

# Notice of Public Hearing

## April 14, 2025, 5:00 p.m.

Directly following the City Council meeting at 5 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/87165891842> 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.



The properties listed below 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 directly following the 5:00 p.m. City Council Meeting to be held on April 14, 2025.

### Agenda

1. Call meeting to order.
2. Conduct a Public Hearing, deliberate, and act on declaring the following structures dangerous:
  - a. 5931 Alabama Avenue
  - b. 4325 Cleveland Avenue
  - c. 6455 Coolidge Boulevard
  - d. 3709 Hays Avenue
  - e. 2831 Taft Avenue
3. Hear and deliberate on Council Member comments.
4. 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](mailto: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 April 10, 2025, at 10:05 AM/PM.

  
\_\_\_\_\_  
City of Groves

# Council on Dangerous/Empty Structures (C.O.D.E.S.)

Public Hearing

April 14, 2025



# All Structures At This Hearing Have Had:

- ▶ Titles researched for all known owners
- ▶ Two letters by regular mail & two letters by registered mail sent to all owners to ensure delivery
- ▶ Notices placed on the structure
- ▶ A 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

# 1. 3709 Hays

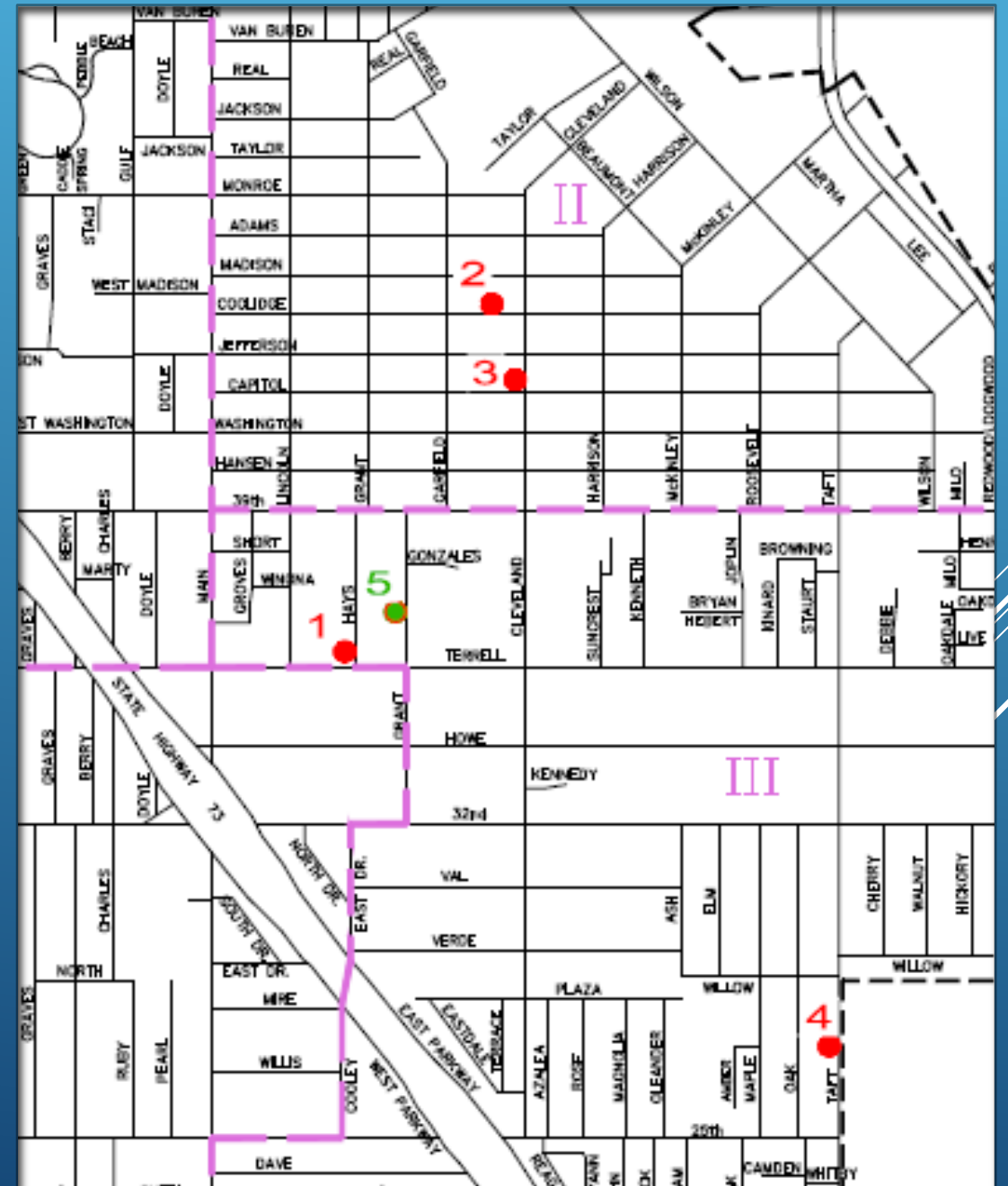
**Taxes Owed:** \$30,257.00

**City Utilities:** Finaled, No Balance

**City Liens:** \$170

## **Substandard Issues:**

1. Structure not accessible
2. Substandard structure
3. Roof Leaking
4. Deflection in roof
5. Electrical not up to Code





# 3709 Hays





# 3709 Hays



## 2. 6455 Coolidge

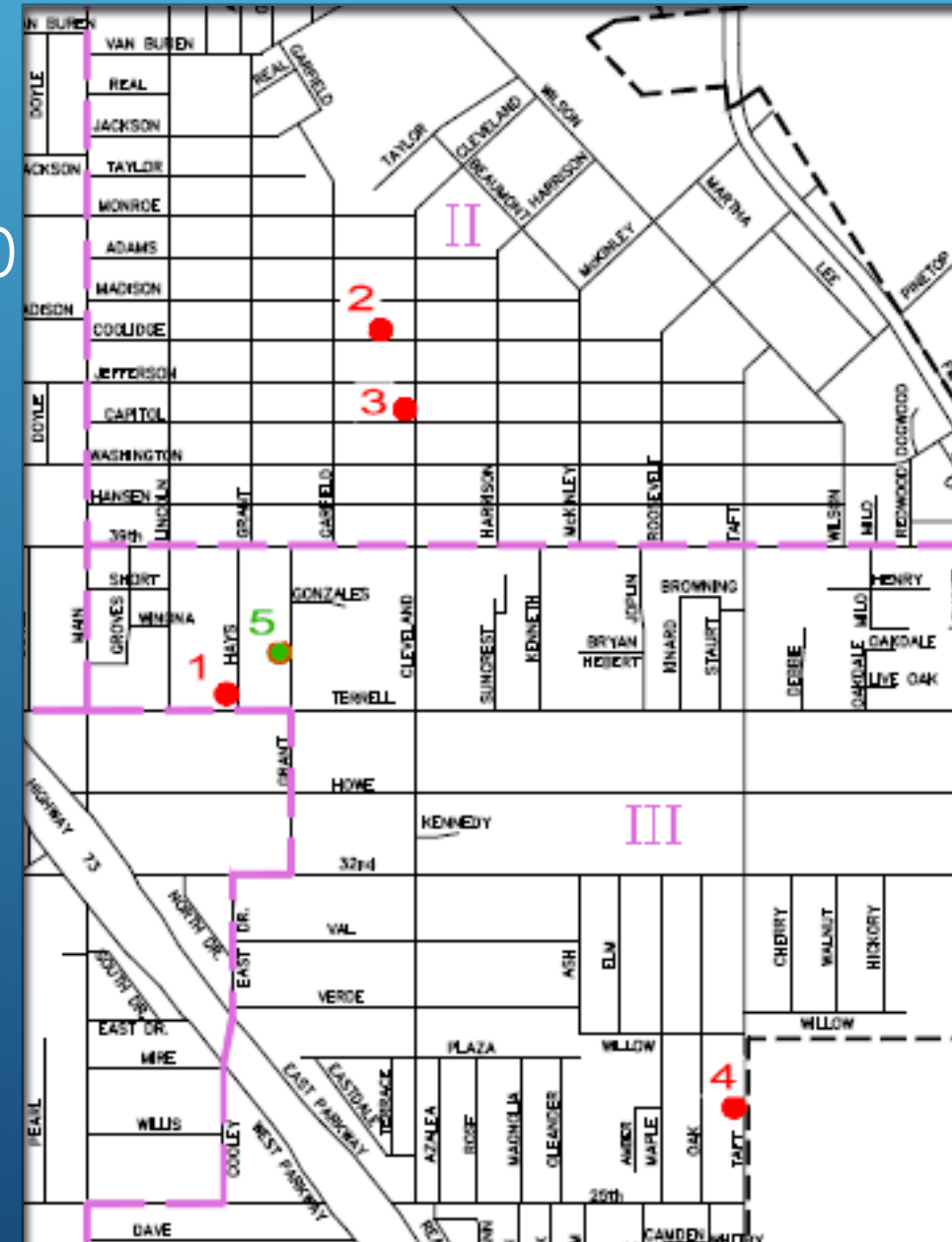
**Taxes Owed:** \$118,436.54

**City Utilities:** Finaled 3/8/23, Balance \$142.50

**City Liens:** \$1,182.43

**Substandard Issues:**

1. Water leak in slab
2. Substandard structure
3. Roof leaking
4. Trash & debris inside and outside
5. Back porch severely damaged
6. City boarded up structure





# 6455 Coolidge





# 6455 Coolidge





### 3. 4325 Cleveland

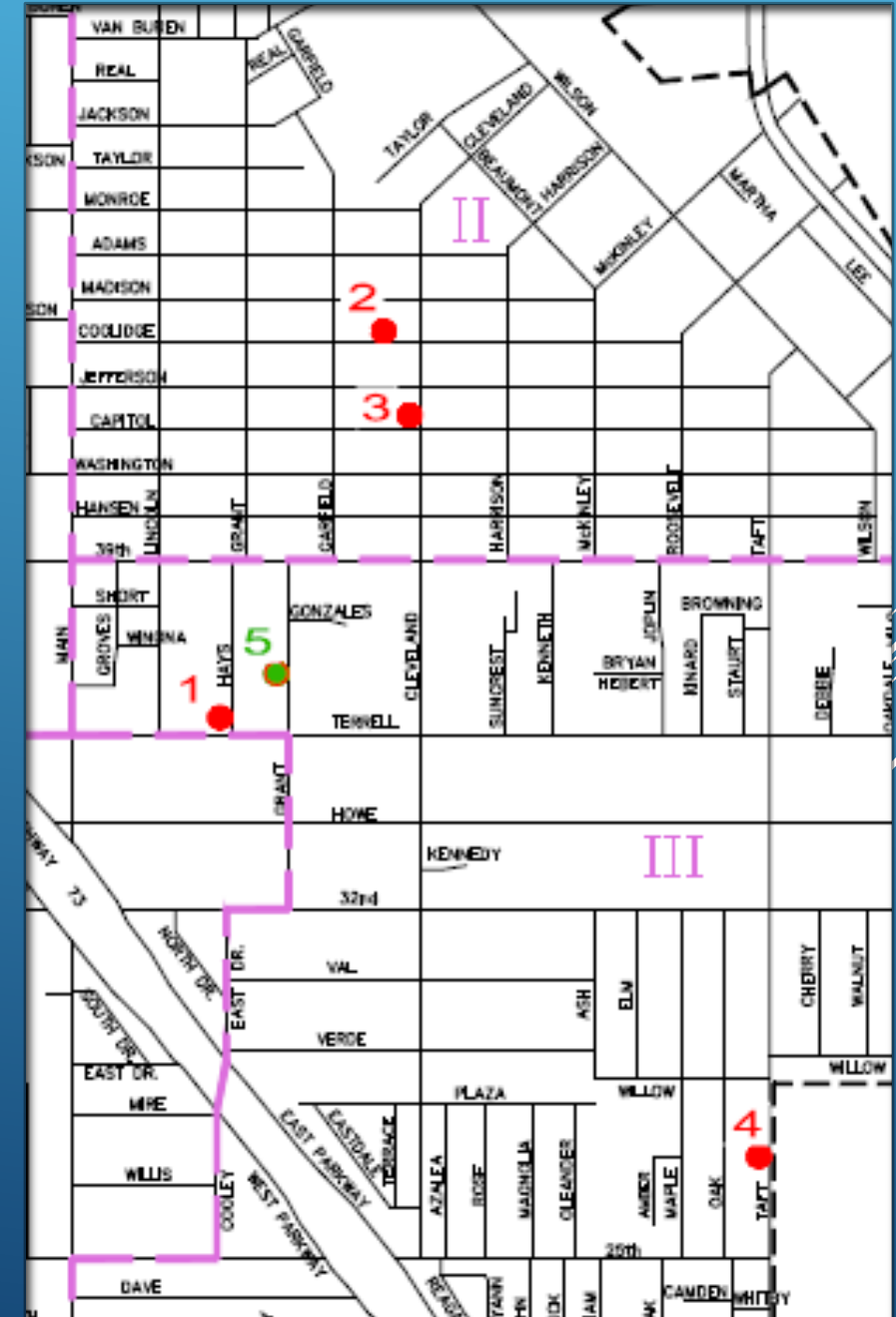
Taxes Owed: Current

City Utilities: Finaled 1/29/2025, No Balance

City Liens: \$1,227.34

Substandard Issues:

1. Structure not accessible
2. Substandard structure
3. Roof leaking
4. 50% > damage to non-supporting members
5. 33% > damage to supporting members



# 4325 Cleveland





# 4325 Cleveland



## 4. 2831 Taft

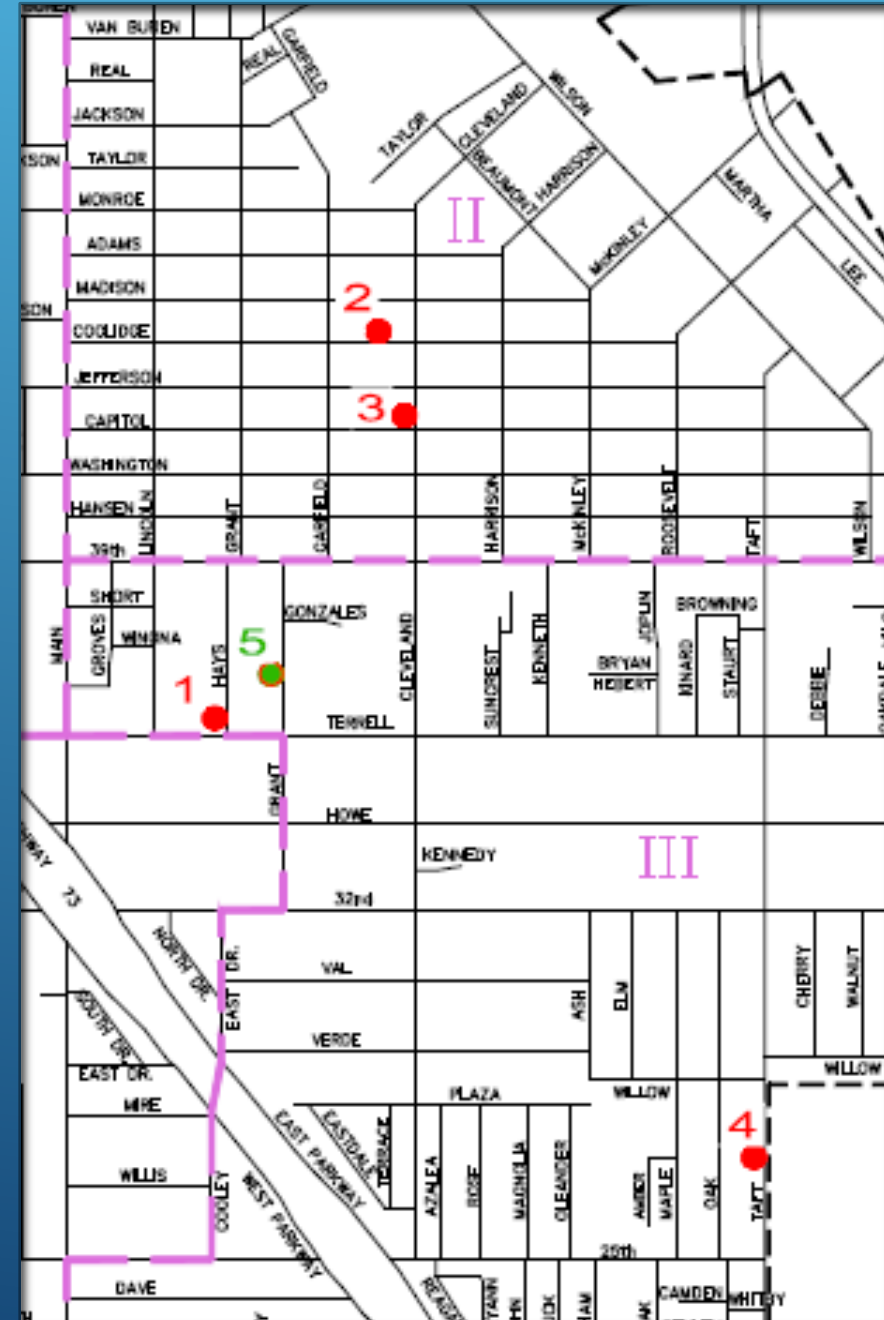
## Taxes Owed: Current

**City Utilities:** Finaled 5/17/18, Balance \$198.87

**City Liens:** None

## Substandard Issues:

1. Structure not accessible
2. Substandard structure
3. Roof leaking
4. 50% > to non-supporting members (roof)
5. 33% > damage to supporting member (roof)





# 2831 Taft





2831 Taft





# 2831 Taft

