABSCo may take one or more of the following actions:

1. Declare the building to be substandard
2. Order repair, within a fixed period
3. Order the demolition or removal of the structure
4. Order any other action necessary to remedy, remove, or alleviate a substandard condition

Next Steps

- Direction request:

Staff recommends Health and Building Standards Commission to provide action.

1. Declare the building dangerous, *and*
2. Require structure to be demolished or removed within 30 days, or
3. Require structure to be adequately repaired within 90 days.