

**CITY OF ROSENBERG
DANGEROUS BUILDINGS HEARINGS**

NOTICE TO ALL PERSONS WHO MAY HAVE INTEREST IN THE FOLLOWING PROPERTIES:

Attention all persons having an interest in the properties listed below. You may appear at the hearing in person and/or be represented by an attorney who may at that time present testimony and may cross-examine all witnesses.

As you may or may not be aware, the City of Rosenberg has ordinances for the safety of its citizens with respect to dangerous buildings. We have a concern that the building(s) listed below classify as a dangerous building due to the fact that it constitutes a hazard to the health, safety, and welfare of its occupants and/or citizens of this city; therefore, it is in violation of the City of Rosenberg Unified Development Code, Chapter 1, Article XI, Dangerous Buildings.

1713 AVENUE D
Rosenberg, Fort Bend County, Texas 77471
GOAR ADDN, BLOCK 1, LOT 16 (PT)
CAD# 3620-00-001-0160-901

The condition of this structure is a hazard to anyone attempting to occupy or utilize due to the structural failure of roof (roof is visibly collapsing) and the siding of the structure is falling off allowing water to further erode the condition of the structure as well as allow pests/rodents to enter the structure. It shall be illegal to occupy or utilize this building for any purpose until the structure has been brought into compliance with all applicable codes.

A hearing has been set. If you wish to contest the inspector's report, you will have an opportunity at the hearing. If you have made substantial improvements since the last inspection please contact our office for a re-inspection. You are still required to attend this hearing, but it will allow our office to verify the amount of improvements made to your property.

The hearing concerning the condition of said properties will be held at the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, TX 77471, on **Wednesday, September 27, 2023 at 9:00 AM** before the Hearing Officer, during which the City will seek an order that the building be vacated, repaired and/or demolished and/or secured. *Under the provisions of Section 214.001 of the Texas Local Government Code, the owner, lien holder or mortgagee will be required to submit at the hearing at the time indicated in this notice, proof of the scope of any work that may be required to comply with the provisions of the Code of Ordinances of the City of Rosenberg and the time it will take to reasonably perform the work. After the hearing, if the building is found in violation of the standards set out in the subject City ordinance, the City may order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time as determined by the Hearing Officer.*

Please contact Morgan Behne, City of Rosenberg Code Enforcement, if you need any further information, at 832-595-3500 or in person at 2220 4th Street, Rosenberg, TX 77471.

LOCATION OF PROPERTY:

