

DATE POSTED: October 23, 2025

## **NOTICE OF A PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT THE CITY OF GROVES ZONING BOARD OF ADJUSTMENTS WILL HOLD A PUBLIC HEARING AT THE GROVES PUBLIC WORKS BUILDING, 4925 MCKINLEY AVENUE, ON TUESDAY, October 28, 2025, AT 6:00 PM TO DETERMINE WHETHER THE BOARD WILL GRANT AN EXCEPTION TO ORDINANCE: APPENDIX A-ZONING, ART. VIII ZONING DISTRICT REGULATIONS, SEC. 8-700. C-2 DISTRICT: GENERAL LIGHT COMMERCIAL DISTRICT, (8-702) MINIMUM REQUIREMENTS FOR LOT AREA, WIDTH, AND SETBACK, REAR YARD. TO THE FOLLOWING PROPERTY TO WIT:**

Appeal Case 2025-06

Address: 3814 MAIN AVENUE F, GROVES, TX

Legal Description: TR 1 C REPLAT LT8 TR 2 ALL 9-12 LT 13 TR 2 40' ROW & ADJ ALLEY B2 SO MAIN LT 9 TR 1 B3 TR CC ESTATES 1.542AC

Request: A VARIANCE TO ENCROACH INTO THE REAR YARD SETBACK OF TEN FEET AND THREE FEET INTO THE CITY'S R.O.W.

BY ORDER OF THE ZONING BOARD OF ADJUSTMENTS.

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

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Appeal Case 2025-05

Address: 3814 MAIN G AVENUE, GROVES, TX

Legal Description: TR 1 C REPLAT LT8 TR 2 ALL 9-12 LT13 TR 2 40' ROW & ADJ ALLEY B2 SO MAIN LT 9 TR 1 B3 TR CC ETATES 1.542AC.

Request: A VARIANCE TO ENCROACH INTO THE REAR YARD SETBACK OF EIGHT FEET.

BY ORDER OF THE ZONING BOARD OF ADJUSTMENTS.

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