



# PLANNING COMMISSION REGULAR MEETING CITY OF BAY CITY

Thursday, May 28, 2026 at 4:30 PM  
COUNCIL CHAMBERS | 1901 5th Street

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## COUNCIL MEMBERS

Chairman: Jessica Russell

Vice-Chair: Joshua Fortenberry

Commissioners: Erik Frankson, Marion Garcia, Zeinab Ghais, Bruce Krauskopf

### 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.

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## AGENDA

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### CALL TO ORDER

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

1. Minutes of the Meeting of March 26, 2026.

### PUBLIC HEARINGS

2. *Notice is hereby given, pursuant to Section 22-446, Bay City, Texas, Code of Ordinances, that the Building Official designated for the City of Bay City has determined that the building or structure situated on the following properties do not comply with the standards set forth in the City of Bay City, Texas, Municipal Code of Ordinances:*

**3003 LeTulle** (South End S/D, N  
125.5'x250' Lot 35

**2501 Ave K** (Rear) (BCOTS, Block 166,  
Lot 5-6

**2926 JP Davis** (Moore 2nd, Block 22, Lot  
8-B (E/2 of Lot 8) 1315 Austin Replat)

**3003 10th St. MH** (Silver Heights, Block  
3, Lot 5-6 (E-70'))

**1727 7th St.** (BCOTS, Block 192, Lot 8-9)

**2504 Ave F** (BCOTS, Block 82, Lot 7-8)

**2400 Ave F** - Historic District (BCOTS,  
Block 81, Lot 7-9)

**2116 Matthews** (Moore 2nd, Block 6, Lot  
1-3)

**1204 Ave A** (Moore 1st, Block 20, Lot 8)

**3100 3rd St.** (Vaughn S/D, Lot 1)

**2203 Nichols Rd.** (Nichols & Norvell S70'  
Lots 1 & 2 + SW 70x25' Lot 3, Block 14)

### REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

3. **Variance ~ Discuss, consider, and/or approve a variance to Chapter 98 "Subdivisions", Section 98-100 "Building Lines" to build on property line at 1706 Gloria Avenue, Lots 1, 2 and the North 24 feet of Lot 3, Block 2 of Meadowlawn Subdivision. Julian Mendiola Jr.**

4. **Variance ~ Discuss, consider, and/or approve a variance to Chapter 114 "Utilities" allowing placement of a water well and septic at the location of 900 Avenue B (Bowman & Williams Ab 9 Brasfield Farms S/D). Joseph Balensiesfen**
5. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 3003 LeTulle, Bay City, TX 77414, (South End S/D N 125.5'x250'); an unoccupied building or structure that has more than 50% degradation of exterior wall and roof, inadequate to prevent unauthorized entry or use, unfit for human habitation and constitutes a public nuisance.**
6. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 2501 Avenue K (Rear), Bay City, TX 77414, (BCOTS, Block 166, Lots 5-6); an unoccupied building or structure that has more than 50% degradation of exterior wall and roof, manifestly unsanitary and unfit for human habitation, a 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, constitutes a public nuisance.**
7. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 2926 J P Davis (Rear), Bay City, TX 77414, (Moore 2nd, Block 22, Lot 8-B (E/2 of Lot 8, 1315 Austin Re-Plat)); an unoccupied building or structure that has more than 50% degradation of exterior walls, inadequate to prevent unauthorized entry, unfit for human habitation and constitutes a public nuisance.**
8. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 3003 10th Street, Bay City, TX 77414, (Silver Heights, Block 3, Lot 5-6 E-70')); an unoccupied building or structure that has more than 50% degradation of exterior and interior, manifestly unsanitary and unfit for human habitation, hazard to the public health, safety and welfare of the public, means to secure the building are inadequate to prevent unauthorized entry or use, and constitutes a public nuisance.**
9. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 1727 7th Street, Bay City, TX 77414, (BCOTS, Block 192, Lot 8-9); an unoccupied building or structure that has more than 50% degradation of exterior, inadequate to prevent unauthorized entry, hazard to the public health, safety and**

welfare of the public, and unfit for human habitation and therefore constitutes a public nuisance.

10. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 2504 Avenue F, Bay City, TX 77414, (BCOTS, Block 82, Lot 7-8); an unoccupied building or structure that has more than 50% damage and degradation, means to secure the building are inadequate to prevent unauthorized entry, hazard to the public health, safety and welfare of the public, and unfit for human habitation and therefore constitutes a public nuisance.**
11. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 2400 Avenue F - Historic District, Bay City, TX 77414, (BCOTS, Block 81 Lot 7-9); an 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; means to secure the building are inadequate to prevent unauthorized entry or use and constitutes a public nuisance.**
12. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 2116 Matthews, Bay City, TX 77414, (Moore's 2nd, Block 6, Lots 1-3); an 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; means to secure the building are inadequate to prevent unauthorized entry or use, and constitutes a public nuisance.**
13. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 1204 Avenue A, Bay City, TX 77414, (Moore's 1st, Block 20 Lot 8); an 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; means to secure the building are inadequate to prevent unauthorized entry or use and constitutes a public nuisance.**
14. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 3100 3rd Street, Bay City, TX 77414, (Vaughn S/D, Lot 1); an 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; means to secure the building are inadequate to prevent unauthorized entry or use, and constitutes a public nuisance.

15. **Property ~ Discuss, consider, and/or take action to declare a building 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 on the property located at 2203 Nichols Road, Bay City, TX 77414, (Nichols & Norvell, S 70' Lots 1 & 2, Block 14); an 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; means to secure the building are inadequate to prevent unauthorized entry or use, 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 **May 21, 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.