



PLANNING COMMISSION PLANNING COMMISSION CITY OF BAY CITY

Thursday, September 18, 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

PUBLIC HEARINGS

- 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 6TH 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

<p>Property Address: Legal Description: Property Owner: Owner's Address: Condition:</p>	<p>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) 3310 MOORE, BAY CITY, TX 77414 PID 40910; MORTON CORBETT LOT 16 S/2 OF 17 BLOCK 7 KING LEWIS D JR (DECEASED) 3815 7TH 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.</p>
<p>Property Address: Legal Description: Property Owner: Owner's Address: Condition:</p>	<p>1117 AVE D, BAY CITY, TX 77414 PID 40475; MOORES 1ST BLOCK 9 LOT 2 FLYE ROBERT 2759 MEADOW DAWN LN, DALLAS, TX 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.</p>

APPROVAL OF MINUTES

- 2. Minutes of the Meeting of August 28, 2025.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- 3. **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
- 4. **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.**

<p>Property Address: Legal Description: Property Owner: Owner's Address: Condition:</p>	<p>2919 NANCY, BAY CITY, TX 77414 PID 43560; PARK EXT BLOCK 5 LOT 2 MAGDA NAVARRETE 2603 HORN ROAD, BAY CITY, TX 77414 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.</p>
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- 5. **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
 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.

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 6TH 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
 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 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)

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 7TH 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 1ST 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.



LEGAL NOTICE OF PUBLIC HEARING FOR SUBSTANDARD BUILDING

Notice is hereby given, pursuant to Section 22-446, Bay City, Texas, Code of Ordinances, that the Building Official designated for the City of Bay City has determined that the building or structure situated on the following properties do not comply with the standards set forth in the City of Bay City, Texas, Municipal Code of Ordinances. Specifically, Section 22-440 provides that a building is substandard if it is:

- (1) Dilapidated, substandard, or unfit for human habitation;
- (2) A hazard to the public health, safety and welfare;
- (3) Unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- (4) Boarded up, fenced, or otherwise secured in any manner if:
 - a. The building constitutes a danger to the public even though secured from entry; or
 - b. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

The owner of a building that is determined to be substandard by the Building Official is entitled to a public hearing before the City of Bay City Planning Commission. Accordingly, notice is hereby given that a public hearing to consider the buildings situated on the below referenced properties will be held on the date, time and place set forth below to discuss the property listed below:

Date: Thursday, September 18, 2025

Time: 4:30 P.M.

Place: City of Bay City Council Chambers, 1901 5th St, Bay City, TX 77414, Matagorda County, TX

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.

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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.

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Legal Description: PID 84729; BAY CITY ORIGINAL TOWNSITE BLOCK 34 LOT 9 (W-15') & LOT 10
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Owner's Address: 1308 6TH ST, BAY CITY, TX 77414
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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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public; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance. (HISTORICAL DISTRICT)

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 7TH ST, PORT ARTHUR, T 77642-3138
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Property Address: 1117 AVE D, BAY CITY, TX 77414
Legal Description: PID 40475; MOORES 1ST 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.

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

IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED IS(ARE) FOUND BY THE PLANNING COMMISSION TO BE IN VIOLATION OF THE STANDARDS SET FORTH IN THE CODE OF ORDINANCES, THE PLANNING COMMISSION MAY ORDER THAT ANY OCCUPANTS OF THE BUILDING(S) OR STRUCTURE(S) BE RELOCATED AND TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S). IF ORDERED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S) AND THE OWNER FAILS TO DO SO, THE CITY OF BAY CITY MAY PROCEED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING AT ITS OWN EXPENSE AND ASSESS THE EXPENSE ON AND SECURE A LIEN AGAINST THE PROPERTY REFERENCED UNTIL SUCH TIME AS THE CITY IS REIMBURSED SUCH EXPENSE.

THIS PUBLIC HEARING IS THE OPPORTUNITY TO CONTEST THE DETERMINATION MADE BY THE BUILDING OFFICIAL. EACH OWNER, LIENHOLDER, OR MORTGAGEE WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE ORDINANCE AND THE TIME IT WILL TAKE TO REASONABLY PERFORM THE WORK. IF THE OWNER, LIENHOLDER, OR MORTGAGEE IS NOT PRESENT AT THE PUBLIC HEARING, THE CITY OF BAY CITY MAY PROCEED TO TAKE ACTION TO RELOCATE OCCUPANTS, AND VACATE, SECURE, REMOVE, OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S).



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.

MINUTES

CALL TO ORDER

The meeting was called to order by Chairman Jessica Russell at 4:32 p.m. A quorum was certified.

In attendance

Chairman Jessica Russell

Commissioner Eric Frankson

Commissioner Zeinab Ghais

Commissioner Bruce Krauksopf

Absent:

Commissioner Carolyn Barclay

Commissioner Marion Garcia

Vice-Chair Joshua Fortenberry

APPROVAL OF AGENDA

Motion made by Commissioner Frankson to approve the agenda. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

APPROVAL OF MINUTES

1. Minutes of the Meeting of July 11, 2024.

Motion made by Commissioner Ghais to approve the meeting minutes of July 11, 2024. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

2. Minutes of the Meeting of August 7, 2025.

Motion made by Commissioner Ghais to approve the meeting minutes of August 7 2025. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

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.

There were no public comments during the Public Hearing.

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

Krystal Mason, Assistant Public Works Director, presented the variance request adding that the home was built on a slab in 1972 and can not be moved. A variance is required at closing of the purchase of the home.

Motion made by Commissioner Ghais to 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). Seconded by Commissioner Frankson. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

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

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.

Leigh Brown, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Brown stated that the property meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Motion made by Commissioner Ghais 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 order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

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.

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.

Leigh Brown, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Brown stated that the property has greater than 50% degradation of the total structure; unsecured and is an attractive nuisance for vagrants..

Motion made by Commissioner Frankson 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 order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

- 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.

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.

Kera Landry, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Landry stated that the property has greater than 50% degradation of the total structure; unsecured and is an attractive nuisance for vagrants..

Motion made by Commissioner Frankson to declare the building on the property located at 708 Duncan, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, Commissioner Krauksopf. Motion carried.

- 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.

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.

Kera Landry, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Landry stated that the mobile home caught fire in December 2024 and has

significant exterior and interior damage. Property has greater than 50% of the total structure is damaged due to the fire; structural integrity compromised; interior/exterior walls have significant fire damage; flooring system damaged; electrical system unsafe and non-functional.

Motion made by Commissioner Ghais to declare the building on the property located at 3020 1st Street, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Ghais, Commissioner Krauksopf. Motion carried.

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.

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.

Kera Landry, Code Compliance Officer, provided a presentation of photos and gave the steps the city has taken. Ms. Landry stated that the abandoned property has been hidden by overgrown trees and vines. Neighbors state that vagrants frequent the property. The property has greater than 50% degradation of the total structure; structure is set back off the road and covered with vegetation; unsecured and is an attractive nuisance for vagrants..

Motion made by Commissioner Ghais to declare the building on the property located at 1005 Austin, Bay City, TX 77414, and further described below, as a substandard building and order that the building to be demolished by the owner within a reasonable time in accordance with the City of Bay City Municipal Code of Ordinances. Seconded by Commissioner Krausopf. Voting Yea: Chairman Russell, Commissioner Frankson, Commissioner Guais, Commissioner Krauksopf. Motion carried.

ITEMS/COMMENTS FROM BOARD MEMBERS

Commissioners agreed to meet on September 18, 2025 at 4:30 p.m.

PUBLIC COMMENTS

ADJOURNMENT

Meeting adjourned at 5:05 p.m.

PASSED AND APPROVED, this ____ day of _____.

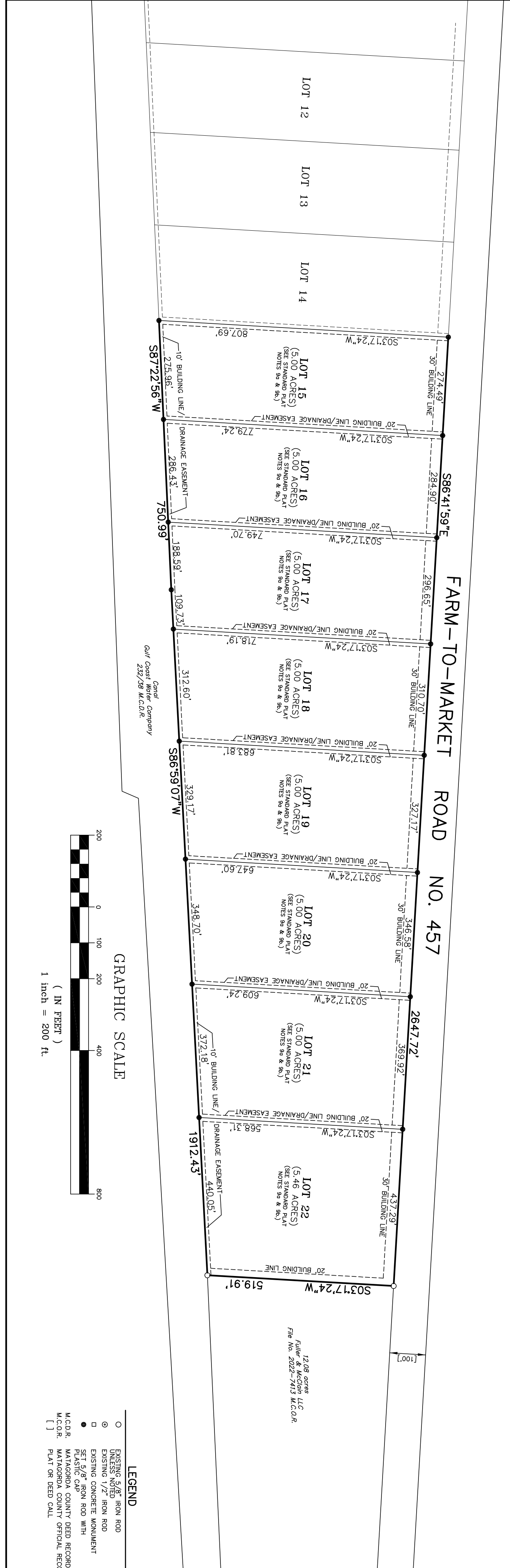
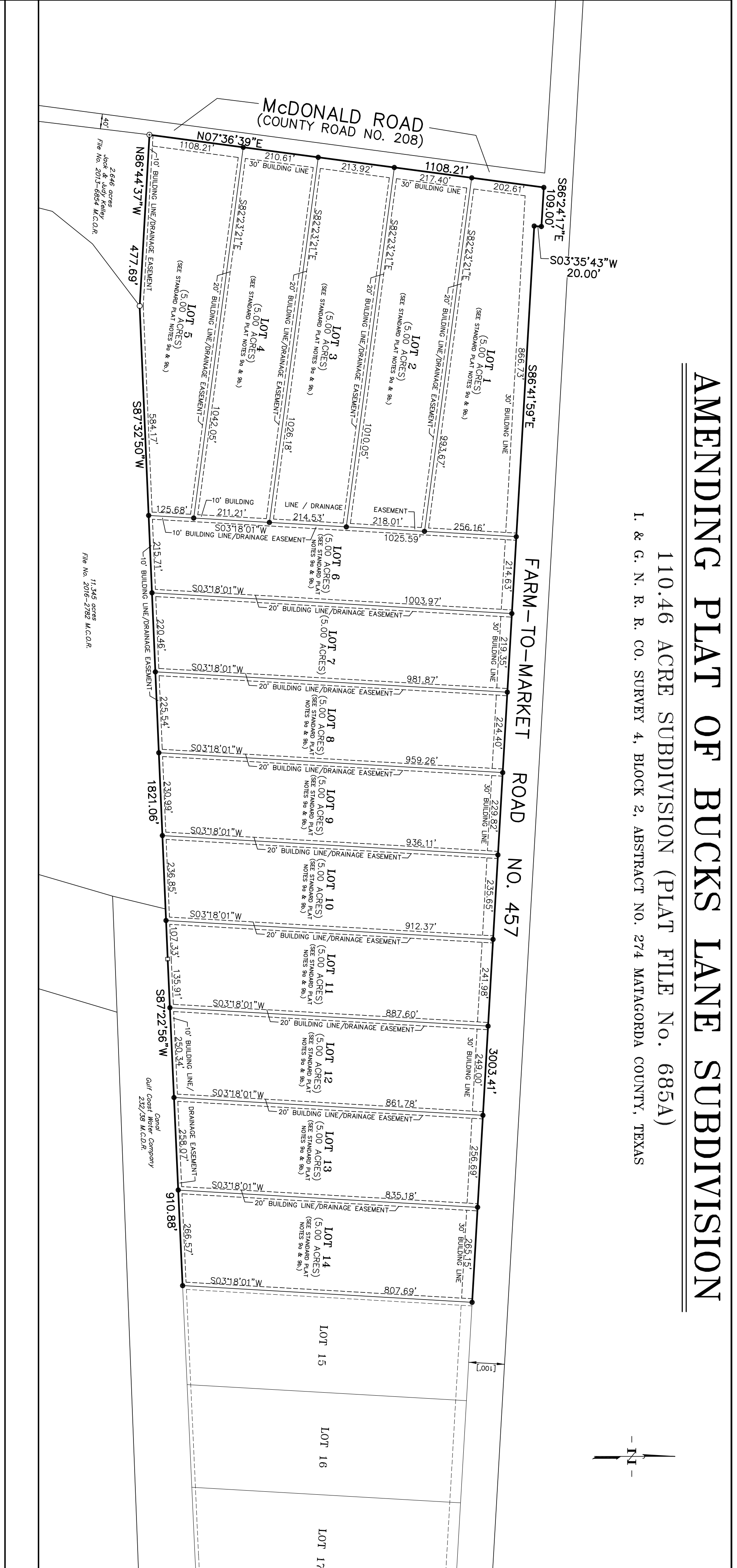
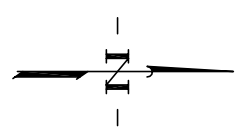
JESSICA RUSSELL, PLANNING
COMMISSION CHAIR
CITY OF BAY CITY, TEXAS

JEANNA THOMPSON
CITY SECRETARY

AMENDING PLAT OF BUCKS LANE SUBDIVISION

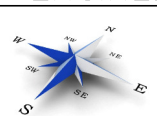
110.46 ACRE SUBDIVISION (PLAT FILE NO. 685A)

I. & G. N. R. R. CO. SURVEY 4, BLOCK 2, ABSTRACT NO. 274 MATAGORDA COUNTY, TEXAS



DRAWN BY:	
CHECKED BY:	
H.A.D.	
DATE:	MAR. 19, 2025
SCALE:	1" = 200'
FILE NO.:	7777-011
JOB NO.:	7777-011
SHEET NO.:	2 OF 2

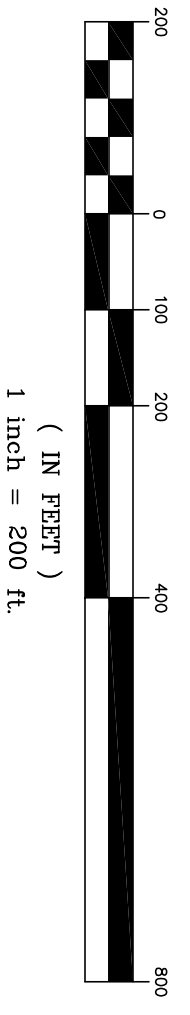
G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING



205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509; (979) 323-7100; BAY CITY

AMENDING PLAT

GRAPHIC SCALE



- LEGEND**
- EXISTING 5/8" IRON ROD
 - UNLESS NOTED
 - EXISTING 1/2" IRON ROD
 - EXISTING CONCRETE MONUMENT
 - SET 5/8" IRON ROD WITH
 - M.C.O.R. MATAGORDA COUNTY DEED RECORDS
 - PLAT OR DEED CALL

AMENDING PLAT OF BUCKS LANE SUBDIVISION

110.46 ACRE SUBDIVISION (PLAT FILE NO. 685A)

I. & G. N. R. R. CO. SURVEY 4, BLOCK 2, ABSTRACT NO. 274 MATAGORDA COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF MATAGORDA

1. THE UNDERSIGNED, OWNER/REPRESENTATIVE OF THE 110.46 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BUCKS LANE SUBDIVISION, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, AND DO HEREBY BIND OR OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF BAY CITY, TEXAS, THIS _____ DAY OF _____, 20____.

DAYTON LEISSNER
LEISSNER INVESTMENTS, LLC

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, DAYTON LEISSNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIEN HOLDER CERTIFICATION

STATE OF TEXAS
COUNTY OF MATAGORDA

FIRST FINANCIAL BANK, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2024-4286 OF THE OFFICIAL PUBLIC RECORDS OF MATAGORDA COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF BAY CITY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS BUCKS LANE SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.

REPRESENTATIVE OF FIRST FINANCIAL BANK, A TEXAS BANKING ASSOCIATION
401 MECHANIC STREET
EL CAMPO, TEXAS 77437

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING COMMISSION APPROVAL CERTIFICATE

STATE OF TEXAS
COUNTY OF MATAGORDA

THIS IS TO CERTIFY THAT THE BAY CITY PLANNING COMMISSION OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BUCKS LANE SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

JESSICA RUSSELL, CHAIRMAN

DRAINAGE DISTRICT CERTIFICATE

MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1

THE UNDERSIGNED, CHAIRMAN OF THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1, DOES HEREBY CERTIFY THAT AT A MEETING HELD ON THE _____ DAY OF _____, 20____, THE BOARD OF DIRECTORS OF SAID DISTRICT APPROVED THIS SUBDIVISION PLAT FOR EASEMENT LOCATION AND DEDICATION ONLY. IT SHALL BE UNDERSTOOD THAT THE CITY OF BAY CITY SHALL NOT ISSUE A BUILDING PERMIT FOR ANY CONSTRUCTION IN THIS SUBDIVISION WITHOUT THE CONSTRUCTION PLANS FOR THE DRAINAGE IMPROVEMENTS BEING FIRST REVIEWED AND APPROVED BY MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1.

BARRETT FRANZ, CHAIRMAN

THE ABOVE HAS SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER, WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S RULES AND REGULATIONS. THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS, AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

CITY ADMINISTRATION APPROVAL CERTIFICATE

STATE OF TEXAS
COUNTY OF MATAGORDA

ON BEHALF OF THE CITY OF BAY CITY, TEXAS, I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION OF BUCKS LANE SUBDIVISION WAS APPROVED IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF BAY CITY AS SHOWN HEREON, AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF BAY CITY, AND AUTHORIZE THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____. PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF MATAGORDA COUNTY WITHIN SIX (6) MONTHS.

ROBERT NELSON, MAYOR

JEANNA THOMPSON, CITY SECRETARY

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF MATAGORDA

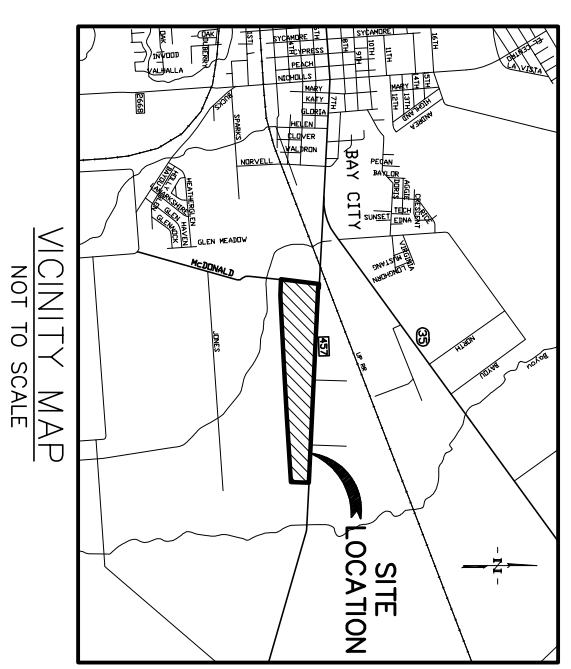
I, STEPHANIE WIRTZ, CLERK OF THE COUNTY OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2025 AT _____ O'CLOCK IN PLAT FILE NUMBER _____ OF THE PLAT RECORDS OF MATAGORDA COUNTY, TEXAS.

COUNTY CLERK

STANDARD PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF BAY CITY FULL PURPOSE JURISDICTION OR, ETI.
2. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES (OTHER THAN BARR WIRE STRAND FENCES) OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
3. TREES SHALL NOT BE PLANTED IN EASEMENTS.
4. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
5. FENCES CONSTRUCTION ON OR ACROSS UTILITY EASEMENTS MAY BE REMOVED, AT THE PROPERTY OWNER'S EXPENSE, FOR DRAINAGE REPAIRS OR FUTURE IMPROVEMENTS.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. NO PORTIONS OF THIS SUBDIVISION ARE WITHIN THE 100-YEAR OF 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD MAP NUMBER 48321C02B0F EFFECTIVE 1/19/2021.
8. THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS, AND RESTRICTIONS FILED IN THE MATAGORDA COUNTY OFFICIAL RECORDS.
9. NOTES CONCERNING LIMITATIONS SET FORTH FOR EACH LOT WITH REGARDS TO IMPROVEMENTS.
 - a) EACH LOT SHALL BE RESTRICTED TO 5% OF THE TOTAL LOT AREA FOR IMPERVIOUS IMPROVEMENTS. IMPERVIOUS IMPROVEMENTS SHALL BE DEFINED AS ROADS (INCLUDING GRAVEL AND THE LIKES), HOUSES, SHOPS, BUILDINGS, CONCRETE, PERMANENT POOLS, PATIOS, AWNINGS AND CARPORTS AND ANY OTHER ITEM FOR THESE TYPES OF IMPERVIOUS IMPROVEMENTS. TABLE 1 SHOWS THE SQUARE FOOTAGE ALLOWED FOR EACH LOT.
 - b) EACH LOT SHALL BE ALLOWED TO APPLY FOR AN INDIVIDUAL LOT PERMIT FOR ANY ADDITIONAL IMPERVIOUS AREA BEYOND THAT ALLOWED FOR APPROVAL IS NOT IMPLIED OR GUARANTEED HOWEVER IF PROPER CONSIDERATION IS MADE TO THE MATAGORDA COUNTY DRAINAGE DISTRICT NO. 1, AND, REQUIREMENTS ARE MET AND CONSTRUCTED, A PERMIT CAN BE CONSIDERED.

LOT	SQUARE FEET	% IMP	IMP AREA
1	21780	5%	10,890
2	21780	5%	10,890
3	21780	5%	10,890
4	21780	5%	10,890
5	21780	5%	10,890
6	21780	5%	10,890
7	21780	5%	10,890
8	21780	5%	10,890
9	21780	5%	10,890
10	21780	5%	10,890
11	21780	5%	10,890
12	21780	5%	10,890
13	21780	5%	10,890
14	21780	5%	10,890
15	21780	5%	10,890
16	21780	5%	10,890
17	21780	5%	10,890
18	21780	5%	10,890
19	21780	5%	10,890
20	21780	5%	10,890
21	21780	5%	10,890
22	237958	5%	11,898



ENGINEER'S CERTIFICATE

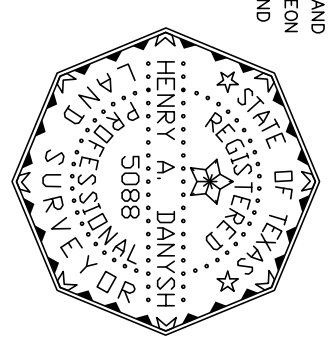
STATE OF TEXAS
COUNTY OF CALHOUN

I, SCOTT P. MASON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

SCOTT P. MASON
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 127893

I, HENRY A. DANVISH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON UNDER MY DIRECTION ON _____, 2025.

C & W ENGINEERS, INC.
HENRY A. DANVISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088



AMENDING PLAT

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	AUG. 27, 2025
SCALE:	1" = 200'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPELS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY

FILE NO.: 7777-011
JOB NO.: 7777-011
SHEET NO.: 1 OF 2

CITY OF BAY CITY



PLANNING COMMISSION

September 18, 2025

Municipal Code of Ordinance
Chapter 22, Article IX
Substandard Structures
Public Hearing



What is a Substandard Structure?

Definition: Any building which does not meet the established minimum standards for continued use and occupancy.

In March 2025, City Council adopted revisions to Chapter 22, Article IX Substandard Structures, which establishes the minimum standards for use and occupancy

“Minimum Standards for Use and Occupancy”

- Hazardous plumbing, electrical or mechanical systems
- Structures not wired in conformity to the code
- Buildings and structures not constructed in conformity with the building code
- Inadequate sanitation
- Structural hazards
- Improperly maintained roofs
- Faulty weather protection
- Inadequate exits

2021 International Property Maintenance Code also defines minimum standards

- 111.1.1 Unsafe Structures
- 111.1.3 Structure unfit for human occupancy
- 111.1.5 Dangerous structure or premises

Why Enforce Regulations Regarding Substandard Structures?



HEALTH &
SAFETY



QUALITY OF
LIFE



COMMUNITY
DEVELOPMENT

What is the Process?

Planning Commission Responsibilities

- Conduct the Public Hearing
- Review the report and information on each structure provided by the Code Compliance Officers
- Apply the “Minimum Standards for Use and Occupancy” and International Property Maintenance Code to determine if the structure meets the Substandard Structure definition
- Determine if building should be vacated, repaired, secured, demolished:
 - Is the structure hazardous to the health, safety or general welfare of its occupants or public?
 - *Shall be ordered vacated and secured*
 - Are the necessary repairs less than 50% of the value ?
 - *Shall be ordered repaired or remedied*
 - Are the necessary repairs 50% or more of its value or is the damage/deterioration to 50% or more of the structure?
 - *Shall be demolished or removed*
- Issue the order based on the determination
- Issue compliance timeline

What is the Process?

Compliance Time Schedule

Within 30 Days

- Secure the building from unauthorized entry
- Repair, remove or demolish the building, unless owner establishes at the hearing that the work required cannot reasonably be performed within 30 calendar days

More than 30 days

- Establish specific time schedules for the commencement and performance of the work
- Require the owner to secure the property in a reasonable manner from unauthorized entry while work is being performed

May extend timeline over 90 days only if at the hearing the owner:

- Submits detailed plan and time schedule; AND
- Establishes that the work cannot reasonably be completed due to the scope and complexity of the work

If allowed more than 90 days

- Require the owner to regularly submit progress reports to the Building Official

2919 Nancy

Address: 2919 Nancy, Bay City, TX 77414

Legal Property Description: PARK EXT BLOCK 5 LOT 2

Occupancy: Unoccupied

Year Built: 1960

MCAD Appraised Value: \$23,950

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Significant exterior damage; interior inspection not performed due to potential collapse of roof; inadequate measures to prevent unauthorized entry; abandoned. No living heirs or beneficiaries.

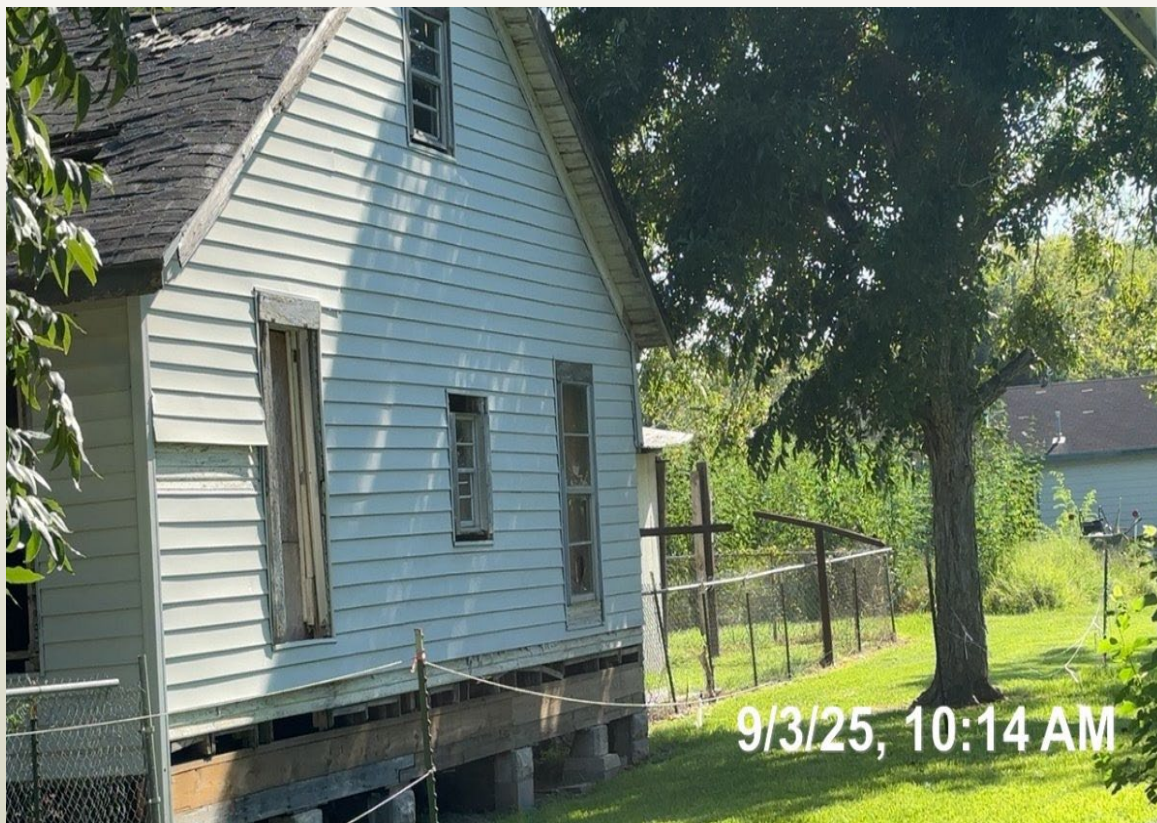


**NO OUTSTANDING
TAX LIABILITY**

Property Details		
Account		
Property ID:	43560	Geographic ID: 3381-0050-000200
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	2919 NANCY BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$23,950 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,000 (+)
Agricultural Market Valuation:	\$0 (+)

2919 Nancy



>50% Degradation of the total structure; partial collapse of front and rear roof with visible holes. Structure has not been properly secured.

Holes in exterior wall through to interior of the structure in multiple areas. Roofing components are failing and detached from structure.

2919 Nancy



Missing or damaged window components. Foundation is compromised. Damaged or missing protective treatment (siding or paint). Damaged and unstable accessory structure (shed) in rear of the property.

2919 Nancy

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Security Concerns: Inadequate Measures to Prevent Unauthorized Entry

This property is unoccupied, and its security measures are insufficient to prevent unauthorized entry, which poses significant security risks and increases the chance of vandalism, illegal activity, or harm. This situation also invites vagrants or trespassers into the building, further heightening the danger. Children and other vulnerable individuals may be drawn to enter the abandoned building, putting them at risk of injury or worse. The lack of security measures creates a direct threat to public safety and should be addressed immediately.

Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.

2617 Ave H

Address: 2617 Ave H, Bay City, TX 77414

Legal Property Description: BAY CITY ORIGINAL TOWNSITE
BLOCK 114 LOT 1, 33.33%UND INT

Occupancy: Unoccupied

Year Built: 1930

MCAD Appraised Value: \$15,200

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Significant exterior damage; missing windows; interior electrical wire exposed; no water closet; ceiling sagging on interior; inadequate measures to prevent unauthorized entry;



**NO OUTSTANDING
TAX LIABILITY**

Property Details		
Account		
Property ID:	25352	Geographic ID: 1161-1140-000100
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	2617 AVE H BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$15,200 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,000 (+)
Agricultural Market Valuation:	\$0 (+)

2617 Ave H



>50% Degradation of the total structure; unsecured and is an attractive nuisance for vagrants. Exterior wall being held up by a 2x4 and garage door being held up by a barrel. Holes in exterior walls in multiple areas. Windows are missing or broken. Roofing components are failing and detached from structure, and both porch and awning are unstable.

2617 Ave H

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

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This property is unoccupied, and its security measures are insufficient to prevent unauthorized entry, which poses significant security risks and increases the chance of vandalism, illegal activity, or harm. This situation also invites vagrants or trespassers into the building, further heightening the danger. Children and other vulnerable individuals may be drawn to enter the abandoned building, putting them at risk of injury or worse. The lack of security measures creates a direct threat to public safety and should be addressed immediately.

Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.

1308 6th

Address: 1308 6th, Bay City, TX 77414
Legal Property Description: BAY CITY ORIGINAL TOWNSITE
BLOCK 34 LOT 9 (W-15') & LOT 10
Occupancy: Unoccupied
Year Built: 1945
MCAD Appraised Value: \$114,360
Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Abandoned, frequently unsecure while being on the same block as a park, school, and pool. Structure is deteriorating and lawn is unkept. Significant exterior damage; broken windows; rotting wood: chipped paint. Interior full of trash and rubbish; inadequate measures to prevent unauthorized entry.



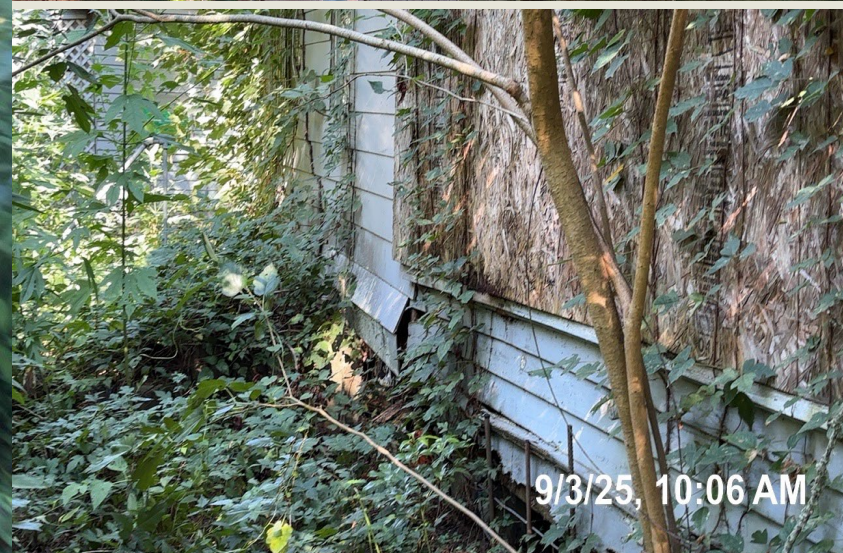
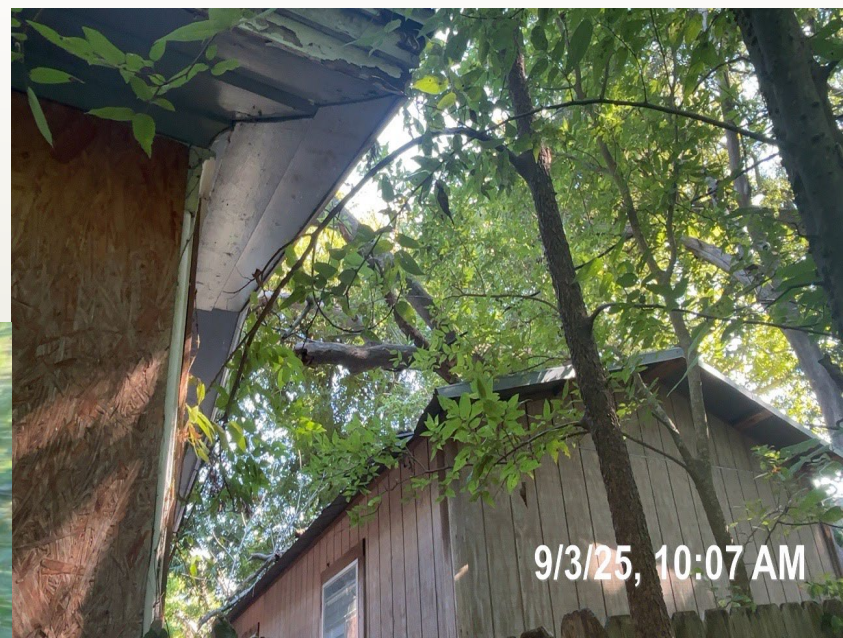
Total Outstanding Taxes Due:
\$57,206.06
2013-2024

City liens: \$5,050.05 for
Mowing & securing structure

Property Details		
Account		
Property ID:	24729	Geographic ID: 1161-0340-000900
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	1308 6TH ST BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$114,360 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$19,550 (+)
Agricultural Market Valuation:	\$0 (+)

1308 6TH



>50% Degradation of the total structure; unsecured and is an attractive nuisance for vagrants. Holes in exterior walls in multiple areas. Windows are missing or broken. Roofing components are failing and detached from structure, and porch is unstable.

1308 6th

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Security Concerns: Inadequate Measures to Prevent Unauthorized Entry

This property is unoccupied, and its security measures are insufficient to prevent unauthorized entry, which poses significant security risks and increases the chance of vandalism, illegal activity, or harm. This situation also invites vagrants or trespassers into the building, further heightening the danger. Children and other vulnerable individuals may be drawn to enter the abandoned building, putting them at risk of injury or worse. The lack of security measures creates a direct threat to public safety and should be addressed immediately.

Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.

3310 Moore

Address: 3310 Moore, Bay City, TX 77414
Legal Property Description: MORTON CORBETT LOT 16 X/2 OF 17 BLOCK 7
Occupancy: Unoccupied
Year Built: 1950
MCAD Appraised Value: \$49,750
Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Significant exterior damage; missing windows, collapsing walls, rotting wood; foundation compromised; roofing components failing; attractive nuisance to vagrants.



**Total Outstanding Taxes
Due: \$19,165.41
2016-2024**

Property Details		
Account		
Property ID:	40910	Geographic ID: 3121-0070-001600
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	3310 MOORE BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$49,750 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$25,430 (+)
Agricultural Market Valuation:	\$0 (+)

3310 Moore



>50% Degradation of the total structure; the structure is an attractive nuisance for vagrants. Holes in exterior walls in multiple areas; foundation compromised. Windows are missing and/or broken. Roofing components are failing; siding is missing.

3310 Moore

Exposure to Elements: Increased Decay and Damage

This unoccupied buildings exterior damage continues to expose it to harsh weather conditions. Which accelerates its deterioration. Without proper protection, further damage will occur over time, potentially causing even more severe damage. Exposure to the rain, wind and other elements worsen the condition of the building and makes it increasingly unsafe. The decaying structure presents a direct danger to children or anyone who may venture onto the property, increasing the potential for accidents. Immediate action is necessary to prevent additional deterioration and avoid further risks to public safety.

Security Concerns: Inadequate Measures to Prevent Unauthorized Entry

This property is unoccupied, and its security measures are insufficient to prevent unauthorized entry, which poses significant security risks and increases the chance of vandalism, illegal activity, or harm. This situation also invites vagrants or trespassers into the building, further heightening the danger. Children and other vulnerable individuals may be drawn to enter the abandoned building, putting them at risk of injury or worse. The lack of security measures creates a direct threat to public safety and should be addressed immediately.

Immediate Action Required: Unsafe and Uninhabitable

This property does not have any fencing or barriers, and the building no longer meets standards for safety and should be demolished to prevent further risk to the community. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves a lawful or safe purpose and should be condemned in accordance with local and state safety regulations.

1117 Ave D

Address: 1117 Ave D, Bay City, TX 77414

Legal Property Description: MOORES 1ST BLOCK 9 LOT 2

Occupancy: Unoccupied

Year Built: 1970

MCAD Appraised Value: \$43,100

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Significant exterior and interior damage; porch awning near collapse; this structure sustained damage from a fire; roof components deteriorated; missing windows or windows not properly sealed; rotting wood on exterior; drywall missing and deteriorated; attractive nuisance for vagrants.



**Total Outstanding Taxes
Due: \$4,954.30**

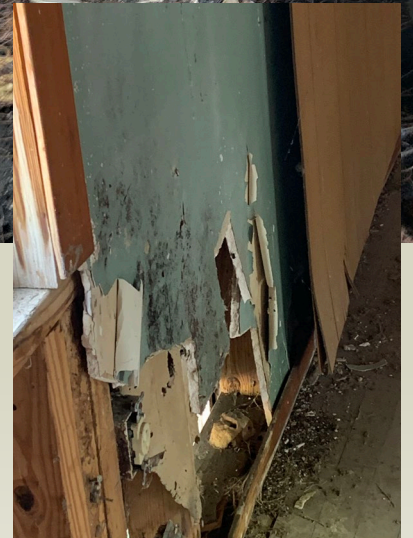
Property Details		
Account		
Property ID:	40475	Geographic ID: 3081-0090-000200
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	1117 AVE D BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$43,100 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$17,000 (+)
Agricultural Market Valuation:	\$0 (+)

1117 Ave D



1117 Ave D



1117 Ave D

Unoccupied Building: Missing Windows and Exterior Walls, No Electricity and No Water

This unoccupied building has suffered extensive damage. The walls and windows are either damaged or completely missing, leaving the building vulnerable to further deterioration and unsafe. Exposed to the rain, wind and extreme temperatures, the damage will accelerate, further jeopardizing the safety of anyone who may come near the building. This structure is uninhabitable and unsuitable for use and poses a direct threat to the public, making it essential to address the damage immediately and prevent any ongoing risks to the surrounding community.

Public Nuisance: Inadequate Security

The building no longer meets the minimum standards for safety standards and the security measures are entirely inadequate. This exposes the building to anyone who may wish to enter, including children, vagrants, and other unauthorized individuals. The lack of proper barriers or boarding makes it an easy target for trespassers, increasing the risk of vandalism, illegal activity, and potential harm to both the occupants (if any) and the surrounding community. The missing walls, combined with the broken or absence of windows, leaves the property exposed to significant safety concerns, including the potential for fire hazards and dangerous environmental conditions.

Immediate Action Required: Public Safety and Welfare at Risk

The current condition of the building presents an ongoing risk to public safety and welfare. With missing exterior walls, broken or missing windows, the structure is an open invitation for danger. Unauthorized individuals can easily enter the building, posing a risk not only to themselves but also to the surrounding community. The lack of secure barriers and the dilapidated state of the property make it a prime location for illegal activity and potential injury. Immediate action is needed to secure the property and prevent further damage or accidents from occurring.

2416 Ave G

Address: 2416 Ave G, Bay City, TX 77414

Legal Property Description: BCOTS, BLOCK 88 LOT 21-24 (E90') & 19-20 (E 103') & SE 10'X103' LOT 8

Occupancy: Unoccupied

Year Built: 1894

MCAD Appraised Value: \$186,580

Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

This home is in the Historic District. Significant exterior damage to balcony and porch awning. There is siding missing, creating an unsecured opening into the structure. No interior inspection performed due to lack of response from property owner.



**NO OUTSTANDING
TAX LIABILITY**

Property Details		
Account		
Property ID:	25158	Geographic ID: 1161-0880-0021A0
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	2416 AVE G BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$186,580 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$32,810 (+)
Agricultural Market Valuation:	\$0 (+)

2416 Ave G



2416 Ave G

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Building Official will mail a copy of the order the next business day.



A Substandard Building placard will be posted at a conspicuous location on the building.



No later than 10 calendar days after the order is issued, a copy of the order will be filed with the City Secretary and published in the newspaper.



Code Compliance Officers will monitor the compliance deadlines.



If the owner fails to comply with the Issued Order, the City may step in and make necessary repairs or demolish and place a lien on the property.

What Happens After the Order is Issued?



CITY OF BAY CITY

Planning & Development Services Division

1217 Avenue J, Bay City, Texas, 77414
(979) 323-1173



Krystal Mason
Assistant Director of Public Works

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979-323-1659

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