



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 Address: 3308 NOLAN, BAY CITY, TX 77414
Legal Description: PID 40932; MORTON-CORBETT A, BLK A, LT 41 (WHITSON RESUB OF LT 7)
Property Owner: MANUEL CABRERA
Owner's Address: 3498 STELLA DR., BROOKSHIRE, TX 77423
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 Address: 2203 NICHOLS, BAY CITY, TX 77414
Legal Description: PID 41055; NICHOLS & NORVELL S70' LTS 1&2 SW 70X25' LT 3 BLK 14
Property Owner: JOSE GUADALUPE RAFAEL & WANDA R RUIZ
Owner's Address: 2203 NICHOLS RD, BAY CITY, TX 77414
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 3RD, 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.

APPROVAL OF MINUTES

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 3rd 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 3RD , 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)
 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 2ND, 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 2ND, 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.



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 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 4:44 p.m. A quorum was certified.

In attendance:

Chairman Jessica Russell

Vice-Chair Joshua Fortenberry

Commissioner Erik Frankson

Commissioner Bruce Krauksopf

Absent:

Commissioner Zeinab Ghais

Commissioner Marion Garcia

APPROVAL OF AGENDA

Motion by Commissioner Frankson to approve the agenda; Seconded by Commissioner Krauksopf.

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

PUBLIC HEARINGS

- 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
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.

Property Address: 3100 3RD, 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.

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

Motion by Vice-Chair Fortenberry to approve the minutes of the meeting of October 23, 2025; Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Krauksopf. Motion carried.

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

Stuart Lynn summarized the issue and need for the variance. Herb Blomquist, Public Works Director, presented notes from Krystal Mason, Assistant Public Works Director, and her findings and recommendation to approve.

Motion by Commissioner Frankson to approve the variance and the requirements of Section R302 of the 2021 International Residential Code to not need to be adhered to for 1831 Camille Drive, Cottonwood Park, Lot 8; second by Vice-Chair Fortenberry. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Krauksopf. Motion carried.

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

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.

Leigh Brown, Code Compliance Officer, reviewed property conditions and added that the owners were behind on property taxes and squatters have been an issue of the property.

Motion made by Commissioner Krauksopf 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 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 Krauksopf. Motion carried.

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 3100 3RD ST, 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.

Sheryl Smith, Code Compliance Officer, reviewed property conditions and asked to give the owners 30 days to start repairs and if the owners fail, Ms. Smith recommended that the property be demolished.

Motion made by Commissioner Krauksopf to order the owners to start repairs within 30 days and revisit. Seconded by Vice-Chair Fortenberry. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Krauksopf. Motion carried.

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 1816 BAYOU DR, BAY CITY, TX 77414

Address:

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

Description:

Property Owner: EMSHOFF ARTHUR M JR

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

Address:

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.

Sheryl Smith, Code Compliance Officer, reviewed property conditions and added that the owners were behind on property taxes, the property has fire damage to kitchen and living room from 2022, no running water, numerous complaints from the neighbors and squatters have been an issue of the property. Ms. Smith recommended demolition of the property. Mr. Emshoff, property owner, stated that he was getting a storage unit to move his belongings to and start repairs himself. Commissioners and Code Enforcement discussed the need for a placement permit for the storage unit and discussed time line to get permit and move belongings. Mr. Emshoff disagreed with timeline due to his age and physical condition.

Motion made by Commissioner Frankson 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 order that the building to be demolished by the owner, allowing the owner 30 days to get a permit, 30 days to move belongings and 30 days to secure the garage before demolition. Seconded by Commissioner Krauksopf. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Krauksopf. Motion carried.

- 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

Address:

Legal Description: PID 45955; SOUTH END S/D LOT D BLK 12

Description:

Property Owner: PAULINE BRADFORD

Owner's Address: 3109 AVE A., BAY CITY, TX 77414

Address:

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.

Kera Landry, Code Enforcement Officer, reviewed the property conditions and compliance history with debris and vermin. Relatives of the owner were able to secure a roll off and cleaned the property, as well as exterminated the vermin issue. Ms. Landry added that there is no water and a relative living on the premises. Ms. Landry recommended that the property be vacated and secured until all utilities restored.

Motion by Commissioner Frankson to order that the property be vacated of all persons and animals, and secured until utilities are restored. Seconded by Vice-Chair Fortenberry. Voting Yea: Chairman Russell, Vice-Chair Fortenberry, Commissioner Frankson, Commissioner Krauksopf. Motion carried.

- 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.

Leigh Brown, Code Enforcement Officer, provided updates to previous substandard properties brought to the Planning Commission. 2908 9th Street phases are on schedule with the owner. 2416 Avenue G is in progress and making repairs. 1400 Avenue M inspection report details deficiencies greater than 50 percent and will be bringing this property back to the Commission.

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

Commission discussed and agreed on meeting every two months. The Commission did not take a vote.

ITEMS/COMMENTS FROM BOARD MEMBERS

There were no comments.

PUBLIC COMMENTS

There were no comments.

ADJOURNMENT

The Planning Commission meeting adjourned at 5:37 p.m.

PASSED AND APPROVED, this ____ day of _____.

JESSICA RUSSEL
CHAIRMAN

JEANNA THOMPSON
CITY SECRETARY