



# 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 1213 AVE C, BAY CITY, TX 77414

Address:

Legal PID 40500: MOORES 1<sup>ST</sup> LT 3 BLK 11

Description:

Property Owner: CUNNINGHAM, CLEO

Owner's 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 3100 3RD, BAY CITY, TX 77414

Address:

Legal PID 48793; VAUGHN S/D LOT 1

Description:

Property Owner: BRIDWELL, VERNON L & PATRICIA C

Owner's 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 1<sup>ST</sup> 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

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

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

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 9<sup>TH</sup> 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.



# 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, 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.

## MINUTES

### CALL TO ORDER

The meeting was called to order by Chairman Jessica Russell at 4:31 p.m. A quorum was certified.

In attendance

Chairman Jessica Russell

Vice-Chair Joshua Fortenberry

Commissioner Erik Frankson

Commissioner Zeinab Ghais

Commissioner Bruce Krauksopf

Commissioner Marion Garcia

### APPROVAL OF AGENDA

Motion made by Commissioner Ghais to approve the agenda. Seconded by Commissioner Garcia.

Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Guais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

### PUBLIC COMMENTS

There were no public comments.

### PUBLIC HEARINGS

Chairman Russell read the public hearing purpose and property description. Motion made by Commissioner Ghais to move into Public Hearing session. Seconded by Commissioner Krauksopf.

Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

There were no public comments during the public hearing.

- 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 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.

**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.

**Property Address:** 1306 AVE A, BAY CITY, TX 77414  
**Legal Description:** PID 40594; MOORES 1<sup>ST</sup> BLK 19 LOT 10  
**Property Owner:** LEWIS DIAZ JR  
**Owner's Address:** 700 12<sup>TH</sup> 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.

**Property Address:** 2219 KATY, BAY CITY, TX 77414  
**Legal Description:** PID 41050; NICHOLS & NORVELL BLK 12 LOT 12  
**Description:**

**Property Owner:** ALTON W. RICHARDSON  
**Owner's Address:** 3317 5<sup>TH</sup> 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.

**Property Address:** 2908 9<sup>TH</sup> 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.

Motion made by Commissioner Frankson to approve the minutes of August 28, 2026. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

- 3. Minutes of the September 18, 2025 Planning Commission Meeting.

Motion made by Commissioner Frankson to approve the minutes of September 18, 2025. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

**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.

Leigh Brown, Code Compliance Officer, reviewed property conditions.

Motion made by Commissioner Ghais to declare the building on the property located at 1400 Avenue M, 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 Frankson. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

New property owner came forward stating that he was not clear on when he could speak and asked the board to re-visit item #4.

Motion made by Commissioner Frankson to reconsider the motion on item #4. Seconded by Commissioner Ghais. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

New Property owner stated that he just closed on the property and filed with County yesterday and was not aware of the violations but would like the opportunity to repair and clean up the property.

Motion made by Commissioner Frankson to allow the new owner 30 days to provide an update to 1400 Avenue M, Bay City, TX 77414. Seconded by Commissioner Ghais Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

- 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

Address:

Legal Description: PID 40594; MOORES 1<sup>ST</sup> BLK 19 LOT 10

Description:

Property Owner: LEWIS DIAZ JR

Owner's Address: 700 12<sup>TH</sup> ST, RM 216, BAY CITY, TX 77414

Address:

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.

Leigh Brown, Code Compliance Officer, reviewed property conditions, noting that there are outstanding taxes and liens.

Motion made by Commissioner Frankson to declare the building on the property located at 1306 Avenue A, 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, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

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 9<sup>TH</sup> 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.

Jeanna Thompson, City Secretary, stated that the address was incorrect in the first section but is the correct address of 2908 9th Street in the description.

Leigh Brown, Code Compliance Officer, reviewed property conditions and provided additional history on the property regarding unpermitted construction that was improperly done. Owners were given several extentions but have not pulled permits. The property owners addressed the board stating that they have gotten electrical permits and are willing to cooperate. Gabriel Lopez, City Engineering Tech, added that he believes that this could be resolved by a home inspection but the owners failed to get one done within 30 days

Motion made by Commissioner Ghais to order a home inspection on the property located at 2908 9th Street, Bay City, TX 77414, who will submit a scope of work within 30 days. Seconded by Commissioner Frankson. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

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.

Leigh Brown, Code Compliance Officer, reviewed property conditions and added that the property was abandoned.

Motion made by Commissioner Ghais to declare the building on the property located at 2412 Norvel, 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 Frankson. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

- 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 5<sup>TH</sup> 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.

Motion made by Commissioner Frankson to declare the building on the property located at 2412 Norvel, 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 Vice-Chair Fortenberry. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Ghais, Commissioner Garcia, Commissioner Krauksopf. Motion carried.

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

Krystal Mason, Assistant Public Works Director, provided the board with an update on status of previous properties the board reviewed.

#### **ITEMS/COMMENTS FROM BOARD MEMBERS**

There were no comments from the Commissioners.

#### **ADJOURNMENT**

Meeting adjourned at 5:21 p.m.

**PASSED AND APPROVED**, this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
JESSICA RUSSELL, BOARD CHAIR  
CITY OF BAY CITY

\_\_\_\_\_  
JEANNA THOMPSON, CITY SECRETARY



**CITY OF BAY CITY  
VARIANCE REQUEST**

1901 5th Street  
Bay City, TX 77414  
(979) 245-5311  
(979) 323-1681 fax

All requests for a variance shall be filed with the City Secretary. Each request shall be accompanied by a \$75.00 filing fee, a drawing/illustration depicting the property affected by the request, and any additional supplemental documentation that you want the Variance Committee to consider. **Incomplete requests will not be accepted.**

Date: 11/26/2025

Name of Requestor (please print): Stuart Lynn

Address of Requestor: 2200 Ave A Phone Number: 979-289-1385

Bay City, TX 77414 Email Address: stuart.lynn@lynngroup.com

Address of subject property: 1831 Camille Dr., Bay City, TX 77414

Legal description of subject property: Cottonwood Park, Lot 8

Section(s) of the City's Code of Ordinances from which the variance is being sought:

Sec. 22.4 of the Code of Ordinances

Sec. \_\_\_\_\_ of the Code of Ordinances

Sec. \_\_\_\_\_ of the Code of Ordinances

In detail, please state the reason for the request: Sec. 22.4 states adopted code is 2021 IRC.

Section R302 of 2021 IRC states any walls within 5' of property line must be constructed with 1 hour fire resistance. The intent is 10' between buildings. (5' on each side of property). We have this shown on the plat. 0' setback on one side and 10' on the other side. We're requesting a variance of the 1 hour fire resistant wall since there will be 10' between the structures.

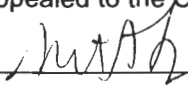
The Variance Committee will consider variance requests from the following:

- (a) Ch. 22 (Buildings and Building Regulations)
- (b) Ch. 46 (Flood Damage Prevention)
- (c) Ch. 54 (Mobile Homes, etc.)
- (d) Ch. 78 (Off Street Parking (Angle Parking))

- (e) Ch. 94 (Streets, Sidewalks and Other Public Places)
- (f) Ch. 98, Sec. 98-122 – Subdivision Streets
- (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)).

Otherwise, the Planning Commission will consider the variance request.

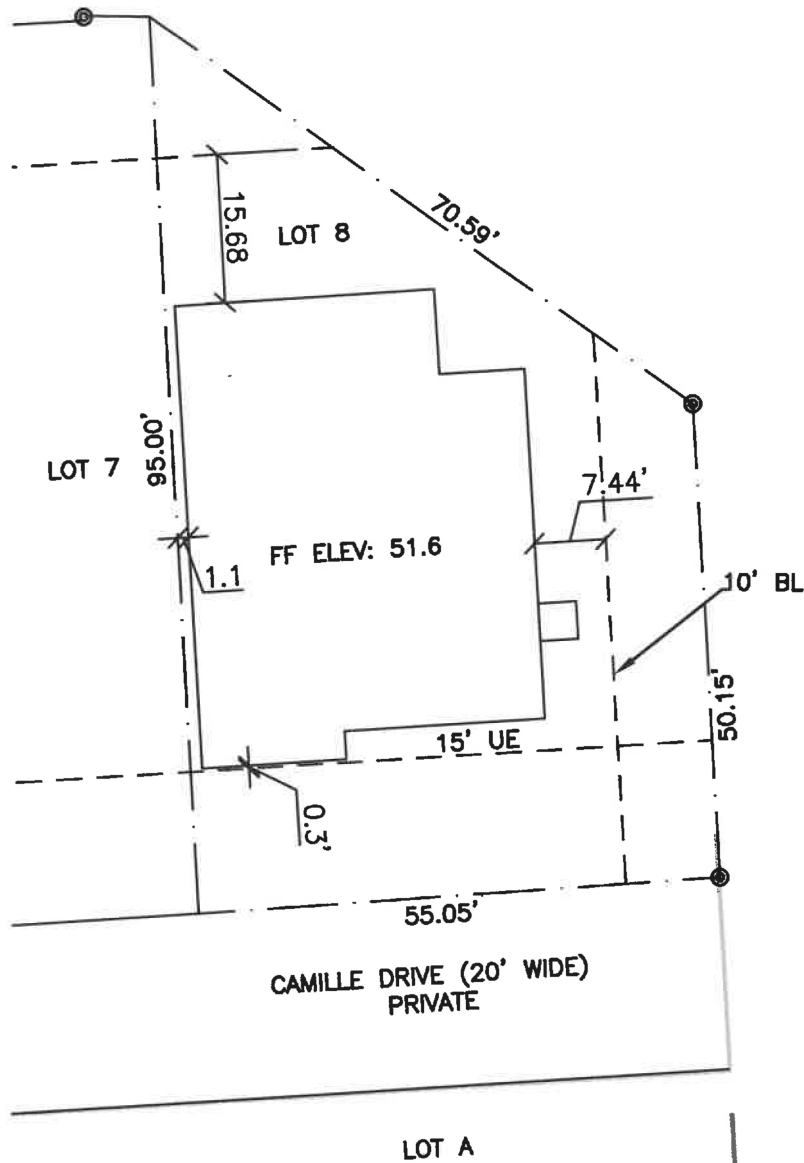
Decisions of the Variance and Planning Committees shall be filed with the City Secretary's Office and promptly reported to the requestor. All decisions may be appealed to the City Council.



Requestor Signature



SCALE: 1"=20'



BFE 50.4  
FIRM  
48321C0252F



### COTTONWOOD SUBDIVISION LOT 5

FORM SURVEY OF  
1831 CAMILLE DRIVE  
BAY CITY, TX 77465

⊙ 5/8" IRON ROD W/CAP  
MARKED G&W

*John D. Mercer*  
JOHN D. MERCER, RPLS NO 1924  
8/20/2023

**LYNNENGINEERING**  
TEXAS REGISTERED ENGINEERING FIRM F-324  
TEXAS REGISTERED SURVEYING FIRM 10116600

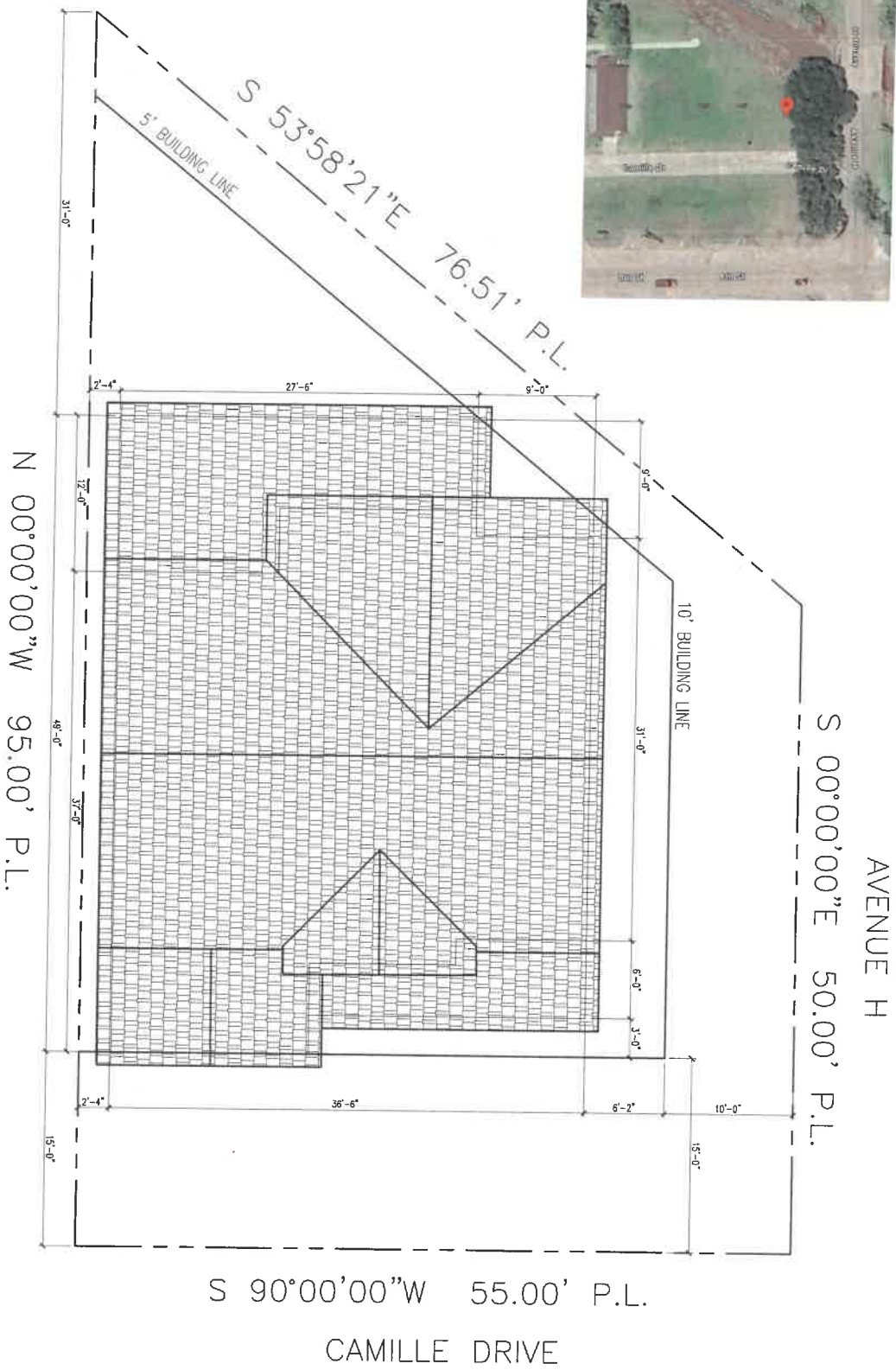


2200 AVENUE A  
BAY CITY, TEXAS 77414  
PH. (361)782-7121

**1 OF 1**

JOB NO.  
20.104720

SCALE: 1" = 10'



S 90°00'00"W 55.00' P.L.  
CAMILLE DRIVE

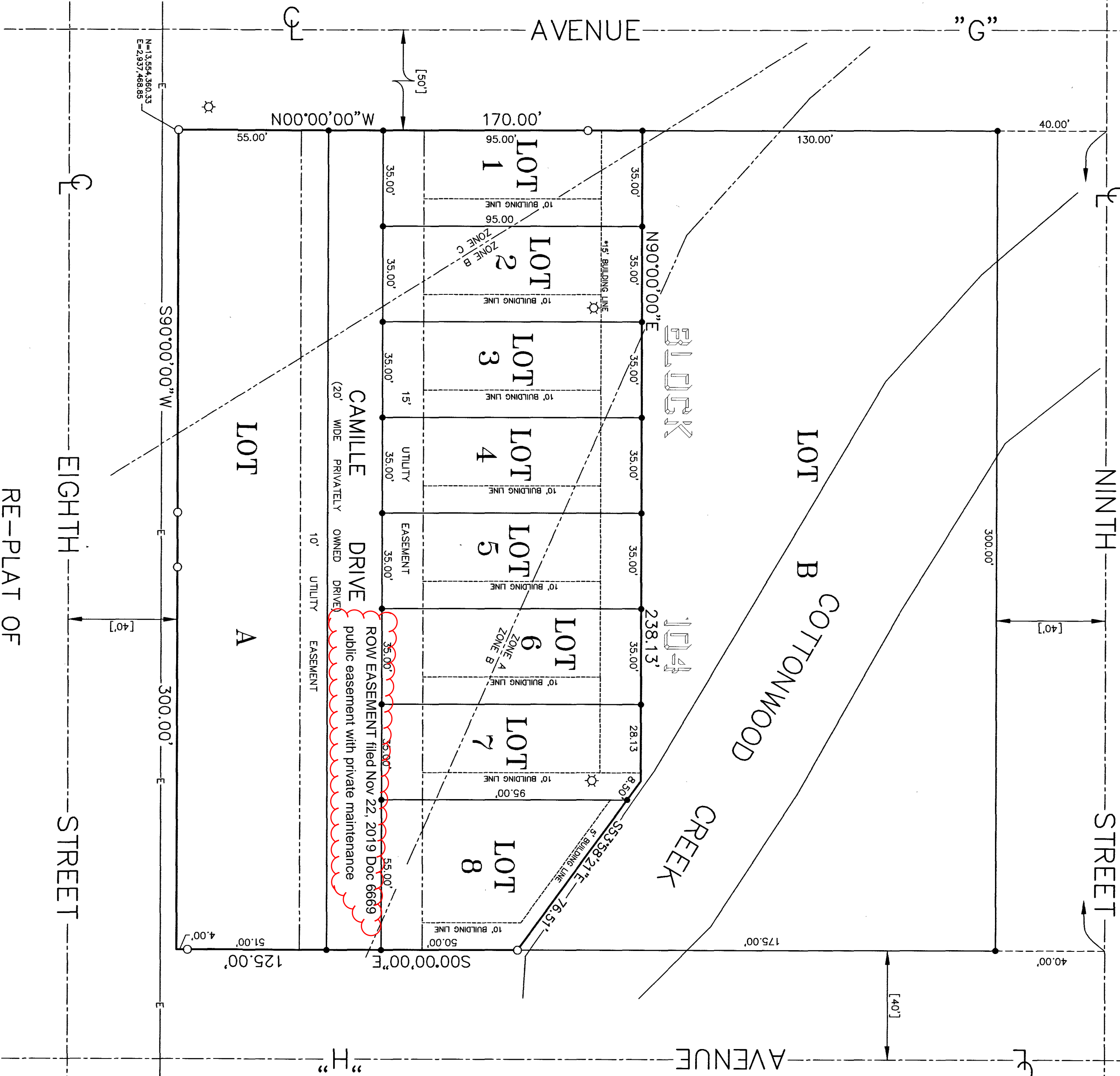
AVENUE H  
S 00°00'00"E 50.00' P.L.

N 00°00'00"W 95.00' P.L.

<p><b>PRINTED</b></p>		<p><b>PROJECT INFO:</b></p>		<p><b>SITE PLAN</b></p>		
<p>DATE: 00/00/00</p>		<p>REMARKS: PRELIMINARY</p>		<p>JILIAN LYNN</p>		
<p>00/00/00</p>		<p>PERMIT</p>		<p>1831 CAMILLE DR - BAY CITY, TEXAS 77414</p>		
<p>10/14/24</p>		<p>FOR CONSTRUCTION</p>		<p>DESIGNED BY: LLC</p>		
<p><b>REVISIONS</b></p>		<p>NO. REMARKS</p>		<p>JOB NO.</p>		<p><b>LYNNENGINEERING</b> 2200 Avenue A Bay City, Texas 77414 PH: (978) 245-8900 Fax: (978) 245-5345</p>
<p>00/00/00</p>		<p>REVISION 1</p>		<p>10.104172</p>		
<p>00/00/00</p>		<p>REVISION 2</p>				
<p>DRAWING NO. <b>C111</b></p>						

# COTTONWOOD PARK

A 2.07 ACRE SUBDIVISION



RE-PLAT OF  
OF BLOCK 104 OF THE  
ORIGINAL TOWNSITE OF BAY CITY  
I. & G. N. R. R. CO. SURVEY  
ABSTRACT NO. 269  
MATAGORDA COUNTY, TEXAS

120069

555A

### CERTIFICATE OF OWNERSHIP

I, STUART LYNN, PRESIDENT OF SAL HOLDINGS, LLC, OWNER OF THE 2.07 ACRE TRACT DESCRIBED IN THE ABOVE AND FORGOING MAP OF COTTONWOOD PARK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID 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 HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

*Stuart Lynn*  
STUART LYNN, PRESIDENT

8-30-16  
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STUART LYNN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*August* 2016  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF August 2016.



### CITY PLANNING COMMISSION CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE BAY CITY PLANNING COMMISSION OF THE CITY OF BAY CITY, TEXAS HAS APPROVED THIS PLAT OF COTTONWOOD PARK 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 1st DAY OF August 2016.

*Ray Tennant*  
RAY TENNANT  
CHAIRMAN

### CITY ADMINISTRATION APPROVAL

ON BEHALF OF THE CITY OF BAY CITY, TEXAS, I HEREBY CERTIFY THAT THIS PLAT AND SUBDIVISION OF COTTONWOOD PARK 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 AUTHORIZES THE RECORDING OF THIS PLAT THIS 1st DAY OF August 2016.

*Rhonda Cleary*  
RHONDA CLEARY, CITY SECRETARY

### COUNTY CLERK'S CERTIFICATION

I, JANET HICKL, CLERK OF COUNTY COURT AND COUNTY CLERK OF MATAGORDA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 2nd DAY OF Sept 2016, 4:43 O'CLOCK P. M., AND WAS DULY RECORDED ON THE 2nd DAY OF Sept 2016 IN THE MATAGORDA COUNTY PLAT RECORDS, SLIDE NO. 555A.

*Janet Hickl*  
COUNTY CLERK  
*By: Maggie Perez, County Clerk and Deputy*  
COUNTY OF MATAGORDA  
STATE OF TEXAS



- LEGEND
- EXISTING 5/8" IRON ROD
  - SET 5/8" IRON ROD WITH PLASTIC CAP
  - E— OVERHEAD POWERLINE
  - [ ] PLAT OR DEED CALL

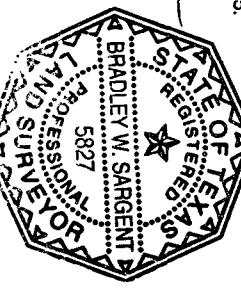
NOTE: THE POSITION OF THE FLOOD BOUNDARY SHOWN HEREON IS BASED ON THE SCALE AS INDICATED ON THE APPROPRIATE PLAN FOR THIS LOCATION.

NOTE: THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON HAVE A ONE-TENTH CHANCE EACH YEAR OF BEING INFLUENCED BY FLOODING.

NOTE: THE APPROXIMATE SCALE OF THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48545 0005 C, REVISED JUNE 5, 1985, THIS PROPERTY IS LOCATED IN ZONES A, B & C.

NOTE: THIS IS RECONSTRUCTING BLOCK 104 INTO LOTS A, B & 1-8 SHOWN HEREON. BLOCK 104 WILL NO LONGER EXIST.

NOTE: THE 20' WIDE PRIVATELY OWNED DRIVE WILL BE OWNED IN COMMON BY LOT A AND LOTS 1-8 SHOWN HEREON.



**G & W ENGINEERS, INC.**  
ENGINEERING • SURVEYING • PLANNING  
205 W. LIVE OAK STREET  
PORT LAVACA, TEXAS 77979  
(361) 552-4509  
TBPLS FIRM NO.: 10022100

1803A 7th STREET  
BAY CITY, TEXAS 77414  
(979) 323-7100  
TBPLS FIRM NO.: 10022101

FILE NO.:	6858-004
JOB NO.:	6858-004
SHEET NO.:	1 OF 1

# CITY OF BAY CITY



## PLANNING COMMISSION

January 29, 2026

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

# 1213 Ave C

Address: 1213 Ave C, Bay City, TX 77414

PID: 40500

Legal Property Description: MOORES 1<sup>ST</sup> LT 3 BLK 11

Occupancy: Unoccupied

Year Built: 1945

MCAD Appraised Value: \$31,510

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; inadequate measures to prevent unauthorized entry; abandoned. Owner is deceased; all correspondence has been returned unanswered.



**OUTSTANDING TAX  
LIABILITY: \$ 24,704.00**

Property Details		Property Values	
<b>Account</b>			
Property ID:	40500	Geographic ID:	3081-0110-000300
Type:	R	Zoning:	3
Property Use:		Condo:	
<b>Location</b>			
Situs Address:	1213 AVE C BAY CITY, TX 77414		
		Improvement Homesite Value:	\$0 (+)
		Improvement Non-Homesite Value:	\$31,510 (+)
		Land Homesite Value:	\$0 (+)
		Land Non-Homesite Value:	\$17,000 (+)
		Agricultural Market Valuation:	\$0 (+)

## 1213 Ave C



>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 remains unsecured.

# 1213 Ave C

## **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.

# 3100 3<sup>RD</sup> STREET

Address: 3100 3<sup>RD</sup> St., Bay City, TX 77414

PID: 48793

Legal Property Description: VAUGHN S/D, LOT 1

Occupancy: Unoccupied

Year Built: 1956

MCAD Appraised Value: \$56,430

Is more than 50% of structure damaged or dilapidated: No

## Code Compliance Statement of Property Conditions:

Significant exterior damage; interior inspection not performed due to unsafe conditions; inadequate measures to prevent unauthorized entry; abandoned. Stands across the street from an elementary school.



**OUTSTANDING TAX  
LIABILITY: \$20,281.78**

Property Details		
Account		
Property ID:	48793	Geographic ID: 4441-0000-000100
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	3100 3RD ST BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$56,430 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$20,730 (+)

# 3100 3<sup>rd</sup> ST.



<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.

## 3100 3<sup>rd</sup> ST



Missing or damaged window components. Foundation is compromised. Damaged or missing protective treatment (siding or paint). Across the street from elementary school.

# 3100 3<sup>rd</sup> ST

## **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.

# 1816 Bayou Drive

Address: 1816 Bayou Drive, Bay City, TX 77414

PID: 28423

Legal Property Description: BUCKS BAYOU SD LOT 11 (PT) & 25'X237.6' OF LOT 6, ACRES 1.616

**Occupancy: Occupied**

Year Built: 1976

MCAD Appraised Value: \$171,600

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

**Code Compliance Statement of Property Conditions:**

Unsecure, structure is deteriorating due to fire damage and lack of repairs. Significant exterior and interior fire damage; broken windows; missing exterior walls, rotting wood. Interior full of trash and rubbish; inadequate measures for sanitation, does not meet minimum standards for health and safety. No water, sewer, electricity or gas services.

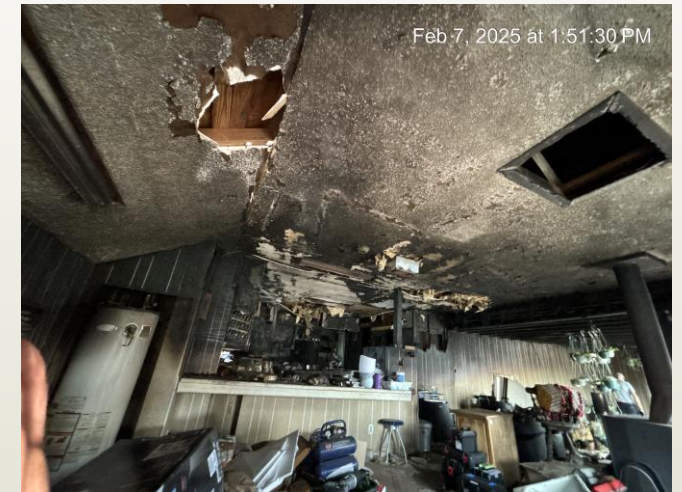
**Total Outstanding Taxes :**  
**\$68,733.16 (2011-2025)**



Account		
Property ID:	28423	Geographic ID: 1601-0000-001100
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	1816 BAYOU DR BAY CITY, TX 77414	

Improvement Homesite Value:	\$171,600 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$51,580 (+)
Land Non-Homesite Value:	\$0 (+)

# 1816 Bayou Drive



>50% Degradation of the total structure; unable to be secured due to fire damage. Holes in exterior walls in multiple areas as result of fire damage, windows are missing or broken, and holes in floor in multiple areas. No water, sewer, gas, electrical, sanitation or heat; does not meet minimum standards for health, safety or habitation.

# 1816 Bayou Drive

## **Exposure to Elements: Increased Decay and Damage**

This building, while still occupied, continues to deteriorate due to exposure to harsh weather conditions and lack of maintenance or repair. Accelerating the deterioration, without proper protection, further damage will occur. Exposure to the rain, wind and other elements has worsened the condition of the building making it increasingly unsafe for the occupant. The decaying structure presents a direct danger to the occupant, anyone who would enter the property, as well as, for the neighboring properties. Immediate action is necessary to prevent additional deterioration or unsafe conditions, or further risk to the occupant or public safety.

## **Security Concerns: Inadequate Measures to Prevent Entry, Except for Inspection or Repair**

This property is occupied but remains unable to be secured due to missing exterior walls, or portions thereof, the result of a fire to the rear section of the home in the kitchen area. Security measures are insufficient to prevent unauthorized entry, posing safety risks for the occupant and increasing the chance for vandalism, illegal activity, or harm. It is unsanitary and unfit for human habitation. The structure should be vacated and secured to prevent further entry except for instances where inspections, repairs or demolition would be performed.

## **Immediate Action Required: Unsafe and Uninhabitable**

This structure does not have water, sewer, sanitation, electricity, gas, or heat. The building is no longer suitable for human habitation and is a fire risk and at risk for partial collapse as result of the fire damage and lack of repairs or maintenance for an extensive period following the fire. Additionally, the structure is full of debris and trash, with holes in the floor and ceiling and missing sections of the exterior wall or windows and doors to protect from the elements. The buildings declining condition, with compromised essential elements and unsecured openings, poses an ongoing threat to public health and safety. It no longer serves as a lawful or safe structure and should be condemned in accordance with local and state safety regulations.

# 3109 AVE A

Address: 3109 AVE A, Bay City, TX 77414

Legal Property Description: SOUTH END S/D LOT D BLK 12

**Occupancy: OCCUPIED**

Year Built: 1940

MCAD Appraised Value: \$36,310

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

## Code Compliance Statement of Property Conditions:

Significant amount of trash/rubbish/debris on property, lack of utilities, sewage, sanitation; documented vermin infestation.



**Total Outstanding Taxes  
Due: \$1,238.32  
2024**

Property Details		
Account		
Property ID:	45955	Geographic ID: 4081-0120-000D00
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	3109 AVE A BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$36,310 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$19,620 (+)
Agricultural Market Valuation:	\$0 (+)

# 3109 AVE A



Accumulation of trash/rubbish/debris. Lack of Utilities, sewage, sanitation. Documented vermin infestation

# 2908 9<sup>TH</sup> ST. – 30 DAY REVIEW

Address: 2908 9<sup>TH</sup> ST, Bay City, TX 77414

Legal Property Description: FRY S/D – EXT. LOT 10 & W10' LOT 9 BLOCK 5

Occupancy: Occupied

Year Built: 1985

MCAD Appraised Value: \$79,760

Is more than 50% of structure damaged or dilapidated: No

## Code Compliance Statement of Property Conditions:

Significant repairs required to interior and exterior of structure, as noted in Residential Inspection Report.

Permits issued for foundation repairs, pending final inspection. Additional repair permits pending completion of foundation repairs.



## NO OUTSTANDING TAX LIABILITY

Account	
Property ID:	37855
Type:	R
Property Use:	
Location	
Situs Address:	2908 9TH ST BAY CITY, TX 77414

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$79,760 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$20,340 (+)
Agricultural Market Valuation:	\$0 (+)

# 2416 Ave G – 30 DAY REVIEW

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: No

## Code Compliance Statement of Property Conditions:

This home is in the Historic District. Significant exterior damage to balcony and porch awning. Repairs are pending restoration of electrical services to the structure.

Restoration of services pending prescriptive easement.



**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 (+)

# 1400 AVE M- 30 DAY REVIEW

Address: 1400 AVE M, 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: \$38,210  
 Is more than 50% of structure damaged or dilapidated: Yes

## Code Compliance Statement of Property Conditions:

Significant interior and exterior damage to the front structure and building service components according to the Residential Inspection report. Permits released for repairs to rear structure. Recommend demolition of the front structure.



**NO OUTSTANDING  
TAX LIABILITY**

Property Details			Property Values	
<b>Account</b>				
Property ID:	25789	Geographic ID:	1161-1820-000700	
Type:	R	Zoning:	3	
Property Use:		Condo:		
<b>Location</b>				
Situs Address:	1400 AVE M BAY CITY, TX 77414			
			Improvement Homesite Value:	\$0 (+)
			Improvement Non-Homesite Value:	\$38,210 (+)
			Land Homesite Value:	\$0 (+)
			Land Non-Homesite Value:	\$17,000 (+)
			Agricultural Market Valuation:	\$0 (+)



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

[kmason@cityofbaycity.org](mailto:kmason@cityofbaycity.org)

979-323-1659

### **Code Compliance Team:**

Sheryl Smith, [ssmith@cityofbaycity.org](mailto:ssmith@cityofbaycity.org)  
Leigh Brown, [lbrown@cityofbaycity.org](mailto:lbrown@cityofbaycity.org)  
Kera Landry, [klandry@cityofbaycity.org](mailto:klandry@cityofbaycity.org)  
Mario Garza, [mgarza@cityofbaycity.org](mailto:mgarza@cityofbaycity.org)  
Chad Makara, [cmakara@cityofbaycity.org](mailto:cmakara@cityofbaycity.org)