

Notice of Public Hearing May 27, 2025, 5:00 p.m.

Directly following the City Council meeting at 5 p.m.



City Council

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/84956473667> 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.



Agenda

1. Call meeting to order.
2. Deliberate on a Joint Public Hearing with the Planning and Zoning Commission for a Specific Use Permit for an apartment project at 5500 39th St.
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 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 May 22, 2025, at _____ AM/PM.

City of Groves

City of Groves
Agenda Item Information Form

Council Meeting Date: 5/27/2025 Department: Building Official Agenda Item No. _____

Title for Item (same as to be placed on Agenda): Deliberate on a Joint Public Hearing with the Planning and Zoning Commission for a Specific Use Permit for an apartment project at 5500 39th St.

Party(ies) requesting placement of this item on the agenda: Don Pedraza, Building Official

Submitted to City Manager's Office on: Date: 5/22/25 Time: 10:30 a.m. By: C. THIBODEAUX

Explanation of Item: The Planning and Zoning Commission will hold a Joint Public Hearing with the Council to discuss a Specific Use Permit for an apartment project at 5500 39th St.

Deadline for Approval: _____

Staff Recommendation: Not an action item.

Alternative (if any) for consideration: _____

Identify any attachments to this document: Application, mailing list of nearby residents and businesses, newspaper notice, notice to the public, site map, and aerial map.

Specific Council Action Requested: None (Information item only) _____ Motion X

Ordinance – Number _____ Resolution – Number _____ Other – Specify: _____

Signed: _____ Date: _____ Approved:  Date: 05/22/25
Department Head City Manager

FUNDING (IF APPLICABLE)

Are sufficient funds specifically designated and currently available for this purpose? YES ☐ NO ☐
If yes, specify account no. _____ If no, explain and identify intended funding source: _____

PAYMENT REQUEST

Amount of requested payment \$ _____ Cumulative total of payments to date for this project/item (if applicable): \$ _____ Balance due for this project/purchase (if applicable): \$ _____

ACTION TAKEN BY COUNCIL

APPROVED: ☐ NOT APPROVED: ☐ Any follow-up action required? YES ☐ NO ☐
If yes, explain _____

NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A JOINT PUBLIC HEARING BETWEEN CITY COUNCILMEMBERS AND PLANNING & ZONING COMMISSIONERS WILL BE HELD ON TUESDAY, MAY 27, 2025, DIRECTLY FOLLOWING THE REGULAR CITY COUNCIL MEETING, WHICH BEGINS AT 5 PM, AT 3947 LINCOLN AVENUE. REQUEST BY BUSINESS OWNER FOR THE PROPERTY LISTED HEREIN.

To consider a request from Mr. Brett Smith, granting him a Specific Use Permit for an apartment project at 5500 39th St., TRS1 & 2 OF E1/2 L5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.704 AC.

This meeting is a Joint Public Hearing in compliance with the Specific Use Permit ordinance of the City of Groves.

FOR ADDITIONAL INFORMATION CONTACT DON PEDRAZA, BUILDING OFFICIAL, AT (409) 960-5707.

UNDER THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED MAY 22, 2025.

Director of Neighborhood Services

DON PEDRAZA

CITY OF GROVES

APPLICATION TO THE PLANNING & ZONING COMMISSION

Date: April 11 20 25

Application is hereby made to the City of Groves Planning and Zoning

Commission to hold a meeting for the purpose of discussing a Specific Use Permit
for The Cove of Groves

to be located on Lot No. LTS 12 TR 23 Block No. 58

Addition R. doge lawn Lot Size 9.704 Acres

Property Zoned P-1

Property Owner Brett Smith / Lady Luck Capital Telephone No. ---

Address 5500 39th Street Groves, TX 77619

This application for a Specific Use Permit shall be accompanied by proof of ownership or verification as a certified agent, a fee of \$250.00 to cover administrative and processing costs, and two (2) sets of site plans, drawings and necessary data required by the City of Groves Zoning Ordinance. The site plan shall show the planned development of the property drawn to scale, showing the location and arrangement of the buildings, (proposed and existing), the building setbacks and yards, the landscaping and/or walls and fences for screening purposes, the off-street parking and design of ingress and egress to and from the abutting street.

If the applicant withdraws his application prior to publication of public hearing by the City Council, half of the fee will be refunded.

The Planning and Zoning Commission shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings or plans that do not comply with the provisions of the City of Groves Zoning Ordinance.

CITY OF GROVES
(409) 962-4471

REC#: 01591702 4/14/2025 7:58 AM
OPER: PM TERM: 013
REF#: 1193
PAID BY:

TRAN: 197.0000 ADMINISTRATIVE FEES
BRETT SMOTH
2201 W PARKWAY THE COVE
ADMINISTRATIVE FEES 250.0000

TENDERED: 250.00 CHECK
APPLIED: 250.00-

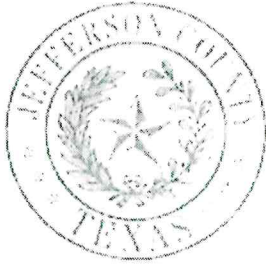
City of Groves
CHANGE: 0.00

Brett W Smith
Signature of Applicant (Owner/ Agent)

Brett Smith

April 11 2025

see to: City of Groves Inspection Department
4925 McKinley
Groves, Texas 77619



JEFFERSON COUNTY

[Shopping Cart](#)

Property Tax Balance

[Begin a New Search](#)

Make your check or money order payable to:
Jefferson County Tax Office
PO BOX 2112
BEAUMONT, TX 77704-2112

Shopping Cart: For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.

Unless otherwise noted, all data refers to tax information for 2024. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 04940000000650000000

Address:
BRETT W SMITH LLC

GROVES, TX 77619

Property Site Address:
5500 39TH ST
77619

Legal Description:
TRS 1 & 2 OF E1/2 L5 BLK 6 RG E PALCO &
LTS 1 2 TR 2 3 - 5 8 RIDGELAWN 9.704AC

Current Tax Levy: \$8,129.57

Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes:
\$8,129.57

Pending Credit Card or eCheck Payments:
No Payment Pending

Market Value: \$286,246

Land Value: \$226,246

Improvement Value: \$60,000

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print Payment Record](#)

[Current Tax Statement](#)

[Register to Receive Electronic Tax Statements](#)



CITY OF GROVES

Don Pedraza
Building Official
dpedraza@cigrovestx.com

Public Works Department
4925 McKinley
Groves, Texas 77619
Phone (409) 960-5707
Fax (409) 962-9433

April 23, 2025

RE: SPECIFIC USE PERMIT- Mr. Brett Smith; property owner of 5500 39th Street, legal description: TRS 1&2 OF E1/2 L5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.70 AC.

Dear Property/Business Owner:

Mr. Smith, the owner of said property, has requested a joint public hearing with the Groves City Council members and the Planning & Zoning commissioners to hear the request for a Specific Use Permit, for an apartment project at the above address. The property will be used for Multi-Family Residence dwellings.

As an interested property owner, you may express your views by attending the joint public hearing scheduled for, May 27, 2025, directly following the regularly scheduled council meeting starting at 5:00 PM. For more information, contact Don Pedraza at 409-960-5707 or e-mail at dpedraza@cigrovestx.com.

Building Official
Don Pedraza

Facilities at jeromy.jenkins@bhsat.net or at 409.212.5080 and an RFQ packet will be e-mailed to you. Jeromy Jenkins is the sole point of contact for this RFQ.

Failure to apprise oneself of hospital, state, and federal guidelines and requirements will not excuse any bidder from compliance with all the applicable requirements.

PURPOSE

The purpose is to acquire standby comprehensive architectural design services, including but not limited to: commissioning, pre-project planning and estimating, programming, design, bidding and construction phases of the project delivery process or any other service that is beneficial in the delivery of facilities.

FEDERALLY FUNDED

SELECTION

The following selection criteria will be utilized in the selection process:

1. Respondents Statement of Qualifications and Past Architectural Design and Construction Performance in A Hospital Setting. (35%)
2. Respondent's Knowledge of Best Practices in Accordance with Federal Emergency Management Agency. (35%)
3. Firm's Ability to Provide Architectural Design Services and Qualifications of Assigned Firm Personnel. (25%)
4. Respondent's Past Work Experience with Baptist Hospitals of Southeast Texas. (5%)

SUBMISSION

The owner will accept the proposal.

The owner reserves the right to reject any or all bids and shall have the right to ask for new bids for the whole or parts.

PUBLIC NOTICE FOR CITY OF GROVES

The City of Groves, TX City Council members, and the Planning and Zoning commissioners will hold a Joint Public hearing @ 3947 Lincoln Ave. Groves, TX on Tuesday, May 27, 2025, immediately following the regularly scheduled city council meeting starting @ 5:00 PM. The item of discussion is a Specific Use Permit request from Mr. Brett Smith, to construct an apartment project @ 5500 39 St., legal description: TRS 162 OF E1/2 L5 BLK 6 RG E PALCO & L5 12 TR 29-58 RIDGELAWN 9.70 AC.

Advertisement for Invitation for Bids

May 1, 2025

Notice is hereby given that sealed bids will be accepted by Jefferson County Drainage District No. 6 for a (IFB 25-012/SC) Term Contract Geogrid and Fabric for Jefferson County Drainage

District No. 6. Specifications for this project may be obtained from the Jefferson County Drainage District No. 6 webpage <https://jcd6.org/departments/contracting/procure-for-bid/>.

Bids are to be sealed and addressed to Jefferson County Drainage District No. 6 and marked "Administrative Sealed Bid" with (IFB 25-012/SC) Term Contract Geogrid and Fabric, for Jefferson County Drainage District No. 6 on the outside of the envelope. Bidders shall forward an original and one (1) copy of their bid to the address shown below. The District does not accept bids submitted electronically. Late bids will be rejected as non-responsive. Administrative bids will be publicly opened and read aloud in the Jefferson County Drainage District No. 6 boardroom at the time and date below. Bidders are invited to attend the administrative sealed bid opening.

Any contract(s) awarded under this solicitation is/are subject to the United States Plan and Specifications (U.S. & S.) requirements of Texas Government Code Chapter 2252, Subchapter G, as applicable. All materials used in this project, including iron and steel, manufactured products, and construction materials, must comply with the requirements of the Build America, Buy America Act (BABAA) and be produced in the United States.

BID NAME: Term Contract Geogrid and Fabric

BID NUMBER: IFB 25-012/SC

DUE DATE/TIME: 2:00 PM, May 15, 2025

MAIL OR DELIVER TO: Jefferson County Drainage District No. 6
6550 Walden Rd.
Beaumont, Texas 77707

Any questions relating to these requirements should be directed to Karen J. Stewart, Chief Business Officer, at 409-842-1818 or kjstewart@jcd6.org.

Jefferson County Drainage District No. 6 reserves the right to accept or reject any or all bids, to waive technicalities and to take whatever action is in the best interest of the District.

All interested vendors are invited to submit a bid in accordance with the terms and conditions stated in this bid.

RESPONDENTS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE INVITATION.

Karen J. Stewart
Karen J. Stewart, MBA, CTCID/CTCM
Chief Business Officer
Jefferson County Drainage District No. 6, Texas

THE STATE OF TEXAS

No. 25DCCV0067

Deutsche Bank National Trust Company, as Trustee for the registered holders of

Morgan Stanley ABS Capital 1 Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3
vs.
William Shane Jackson, Et al

CITATION BY PUBLICATION –
2720 ORLEANDER LANE GROVES, TEXAS 77619

58th DISTRICT COURT OF JEFFERSON COUNTY, TEXAS

To: THE UNKNOWN HEIRS AT LAW OF ROBIN RENEE JACKSON
THE UNKNOWN HEIRS AT LAW OF STEVEN R. JACKSON, SR.

DEFENDANT:

LOT 7, BLOCK 7, PLAZA TERRACE NO. 2 TO THE CITY OF GROVES, JEFFERSON COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 24, MAP RECORDS OF JEFFERSON COUNTY, TEXAS

COMMONLY KNOWN AS
2720 Orleander Lane, Groves, Texas 77619

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you, the answer date being at or before 10 o'clock A.M. on Monday, May 19, 2025. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. Said answer may be filed by mailing same to: District Clerk's Office, 1085 Pearl St., Room 203, Beaumont, TX 77701, or by bringing it to the office. The case is presently pending before the 58th District Court of Jefferson County sitting in Beaumont, Texas, and was filed on the 15th day of January 2025. It bears case number 25DCCV0067 and is styled:

Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital 1 Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3
vs.
William Shane Jackson, Et al

The name and address of the attorney for plaintiff (or plaintiff if pro se) is:

SARAH TRAD
20405 STATE HIGHWAY 249
SUITE 170
HOUSTON, TX 77070

The nature of the demands of said plaintiff is shown by a true and correct copy of Plaintiff's Signed Order by Publication accompanying this citation and made a part thereof.

Issued under my hand and the seal of said court, at Beaumont Texas, this the 1st day of April 2025.

JAMIE SMITH,
DISTRICT CLERK
JEFFERSON COUNTY, TEXAS

BY *Enn Harper*,
Enn Harper, Deputy

THE STATE OF TEXAS

No. 24DCCV2416

AUDREY DANKINS, ET AL
VS.
TIFFANY HAMILTON, ET AL

CITATION BY PUBLICATION –
151 TENNESSEE DR., JACKSONVILLE, AR 72076-1145

136th DISTRICT COURT OF JEFFERSON COUNTY, TEXAS

To: LIONEL EVERFIELD
DEFENDANT:

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you, the answer date being at or before 10 o'clock A.M. on Monday, May 19, 2025. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. Said answer may be filed by mailing same to: District Clerk's Office, 1085 Pearl St., Room 203, Beaumont, TX 77701, or by bringing it to the office. The case is presently pending before the 136th District Court of Jefferson County sitting in Beaumont, Texas, and was filed on the 30th day of December 2024. It bears case number 24DCCV2416 and is styled:

AUDREY DANKINS, ET AL
VS.
TIFFANY HAMILTON, ET AL

The name and address of the attorney for plaintiff (or plaintiff if pro se) is:

CHRISTOPHER T. KIRCHMER
350 PINE STREET
SUITE 1100
BEAUMONT, TX 77701

The name and address of the attorney for plaintiff (or plaintiff if pro se) is:

CHRISTOPHER T. KIRCHMER
350 PINE STREET
SUITE 1100
BEAUMONT, TX 77701

The nature of the demands of said plaintiff is shown by a true and correct copy of Plaintiff's Original Petition: Citation accompanying this citation and made a part thereof.

Issued under my hand and the seal of said court, at Beaumont, Texas, this the 1st day of April 2025.

JAMIE SMITH,
DISTRICT CLERK
JEFFERSON COUNTY, TEXAS

BY *Mercedes Watler*,
Mercedes Watler, Deputy

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Helen Julia Haverin a/k/a Helen J. Haverin were issued on April 14, 2025, in Cause No. 25CCPR0071, pending in the County Court of Jefferson County, Texas, to Kathleen Haverin Hammond a/k/a Kathleen Haverin. All persons having claims against the estate, which is presently being administered, are required to submit them, within the time and manner prescribed by law, and before the estate is closed, addressed as follows:

Kathleen Haverin Hammond
1215 Potter Avenue
Rockwall, Texas 75087

NOTICE TO CREDITORS

Cause No. 25CCPR0128

On the 10th day of April 2025, Letters of Administration upon the Estate of LYNETTE JOHNSON RADCLIFFE, Deceased were issued to MICHELLE ANDERS a/k/a MICHELLE LYN RICKMAN, Independent Administrator by the County Court of Jefferson County, Texas in Cause No. 25CCPR0128 pending upon the docket of said Court. All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below.

The name where claims may be sent is Michelle Anders a/k/a Michelle Lyn Rickman whose address is 12803 Coolgreen St., Houston, Texas 77013. Telephone: 281-881-7024.

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF HENRIETTA HARTMAN, DECEASED

Notice is hereby given that original Letters Testamentary were issued in the Estate of HENRIETTA HARTMAN on April 9, 2025, in Cause No. 25CCPR0366, in the County Court of Jefferson County, Texas, to LORA ANN LAIRD.

The address of such Letters Testamentary is: c/o Allan Parker 1720 Nederland Avenue Nederland, Texas 77627

All persons having claims against this Estate, which is currently being administered, are required to present them within the time and in the manner prescribed by law.

LORA ANN LAIRD,
Independent Executor of the Estate of HENRIETTA HARTMAN, Deceased

NOTICE TO CREDITORS

Notice is hereby given that Letters Testamentary for the Estate of Edward Gilroy Edson, III, Deceased, were issued on April 21, 2025 in Cause No. 25CCPR0496, pending in the County Court of Jefferson County, Texas,

to Edward Gilroy Edson, IV, Ashley Edson Bryan Ika Ashley Dawn Edson, and Robert Bolt Edson.

All persons having claims against this Estate are required to present them within the time and in the manner prescribed by law to:

Edward Gilroy Edson, IV,
Ashley Edson Bryan Ika
Ashley Dawn Edson, and
Robert Bolt Edson
c/o Zach Celeste
Attorney at Law
P. O. Box 3708
Beaumont TX 77704

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Jennifer Touchett, aka Jennifer Lynn Touchett, Deceased, were issued on April 7, 2025, in Cause No. 25CCPR0214, pending in the County Court of Jefferson County, Texas, to: Hilary Touchett and Hayley Touchett, aka Hayley Touchett Wigley.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

Hilary Touchett and Hayley Touchett, aka Hayley Touchett Wigley
c/o: Michael J. Lindsay
Lindsay, Lindsay & Parsons
710 North 11th Street
Beaumont, TX 77702-1502
Telephone: (409) 833-1186
Facsimile: (409) 832-7040

DATED 24th day of April 2025.

BY *Michael J. Lindsay*,
Michael J. Lindsay
State Bar No. 12368800

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Mary Elizabeth Johnson, Deceased, were issued on the 22nd day of April 2025, in Cause No. 25CCPR0411, pending in the County Court of Jefferson County, Texas, in Probate to Leanne Johnson, as Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present same within the time and in the manner prescribed by law to:

John W. Johnson
Creighton, Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726.

DATED this 23rd day of April 2025.

Leanne Johnson, Independent Executor of the Estate of Mary Elizabeth Johnson, Deceased

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Independent Administration for the Estate of Brandon Michael Kutz, Deceased, were issued on the 21st

day of April 2025, in Cause No. 25CCPR0251, pending in the County Court of Jefferson County, Texas, in Probate to Lane Christopher Kutz, as Independent Administrator.

All persons having claims against this Estate which is currently being administered are required to present same within the time and in the manner prescribed by law to:

Brian A. Mills
Creighton, Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726.

DATED this 21st day of April 2025.

Lane Christopher Kutz,
Independent Administrator of the Estate of Brandon Michael Kutz, Deceased

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Lawrence Welch Spradley, Deceased, were issued on the 28th day of April 2025, in Cause No. 25CCPR0440, pending in the County Court of Jefferson County, Texas, in Probate, to Cynthia June Spradley Cordie as Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present same within the time and in the manner prescribed by law to:

Meredith M. Bernsen
Creighton, Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726.

DATED this 28th day of April 2025.

Cynthia June Spradley Cordie, Independent Executor of the Estate of Lawrence Welch Spradley, Deceased

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Michael Dale Arena, Sr., Deceased, were issued on April 9, 2025, in Cause No. 12403, pending in the County Court of Hardin County, Texas, to: April Jean Arena.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: P. Dean Brinkley
Attorney at Law
2905 Toccoa Road
Beaumont, Texas 77703

DATED the 22nd day of April 2025.

BY *P. Dean Brinkley*,
P. Dean Brinkley
Attorney for April Jean Arena

State Bar No.: 00793388
2905 Toccoa Road
Beaumont, Texas 77703
Telephone: (409) 835-5800
Facsimile: (409) 835-5880
E-mail: dbrinkley@clclaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Floyd Wesley McCormick, Deceased, were issued on April 9, 2025, in Cause No. 25CCPR0328, pending in the County Court of Jefferson County, Texas, to: Lisa Gayle Babin a/k/a Lisa McCormick Babin.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: P. Dean Brinkley
Attorney at Law
2905 Toccoa Road
Beaumont, TX 77703

DATED the 28th day of April 2025.

BY *P. Dean Brinkley*,
P. Dean Brinkley
Attorney for Lisa Gayle Babin a/k/a Lisa McCormick Babin

State Bar No.: 00793388
2905 Toccoa Road
Beaumont, Texas 77703
Telephone: (409) 835-5800
Facsimile: (409) 835-5880
E-mail: dbrinkley@clclaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Richard A. Hayes a/k/a Richard Allan Hayes, Deceased, were issued on January 15, 2025, in Cause No. 24CCPR1845, pending in the County Court of Jefferson County, Texas, to: Marilyn A. Manson.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o: P. Dean Brinkley
Attorney at Law
2905 Toccoa Road
Beaumont, TX 77703

DATED the 28th day of April 2025.

BY *P. Dean Brinkley*,
P. Dean Brinkley
Attorney for Marilyn A. Manson

State Bar No.: 00793388
2905 Toccoa Road
Beaumont, Texas 77703
Telephone: (409) 835-5800
Facsimile: (409) 835-5880
E-mail: dbrinkley@clclaw.com

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF MARY SUE WILLIAMS, DECEASED

Notice is hereby given that original Letters Testamentary were issued in the Estate of MARY SUE WILLIAMS, DECEASED on April 10, 2025, in the County Court of Jefferson County, Texas, to Patricia Sue Williams aka Patricia Sue Williams Pittman.

The address of such independent executor is

BRETT W. SMITH LLC
6199 TERRELL ST
GROVES, TX 77619

SHERMAN MOORE JR
PO BOX 767
LA PORTE, TX 77572-0767

CHAD & RICHARD BROUSSARD
FRANKLIN AVE
GROVES, TX 77619-3531

ROSTA DAY ESTATE
6003 BLACKBERRY COVE LN
RICHMOND, TX 77469

GARY SCOTT & MARY JOSETTE
MAYO
3810 FRANKLIN AVE
GROVES, TX 77619-3531

KATHY VALKA
3800 FRANKLIN AVE
GRROVES, TX 77619-3531

RAMIRO MEDINA BECERRA
3730 FRANKLIN AVE
GROVES, TX 77619

BIENVENDO REYES
3710 FRANKLIN AVE
GROVES, TX 77619

BETTY MCFATTER
3700 FRANKLIN AVE
GROVES, TX 77619-3529

JOE ALLEN JOLLY JR
3901 BOYD
GROVES, TX 77619

LUIS OSCAR GARRCIA
ANDREA VALENCIA
3851 BOYD AVE
GROVES, TX 77619-3518

COREY RANDAZZO
4635 ROOSEVELT AVE
GROVES, TX 77619-6515

JOSE LOPEZ
6027 DAVID ST
GROVES, TX 77619

JENY RODRIGUEZ
THANH HOANG
3821 BOYD AVE
GROVES, TX 77619

MARIO FLORES JR
3811 BOYD AVE
GROVES, TX 77619-3518

ROMAN GONZALEZ
FRANK PINERO
3801 BOYD AVE
GROVES, TX 77619

CISNEROS PULIDO
LESLIE MAGANA
3751 BOYD AVE
GROVES, TX 77619

WAYNE PATE
3731 BOYD AVE
GROVES, TX 77619-3515

BERT ALLEN CARRIERE
1305 ARTHUR ST
BRIDGE CITY, TX 77611-2350

MIGUEL SANCHEZ
ANGEL GUTIERREZ
3721 BOYD
GROVES, TX 77619-3516

KENNETH SPENCER
3711 BOYD AVE
GROVES, TX 77619

LUKE BEAN
3701 BOYD AVE
GROVES, TX 77619-3516

MARCO FINANCING LLC
AEGEAN SEA HOLDINGS LLC
4001 BLACKBERRY LN
PORT ARTHUR, TX 77642-7208

DEBORAH JOFFRION
3648 BRYAN AVE.
GROVES, TX 77619

JAY VINCENT JR & BELINDA
TRUSTEES
5410 39TH
GROVES, TX 77619

MARK VINCENT
3185 MERRIMAN ST
PORT NECHES, TX 77651-6002

M A TSCHIRHART INC
8070 DAWN DR
BEAUMONT, TX 77705-8000

SECRETARY OF HOUSING &
URBAN DEVELOPMENT
14002 E V21ST STE 300
TULSA, OK 74134

HELEN JOY GILBERT
847 CHARTERHOUSE CIRCLE
GRANBURY, TX 76048

ROSS, HENRY & DENNIS SMITH
3849 FRANKLIN AVE
GROVES, TX 776119-3530

CHARLES & JOLENE KING
3758 LAY AVE
GROVES, TX 77619-2829

DEL TORO INEABEL
15272 ELIZABETH DR
BEAUMONT, TX 77705

CONNIE WILTZ
3821 FRANKLIN AVE
GROVES, TX 77619-3530

CARISSA GUIDRY
3749 FRANKLIN AVE
GROVES, TX 77619-3528

RICHARD ANDREW PALOMBO
3737 FRANKLIN AVE
GROVES, TX 77619-3528

DAWN BUFFINGTON
3729 FRANKLIN AVE
GROVES, TX 77619

BARBARA ANGLIN
3721 FRANKLIN AVE
GROVES, TX 77619-3528

JOHN ROBINSON
3711 FRANKLIN AVE
GROVES, TX 77619-3528

MADELYN MONK & DAVID
BEARDEN
3701 FRANKLIN AVE
GROVES, TX 77619-3528

ISABEL MORENO
3810 LAY AVE
GROVES, TX 77619-2831

ERNESTO & ERNESTO ALVAREZ
3901 LAY AVE
GROVES, TX 77619-2832

STEPHEN DARBY
3820 LAY AVE
GROVES, TX 77619-2831

MYRON MASTERS JR
3828 LAY AVE
GROVES, TX 77619-2831

RUBEN SANCHEZ
5250 BRIGITTE CT
GROVES, TX 77619-3200

JORGE MORALES & PAOLA
BARRIENTOS
3848 LAY AVE
GROVES, TX 77619-2831

NORBERT GUITIERREZ
3900 LAY AVE
GROVES, TX 77619-2833

CLYDE SAVOIE
5400 39TH ST
GROVES, TX 77619-2900

EFRAIN CARDENAS
3600 FRANKLIN
GROVES, TX 77619-3555

PEDRO DIAZ
2542 66TH ST
PORT ARTHUR, TX 77640-6963

JOSE RODRIGUEZ
3640 BRYAN AVE
GROVES, TX 77619-3527

JUDITH BEAN & WILLIAM BEAN
3649 BOYD AVE
GROVES, TX 77619-3514

CARMEN & MARTIN FLORES
7430 GUINEVERE DR
SUGARLAND, TX 77479-6186

BRENDA OGBURN
2916 W BOSTON AVE
NEDERLAND, TX 77627-7040

JOHN & JULU RAWLINSON
PO BOX 384
GROVES, TX 77619-0384

TONYA JONES
3810 BOYD AVE
GROVES, TX 77619-3519

TOMMY TRAN
THI MI PHAM
3800 BOYD AVE
GROVES, TX 77619

PRICILLA DAVENPORT
2405 PECOS ST
BEAUMONT, TX 77702

IVAN BARRAGAN
BRENDA ARRREDONDO
6940 HANSEN BLVD
GROVES, TX 77619

CHARLOTTE YEATES
5201 BRIGITTE CT
GROVES, TX 77619-3248

FRANCISCO & ROSALIA
BARRAGAN
3716 BOYD AVE
GROVES, TX 77619-3517

MELVIN & ESPARZA MEZA
3700 BOYD AVE
GROVES, TX 77619

NOTICE TO PUBLIC


NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSIONERS WILL BE MEETING ON MONDAY APRIL 21, 2025, WHICH BEGINS AT 5 PM, @ 4925 MCKINLEY BLVD, GROVES TX. REQUEST BY BUSINESS OWNER FOR LISTED HEREIN.

To consider a request for a Specific Use Permit for Apartment projects by Mr. Brett Smith @ 5500 39th St., TRS 1 & 2 OF E1/2 L5 BLK 6 RG E PALCO & LTS 12 TR 23 -58 RIDGELAWN 9.704 AC.

FOR ADDITIONAL INFORMATION CONTACT DON PEDRAZA, BUILDING OFFICIAL, AT (409) 960-5707.


UNDER THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED APRIL 17, 2025.

Director of Neighborhood Services
DON PEDRAZA


 This brochure will address
 your concerns about the
 apartment complex proposed
 to be built on the property
 formerly known as
 Doctors Hospital


City of Groves




PROGRESS
 Removing a community eyesore and dangerous structure. Replacing it with new apartments for those that live, work, or have retired in the area. All apartments are a minimum 1,000 square feet, 1-3 bedrooms and priced in the range of \$1600 per month and up depending on square footage.

Brett Smith, Developer
 -
 409.828.0431
 -
 PNG Class of 1975
 -
 Lifelong Resident of Mid County




THE COVE AT GROVES
 NON-HUD SUBSIDIZED
 PRIVATELY FUNDED
 AND DEVELOPED

COMMUNITY RESPONSIBILITY

Modern, well designed apartment community featuring 200 units of luxury apartments. Providing a solution for the local housing needs, quality living options and revitalizing dangerous and unattractive existing property. We understand that new developments raise questions for neighboring residents. We are committed to being a responsible, local, and reachable developer in our Groves Community. We hope to address and answer many of the questions you may have regarding this development like traffic, parking, noise, security, and property values.



City of Groves

• Traffic • Parking • Security • Noise

- This Cove at Groves is designed with all ingress and egress on the HWY 73 access road. There will be no additional traffic from this complex driving through your neighborhood at rush hour or throughout the day or night.
- There is ample on-site parking designed to insure there is no overflow parking on the surrounding neighborhood side streets.
- The project will be well lighted and gated with on premise security cameras as well as on premise management.
- Construction will adhere strictly to municipal noise ordinances regarding hours of construction we will employ best practices to minimize noise and disruption.
- We believe in open communication. We will establish clear points of contact for neighbors to reach management with any concerns, both during construction and after opening with onsite management.



Architectural Design & Landscaping

The pictures within this brochure show the proposed architecture and landscaping design. The goal is to create an attractive environment and provide screening as well as minimizing light spillover onto adjacent properties.

Property Values

High-quality well-maintained apartment complexes will enhance and stabilize property values in the surrounding area. Our long-term commitment is to maintain the property to the highest standards protecting both resident experience and neighborhood values. We are confident that the new development will be more of an asset than the current dilapidated and dangerous structure.

Resident Screening

All prospective residents will undergo background and credit checks.

