

Notice of Public Hearing

October 20, 2025, 5:00 p.m.

City Council Chamber, 3947 Lincoln Ave., Groves, TX



Council on Dangerous/ Empty Structures

Notice is given that the Groves City Council will hold a public hearing in person on the date, time, and location listed above. Live streaming of the meeting is available for viewing at <https://us02web.zoom.us/j/83174932961> or by scanning the QR code to the right. The City Council welcomes citizen participation at all City Council meetings on any agenda items within the limitations of law and decorum. City Council may adjourn into Executive Session to deliberate any agenda item listed if the matter for discussion meets an exception for Executive Session under Texas Government Code Chapter 551. The City Council may also deliberate in public on any item that is listed on the agenda for Executive Session.



Opening Agenda

1. Call meeting to order.
2. Prayer.
3. Pledge of Allegiance.
4. Roll Call.
5. Welcome and recognition of guests and news media.
6. Reports from Mayor, Council Members, or city staff.
7. Citizen comments.

The properties that will be discussed have been declared to be dangerous structures by the Neighborhood Services Division of the City of Groves, under the guidelines of the City of Groves code of ordinance, Chapter 28, Article V. Dangerous Structures. The properties will be brought before the City of Groves C.O.D.E.S. Council, at 3947 Lincoln Ave. The Hearing will begin at 5:00 p.m. for a Public Hearing to be held on October 20, 2025.

- | | |
|---------------------------------|----------------------------|
| 1. 6394 32 nd Street | 8. 6632 Madison Boulevard |
| 2. 4845 Beaumont Avenue | 9. 2932 Oak Avenue |
| 3. 2820 Berry Avenue | 10. 3111 Oak Avenue |
| 4. 6579 Howe Street | 11. 3240 Oak Avenue |
| 5. 7240 Howe Street | 12. 4201 Taft Avenue |
| 6. 6444 Jefferson Boulevard | 13. 6150 Washington Street |
| 7. 6556 Madison Boulevard | 14. 4445 Wilson Avenue |

Closing Agenda

18. Hear and deliberate on Council Member comments.
19. Adjourn.

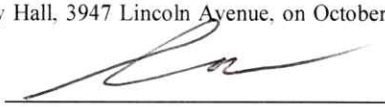
Special Accommodations

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact City Clerk Clarissa Thibodeaux at (409) 960-5773 or cthibodeaux@cigrovestx.com at least three days before the meeting.

Certification

I certify that the above notice of meeting was posted on the bulletin board and front door of City Hall, 3947 Lincoln Avenue, on October 14, 2025, at

2:30 AM/PM


City of Groves

Council on Dangerous/Empty Structures

Public Hearing
October 20th 2025



All Structures At This Hearing Have Had:

- ▶ Titles researched for all known owners
- ▶ Owners sent 2 letters by regular mail & 2 letters by registered mail to ensure delivery & notice
- ▶ Notices placed on the structure
- ▶ 24" x 18" Sign (right) placed in the yard



**NOTICE OF
CONDEMNATION
HEARING**

**A HEARING TO DETERMINE IF THE
BUILDING AT _____
WILL BE CONDEMNED IS SCHEDULED
FOR _____ P.M. ON _____ AT
CITY HALL, 3947 LINCOLN AVE.**

 **THE PUBLIC IS INVITED**



Agenda

DO NOT REMOVE SIGN

6394 32nd St.

Delinquent Taxes: \$9,193.76

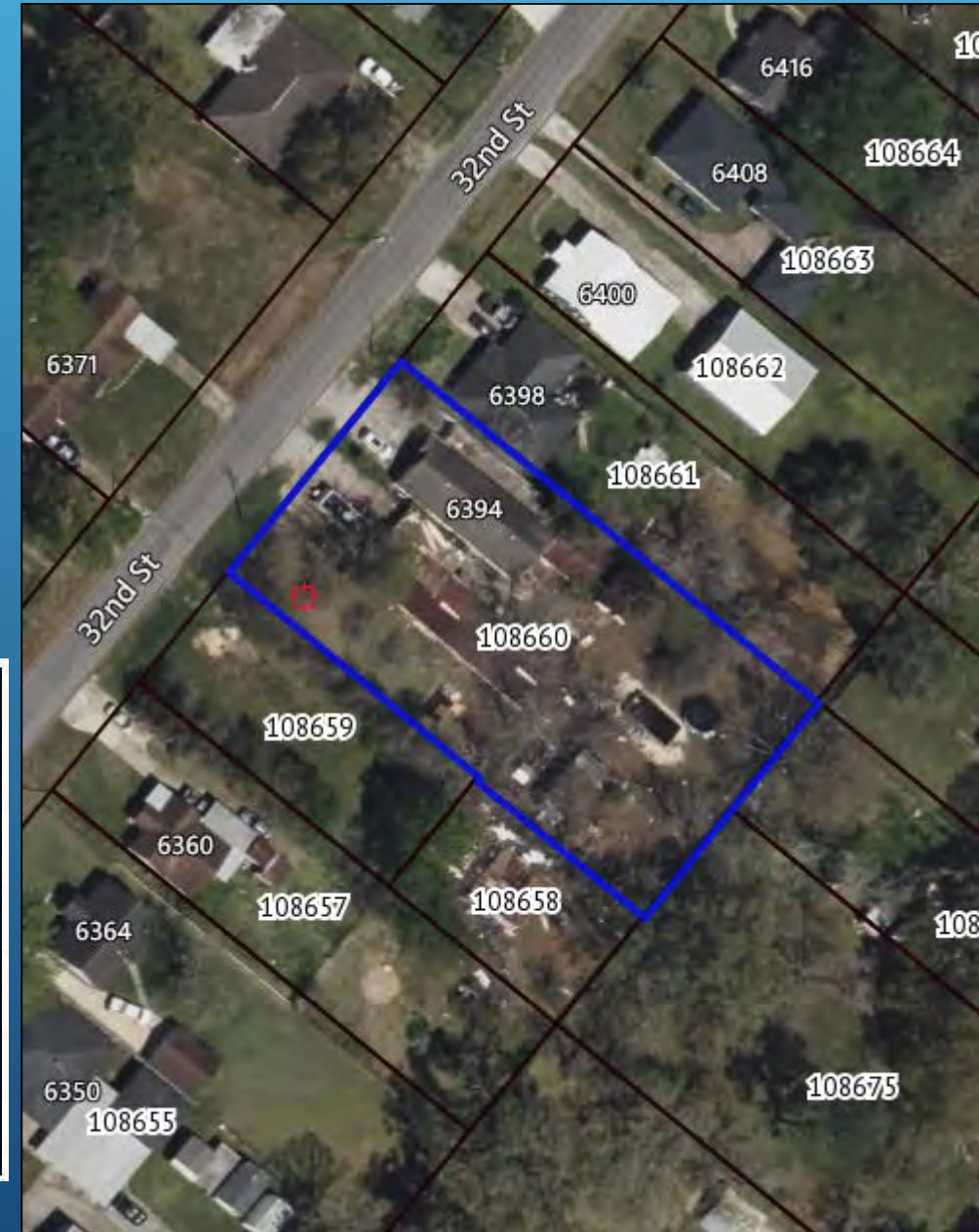
City Utilities: Closed 5/1/24

Amount Due: \$171.00

Liens: None

Substandard Issues:

- | | |
|------|--|
| 1. | +>50% Damage/Deteriorated Non-Supporting Members |
| 2. | +>33% Damage/Deteriorated Supporting Members |
| 3. | Fire Damage? |
| 4. ✓ | Substandard? |
| 5. | Not Suitable for Rehabilitation |
| 6. ✓ | Roaches, Termites, Rodent, Other Pests? |
| 7. ✓ | Trash, Debris, Junk Vehicleless, High Grass/Weeds? |



6394 32nd ST.



6394 32nd St.



4845 Beaumont Ave.

Delinquent Taxes: \$0

City Utilities: Inactive 12/4/18
Amount Due: \$0

Liens: None

Substandard Issues:

1. ✓ +>50% Damage/Deteriorated Non-Supporting Members
2. ✓ +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. ✓ Not Suitable for Rehabilitation
6. Roaches, Termites, Rodent, Other Pests?
7. ✓ Trash, Debris, Junk Vehicleless, High Grass/Weeds?



4845 Beaumont Ave.



4845 Beaumont Ave.



2820 Berry Ave.

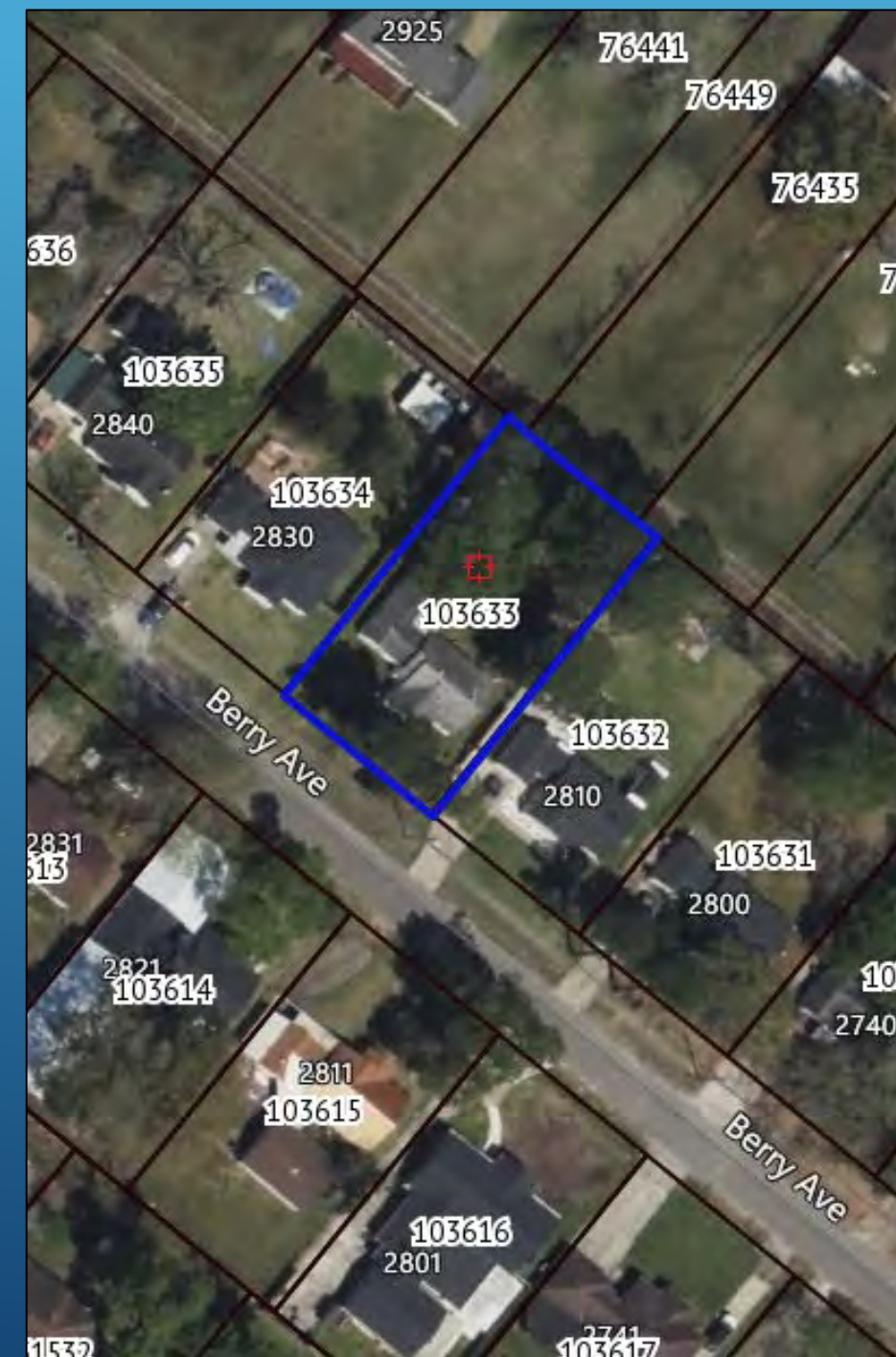
Delinquent Taxes: \$4,641.46

City Utilities: Closed 4/19/21,
Amount Due: \$783.16

Liens: \$4,571.99

Substandard Issues:

- | | |
|------|--|
| 1. ✓ | +>50% Damage/Deteriorated Non-Supporting Members |
| 2. ✓ | +>33% Damage/Deteriorated Supporting Members |
| 3. | Fire Damage? |
| 4. ✓ | Substandard? |
| 5. ✓ | Not Suitable for Rehabilitation |
| 6. ✓ | Roaches, Termites, Rodent, Other Pests? |
| 7. | Trash, Debris, Junk Vehicleless, High Grass/Weeds? |



2820 Berry Ave.

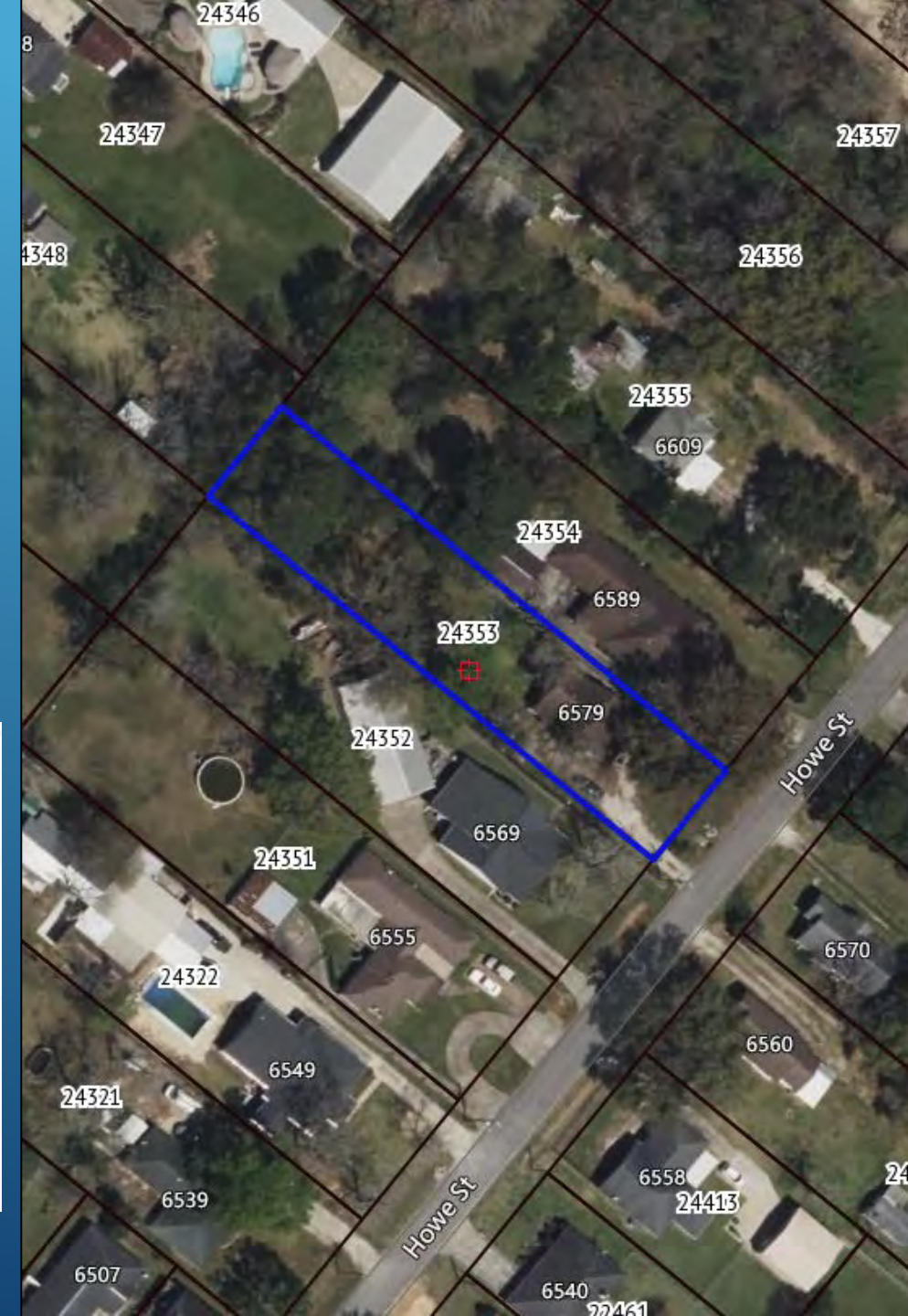


2820 Berry Ave.



Substandard Issues:

1. +>50% Damage/Deteriorated Non-Supporting Members
2. +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. Roaches, Termites, Rodent, Other Pests?
7. Trash, Debris, Junk Vehicleless, High Grass/Weeds?



5679 Howe St.



6579 Howe ST.



7240 Howe St.

Delinquent Taxes: \$0

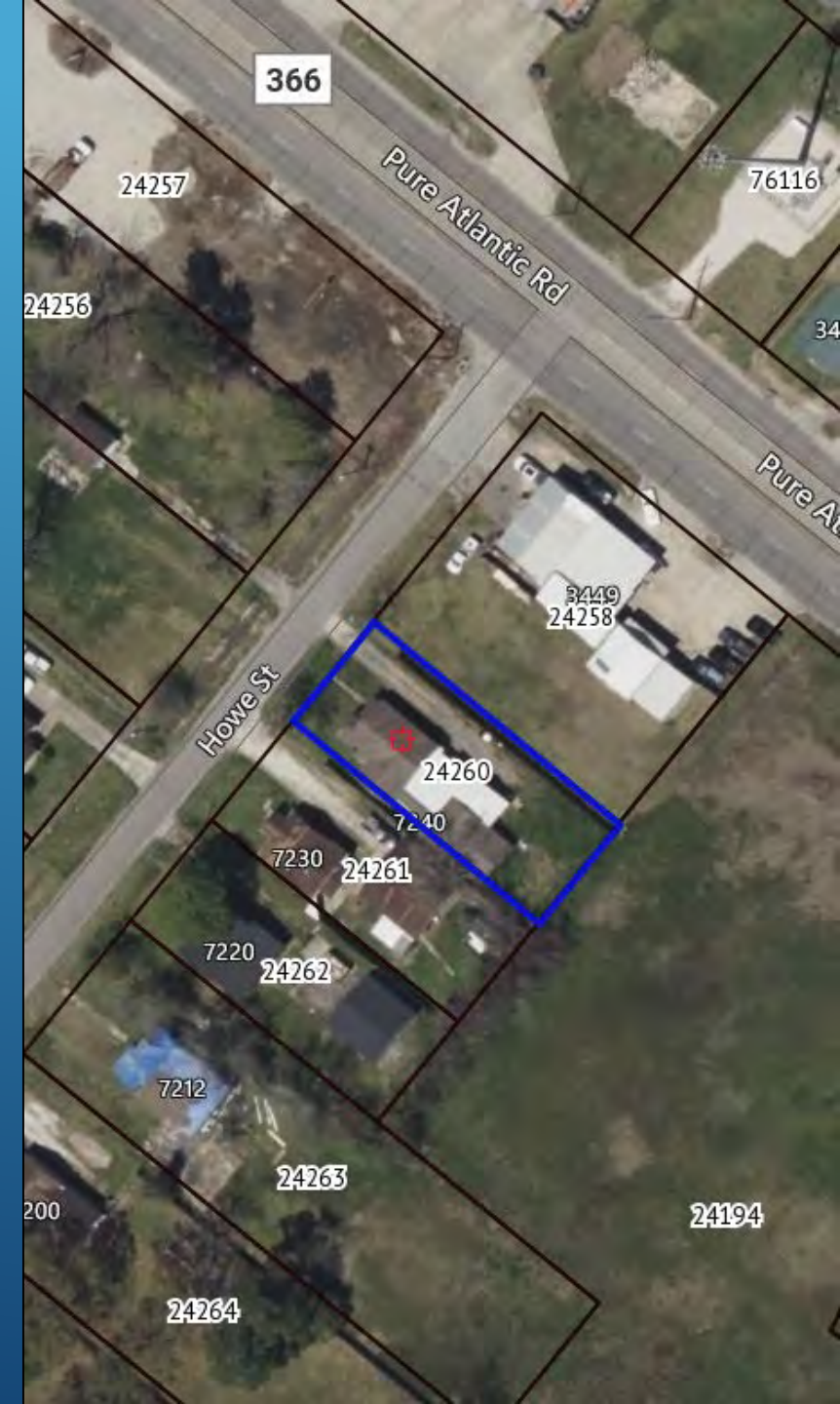
City Utilities: Active 6/17/25

Amount Due: \$52.93

Liens: None

Substandard Issues:

1. ✓ +>50% Damage/Deteriorated Non-Supporting Members
2. ✓ +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. ✓ Not Suitable for Rehabilitation
6. Roaches, Termites, Rodent, Other Pests?
7. Trash, Debris, Junk Vehicleless, High Grass/Weeds?



7240 Howe St.



7240 Howe St.



6444 Jefferson Blvd.

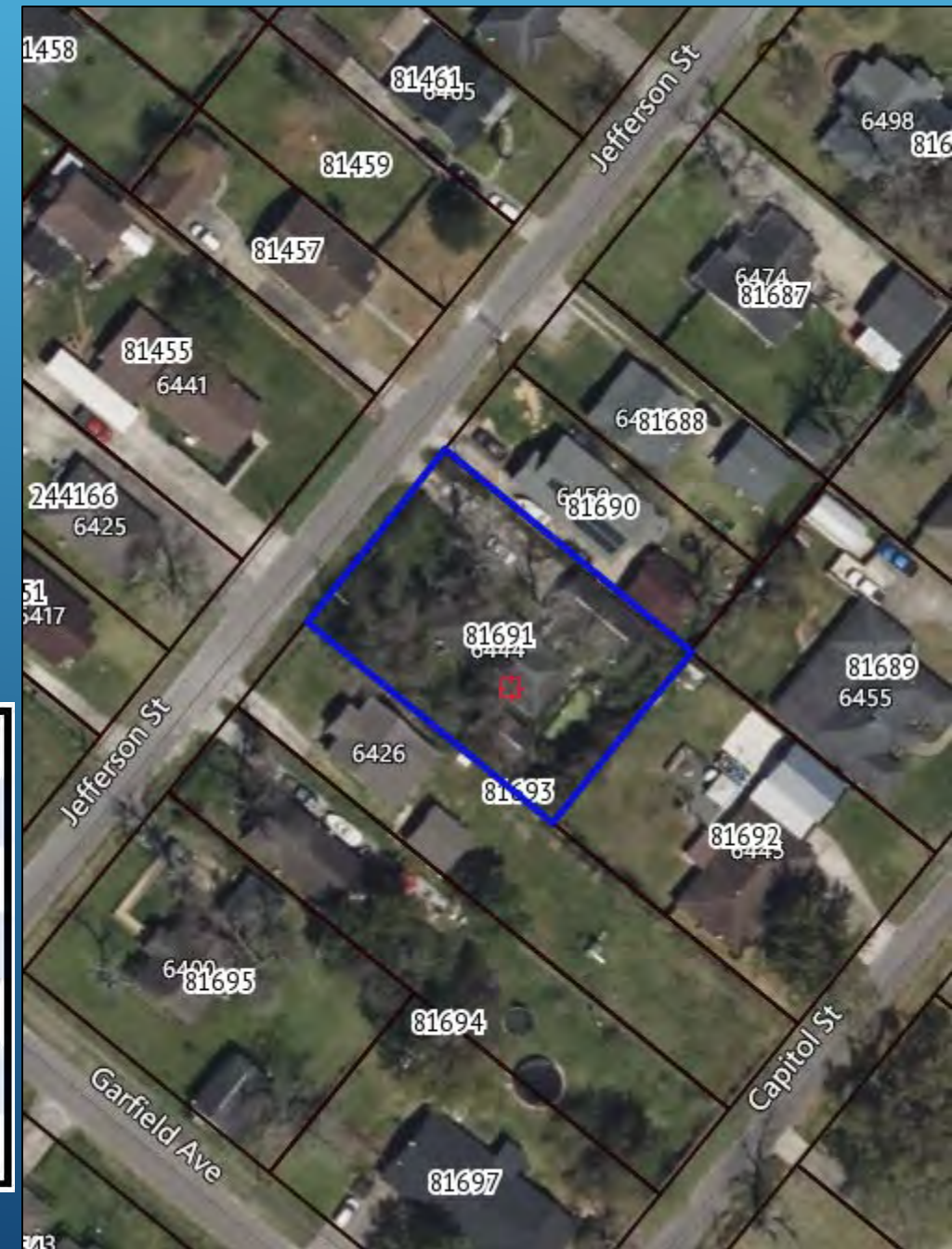
Delinquent Taxes: \$0

City Utilities: Active on Hold 9/25/24
Amount Due: \$521.75

Liens: \$301.06

Substandard Issues:

1. +>50% Damage/Deteriorated Non-Supporting Members
2. ✓ +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. ✓ Not Suitable for Rehabilitation
6. ✓ Roaches, Termites, Rodent, Other Pests?
7. ✓ Trash, Debris, Junk Vehicleless, High Grass/Weeds?



6444 Jefferson Blvd.



6444 Jefferson Blvd.



6556 Madison Blvd.

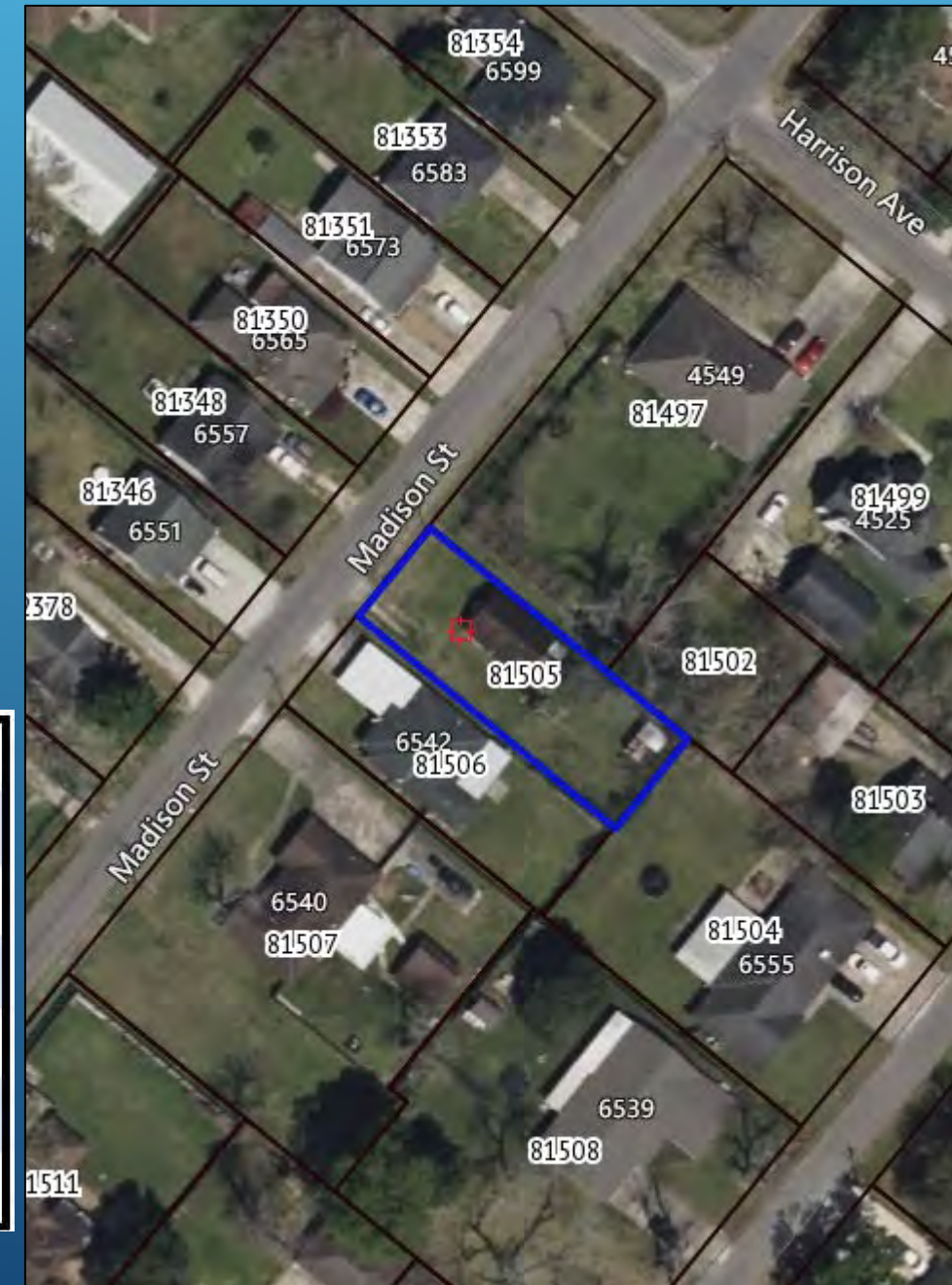
Delinquent Taxes: \$4,639.90

City Utilities: Closed 2/22/23
Amount Due: \$139.68

Liens: \$930.38

Substandard Issues:

1. +>50% Damage/Deteriorated Non-Supporting Members
2. +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. Roaches, Termites, Rodent, Other Pests?
7. Trash, Debris, Junk Vehicleless, High Grass/Weeds?



6556 Madison Blvd.



6556 Madison Blvd.



6632 Madison Blvd.

Delinquent Taxes: \$0

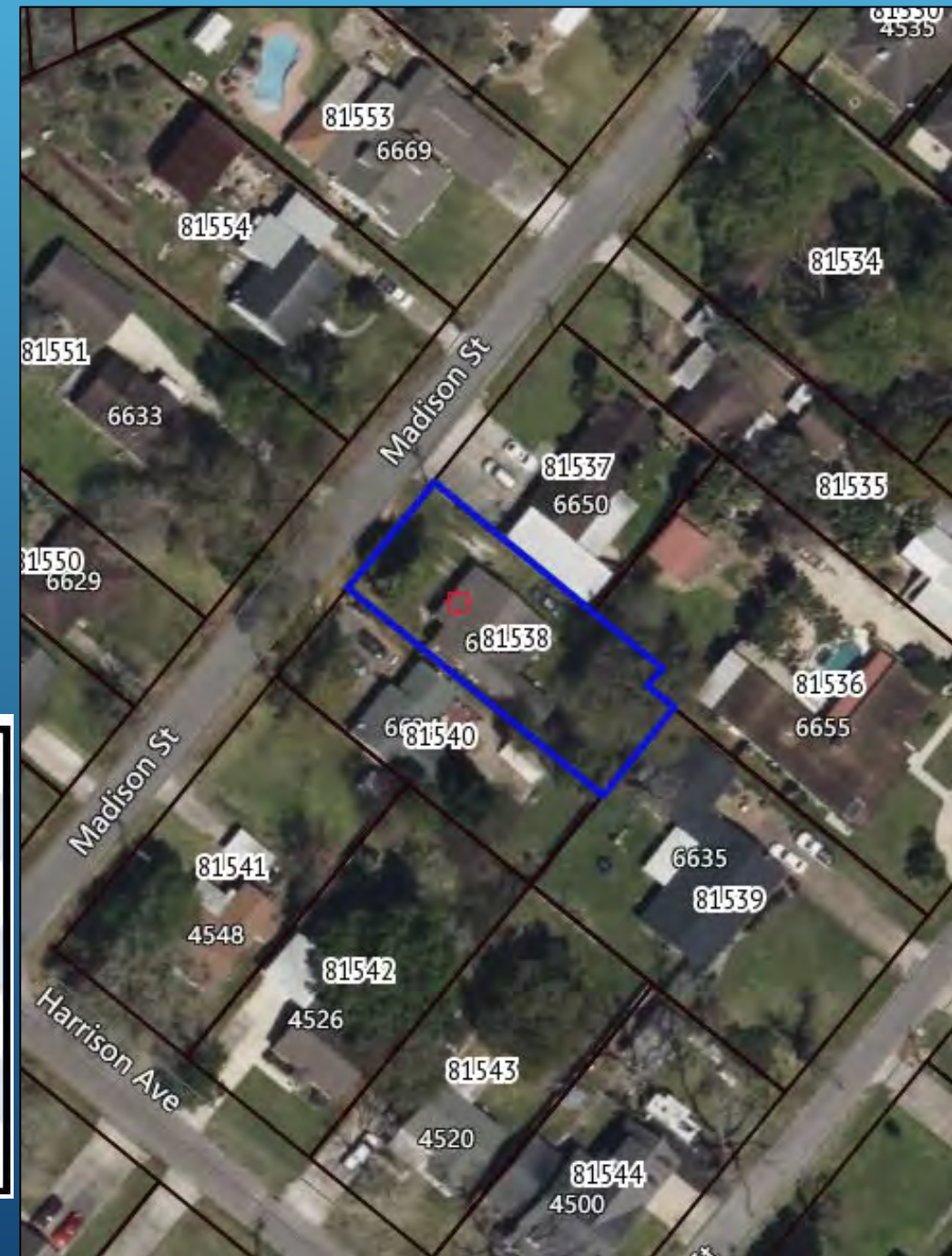
City Utilities: Closed 1/26/23

Amount Due: \$95.70

Liens: \$406.06

Substandard Issues:

1. ✓ +>50% Damage/Deteriorated Non-Supporting Members
2. ✓ +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. ✓ Roaches, **Termites**, Rodent, Other Pests?
7. Trash, Debris, Junk Vehicleless, High Grass/Weeds?



6632 Madison Blvd.



6632 Madison Blvd.



2932 Oak Ave.

Taxes: \$5,628.87

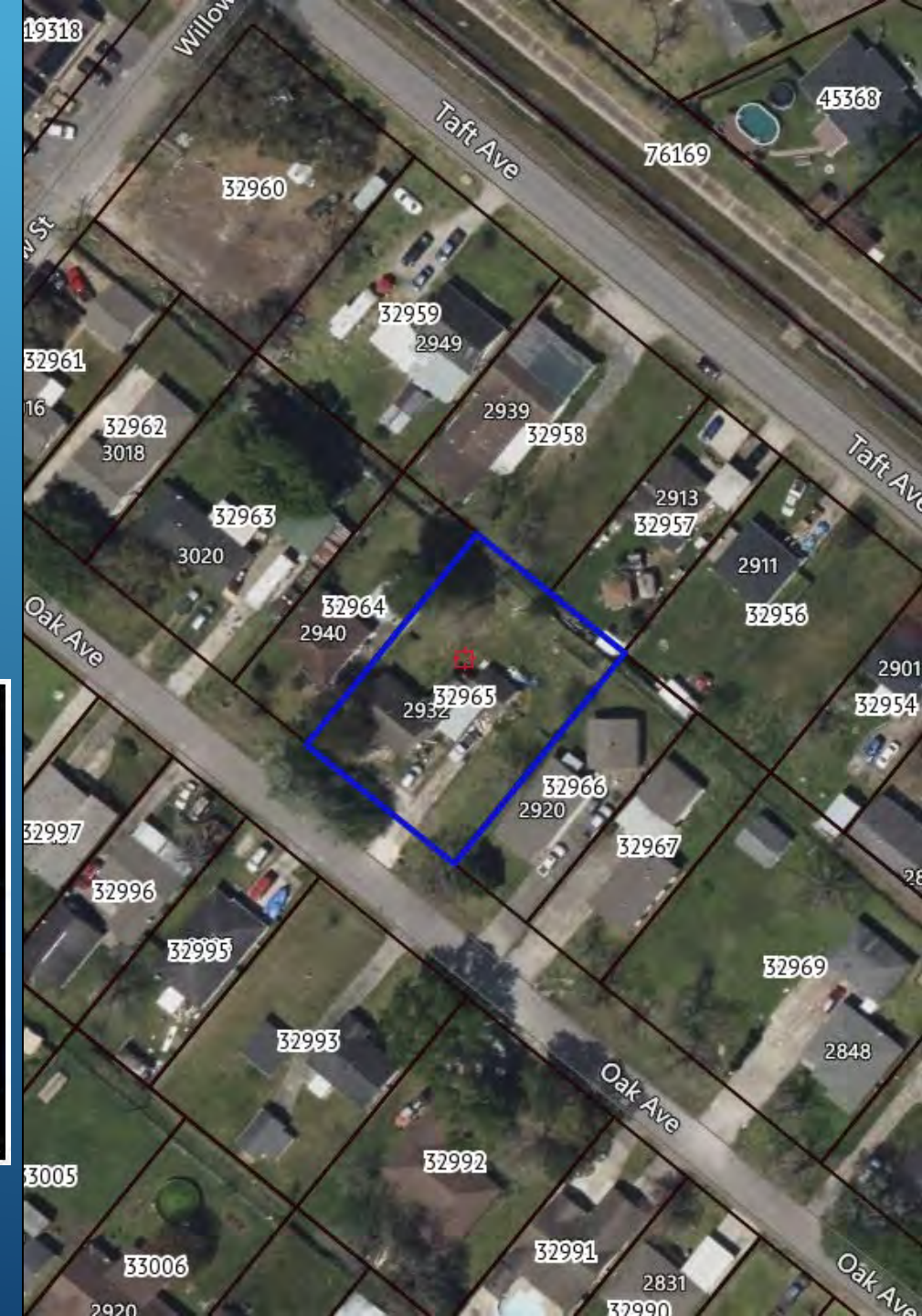
City Utilities: Closed 10/17/23

Amount Due: \$1667.96

Liens: \$1,911.52

Substandard Issues:

1. +>50% Damage/Deteriorated Non-Supporting Members
2. +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. ✓ Roaches, Termites, Rodent, Other Pests?
7. ✓ Trash, Debris, Junk Vehicleless, High Grass/Weeds?



2932 Oak Ave.



2932 Oak Ave.



3111 Oak Ave.

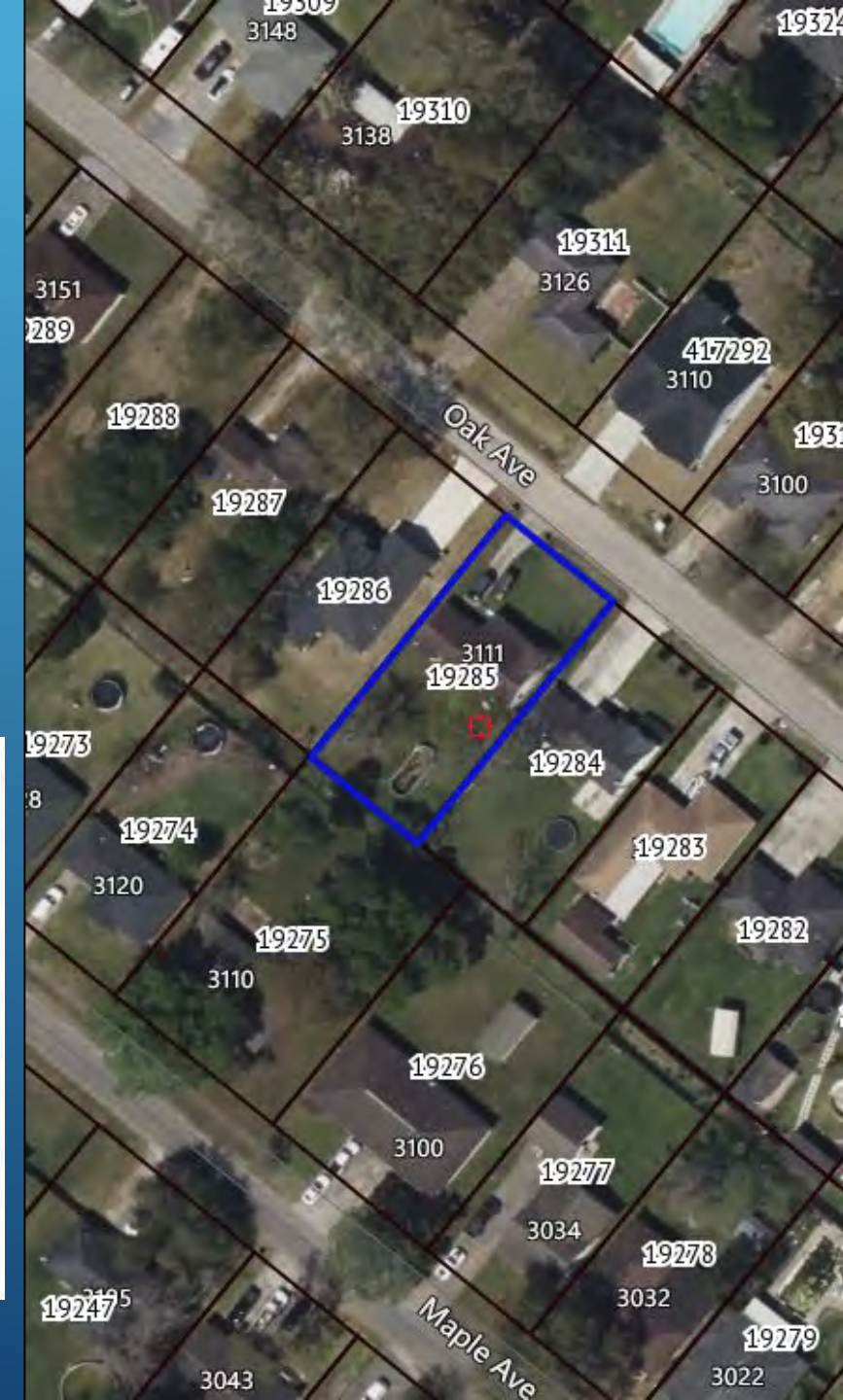
Delinquent Taxes: \$12,691.55

City Utilities: Inactive 3/4/25
Amount Due: \$0

Liens: None

Substandard Issues:

1. +>50% Damage/Deteriorated Non-Supporting Members
2. +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. Roaches, Termites, Rodent, Other Pests?
7. ✓ Trash, Debris, Junk Vehicleless, High Grass/Weeds?



3111 Oak Ave.



3111 Oak Ave.

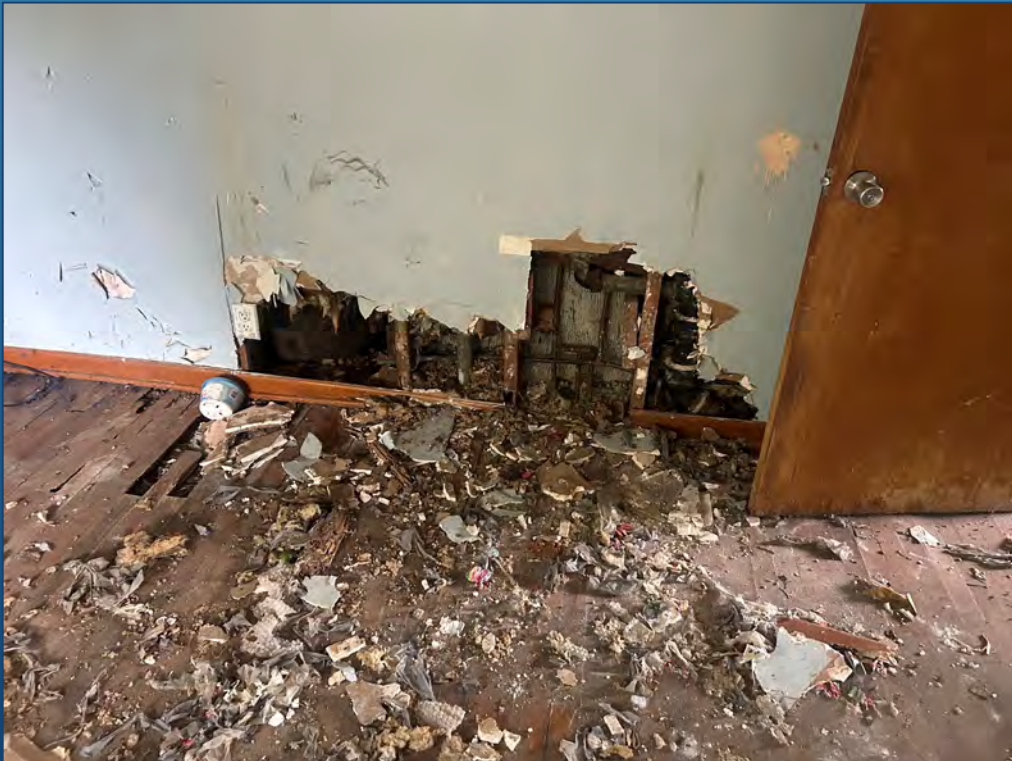


Substandard Issues:

3240 Oak Ave.



3240 Oak Ave.



Substandard Issues:

-

4201 Taft Ave.



4201 Taft Ave.



6150 Washington St.

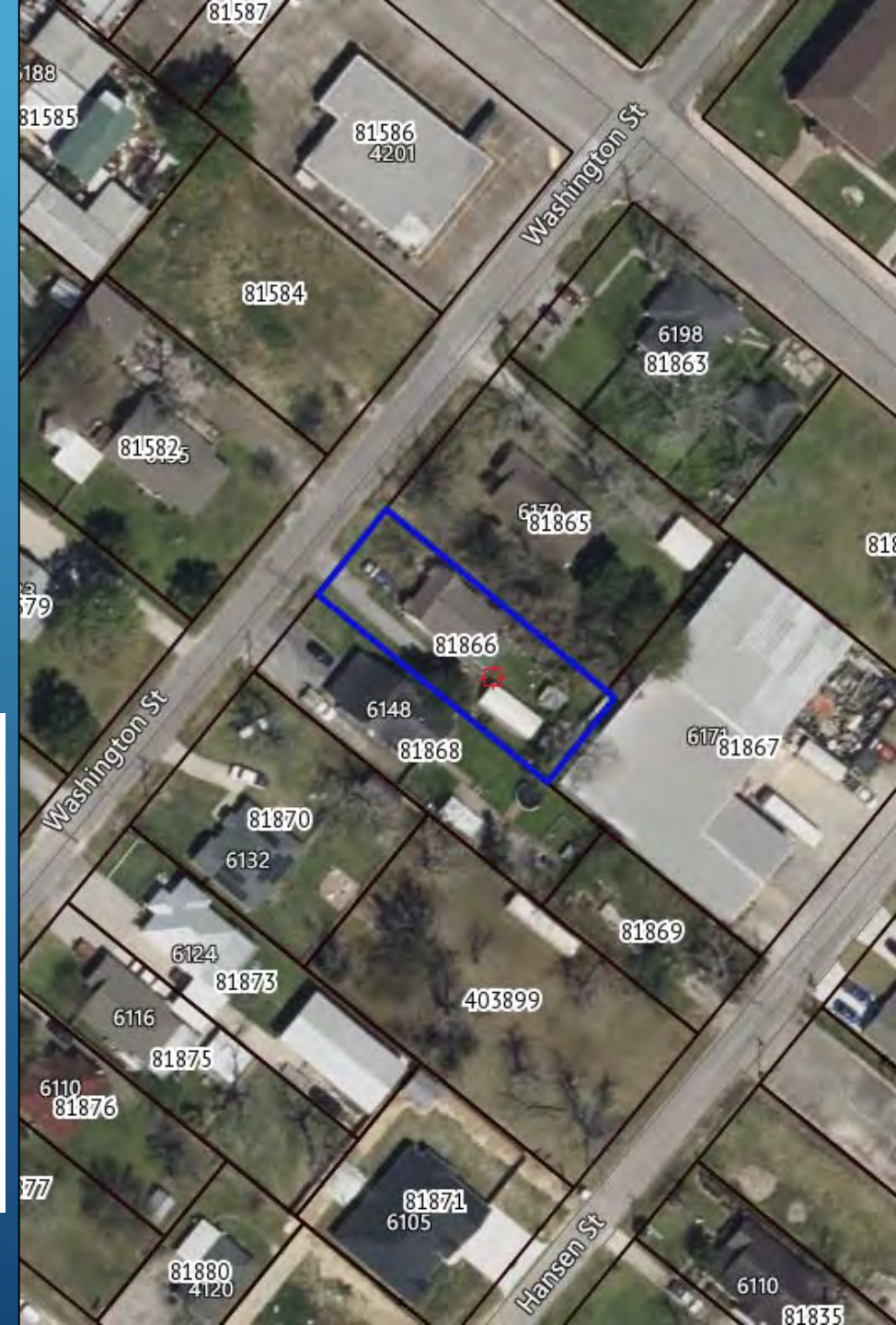
Delinquent Taxes: \$0

City Utilities: Inactive 4/25/25
Amount Due: \$0

Liens: None

Substandard Issues:

1. ✓ +>50% Damage/Deteriorated Non-Supporting Members
2. ✓ +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. Roaches, Termites, Rodent, Other Pests?
7. Trash, Debris, Junk Vehicleless, High Grass/Weeds?



6150 Washington Blvd



6150 Washington Blvd.



4445 Wilson Ave

Delinquent Taxes: \$15,381.57

City Utilities: Inactive 11/8/22
Amount Due: \$0

Liens: None

Substandard Issues:

1. +>50% Damage/Deteriorated Non-Supporting Members
2. +>33% Damage/Deteriorated Supporting Members
3. Fire Damage?
4. ✓ Substandard?
5. Not Suitable for Rehabilitation
6. ✓ Roaches, **Termites**, Rodent, Other Pests?
7. ✓ Trash, Debris, Junk Vehicleless, High Grass/Weeds?



4445 Wilson Ave.



4445 Wilson Ave.

