



# PLANNING COMMISSION PLANNING COMMISSION CITY OF BAY CITY

Thursday, September 18, 2025 at 4:30 PM  
COUNCIL CHAMBERS | 1901 5th Street

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## 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.**

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## AGENDA

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### CALL TO ORDER

### APPROVAL OF AGENDA

### PUBLIC HEARINGS

- 1. 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: 2919 NANCY, BAY CITY, TX 77414  
Legal Description: PID 43560; PARK EXT BLOCK 5 LOT 2  
Property Owner: MAGDA NAVARRETE  
Owner's Address: 2603 HORN ROAD, BAY CITY, TX 77414  
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

Property Address: 2617 AVE H, BAY CITY, TX 77414  
Legal Description: PID 25352: BAY CITY ORIGINAL TOWNSITE BLOCK 114 LOT 1, 33.33% UND INT  
Property Owner: HECTOR MEDRANO  
Owner's Address: 2000 AUSTIN, BAY CITY, TX 77414  
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: 1308 6TH, BAY CITY, TX 77414  
Legal Description: PID 84729; BAY CITY ORIGINAL TOWNSITE BLOCK 34 LOT 9 (W-15') & LOT 10  
Property Owner: GARY & JUSTY MEYERS ESTATE  
Owner's Address: 1308 6<sup>TH</sup> ST, 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: 2416 AVE G, BAY CITY, TX 77414  
Legal Description: PID 25158; BCOTS, BLOCK 88 LOT 21-24 (E90') & 19-20 (E 103') & SE 10'X103' LOT 18  
Property Owner: DEAN BERRY L  
Owner's Address: 3129 AVE G, BAY CITY, TX 77414  
Condition: Unoccupied Building or structure that has more than 50% structural damage, partial collapse and degradation to the front of the building; holes in exterior walls through to interior; manifestly

Property Address:	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. (HISTORICAL DISTRICT)
Legal Description:	3310 MOORE, BAY CITY, TX 77414
Property Owner:	PID 40910; MORTON CORBETT LOT 16 S/2 OF 17 BLOCK 7
Owner's Address:	KING LEWIS D JR (DECEASED)
Condition:	3815 7 <sup>TH</sup> ST, PORT ARTHUR, T 77642-3138
	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:	1117 AVE D, BAY CITY, TX 77414
Legal Description:	PID 40475; MOORES 1 <sup>ST</sup> BLOCK 9 LOT 2
Property Owner:	FLYE ROBERT
Owner's Address:	2759 MEADOW DAWN LN, DALLAS, TX 77642-3138
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.

## APPROVAL OF MINUTES

- Minutes of the Meeting of August 28, 2025.

## REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- Review, discuss, and/or approve a plat of Bucks Lane Subdivision, being a 110.46 acre tract of land in the I & G N RR Co Survey, Block 2, Abstract No 274, which is located at County Road No 208 & FM 475 in the City of Bay City Extra Territorial Jurisdiction (ETJ).** Krystal Mason, Assistant Public Works Director
- Discuss, consider, and/or take action to declare the building on the property located at 2919 Nancy, 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.**

Property Address:	2919 NANCY, BAY CITY, TX 77414
Legal Description:	PID 43560; PARK EXT BLOCK 5 LOT 2
Property Owner:	MAGDA NAVARRETE
Owner's Address:	2603 HORN ROAD, BAY CITY, TX 77414
Condition:	Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

- Discuss, consider, and/or take action to declare the building on the property located at 2617 Ave H, 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.**

Property Address: 2617 AVE H, BAY CITY, TX 77414  
Legal Description: PID 25352; BAY CITY ORIGINAL TOWNSITE BLOCK 114 LOT 1, 33.33% UND INT  
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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.

6. **Discuss, consider, and/or take action to declare the building on the property located at 1308 6th, 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.**

Property Address: 1308 6TH, BAY CITY, TX 77414  
Legal Description: PID 84729; BAY CITY ORIGINAL TOWNSITE BLOCK 34 LOT 9 (W-15') & LOT 10  
Property Owner: GARY & JUSTY MEYERS ESTATE  
Owner's Address: 1308 6<sup>TH</sup> ST, 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.

7. **Discuss, consider, and/or take action to declare the building on the property located at 2416 Ave G, 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.**

Property Address: 2416 AVE G, BAY CITY, TX 77414  
Legal Description: PID 25158; BCOTS, BLOCK 88 LOT 21-24 (E90') & 19-20 (E 103') & SE 10'X103' LOT 18  
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Owner's Address: 3129 AVE G, BAY CITY, TX 77414  
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8. **Discuss, consider, and/or take action to declare the building on the property located at 3310 Moore, 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.**

Property Address: 3310 MOORE, BAY CITY, TX 77414  
 Legal Description: PID 40910; MORTON CORBETT LOT 16 S/2 OF 17 BLOCK 7  
 Property Owner: KING LEWIS D JR (DECEASED)  
 Owner's Address: 3815 7<sup>TH</sup> ST, PORT ARTHUR, T 77642-3138  
 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.

9. **Discuss, consider, and/or take action to declare the building on the property located at 1117 Ave D, 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.**

Property Address: 1117 AVE D, BAY CITY, TX 77414  
 Legal Description: PID 40475; MOORES 1<sup>ST</sup> BLOCK 9 LOT 2  
 Property Owner: FLYE ROBERT  
 Owner's Address: 2759 MEADOW DAWN LN, DALLAS, TX 77642-3138  
 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.

## 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 **September 12, 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.