



NOTICE OF HEARING

March 11, 2026

Cert# 9589 0710 5270 1698 6345 12

Hill of Screen LLC
103 Parking Way St.
Lake Jackson, TX 77566

To Whom It May Concern:

Notice is hereby given the City of Angleton City Council will consider a public hearing on Tuesday, April 14, 2026 at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

Conduct a public hearing, discussion, and take possible action on a demolition request on property 708-718 N Velasco Street, Hwy 288B, for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodemeetings.com/>. Anyone from the public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding these requests, please contact Kyle Reynolds, Assistant Development Services Director, be email at kreynolds@angleton.tx.us or by phone at (979) 849-4364 x-2106 or Paul McKeever, Senior Code Enforcement Officer, by email at pmckeever@angleton.tx.us or by phone at (979) 849-4364 x-2135.

Sincerely,



Paul McKeever

Code Enforcement Officer

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Barbara Simmons
Council Member
Position 3

Blaine Smith
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Police Chief Valdez
Interim-
City Manager

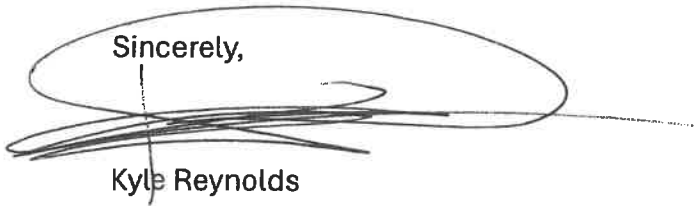
Michelle Perez
City Secretary

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us

Velasco Square Apts. Located at 708-718 N. Velasco in Angleton, Tx. Have been vacant for quite some time. The outside structure is falling apart such as the roof, eaves and siding are rotted or falling apart. The utilities are not up to code either inside or outside. The windows are boarded up and have been for some time. CE made a visit last summer (2025) and toured the inside of the apts., while inside we found the inside to be in disarray not up to code and seems to be home to many rodents. The structure mentioned above has many building code violations as well as many property maintenance violations. The vacant apts. Have had people staying in them at times.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyle Reynolds', is written over a large, hand-drawn oval. The signature is somewhat stylized and overlaps the oval.

Kyle Reynolds

Assistant Development Services Director

City of Angleton

Tracking Number:

Remove X

9589071052701698634512

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 12:47 pm on March 16, 2026 in LAKE JACKSON, TX 77566.

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Delivered

Delivered, Left with Individual

LAKE JACKSON, TX 77566

March 16, 2026, 12:47 pm

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What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

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Product Information



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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HILL OF SCREEN LLC
103 PARKING WAY S7
LAKE JACKSON, TX 77566

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature
X *J. Grady* Agent
 Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

9589 0710 5270 1698 6345 12



THIS IS NOT A CITATION

Mayor John Wright

January 18, 2024

Travis Townsend
Mayor Pro Tem
Position 2

HILL OF SCREEN LLC
103A Parking Way St.
Lake Jackson, TX 77566

Christiene Daniel
Council Member
Position 1

To Whom It May Concern:

An inspection of your property at **708-718 N Velasco Hwy 288B** has the following violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code:

Terry Roberts
Council Member
Position 3

- Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. **2015 International Property Maintenance Code, Chapter 3, Sec 304.1.1.7**

Cecil Booth
Council Member
Position 4

There is rotting materials on the structure that has generated holes and where the a/c units would mount. Police has reported that they have received many complaints of people staying in the structure.

Tanner Sartin
Council Member
Position 5

- Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.. **2015 International Property Maintenance Code, Chapter 3, Sec 302.3**

Chris Whittaker
City Manager

There is a large, deep pothole in the driveway to for this property.

Michelle Perez
City Secretary

- Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. **2015 International Property Maintenance Code, Chapter 3, Section 302.7.**

The fencing in front of the building is in need of repair/replacement.

According to the Brazoria County Appraisal District this property is in your name. If you do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561
www.angleton.tx.us



THIS IS NOT A CITATION

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Terry Roberts
Council Member
Position 3

Cecil Booth
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Chris Whittaker
City Manager

Michelle Perez
City Secretary

October 9, 2024

Cert# 9589 0710 5270 1406 3952 85

HILL OF SCREEN LLC
103A Parking Way St.
Lake Jackson, TX 77566

To Whom It May Concern:

An inspection of your property at **708-718 N Velasco Hwy 288B** has the following violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code:

Due to the time that the structure has remained unoccupied and not in use, the building must be brought to current codes prior to any occupancy. Permits must be obtained within thirty (30) days, and work started. . This would include all mechanical, electrical, structural, and plumbing within the structure. Failure to do so within the time frame stated above, the city will begin the process for demolition of the structure. A lien will be placed to cover all expenses involved.

According to the Brazoria County Appraisal District this property is in your name. If you do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different information in **10 days from this notice** it will be taken that we have the correct address of the property owner.

If you have any questions regarding this notice, I may be contacted at 979-849-4364 EXT 2135 or pmckeeper@angleton.tx.us.

Sincerely,

Paul McKeever
Code Enforcement Officer

121 S Velasco
Angleton, TX 77515
Phone: 979-849-4364
Fax: 979-849-5561

www.angleton.tx.us



THIS IS NOT A CITATION

March 20, 2025

Cert# 9589 0710 5270 1330 2326 56

Giordani Baker Grossman & Ripp LLC
2301 S Capital of Texas Hwy
Building K
Austin, TX 78746

Mayor John Wright

Travis Townsend
Mayor Pro Tem
Position 2

Christiene Daniel
Council Member
Position 1

Vacant
Councilmember
Position 3

Cecil Booth
Council Member
Position 4

Tanner Sartin
Council Member
Position 5

Chris Whittaker
City Manager

Michelle Perez
City Secretary

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Letters have been sent to Hill of Screen LLC with no actions being taken, therefore no additional time can be granted.

According to the Brazoria County Appraisal District this property is the name of Hill of Screen LLC.. If they do not own this property any longer or have someone who is supposed to maintain this property, please advise this department so proper service can be made. If this department doesn't receive any different information in **10 days from this notice** it will be taken that we have the correct address of the Registered Agent for this property owner.

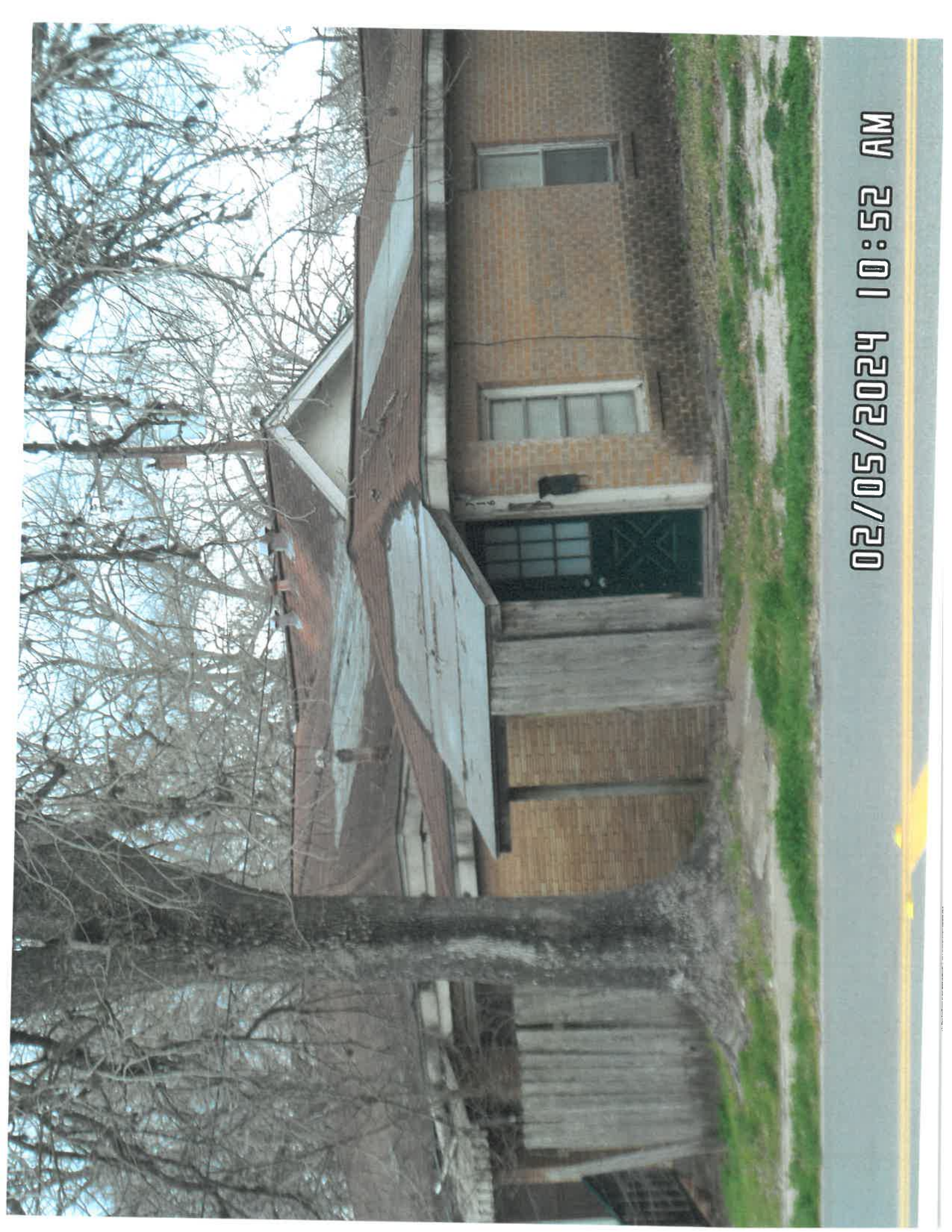
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Sincerely,

Paul McKeever
Code Enforcement Officer

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Angleton, TX 77515
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Fax: 979-849-5561

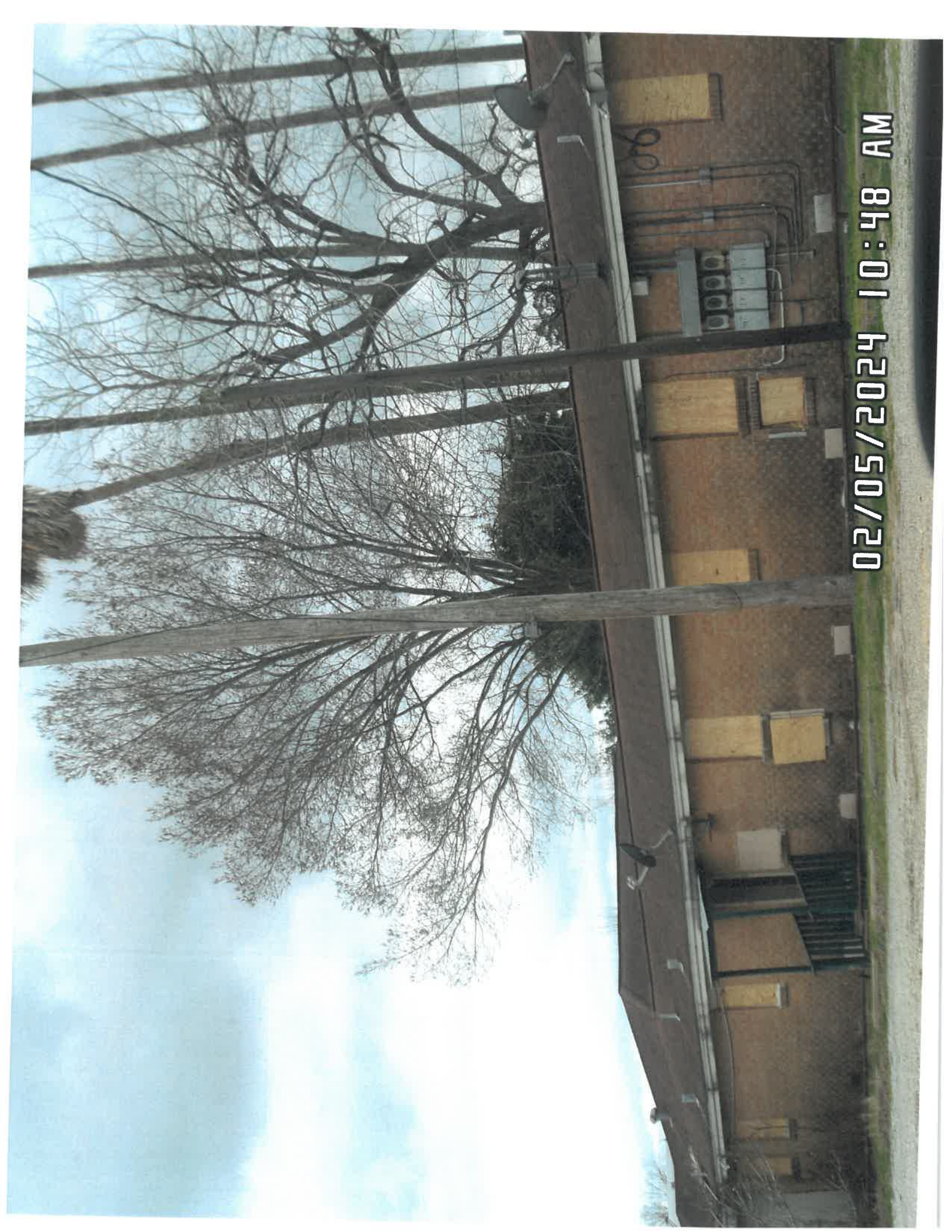
www.angleton.tx.us



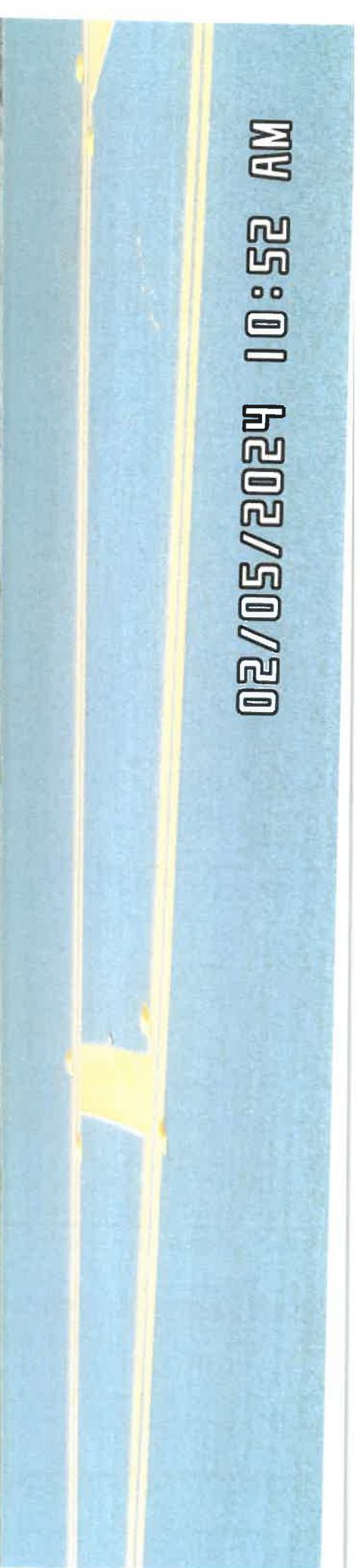
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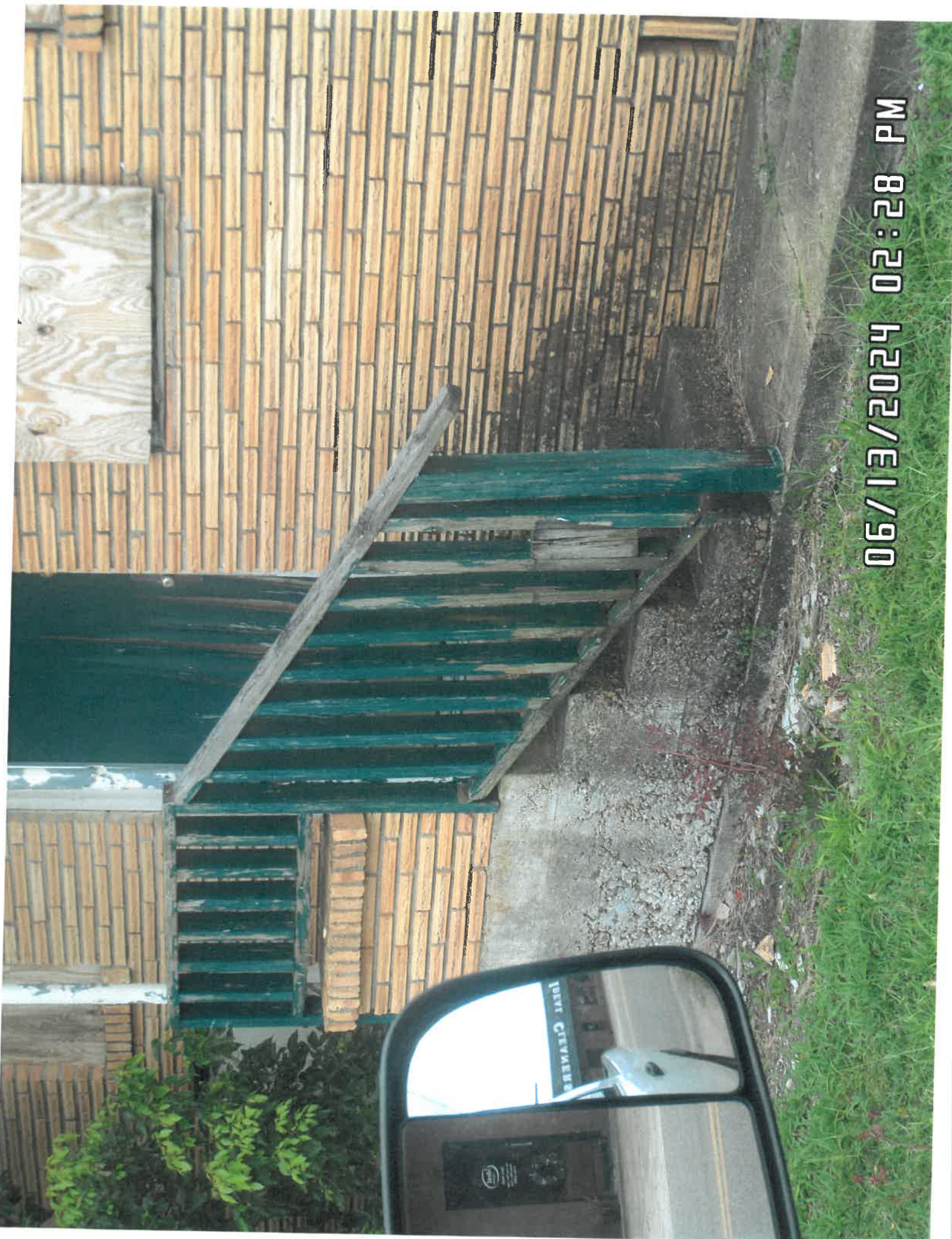
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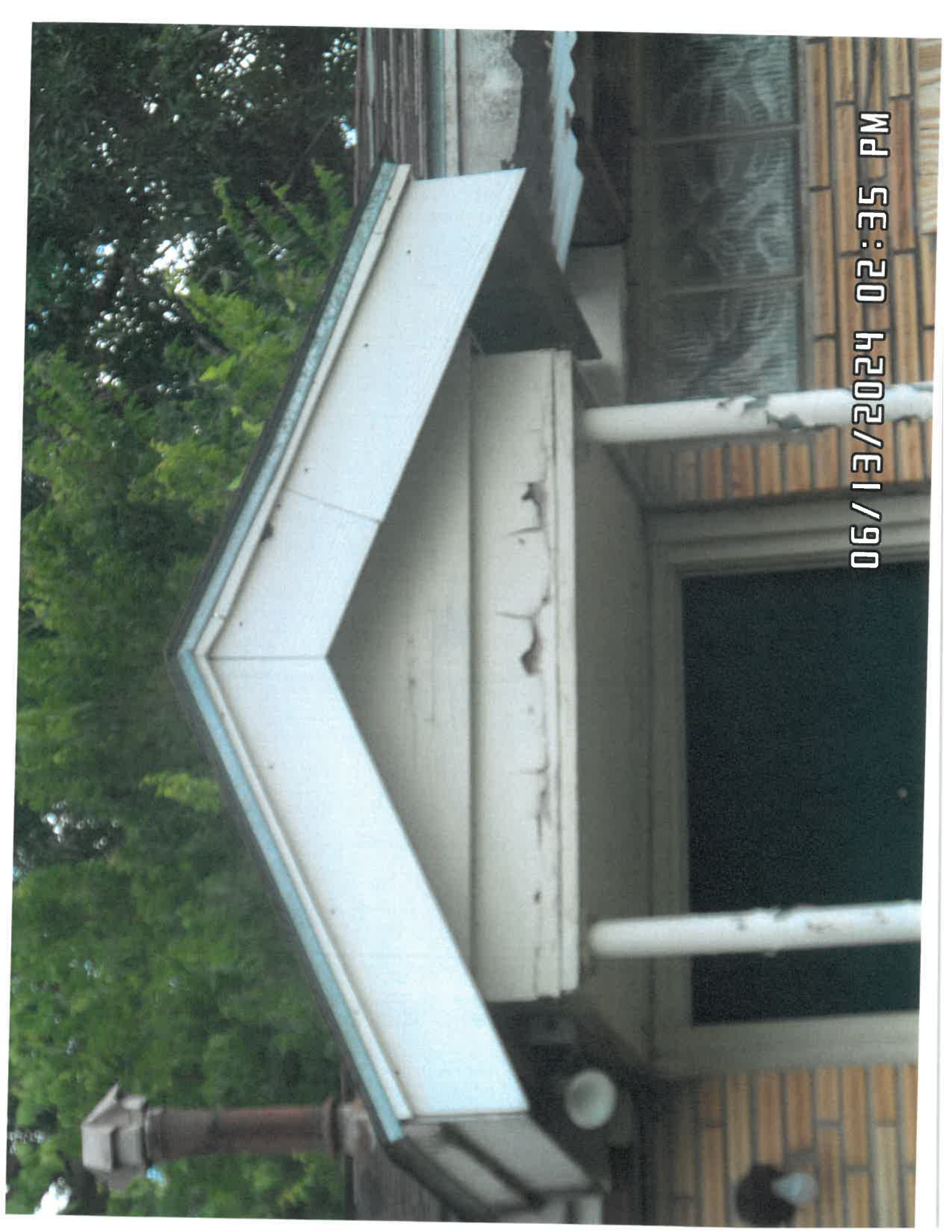
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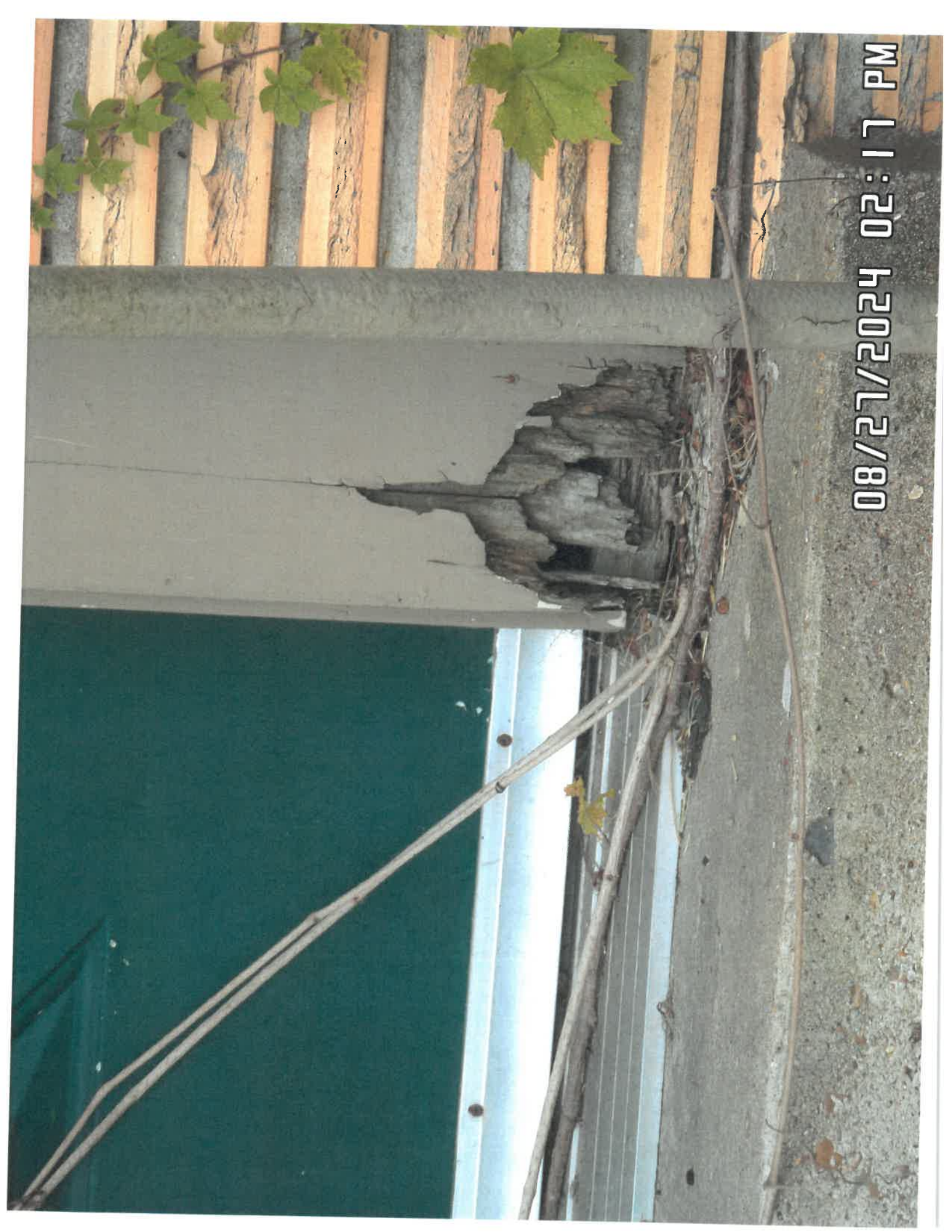




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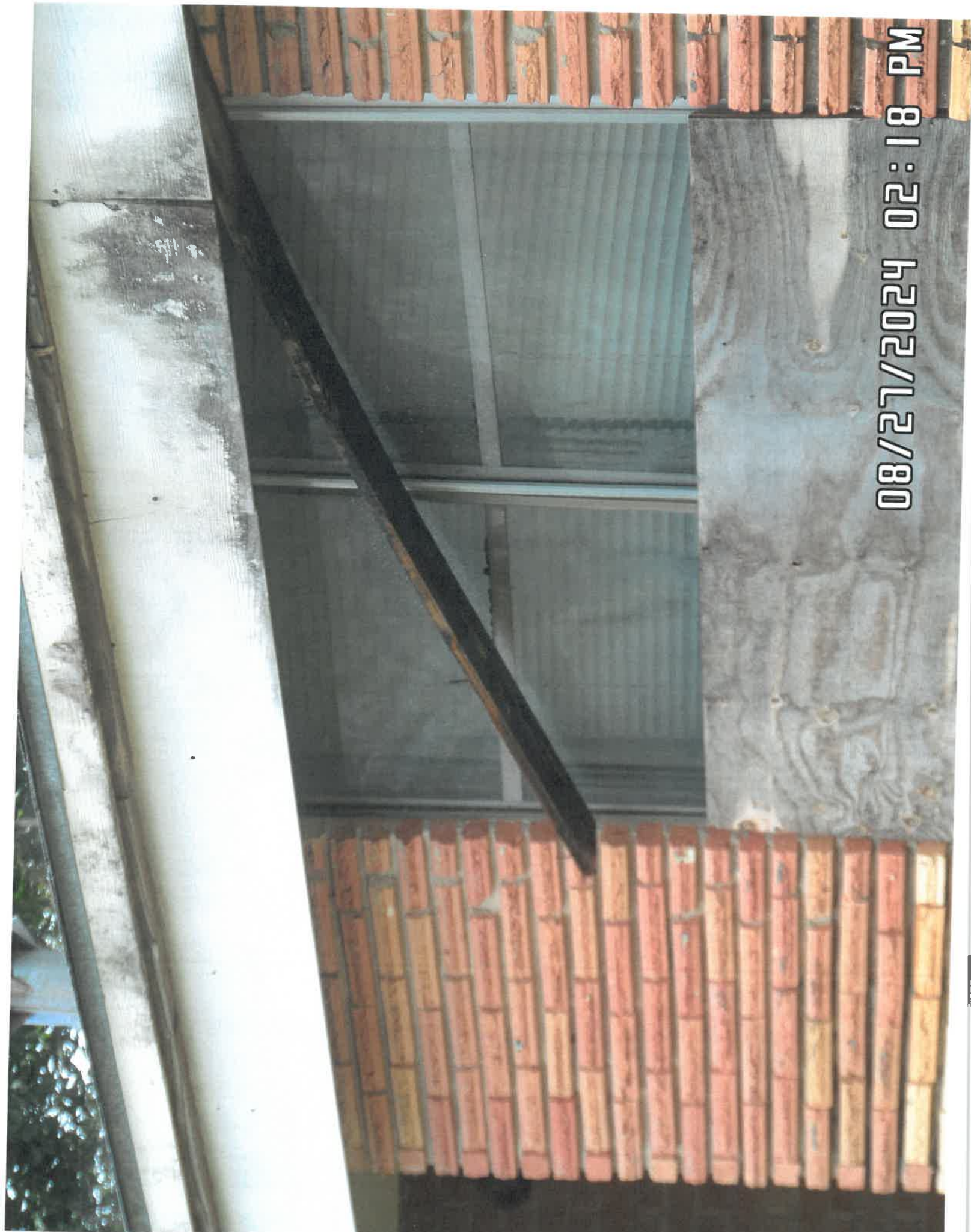


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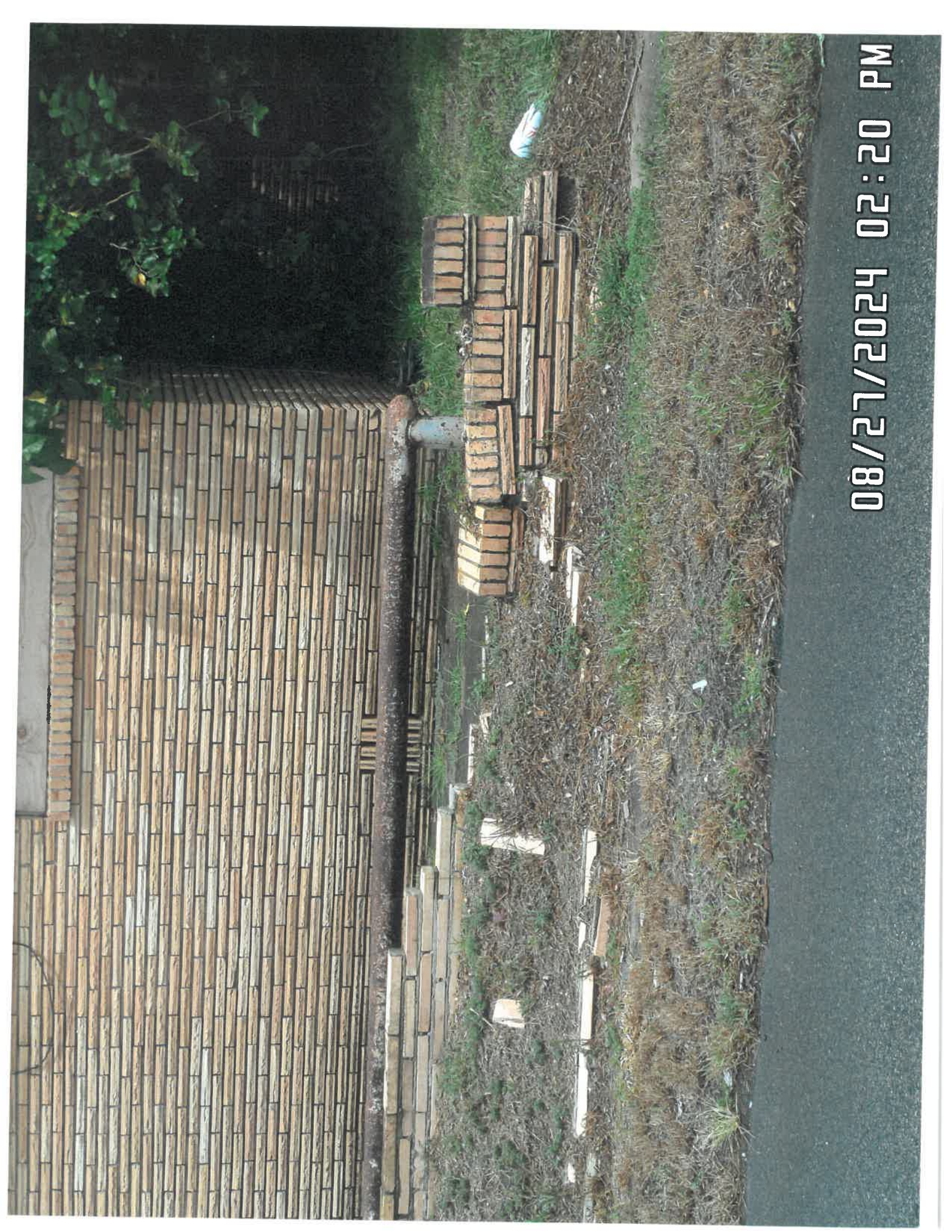
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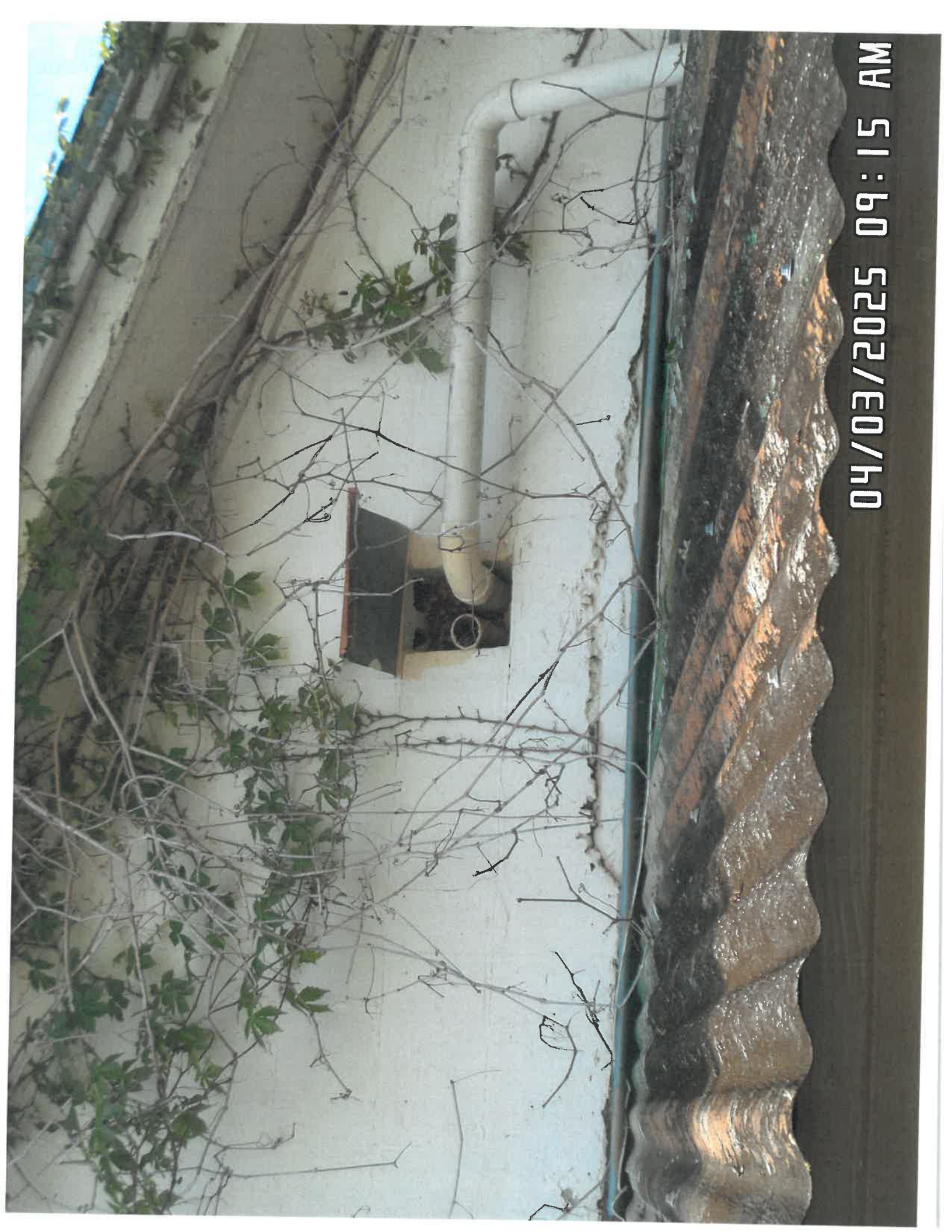
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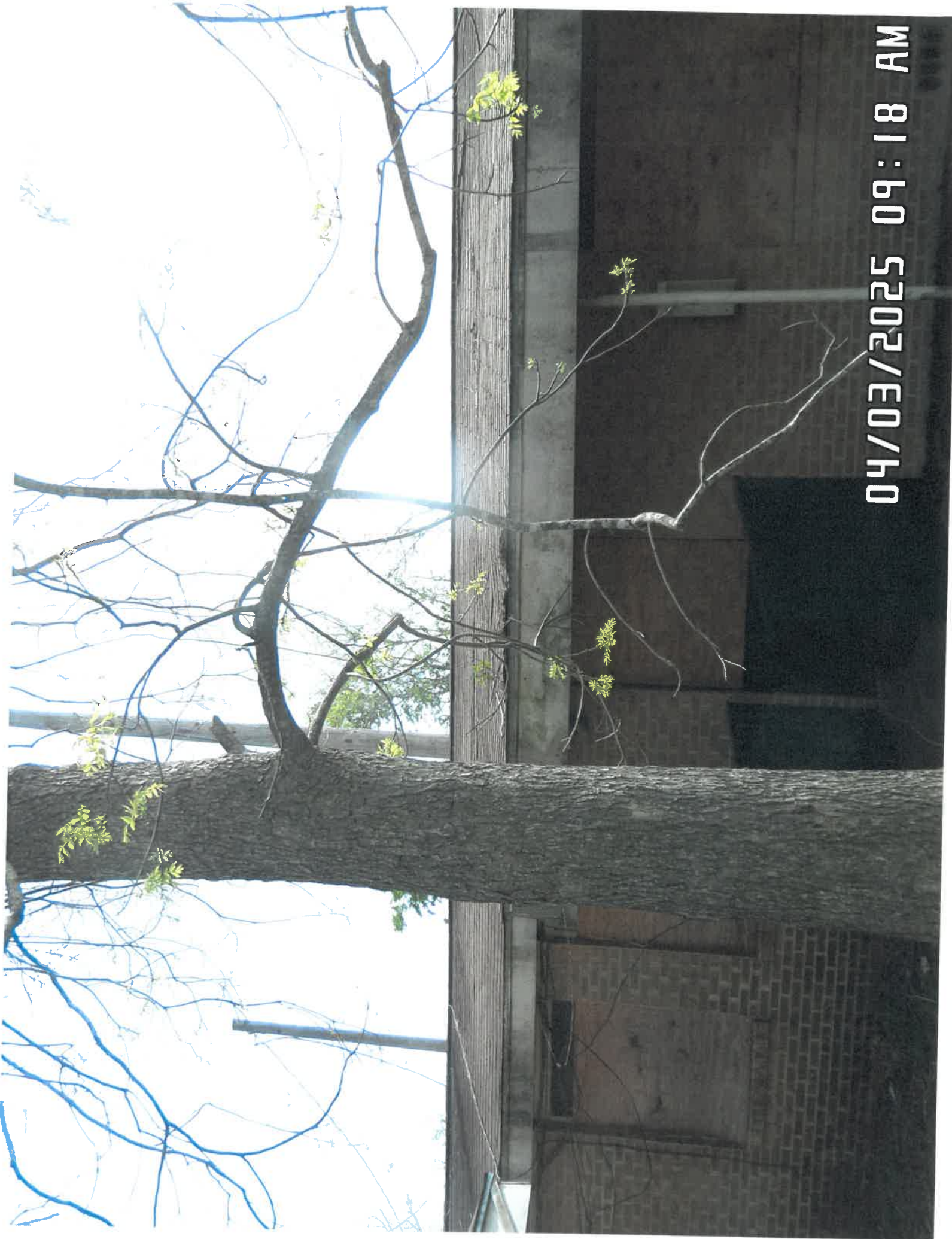
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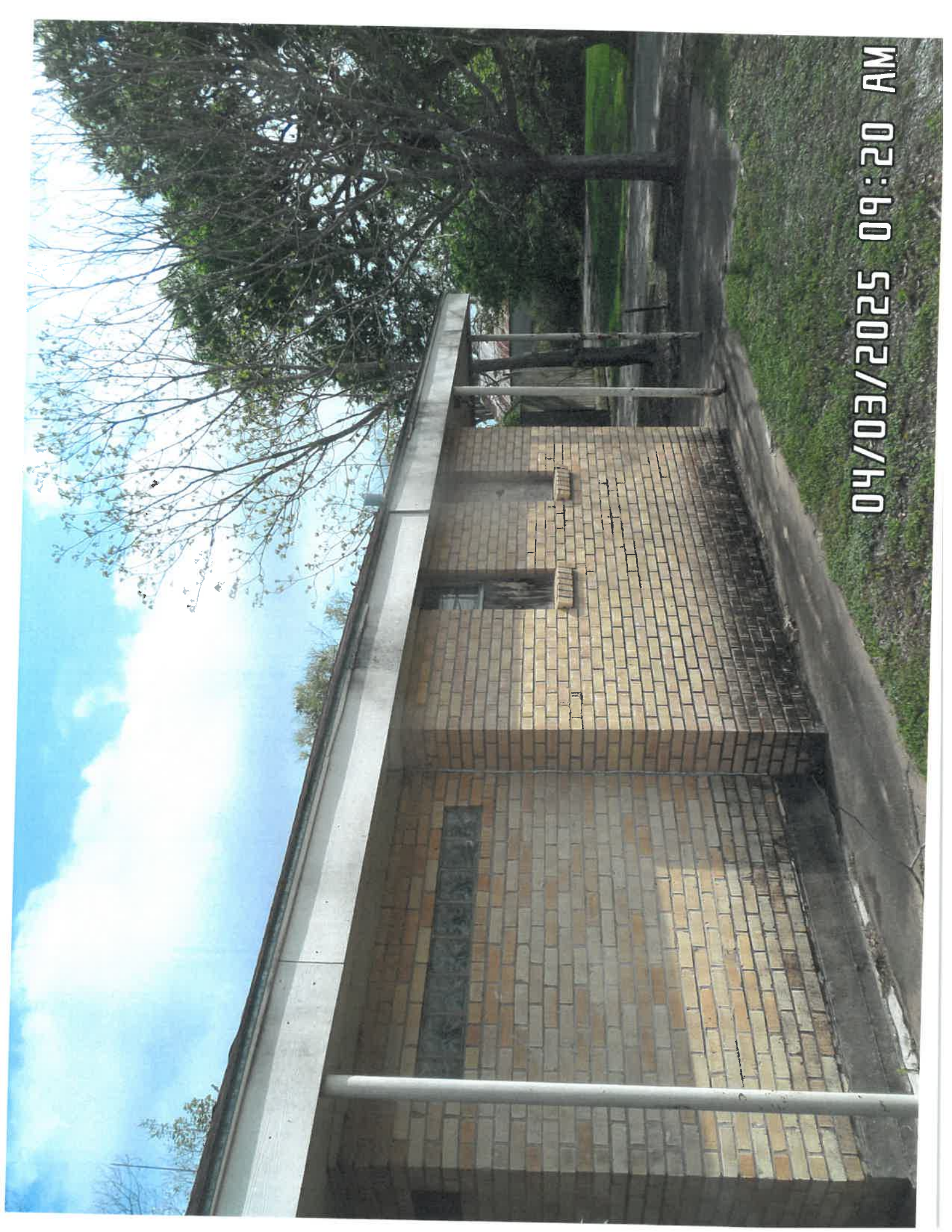




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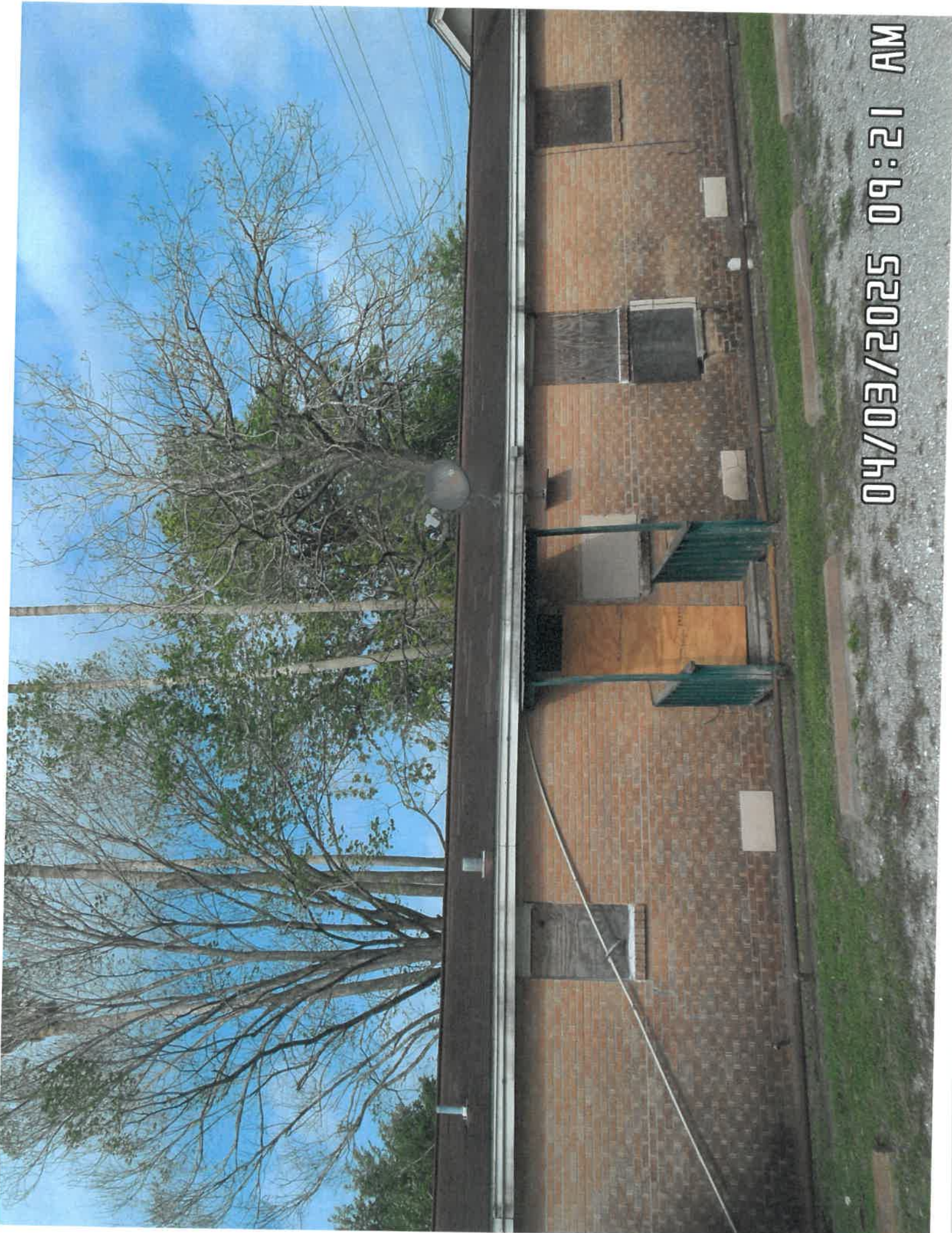
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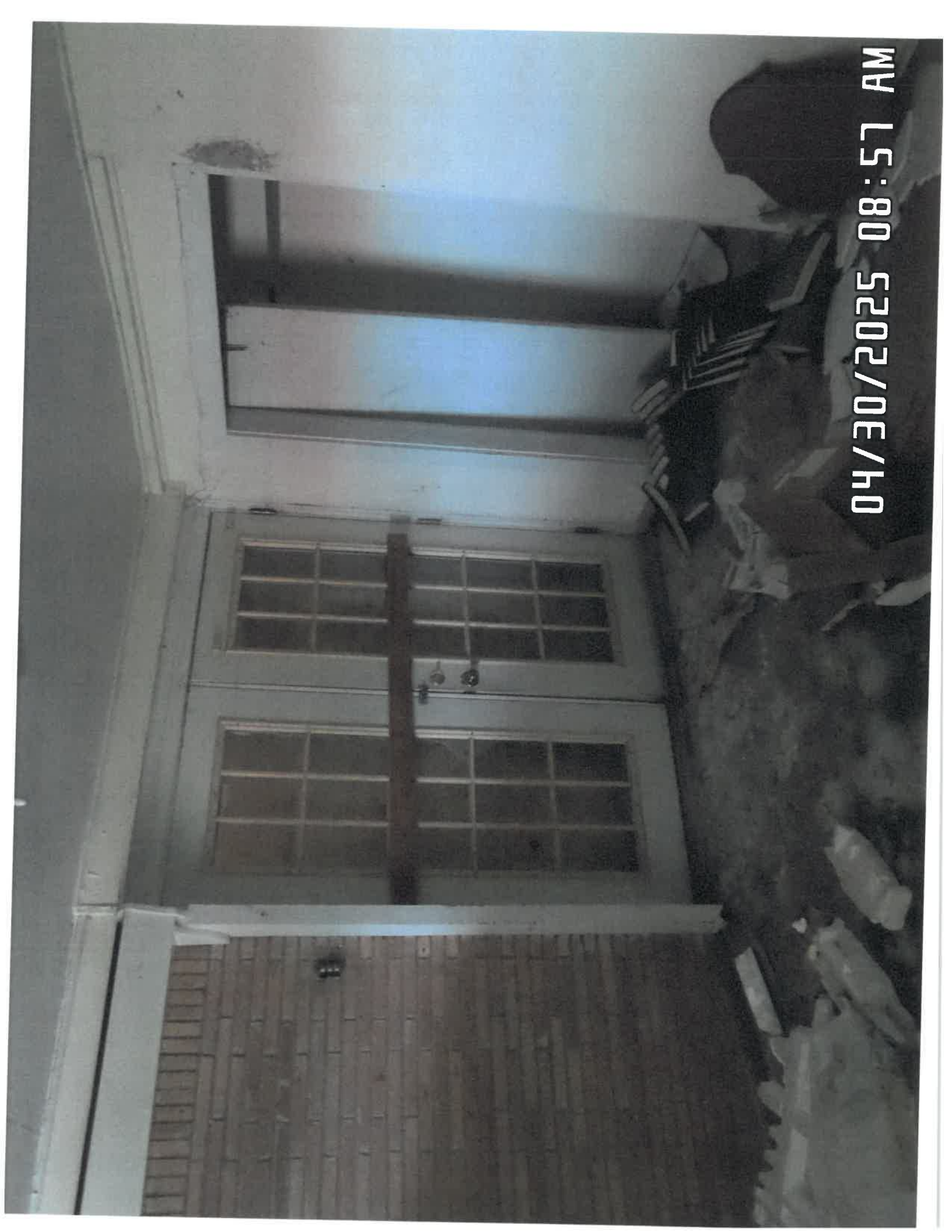


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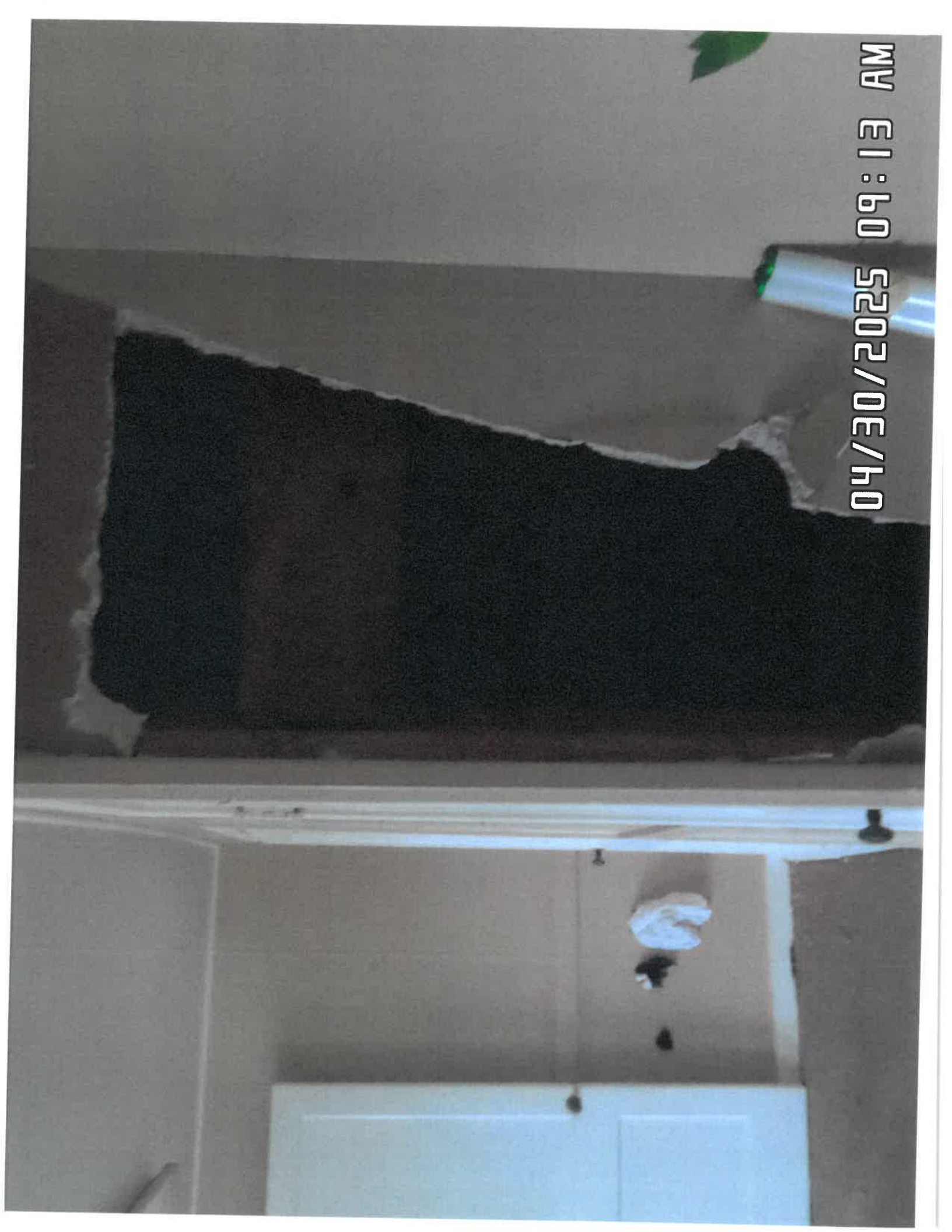


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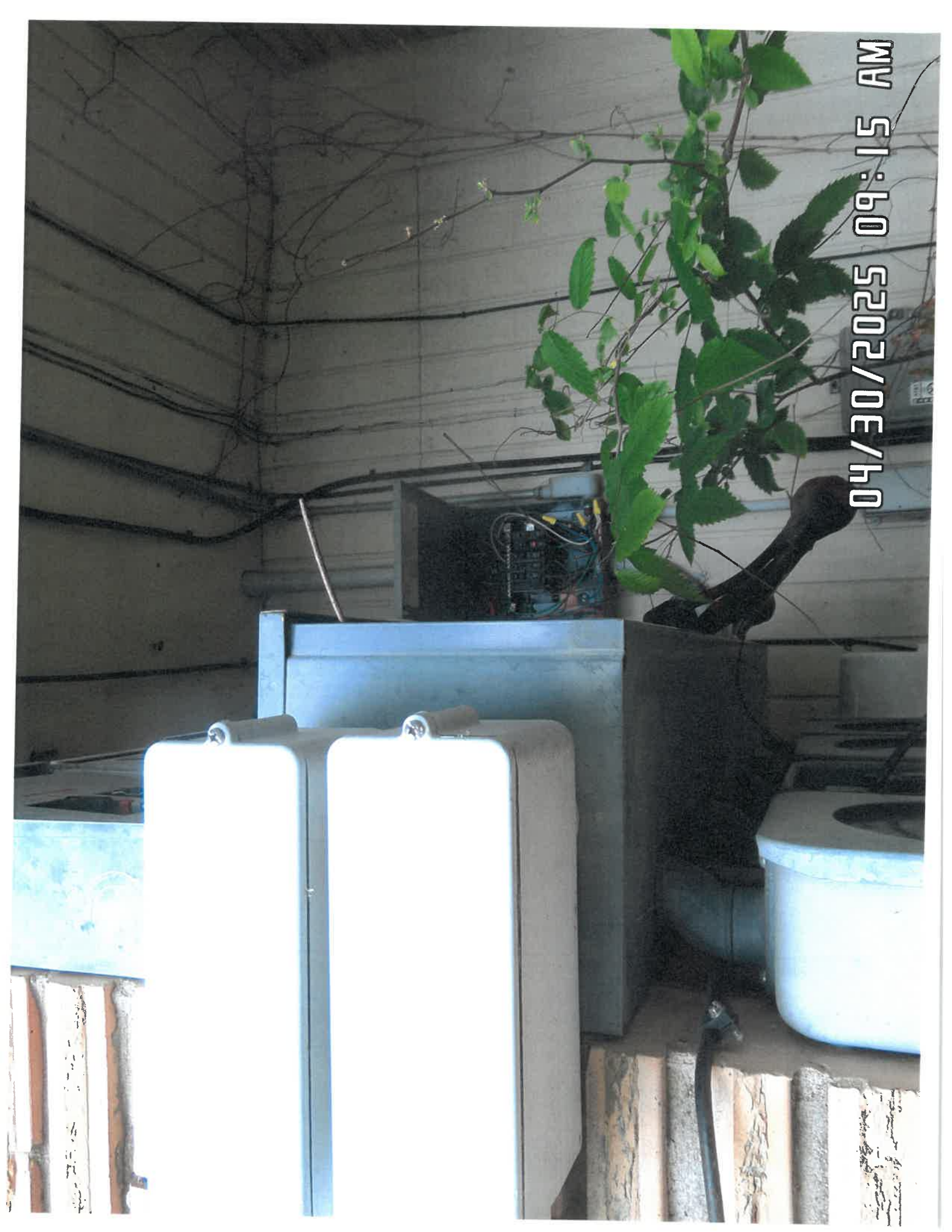


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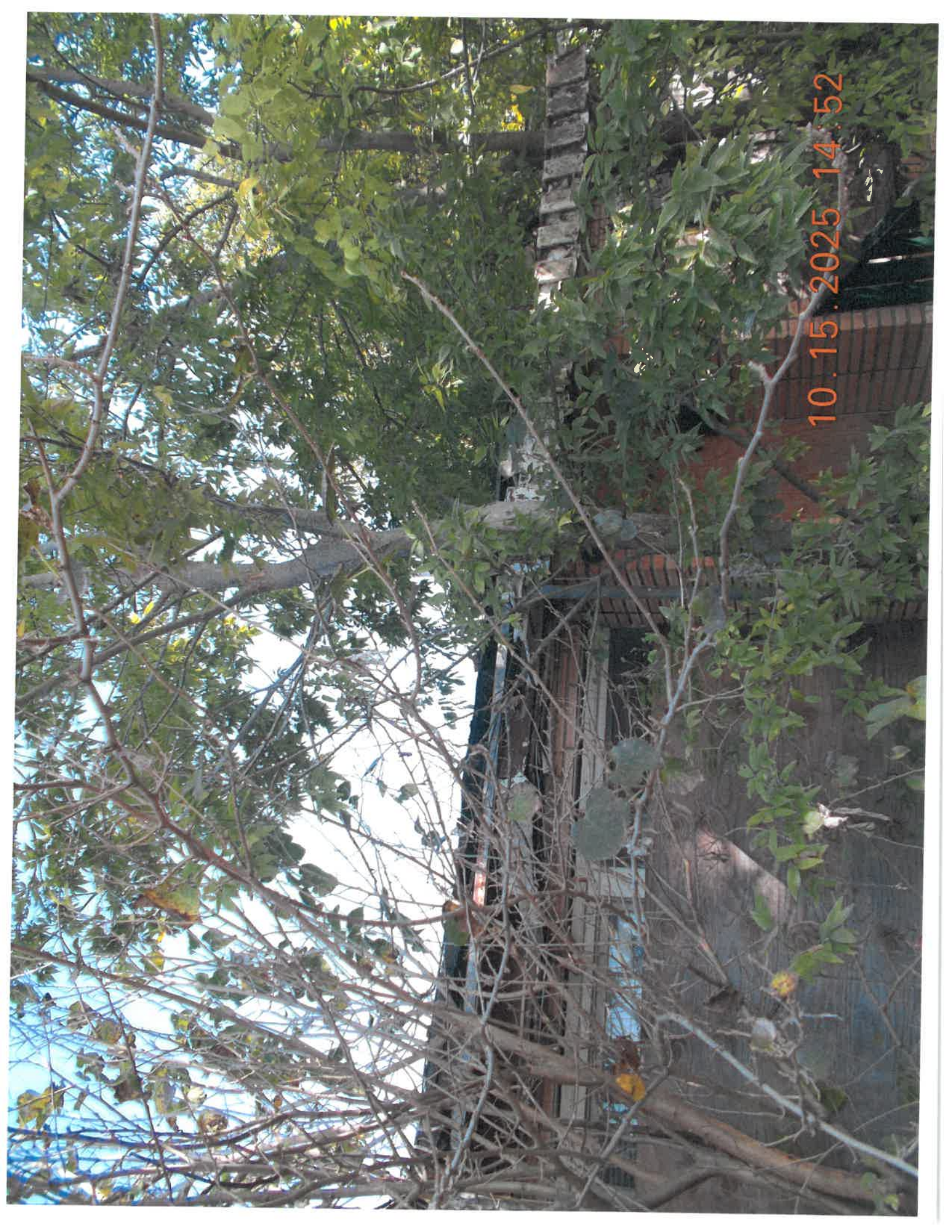


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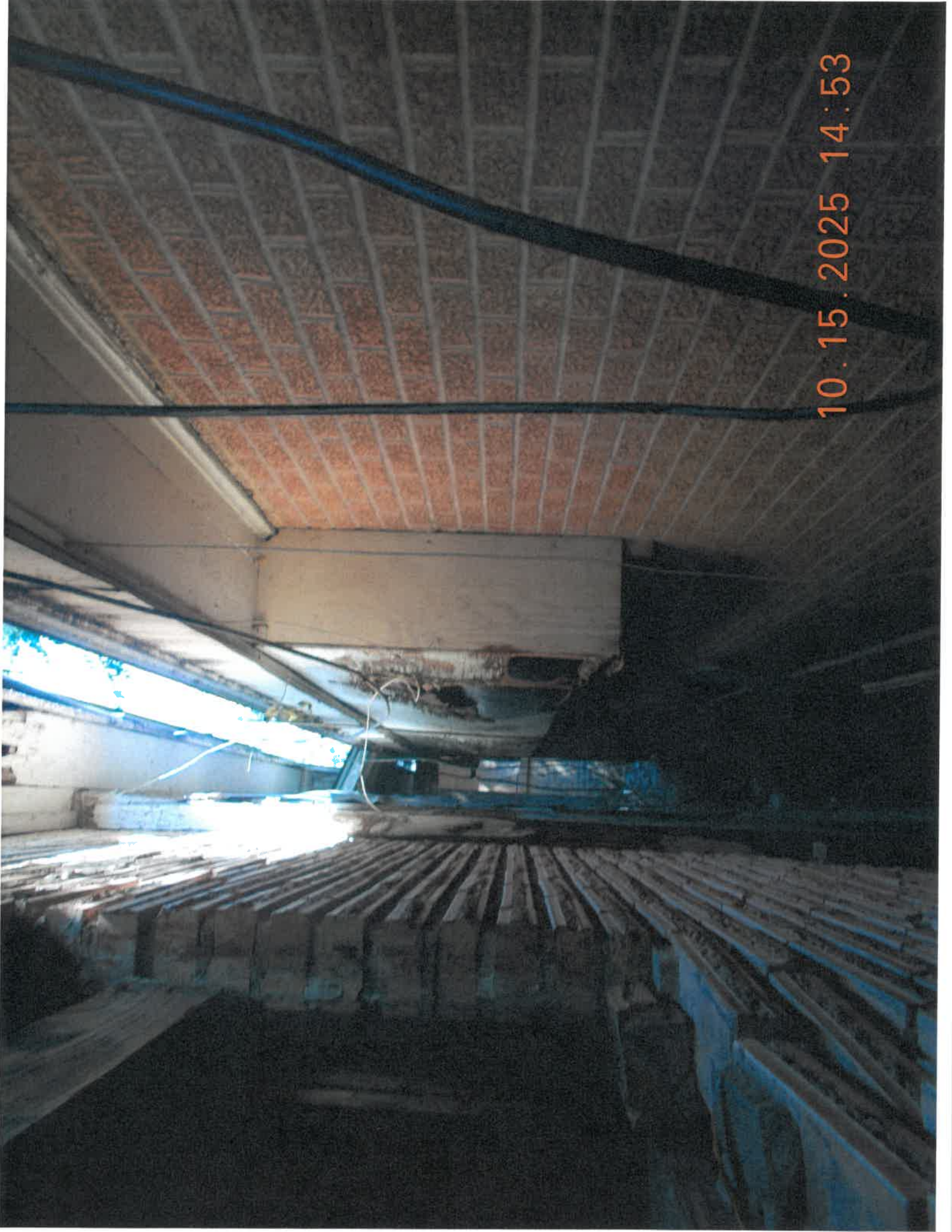


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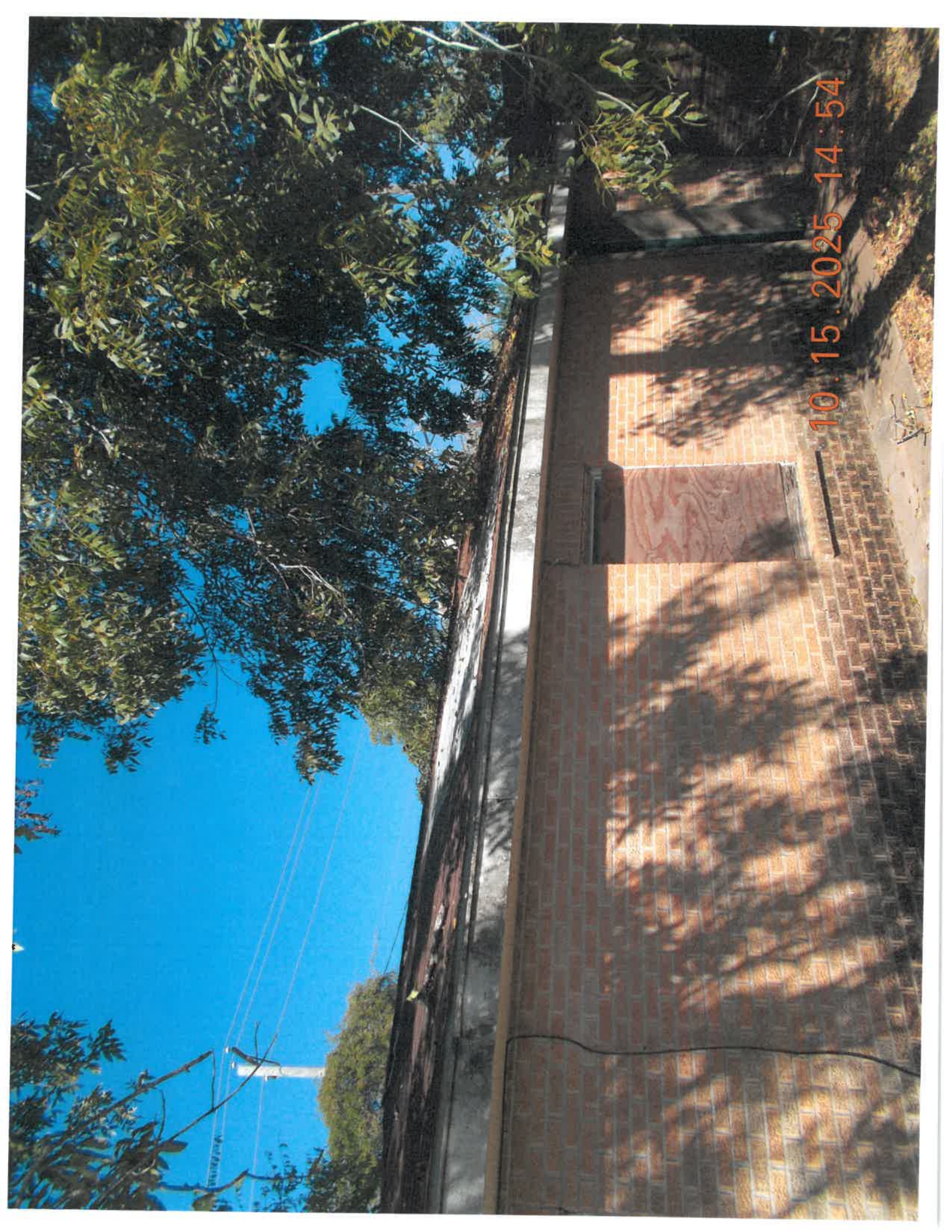


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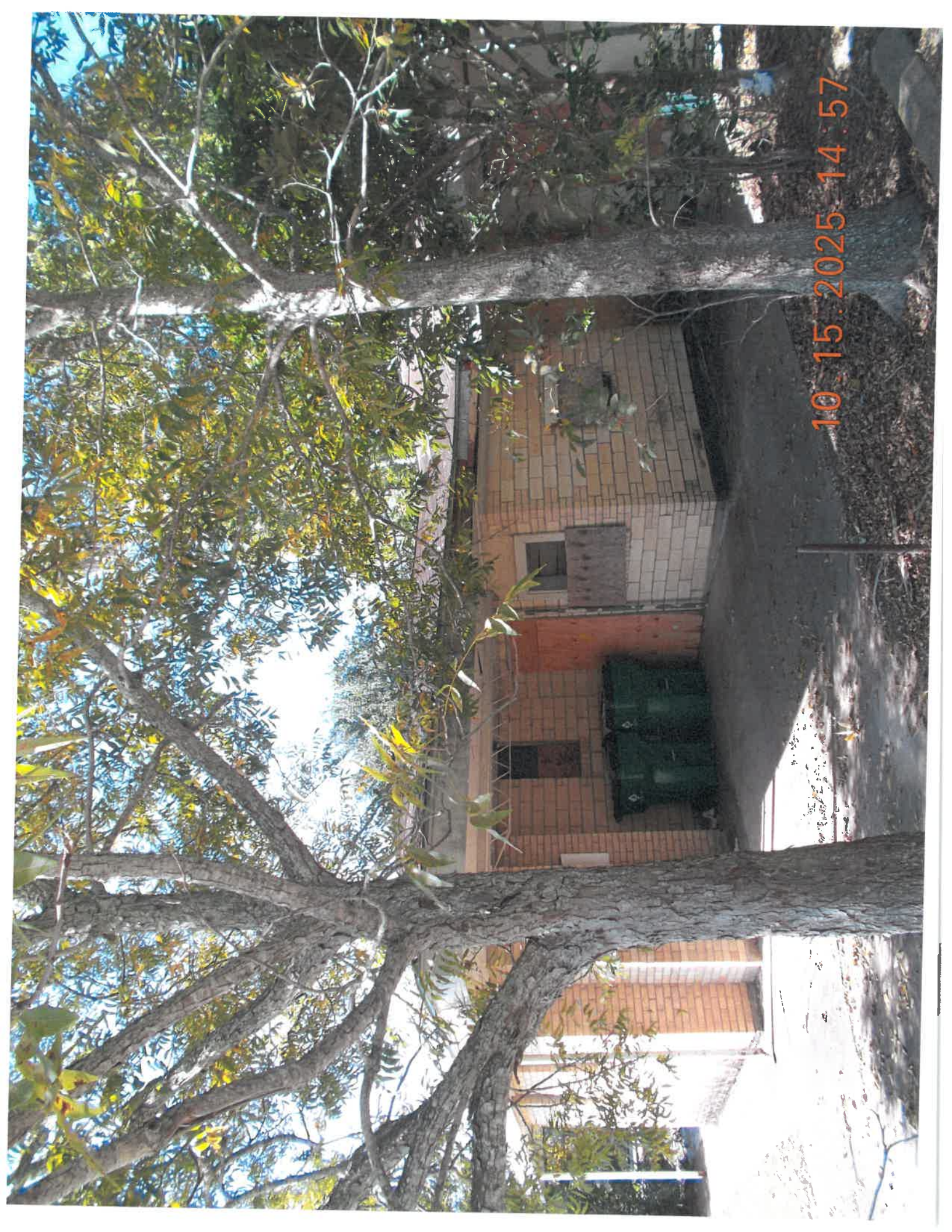
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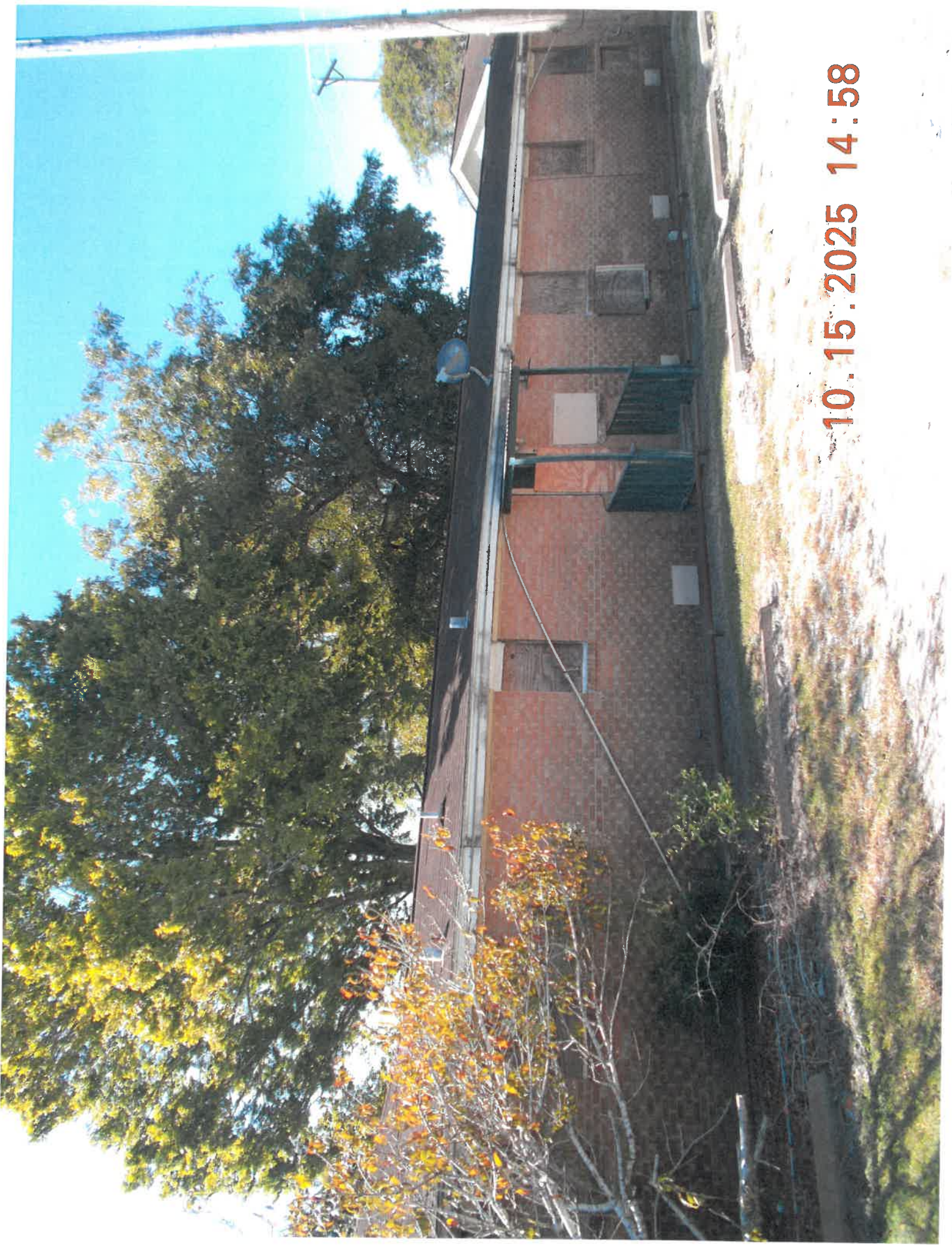




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