



PLANNING COMMISSION MEETING CITY OF BAY CITY

Thursday, January 29, 2026 at 4:30 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Erik Franson, 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

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: 1213 AVE C, BAY CITY, TX 77414

Address:

Legal Description: PID 40500: MOORES 1ST LT 3 BLK 11

Description:

Property Owner: CUNNINGHAM, CLEO

Owner's Address: 1208 AVE C, BAY CITY, TX 77414

Address:

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.

Property Address: 3100 3RD, BAY CITY, TX 77414

Address:

Legal Description: PID 48793; VAUGHN S/D LOT 1

Description:

Property Owner: BRIDWELL, VERNON L & PATRICIA C

Owner's Address: 3702 GALWAY LANE, HOUSTON, TX 77080

Address:

Condition: Unoccupied Building or structure that has more than 50%

degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Structure is directly across from elementary school. Attractive to children and vagrants, unfit for human habitation and constitutes a public nuisance.

Property Address: 1816 BAYOU DR, BAY CITY, TX 77414
Legal Description: PID 28423; BUCKS BAYOU S/D LOT 11 (PT) & 25'X237.6' OF LOT 6
Property Owner: EMSHOFF ARTHUR M JR
Owner's Address: 1816 BAYOU DR, BAY CITY, TX 77414
Condition: Occupied structure that has more than 50% fire damage and degradation of interior and exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance. Without required utilities for electricity, heat or sewer and sanitation.

Property Address: 3109 AVE A, BAY CITY, TX 77414
Legal Description: PID 45955; SOUTH END S/D LOT D BLK 12
Property Owner: PAULINE BRADFORD
Owner's Address: 3109 AVE A., BAY CITY, TX 77414
Condition: Occupied Building or structure that has more than 50% degradation of interior and exterior, unfit for habitation constitutes a public nuisance. Without required utilities for sewer and sanitation. Documented vermin infestation.

APPROVAL OF MINUTES

2. Minutes of the Meeting of October 23, 2025

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

3. **Discuss, consider, and/or approve a variance to Chapter 22-4(3) Building Trade Codes adopted, specifically 2021 International Residential Code, Section R302, Fire-Resistant Construction, Table R302.1(1) Exterior Walls at 1831 Camille Drive, Cottonwood Park, Lot 8. Stuart Lynn**
4. **Discuss, consider, and/or take action to declare the building on the property located at 1213 Avenue 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: 1213 AVE C, BAY CITY, TX 77414

Legal Description: PID 40500: MOORES 1ST LT 3 BLK 11

Property Owner: CUNNINGHAM, CLEO

Owner's Address: 1208 AVE C, BAY CITY, TX 77414

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 3100 3rd 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.** Sheryl Smith, Code Compliance Officer

Property Address: 3100 3RD ST, BAY CITY, TX 77414

Legal Description: PID 48793; VAUGHN S/D LOT 1

Property Owner: BRIDWELL, VERNON L & PATRICIA C

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Condition: Unoccupied Building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use. Structure is directly across from elementary school. Attractive to children and vagrants, 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 1816 Bayou Drive, 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.** Sheryl Smith, Code Compliance Officer

Property Address: 1816 BAYOU DR, BAY CITY, TX 77414

Legal Description: PID 28423; BUCKS BAYOU S/D LOT 11 (PT) & 25'X237.6' OF LOT 6

Property Owner: EMSHOFF ARTHUR M JR

Owner's Address: 1816 BAYOU DR, BAY CITY, TX 77414

Condition: Occupied structure that has more than 50% fire damage and degradation of interior and exterior walls, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance. Without required utilities for electricity, heat or sewer and sanitation.

7. **Discuss, consider, and/or take action to declare the building on the property located at 3109 Avenue 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.** Kera Landry, Code Compliance Officer

Code Compliance Officer

Property Address: 3109 AVE A, BAY CITY, TX 77414

Legal Description: PID 45955; SOUTH END S/D LOT D BLK 12
 Property Owner: PAULINE BRADFORD
 Owner's Address: 3109 AVE A., BAY CITY, TX 77414
 Condition: Occupied Building or structure that has more than 50% degradation of interior and exterior, unfit for habitation constitutes a public nuisance. Without required utilities for sewer and sanitation. Documented vermin infestation.

8. Receive update, discuss, consider and/or take action on properties previously declared as substandard. Leigh Brown, Code Compliance Officer

Property Address: **2908 9TH ST**, BAY CITY, TX 77414
 Legal Description: PID 37855; FRYS/D EXT, LOT 10 & W10' LOT 9 BLOCK 5
 Property Owner: RODRIGUEZ J FELIX & MARIA
 Owner's Address: 3121 DUNBAR ST., BAY CITY, TX 77414
 Condition: Occupied Building or structure that has more than 50% degradation of interior and exterior, unfit for habitation constitutes a public nuisance.

Property Address: **2416 AVE G**, BAY CITY, TX 77414
 Legal Description: PID 25158; BCOTS BLOCK 188, LOT 21-24 (E90') & 19-20 (E1003') & SE 10'X103' LOT 18
 Property Owner: BERRY DEAN L.
 Owner's Address: 3129 AVE G., BAY CITY, TX 77414
 Condition: Occupied Building or structure that has more than 50% degradation of interior and exterior, unfit for habitation constitutes a public nuisance.

Property Address: **1400 AVE M**, BAY CITY, TX 77414
 Legal Description: PID 25789; BCOTS, BLOCK 182 LOT 7
 Property Owner: CYGNUS VENTURES AND BUILDERS LLC
 Owner's Address: 906 SMOKEHORN TRAIL, BAY CITY, TX 77414
 Condition: Unoccupied Building or structure that has more than 50% damage and degradation; manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare for the public; constitutes a public nuisance.

9. Set dates and times for 2026 Planning Commission meetings.

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 **Friday, January 23rd before 4:30 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.