

**CITY OF JERSEY VILLAGE**  
**NOTICE OF PUBLIC HEARING – SUBSTANDARD STRUCTURE**

**NOTICE** is hereby given for a public hearing (the “Hearing”) to be conducted on **January 22, 2024, at 7:00 p.m. by the City of Jersey Village City Council in the Civic Center at 16327 Lakeview Drive, Jersey Village, Texas**. The City Council has received a report (the “Report”) from the City’s Building Official regarding the building or structure located at 15830 Northwest Freeway and legally described as TRS 16B & 17D Fairview Gardens Annex Section 3, HCAD 064-248-000-0039 (the “Property”) in the City of Jersey Village. The Report indicates the presence of certain conditions on and about the building or structure on the Property that, if true, would render such building or structure substandard and a public nuisance pursuant to Chapter 34 of the Code of Ordinances of the City (the “Code”).

The Report specifically states the following observations concerning the Property:

1. Abandoned and in disrepair;
2. The building is in a general state of dilapidation due to improper maintenance, including:
  - a) has become deteriorated or damaged and portions of the structure no longer protect from the weather, ineffective waterproofing of exterior walls, roof, or foundation;
  - b) ceilings, roofs, and support or other horizontal members which sag, split, or buckle due to defective material or deterioration;
  - c) not wired in conformity with electrical code;
  - d) not maintained in conformity with the fire code;
  - e) not maintained in conformity with the plumbing code;
  - f) interior structurally deteriorated or damaged in danger of collapse overhead ceiling hazards

The owner of the Property is Speedy Stop Food Stores Ltd., 15830 Northwest Freeway, Houston, Texas 77040 (the “Owner”). The Owner has the responsibility to correct the issues listed in this Notice or the City may correct the issues or demolish the structures located on the Property.

Pursuant to Section 34-253 of the Code, the Hearing will be held so that the Owner or the Owner’s representatives may appear and show cause as to: 1) why such building or structure should not be declared to be substandard; and, 2) why the Owner should not be ordered to repair, vacate, or demolish the building or structure. On the day of the Hearing City Council may determine whether or not the building or structure on the Property is substandard and may issue such orders as shall appear reasonably necessary to prevent the building or structure from being a hazard to life or property and to eliminate the substandard qualities.

The Owner, lienholder, or mortgagee will be required to present proof at the hearing of the scope of any work that may be required to comply with the Code and the time it will take to reasonably perform the work.

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Lorri Coody, City Secretary  
City of Jersey Village, Texas

Posted to Website: November 30, 2023, at 5:00 PM  
Posted to Bulletin Board: November 30, 2023, at 5:00 PM

