



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 14, 2026

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Conduct a Public Hearing, discussion, and possible action on consideration of a substandard structure determination order for removal at 708-718 N Velasco Street, Hwy 288B, within the City of Angleton, Texas.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: \$30,000 Estimate **FUNDS REQUESTED:** \$30,000 Estimate

FUND: General Fund, Development Services Department, Account No. 01-535-455:
Contractual Labor

EXECUTIVE SUMMARY:

An inspection of property at 708-718 N Velasco Hwy 288B found routine violations of Ordinances of the City of Angleton/and or the 2015 International Property Maintenance Code for a number of years.

Due to the time that the structure has remained unoccupied and not in use, this building was ordered to be brought to current codes prior to any occupancy. Permits have not been obtained within the ample time allotted. This would include all mechanical, electrical, structural, and plumbing within the structure. The City has been forced to begin the process for demolition of the structure. A lien will be placed to cover all expenses involved if the order is approved and executed.

Historically, letters have been sent to the ownership, including Hill of Screen LLC, with no actions being taken. Utility Department records show that the utilities have not been serviced since 2017 and 2020.

Exhibit A provides copies of violation warnings, the notice of the public hearing sent certified to the owner, photographs, and a statement from the Chief Building Code Official as served to Velasco Square Apartments. ***The apartments 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. Code Enforcement made a visit last summer (2025), and toured the inside of the apartments, 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 apartments have had people staying in them at times.***



Vicinity Map

RECOMMENDATION:

Staff recommends that City Council hold the public hearing, receive input, and consider approval of the Order for the demolition of the dilapidated, substandard, unsafe structure at 708-718 N Velasco Street, Hwy 288B, within the next 30 days.