



PLANNING COMMISSION PLANNING COMMISSION MEETING CITY OF BAY CITY

Thursday, October 23, 2025 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

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

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 COMMENTS

PUBLIC HEARINGS

1. 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: 2412 NORVELL, BAY CITY, TX 77414

Legal

PID 41023; NICHOLS & NORVELL BLK H (LESS W 100') BLK 22

Description:

Property Owner: RAYMOND PENA JR

Owner's Address: 2412 NORVELL, 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. Building has partially collapsed; unfit for human habitation and constitutes a public nuisance.

Property Address: 1400 AVE M, BAY CITY, TX 77414

Legal

PID 25789: BCOTS BLK 182 LOT 7

Description:

Property Owner: MEMON SHAKOOR C/O: JUNEK CONSULTING

- Owner's Address:** 4102 HIGH MEADOWS CT., SUGARLAND, TX 77479
- Condition:** Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to 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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- Property Address:** 1306 AVE A, BAY CITY, TX 77414
- Legal Description:** PID 40594; MOORES 1ST BLK 19 LOT 10
- Property Owner:** LEWIS DIAZ JR
- Owner's Address:** 700 12TH ST, RM 216, 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.
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- Property Address:** 2219 KATY, BAY CITY, TX 77414
- Legal Description:** PID 41050; NICHOLS & NORVELL BLK 12 LOT 12
- Property Owner:** ALTON W. RICHARDSON
- Owner's Address:** 3317 5TH 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. Across the street from elementary school and constitutes a public nuisance.
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- Property Address:** 2908 9TH ST., BAY CITY, TX 77414
- Legal Description:** PID 37855; FRY SD EXT, BLOCK 5, LOT 10 & W 10' LOT 9
- Property Owner:** RODRIGUEZ, FELIX & MARIA
- Owner's Address:** 3121 DUNBAR ST., BYA CITY, TX 77414
- Condition:** Occupied Building or structure that has >30% degradation of exterior walls, inadequate to prevent against the elements. Interior and exterior require significant remediation (>30%). Unfit for habitation constitutes a public nuisance. Improper construction outside of scope of permit, and unpermitted work performed not to code.

APPROVAL OF MINUTES

2. Minutes of the August 28, 2025 Planning Commission Meeting.
3. Minutes of the September 18, 2025 Planning Commission Meeting.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

4. **Discuss, consider, and/or take action to declare the building on the property located at 1400 Ave M, 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: 1400 AVE M, BAY CITY, TX 77414

Legal Description: PID 25789; BCOTS BLK 182 LOT 7

Property Owner: MEMON SHAKOOR C/O: JUNEK CONSULTING

Owner's Address: 4102 HIGH MEADOWS CT., SUGARLAND, TX 77479

Condition: Unoccupied building or structure, or any portion thereof, is manifestly unsanitary and unfit for human habitation, hazard to 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.

5. **Discuss, consider, and/or take action to declare the building on the property located at 1306 Ave A, 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: 1306 AVE A, BAY CITY, TX 77414

Legal Description: PID 40594; MOORES 1ST BLK 19 LOT 10

Property Owner: LEWIS DIAZ JR

Owner's Address: 700 12TH ST, RM 216, 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.

6. **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: 2908 9TH ST., BAY CITY, TX 77414

Legal Description: PID 37855; FRY SD EXT, BLOCK 5, LOT 10 & W 10' LOT 9

Property Owner: RODRIGUEZ, FELIX & MARIA

Owner's Address: 3121 DUNBAR ST., BYA CITY, TX 77414

Condition: Occupied Building or structure that has >30% degradation of exterior walls, inadequate to prevent against the elements. Interior and exterior require significant remediation (>30%). Unfit for habitation constitutes a public nuisance. Improper construction outside of scope of permit, and

unpermitted work performed not to code.

7. **Discuss, consider, and/or take action to declare the building on the property located at 2412 Norvel, 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: 2412 NORVELL, BAY CITY, TX 77414

Legal Description: PID 41023; NICHOLS & NORVELL BLK H (LESS W 100') BLK 22

Property Owner: RAYMOND PENA JR

Owner's Address: 2412 NORVELL, 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. Building has partially collapsed; unfit for human habitation and constitutes a public nuisance.

8. **Discuss, consider, and/or take action to declare the building on the property located at 2219 Katy, 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: 2219 KATY, BAY CITY, TX 77414

Legal Description: PID 41050; NICHOLS & NORVELL BLK 12 LOT 12

Property Owner: ALTON W. RICHARDSON

Owner's Address: 3317 5TH 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. Across the street from elementary school and constitutes a public nuisance.

9. **Discussion and update on properties previously declared as substandard.**

ITEMS/COMMENTS FROM BOARD MEMBERS

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 **Friday, October 17, 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.