



City of Denton

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

Meeting Agenda

Health & Building Standards Commission

Thursday, March 5, 2026

3:00 PM

Development Service Center

Special Called Meeting

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, March 5, 2026, 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. [HBS26-002](#) Consider approval of the January 8, 2026 meeting minutes.

Attachments: [January 8, 2026](#)

3. PUBLIC HEARINGS

- A. [HBS25-017](#) 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 36863, addressed as 1415 Meadow Street.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Presentation](#)

4. 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 February 25, 2026, 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
January 8, 2026

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, January 8, 2026, 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 were considered:

PRESENT: Chair Nicholas Stevens, Vice Chair Zachary Cathcart, Commissioners: Eric Dafoe, Doug Ferguson, Joshua Ingram, Kyle Minter, and Casey Straughn

REGULAR MEETING

Chair Stevens opened the meeting at 3:00 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. WORK SESSION

Receive a report and hold a discussion regarding Health and Building Standards Commission (HABSCO) annual training covering, but not limited to, the powers and duties of HABSCO, the dangerous building determination process, quasi-judicial hearing procedures, Open Meetings and Open Records Act.

The item was presented and discussion followed.

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

2. ITEMS FOR CONSIDERATION

- A. HBS25-014 Elect a Chair and Vice-Chair to the Health and Building Standards Commission.

Chair Stevens moved to nominate himself as Chair. Motion seconded by Commissioner Ingram. Motion carried.

AYES (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn
NAYS (0): None

Vice-Chair Cathcart moved to nominate Commissioner Ingram as Vice-Chair. Motion seconded by Commissioner Minter. Motion carried.

AYES (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn

NAYS (0): None

B. HBS25-015 Consider approval of the November 13, 2025, minutes.

Chair Stevens motioned to approve the November 13, 2025, meeting minutes. Motion seconded by Commissioner Minter. Motion carried.

AYES (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn

NAYS (0): None

C. HBS25-018 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.

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 (7): Chair Stevens, Vice-Chair Cathcart and Commissioners: Dafoe, Ferguson, Ingram, Minter, and Straughn

NAYS (0): None

The meeting was adjourned at 3:54 p.m.

X _____
Nicholas Stevens Date
Chair of Health and Building Standards Commission

X _____
Cathy Welborn Date
Administrative Assistant III



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT Development Services

DCM: Cassey Ogden

DATE: February 25, 2026

SUBJECT

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 36863, addressed as 1415 Meadow Street.

BACKGROUND

This structure was built in 1962. The current owner has owned the property since April 2019. Work was completed without permits in July of 2019; Building Safety investigated and posted a Stop Work Order on the site August 2019. No permits were ever secured, and therefore no additional work has been completed on the structure since, causing deterioration and unsafe conditions.

Building Safety has completed 19 inspections since 2019, and Community Improvement Services has worked 19 cases since 2021.

Staff will be presenting facts and supporting materials that the structure meetings 12 of the 15 criteria to be considered a dangerous building and providing a recommendation to consider the structure dangerous and issue an order for demolition.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Presentation

Respectfully submitted:
Amber Rodgers
Building Official



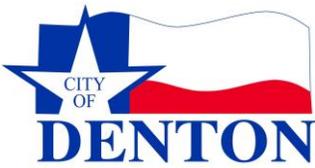
Staff Analysis of 1415 Meadow

HBS25-017

Background:

- This structure was built in 1962. The current owner has owned the property since April 2019. Work was completed without permits in July of 2019; Building Safety investigated and posted a Stop Work Order on the site August 2019. No permits were ever secured, and therefore no additional work has been completed on the structure since, causing deterioration and unsafe conditions.
- **Building Safety:**
 - July 2019- Building Safety worked a complaint of work without permits, and posted a stop work order on the site.
 - July 2019- Received application for interior remodel, 2 plan reviews were completed though there were still outstanding comments.
 - October 2019- Received revisions that indicated a multi-family use, permit was cancelled and the applicant was instructed to apply for a commercial permit for the multi-family use. No such application was ever received.
 - April 2020- Received revisions to reinstate the residential review. Comments were sent to the applicant for revisions.
 - December 2020- Revisions were received. Comments were sent to the applicant as items were still pending.
 - February 2021- Received revisions. Comments were sent to the applicant as items were still pending.
 - March 2021- Received revisions and permit was approved. Permit fees were never paid and the permit eventually expired.
- **Community Improvement Services: (43 cases overall 2002-2025)**
 - August 2021 – Community Improvement worked the first vacant/unsecure complaint, and had 2 other grass/weed complaints during August 2021

HBS25-017

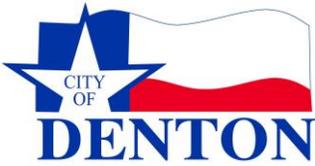


- May-August 2022- Community Improvement worked 3 complaints on vegetation covering a street sign, trash/debris, and grass/weeds.
- March-November 2023- Community Improvement worked 5 complaints for graffiti, trash/debris, grass/weeds, and vacant site monitoring from May to January.
- July-October 2024- Community Improvement worked 2 cases for grass/weeds, and trash/debris.
- April-November 2025 – Community Improvement has worked 6 complaints on grass/weed, trash/debris, and vacant/unsecured building complaints.

• Lien Information:

- There are currently 4 liens on the property for workorders the City had to secure in 2023 and 2025 when the Owner was unresponsive to notices of trash/debris, grass/weeds, and the unsecure structure. \$3,005.35

Complaint	2021	2022	2023	2024	2025
Vacant/unsecure	1		1		2
Grass/weeds	2	2	2	1	3
Trash/Debris		1	1	1	1
Graffiti			1		



- **The 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 buildings have 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.
- (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 structures have 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.
- (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.
- (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, floors, 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 floors have several areas of mold from the exterior wall and roof coverings allowing the infiltration of water.
- (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.
 - There is trash and debris left behind from unauthorized occupants.
- (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.



- (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 Hearing for
1415 Meadow St, Denton, TX
76205 HBS25-017**



Background:

- Built in 1962, owned by current owner since April 2019.
- 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 \$3,005.35.
- Building Safety has completed 19 inspections since 2019.

Case Chronology:

- July 2025- Building Safety opened a Dangerous Building 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.
 - February 18, 2026- Notice of HABSCO hearing mailed to the property owner, Carlos Mesta, via certified mail.

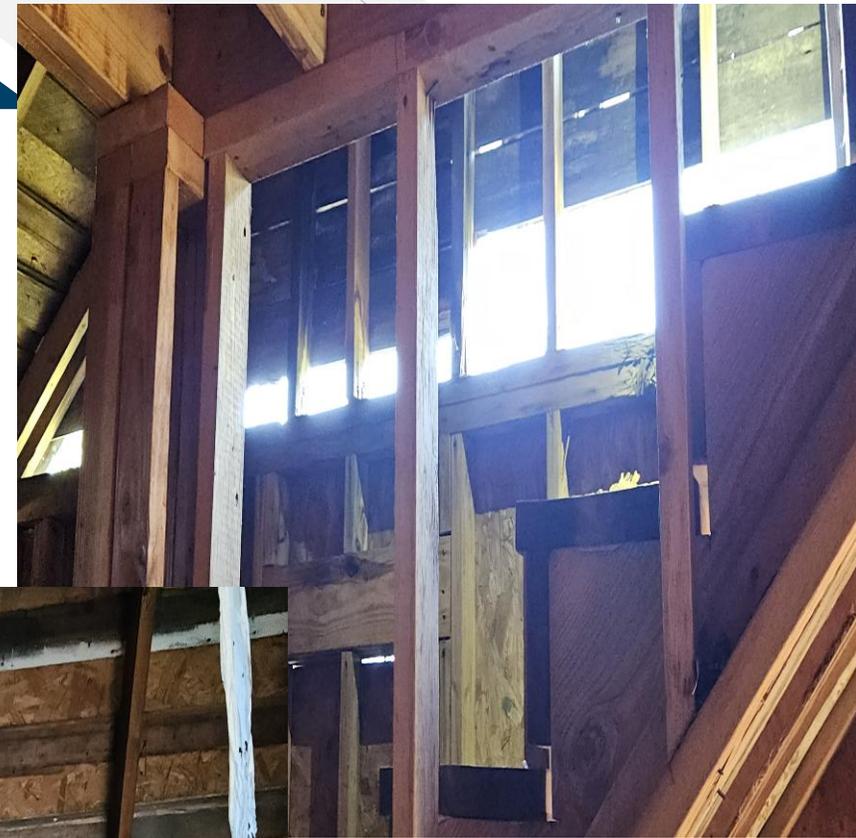
Dangerous Building Application of Standards 17-182 (Ord. No. 24-1647, § 3(Exh. A), 10-15-24) The structure at 1415 Meadow St qualifies for 12 of the 15 dangerous structure standards :

- (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 buildings have 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 structures have 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.





Item# HBS25-017, Date March 5, 2026



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.





Item# HBS25-017, Date March 5, 2026



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, floors, 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 floors have several areas of mold from the exterior wall and roof coverings allowing the infiltration of water.





Standards 17-182 Continued...

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 - 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.





Item# HBS25-017, Date March 5, 2026





Standards 17-182 Continued...

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 - 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.





Oct 3, 2025
1415
Denton
Un



Oct 3, 2025 at 10:35:42
1415 Meadow St
Denton TX 76205
United States

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 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.

Deliberation

Direction request from HABSCO:

- Decisions 1 declare the building 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 structure within a different time period
3. Order any other action necessary to remedy, remove, or alleviate a substandard condition