



# PLANNING COMMISSION MEETING CITY OF BAY CITY

Thursday, March 26, 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 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                    3308 NOLAN, BAY CITY, TX 77414  
 Address:  
 Legal                        PID 40932; MORTON-CORBETT A, BLK A, LT 41 (WHITSON RESUB  
 Description:                OF LT 7)  
 Property Owner: MANUEL CABRERA  
 Owner's                     3498 STELLA DR., BROOKSHIRE, TX 77423  
 Address:  
 Condition:                 Unoccupied building or structure that has more than 50%  
 degradation of interior and exterior broken windows. Unfit for  
 human habitation constitutes a public nuisance.

Property                    2203 NICHOLS, BAY CITY, TX 77414  
 Address:  
 Legal                        PID 41055; NICHOLS & NORVELL S70' LTS 1&2 SW 70X25' LT 3 BLK  
 Description:                14  
 Property Owner: JOSE GUADALUPE RAFAEL & WANDA R RUIZ  
 Owner's                     2203 NICHOLS RD, BAY CITY, TX 77414  
 Address:  
 Condition:                 Unoccupied structure that has more than 50% degradation of  
 exterior hole in the roof, unfit for human habitation constitutes a

**public nuisance.**

**Property Address:** 3100 3<sup>RD</sup>, BAY CITY, TX, 77414  
**Legal Description:** PID: 48793; VAUGHN S/D  
**Property Owner:** VERNON & PATRICIA BRIDWELL  
**Owner's Address:** 3702 GALWAY LANE, HOUSTON, TX 77080-1608  
**Condition:** Unoccupied building or structure that has more than 50% degradation of interior and exterior, broken windows and door. Demolition required.

**Property Address:** 1709 MUSTANG, BAY CITY, TX 77414  
**Legal Description:** PID: 49221; YAEGER S/D SEC 1 BLK 2 LT 3 & 2  
**Property Owner:** BAY CITY BAPTIST CHURCH  
**Owner's Address:** 1818 MARGUERITE, BAY CITY, TX 77414  
**Condition:** Unoccupied building has damage to the exterior walls. Will need to repair.

**Property Address:** 2803 AVE F, BAY CITY, TX 77414  
**Legal Description:** PID: 40718; MOORES 2N W90' LT 12 & NW25X90 LT 11 BLK 13  
**Property Owner:** HUERTA, RAYMOND III  
**Owner's Address:** 2409 HEDGE ROSE LANE, BAY CITY, TX 77414  
**Condition:** Unoccupied building or structure that has more than 50% degradation of interior and exterior. Unfit for habitation constitutes a public nuisance.

**Property Address:** 2921 LETULLE, BAY CITY, TX 77414  
**Legal Description:** PID: 43591; PARK EDITION BLK 8 LT 1  
**Property Owner:** EATON, MARK  
**Owner's Address:** 6311 CREEKBEND DR, HOUSTON, TX 77096

**Address:**

**Condition:** Unoccupied building or structure that has more than 50% degradation of interior and exterior. Unfit for habitation constitutes a public nuisance.

**Property Address:** 1216-B AUSTIN, BAY CITY, TX 77414

**Address:**

**Legal Description:** PID: 45940; SOUTH END S/D S 75'X124 LT 7

**Description:**

**Property Owner:** MARTIN, CHARLES GLENN ETAL HEIR OF MARTIN WALTER & IRENE ESTATE

**Owner's Address:** 23110 EARLMIST DR, SPRING, TX 77373

**Address:**

**Condition:** Unoccupied building or structure that has more than 50% degradation of interior and exterior due to fire.. Unfit for habitation constitutes a public nuisance.

**Property Address:** 2926 JP DAVIS, BAY CITY, TX 77414

**Address:**

**Legal Description:** PID: 40815; MOORES 2 BLK 22 LT 8-B (E/2 OF LOT 8) 1315 AUSTIN (REPLAT)

**Property Owner:** AUSTIN, EARNEST

**Owner's Address:** 2906 AVENUE E, BAY CITY, TX 77414

**Address:**

**Condition:** Unoccupied building or structure that has damage to the exterior walls, missing windows, and an attached garage that collapsed. Will need to be repaired.

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

**Address:**

**Legal Description:** PID: 25789; BCOTS BLK 182 LT 7

**Description:**

**Property Owner:** CYGNUS VENTURES & BUILDERS

**Owner's Address:** 906 SMOKEHORN TRAIL, RICHMOND, TX 77406

**Address:**

**Condition:** Unoccupied building, substandard greater than 50% degradation of interior and exterior. Demolition required.

**2. Minutes of the Meeting of January 29, 2026.****REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL**

- 3. Discuss, consider, and/or take action to declare the building on the property located at 3308 Nolan, 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: 3308 NOLAN, BAY CITY, TX 77414  
Legal Description: PID: 40932; MORTON-CORBETT A BLK A LT A41 (WHITSON RESUB OF LT 7)  
Property Owner: MANUEL CABRERA  
Owner's Address: 3498 STELLA DR, BROOKSHIRE, TX 77406  
Condition: Unoccupied building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation and constitutes a public nuisance.

- 4. Discuss, consider, and/or take action to declare the building on the property located at 2203 Nichols, 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: 2203 NICHOLS, BAY CITY, TX 77414  
Legal Description: PID: 41055; NICHOLS & NORVELL S70' LTS 1 & 2 + SW70X25 LT 3 BLK 4  
Property Owner: JOSE GUADALUPE RAFAEL RUIZ & WANDA R  
Owner's Address: 2203 NICHOLS, 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 habitation and constitutes a public nuisance.

- 5. Discuss, consider, and/or take action to declare the building on the property located at 3100 3<sup>rd</sup> Street, 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: 3100 3<sup>RD</sup> , BAY CITY, TX 77414  
Legal Description: PID: 48793, VAUGHN S/D, LT 1  
Description:

Property Owner: VERNON AND PATRICIA C BIRDWELL  
Owner's Address: 3702 GALWAY LANE, HOUSTON, TX 77080  
Condition: Unoccupied building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry or use. Unfit for habitation and constitutes a public nuisance.

6. **Discuss, consider, and/or take action to declare the building on the property located at 1709 Mustang, 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: 1709 MUSTANG, BAY CITY, TX 77414  
Legal Description: PID: 4921; YEAGER S/D SEC 1 BLK 2 LT 2 (N-10)  
Description:  
Property Owner: BAY CITY BAPTIST CHURCH  
Owner's Address: 1818 MARGUERITE, 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 habitation and constitutes a public nuisance.

7. **Discuss, consider, and/or take action to declare the building on the property located at 2803 Ave F, 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: 2803 AVE F, BAY CITY, TX 77414  
Legal Description: PID 40718; MOORES 2<sup>ND</sup>, W90' LT 12 & NW25X90' LT 11 BLK 13  
Property Owner: RAYMOND HUERTA III  
Owner's Address: 2409 HEDGE ROSE LANE, 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 or use. Unfit for habitation and constitutes a public nuisance.

8. **Discuss, consider, and/or take action to declare the building on the property located at 2921 LeTulle, 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: 2921 LETULLE, BAY CITY, TX 77414  
Legal Description: PID 43591: BLK 8 LT 1  
Property Owner: MARK EATON

Owner's Address: 6311 CREEKBEND DR, HOUSTON, TX 77096

Condition: Unoccupied building or structure that has more than 50% degradation of exterior walls and roof, inadequate to prevent unauthorized entry or use. Unfit for human habitation and constitutes a public nuisance.

9. **Discuss, consider, and/or take action to declare the building on the property located at 1216-B Austin 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.**

Property Address: 1216-B AUSTIN ST, BAY CITY, TX 77414

Legal Description: PID 45940; AB 0269, SOUTH END S/D S 75'X124 LT 7

Property Owner: CHARLES GLENN MARTIN ELTAL

Owner's Address: 23110 EARLMIST DR, SPRING, TX 77373

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, and constitutes a public nuisance.

10. **Discuss, consider, and/or take action to declare the building on the property located at 2926 JP Davis, 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: 2926 JP DAVIS, BAY CITY, TX 77414

Legal Description: PID 40815; MOORES 2<sup>ND</sup>, BLK 22 LT 8-B (E/2 OF LT 8) 1315 AUSTIN (REPLAT)

Property Owner: EARNEST AUSTIN

Owner's Address: 2906 AVE E, 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 habitation and constitutes a public nuisance.

11. **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

Address:

Legal Description: PID: 25789; BCOTS, BLK 182, LT 7

Description:

Property Owner: CYGNUS VENTURES & BUILDERS, LLC

Owner's Address: 906 SMOKEHORN TRAIL, 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 habitation and 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 **March 20, 2026 before 4:30 p.m.** Any questions concerning the above items, please contact the Mayor and City Manager's office at (979) 245-2137.