



PLANNING COMMISSION CITY OF BAY CITY

Thursday, August 28, 2025 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Carolyn Barclay, Eric Frankson, Marion Garcia, Zeinab Ghais, Bruce Krauksopf

Vision Statement

We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Minutes of the Meeting of July 11, 2024.
2. Minutes of the Meeting of August 7, 2025.

PUBLIC HEARINGS

3. **Property ~ THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED BELOW COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.**

Property Address: 1409 AVE C, BAY CITY, TX 77414
 Legal Description: PID 24796; BCOTS BLOCK 43 LOT 3-4
 Property Owner: ZERLENA CUNNIGAN C/O: VERNELL MCNEIL ESTATE
 Owner's Address: 7126 ORVILLE ST, HOUSTON, TX 77028
 Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Building has partially collapsed due to fallen tree. Unfit for human habitation and constitutes a public nuisance.

Property Address: 1117 AVE J, BAY CITY, TX 77414
 Legal Description: PID 37775: FOSTER J S/D BLOCK 1 LOT 2
 Property Owner: CONTRERAS, FRANCISCO & ADELA
 Owner's Address: 1703 GARDENER RD # 526, PENITAS, TX 78576
 Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the purpose for which it would be used, inadequate to prevent unauthorized entry, place for vagrants, constitutes a public nuisance.

Property Address: 708 DUNCAN, BAY CITY, TX 77414

Legal Description: PID 40973; MORTON-CORBETT LOT PT OF 13A BLK 9
Property Owner: JOHNSON, EVERLEANA W ESTATE
Owner's Address: 1112 AUSTIN ST APT A IN REAR, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 3020 1st ST, BAY CITY, TX 77414
Legal Description: PID 19911; AB 0269, I & G N RR CO, ACRES .9917, 144X300), SN#2K530567F, MH LABEL# LOU0043830
Property Owner: WHEELER, JIMMY III
Owner's Address: 2617 1ST ST, BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% fire damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

Property Address: 1005 AUSTIN, BAY CITY, TX 77414
Legal Description: PID 43638; PARK EXT, BLOCK 11, LOT 1-3, (PART #6)
Property Owner: PETERS, CARL W
Owner's Address: 2326 VIA CAMINO, CARMICHAEL, CA 95608
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation constitutes a public nuisance.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

4. **Discuss, consider, and/or approve a variance to Chapter 22 set back requirements at Whitson Heights S/D, Block 2, Lot 11 (N-15') & Lot 12 & Lot 13 (S-10') (3416 Walnut Drive).** Danielle Garcia

5. **Discuss, consider, and/or take action to declare the building on the property located at 1409 Ave C, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Leigh Brown, Code Compliance Officer

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6. **Discuss, consider, and/or take action to declare the building on the property located at 1117 Ave J, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Leigh Brown,

Code Compliance Officer.

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7. **Discuss, consider, and/or take action to declare the building on the property located at 708 Duncan, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

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8. **Discuss, consider, and/or take action to declare the building on the property located at 3020 1st St, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

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9. **Discuss, consider, and/or take action to declare the building on the property located at 1005 Austin, Bay City, TX 77414, and further described below, as a substandard building and whether to issue an order that the building be vacated, secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances.** Kera Landry, Code Compliance Officer.

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ITEMS/COMMENTS FROM BOARD MEMBERS**PUBLIC COMMENTS****ADJOURNMENT****AGENDA NOTICES:**

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Planning Commission Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **August 25, 2025 before 4:30 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.