



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Health & Building Standards Commission

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Thursday, July 10, 2025

3:00 PM

Development Service Center

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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, July 10, 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. ITEM FOR CONSIDERATION

- A. [HBS25-007](#) Consider approval of the June 12, 2025, minutes.

Attachments: [June 12, 2025](#)

#### 3. PUBLIC HEARING

- 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.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)  
[Exhibit 2 - 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 July 2, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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**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.



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## Legislation Text

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**File #:** HBS25-007, **Version:** 1

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### **AGENDA CAPTION**

Consider approval of the June 12, 2025, minutes.

MINUTES  
HEALTH AND BUILDING STANDARDS COMMISSION  
June 12, 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, June 12, 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 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 3:00 p.m.

1. PLEDGE OF ALLEGIANCE

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

2. ITEMS FOR CONSIDERATION

A. HBS25-004 Consider approval of the February 13, 2025, minutes.

Commissioner Ingram motioned to approve the February 13, 2025, meeting minutes. Motion seconded by Commissioner Delgadillo. Motion carried.

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

NAYS (0): None

B. Receive a report, hold a discussion, and give staff direction on the adoption of the 2024 International Energy Conservation Code appendices for EV Ready and Solar Ready for all new construction.

The item was presented and discussion followed.

Following discussion, the consensus of the Commission was to continue with current code which already provides conditions for Type 1 EV-Capable charging and minimal updates for solar installation but encouraged including incentives or credits.

3. CONCLUDING ITEMS

The meeting was adjourned at 4:05 p.m.

X \_\_\_\_\_  
Nicholas Stevens Date  
Chair of Health and Building Standards Commission

X \_\_\_\_\_  
Cathy Welborn Date  
Administrative Assistant III



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## Legislation Text

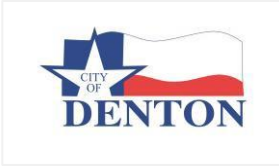
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**File #:** HBS25-006, **Version:** 1

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### **AGENDA CAPTION**

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.



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## AGENDA INFORMATION SHEET

**DEPARTMENT**      Development Services

**DCM:**                Cassey Ogden

**DATE:**             July 10, 2025

**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 21659, addressed as 3500 Briercliff Drive.

**BACKGROUND**

The City of Denton recommends that the Health and Building Standards Commission reviews the facts and the effects on the community prior to moving forward with the consideration.

This presentation will show all aspects of the current structure's condition.

**EXHIBITS**

1. Agenda Information Sheet
2. Presentation

Respectfully submitted:  
Emily Loiselle  
Deputy Building Official



# 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.