



PLANNING COMMISSION REGULAR MEETING CITY OF BAY CITY

Thursday, May 28, 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 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.

AGENDA

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.



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 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.

MINUTES

CALL TO ORDER

The meeting was called to order at 4:30 PM by Commissioner Erik Frankson.

PRESENT:

Commissioner Erik Frankson
Commissioner Bruce Krauskopf
Commissioner Zeinab Ghais
Commissioner Marian Garcia

ABSENT:

Jessica Russell, Chair
Joshua Fortenberry, Vice Chair

APPROVAL OF AGENDA

Motion made by Commissioner Zeinab Ghais to approve the agenda, seconded by Commissioner Bruce Krauskopf. Voting Yae: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

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
Description: 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
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
Legal Description: PID: 45940; SOUTH END S/D S 75'X124 LT 7
Property Owner: MARTIN, CHARLES GLENN ETAL HEIR OF MARTIN WALTER & IRENE ESTATE
Owner's Address: 23110 EARLMIST DR, SPRING, TX 77373
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
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

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

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

Property Owner: CYGNUS VENTURES & BUILDERS

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

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

Commissioner Frankson read the Public Hearing details. Patricia Bridwell, representing 3100 3rd Street, stated her husband went to the Building Department on September 24, 2025, and was told there was no engineer on staff. He needed to gut the building and rebuild, but needed to contract out the work. The engineer he hired from another company didn't stay with the company long. Her husband didn't get the name of the engineer, then passed away shortly after. Mrs. Bridwell just wanted to know the engineer's name.

Umar Kahn, representing 1400 Avenue M, stated he just acquired the property and has been cooperating with the City. He stated that, after a City review inspection, the structure still exceeds 50% degradation. He insisted the structure is repairable and requested time to take care of the repairs by a licensed professional instead of demolition.

Earnest Austin, representing 2926 Avenue C, stated after a storm he went to FEMA for assistance, but they wouldn't help him. The trailer roof is torn open, and the garage was damaged. He tore down two trailers and replaced them with another. He tore down the garage as it was in bad shape. He stated he plans to renovate the garage, it is used as storage. He also commented that he is willing to comply with the City.

Pastor Lee Watson, representing the property owned by Bay City Baptist Church located at 1709 Mustang, stated that a large tree was leaning on the shed. It would have been a danger if it fell, so they cut it down. Additionally, a large limb fell on the porch of the shed. They hired a man to tear down the porch and assumed everything was fine after. He stated he is willing to comply with the City but needs time to make the repairs.

There were no further public comments.

APPROVAL OF MINUTES

- 2. Minutes of the Meeting of January 29, 2026.**

Motion made by Commissioner Krauskopf to approve the meeting minutes of January 29, 2026. Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

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.

Sheryl Smith, Code Compliance Officer, reviewed the conditions of the property and said that a notice of violation was sent to the property owner, it was returned. There has been no contact. Code Compliance Officer, Kera Landry stated they had been trying to contact the owner for between two and three years with no success. Ms. Smith recommended the structure be demolished.

Commissioner Ghais made a motion to demolish the structure, seconded by Commissioner Krauskopf. Voting yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

- 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.

Sheryl Smith, Code Compliance Officer, reviewed the conditions of the property. The owner was sent a notice to repair, but the only change was a tarp was placed over the hole in the roof. She recommended giving the owner 30 days to make repairs. If he fails to comply, then bring him back to a future planning commission meeting for further review.

Commissioner Ghais made a motion to give the owner 30 days to repair any damages. Seconded by Commissioner Krauskopf. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

- 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

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.

Sheryl Smith, Code Compliance Officer, reviewed the conditions of the property and stated the owner is behind on property taxes by \$22,960.15. The owner was notified. No permits were pulled, and they received no stamped plans from an engineer. Assistant Public Works Director, Krystal Mason, spoke with Mrs. Bridwell in January 2026. She stated that Mr. Bridwell submitted to a plan reviewer, but the plan reviewer is no longer with the company. Mrs. Mason made Mrs. Bridwell aware that stamped engineer plans are required and made her aware of everything else that is required of her to move forward.

Commissioner Frankson made a motion to give the owner 30 days to resubmit stamped and approved plans. Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

- 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.

Sheryl Smith, Code Compliance Officer, reviewed the condition of the property.

Commissioner Ghais made a motion to allow the owner 60 days to make all necessary repairs to the shed, to be approved by the City. Seconded by Commissioner Krauskopf. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

- 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.

Kera Landry, Code Compliance Officer, reviewed the conditions of the property. She stated Mr. Huerta acquired the property in the divorce and does not respond to mail or phone calls. Ms. Landry recommended the property be demolished.

Motion made by Commissioner Ghais to demolish the entire building. Seconded by Commissioner Krauskopf. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

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

Kera Landry, Code Compliance Officer, reviewed the condition of the property and stated that over the years, the percentage of degradation continues to increase. She also commented it is a dumping ground for junk vehicles. The City has taken over mowing. They are not responding to any communication. She recommended demolition.

Motion made by Commissioner Ghais to demolish the structure. Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

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 1216-B AUSTIN ST, BAY CITY, TX 77414
Address:
Legal PID 45940; AB 0269, SOUTH END S/D S 75'X124 LT 7
Description:
Property Owner: CHARLES GLENN MARTIN ELTAL
Owner's 23110 EARLMIST DR, SPRING, TX 77373
Address:
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.

Kera Landry, Code Compliance Officer, reviewed the condition of the property. She stated the property had a fire in which the property owner died. She has spoken with multiple heirs but none have provided legal owner documentation and now there is no further contact. The property is not salvageable and she recommended demolition.

Commissioner Krauskopf made a motion to demolish the property. Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

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.

Kera Landry, Code Compliance Officer, reviewed the details of the property. She stated she has been working with Mr. Austin on a few properties and that he is complying with the City. There is still a lot of debris to clean up from a garage demolition. She stated a permit has already been pulled and work is going slow, but going, and he is in constant communication with the City. Ms. Landry recommended giving Mr. Austin 30 days to show progress on cleaning up the debris, then start working on the repairs to the structure.

Commissioner Ghais made a motion to give the owner 30 days to begin work acceptable to the City. Seconded by Commissioner Garcia. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

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
Legal Description: PID: 25789; BCOTS, BLK 182, LT 7
Property Owner: CYGNUS VENTURES & BUILDERS, LLC
Owner's Address: 906 SMOKEHORN TRAIL, 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.

Leigh Brown, Code Compliance Officer, reviewed the condition of the property. The owner, Umar Kahn, stated the property was under demolition order before he purchased the property and was never notified upon purchase. He attended a Planning Commission meeting and asked for an opportunity to do

repairs. The City required an inspection report, which was later provided and showed the inspection failed. It was shown to be irreparable, floor to ceiling, over 75% degradation, and support demolition. Public Works Director, Krystal Mason, gave a brief overview of the demolition qualifications in the Code of Ordinances.

Commissioner Krauskopf made a motion to demolish the front structure on the property. Seconded by Commissioner Ghais. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

ITEMS/COMMENTS FROM BOARD MEMBERS

The board discussed other properties around the city in disrepair.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

Motion made by Commissioner Ghais to adjourn, seconded by Commissioner Krauskopf. Voting Yea: Commissioner Frankson, Commissioner Krauskopf, Commissioner Ghais, and Commissioner Garcia. Motion carried.

The meeting adjourned at 5:59 PM.

PASSED AND APPROVED, this ____ day of _____.

JESSICA RUSSELL
CHAIRMAN

JEANNA THOMPSON
CITY SECRETARY



LEGAL NOTICE OF PUBLIC HEARING FOR SUBSTANDARD BUILDING

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. Specifically, Section 22-440 provides that a building is substandard if it is:

- (1) Dilapidated, substandard, or unfit for human habitation;
- (2) A hazard to the public health, safety and welfare;
- (3) Unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- (4) Boarded up, fenced, or otherwise secured in any manner if:
 - a. The building constitutes a danger to the public even though secured from entry; or
 - b. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

The owner of a building that is determined to be substandard by the Building Official is entitled to a public hearing before the City of Bay City Planning Commission. Accordingly, notice is hereby given that a public hearing to consider the buildings situated on the below referenced properties will be held on the date, time and place set forth below to discuss the property listed below:

Date: Thursday, MAY 28, 2026

Time: 4:30 P.M.

Place: City of Bay City Council Chambers, 1901 5th St, Bay City, TX 77414, Matagorda County, TX

Property Address: 3003 LETULLE
Legal Description: SOUTH END S/D N 125.5'x250' LOT 35
Property Owner: LADONIA C RANDLE
Owner's Address: PO BOX 2823, PRAIRIE VIEW, TX 77446
Condition: 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.

Property Address: 2501 AVE K (REAR)
Legal Description: BAY CITY ORIGINAL TOWNSITE, BLOCK 166 LOT 5-6
Property Owner: WILLIAM ALLEN TOWNSEND JR
Owner's Address: 2501 AVENUE K, BAY CITY, TX 77414
Condition: Unoccupied building or structure that has more than 50% degradation of exterior wall and roof and 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, constitutes a public nuisance.

Property Address: 2926 JP DAVIS (REVIEW)
Legal Description: MOORE 2ND BLOCK 22 LOT 8-B (E/2 OF LOT 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 human habitation and constitutes a public nuisance.

Property Address: 3003 10TH ST – MOBILE HOME TRAILER
Legal Description: SILVER HEIGHTS, BLOCK 3, LOT 5-6 (E-70')
Property Owner: SYLVESTER HERNANDEZ
Owner's Address: 3004 RUGELEY, BAY CITY, TX 77414
Condition: Unoccupied building or structure that has more than 50% damage and degradation to 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. Constitutes a public nuisance.



Property Address: 1727 7TH ST
Legal Description: BCOTS, BLOCK 192, LOT 8-9
Property Owner: GRADY, FRANK & DONNA C/O: LAKE JACKSON MANAGEMENT COMPANY LLC
Owner's Address: 103 PARKING WAY, LAKE JACKSON, TX 77566
Condition: Unoccupied Building or structure that has more than 50% degradation of exterior, inadequate to prevent unauthorized entry or use. Hazard to the public health, safety and welfare of the public. Unfit for habitation and therefore constitutes a public nuisance.

Property Address: 2504 AVE F (INCLUDES CARRIAGE HOUSE)
Legal Description: BCOTS, BLOCK 82, LOT 7-8
Property Owner: BOWERS, BRADY
Owner's Address: PO BOX 31, BAY CITY, TX 77404
Condition: Unoccupied buildings with more than 50% damage and degradation; 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. Constitutes a public nuisance.

Property Address: 2400 AVE F – HISTORICAL DISTRICT
Legal Description: BCOTS, BLOCK 81, LOT 7-9
Property Owner: CARREON, DANIEL
Owner's Address: 218 S 13TH ST., WEST COLUMBIA, TX 77486
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; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

Property Address: 2116 MATTHEWS
Legal Description: MOORES 2ND, BLOCK 6, LOTS 1-3
Property Owner: REYNOLDS, JOSEPH D
Owner's Address: 1312 SAN FELIPE RD., FAYETTEVILLE, TX 78940
Condition: Unoccupied Building or structure that has more than 50% damage and degradation; manifestly unfit for human habitation, hazard to the public health, safety and welfare for the public. Constitutes a public nuisance.

Property Address: 1204 AVE A
Legal Description: MOORES 1ST, LOT 8, BLOCK 20
Property Owner: JOSE HUERTA JR & ROSANNA MARTINEZ
Owner's Address: 3511 3RD STREET. BAY CITY, TX 77414
Condition: Unoccupied Building or structure that has more than 50% damage 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. Constitutes a public nuisance.

Property Address: 3100 3RD ST - REVIEW
Legal Description: VAUGHN S/D, LOT 1
Property Owner: VERON L & PATRICIA C BRIDWELL
Owner's Address: 3702 GALWAY LANE, HOUSTON, TX 77080-1608
Condition: Unoccupied Building or structure that has more than 50% damage 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. Constitutes a public nuisance.



Property Address: 2203 NICHOLS RD., BAY CITY, TX 77414
Legal Description: NICHOLS & NORVELL S70' LTS 1 & 2 + SW70X25' LT 3 BLK 14
Property Owner: RUIZ JOSE GUADALUPE RAFAEL & WANDA R
Owner's Address: 2203 NICHOLS RD, 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; means to secure the building are inadequate to prevent unauthorized entry or use. Constitutes a public nuisance.

THE PURPOSE OF THIS PUBLIC HEARING IS TO DETERMINE IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED ABOVE COMPLIES WITH THE STANDARDS SET FORTH IN THE CITY OF BAY CITY MUNICIPAL CODE OF ORDINANCES, CHAPTER 22, ARTICLE IX – SUBSTANDARD BUILDINGS.

IF THE BUILDING(S) OR STRUCTURE(S) SITUATED ON THE PROPERTY REFERENCED IS(ARE) FOUND BY THE PLANNING COMMISSION TO BE IN VIOLATION OF THE STANDARDS SET FORTH IN THE CODE OF ORDINANCES, THE PLANNING COMMISSION MAY ORDER THAT ANY OCCUPANTS OF THE BUILDING(S) OR STRUCTURE(S) BE RELOCATED AND TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S). IF ORDERED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S) AND THE OWNER FAILS TO DO SO, THE CITY OF BAY CITY MAY PROCEED TO VACATE, SECURE, REMOVE OR DEMOLISH THE BUILDING AT ITS OWN EXPENSE AND ASSESS THE EXPENSE ON AND SECURE A LIEN AGAINST THE PROPERTY REFERENCED UNTIL SUCH TIME AS THE CITY IS REIMBURSED SUCH EXPENSE.

THIS PUBLIC HEARING IS THE OPPORTUNITY TO CONTEST THE DETERMINATION MADE BY THE BUILDING OFFICIAL. EACH OWNER, LIENHOLDER, OR MORTGAGEE WILL BE REQUIRED TO SUBMIT AT THE HEARING PROOF OF THE SCOPE OF ANY WORK THAT MAY BE REQUIRED TO COMPLY WITH THE ORDINANCE AND THE TIME IT WILL TAKE TO REASONABLY PERFORM THE WORK. IF THE OWNER, LIENHOLDER, OR MORTGAGEE IS NOT PRESENT AT THE PUBLIC HEARING, THE CITY OF BAY CITY MAY PROCEED TO TAKE ACTION TO RELOCATE OCCUPANTS, AND VACATE, SECURE, REMOVE, OR DEMOLISH THE BUILDING(S) OR STRUCTURE(S).



**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: 4/16/2026

Name of Requestor (please print): Julian Mendiola Jr

Address of Requestor: 1706 Gloria Avenue, Bay City, TX 77414 Phone Number: 979-241-8959

Email Address: hlcaddie@yahoo.com

Address of subject property: 1706 Gloria Avenue

Legal description of subject property: Lots 1, 2 and the North 24 feet of lot 3 in block number two of Meadowlawn subdivision

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

Sec. 98-100 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 98-100 states we must build five feet on side of interior lots. We are requesting approval to build directly on our property line since the North side of our property is the old rail road and is no longer being utilized. The building will be a 30 x 40 metal building that will be 10 feet from the house and back of property line as well as over 10 feet from neighbor on the left (south) of the house. Variance request is to build on North side property line.

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

HAGAN SURVEYING

P.O. BOX 462, LAKE JACKSON, TEXAS 77566

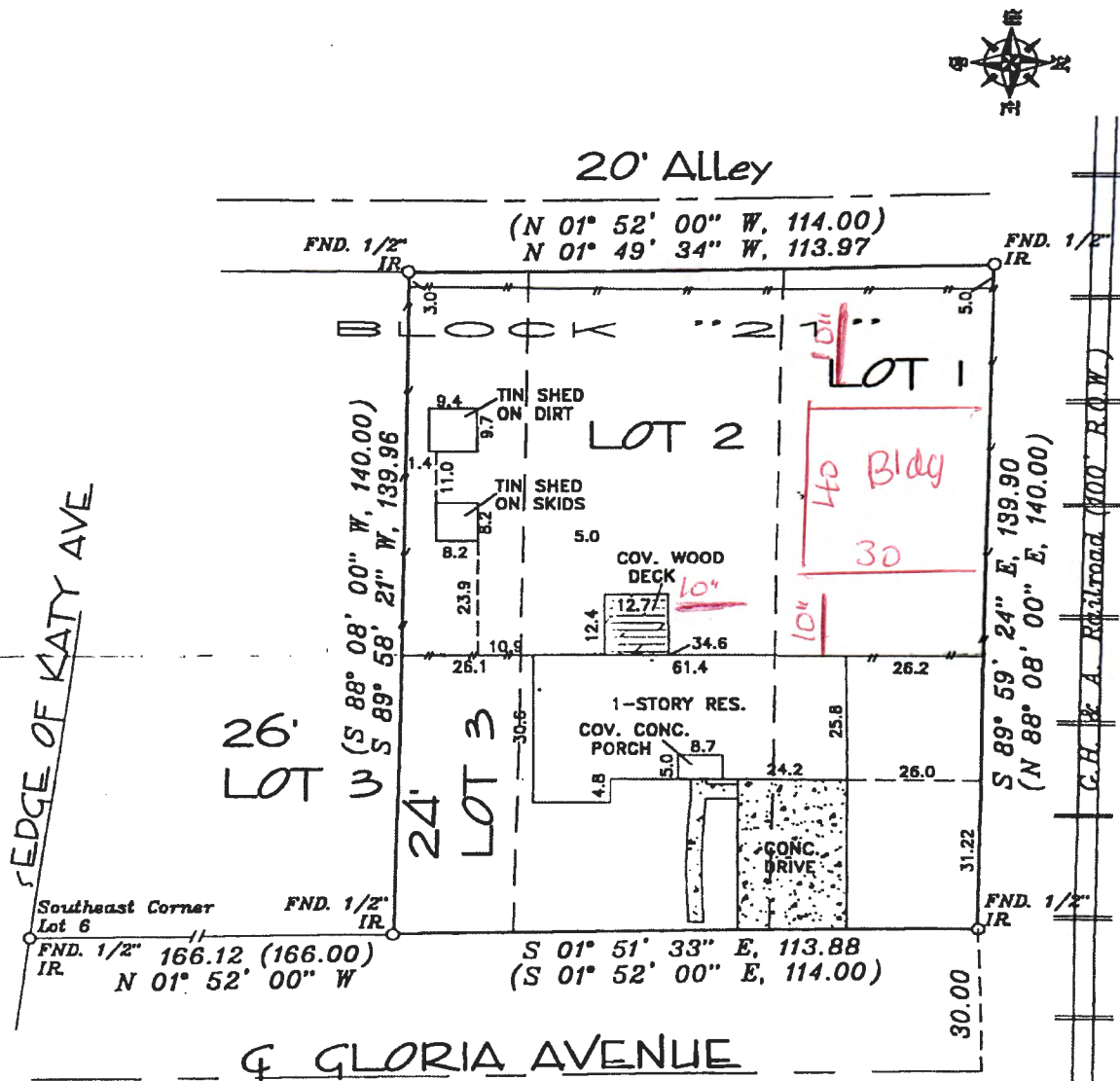
409-297-3031 1-800-460-3456

Buyer's: Julian Mendiola Jr. and Heather L. Coddie

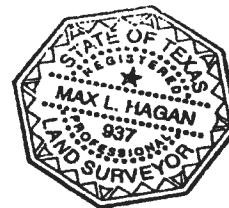
TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this day, made a careful and accurate survey on the ground of the property located at 1706 GLORIA AVENUE IN THE CITY OF BAY CITY, TEXAS.

Lots No. One (1) and Two (2) and the North Twenty-four feet (No. 24') of Lot Three (3) in Block No. Two (2) of Meadowlawn Subdivision, out of the IGRRR Co. Survey 1, Abstract 271 and the IGRRR Co. Survey 2, Abstract 270, Matagorda County, Texas, according to the plat thereof recorded in Volume 2 at Page 49 of the Plat Records of Matagorda County, Texas.



*Julian Mendiola Jr.
Heather L. Mendiola*



COMMUNITY NO: 485455 PANEL NO: 0005 SUFFIX: C ZONE: C BASE: N/A MAP REVISED: 6-5-85

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it is not in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distance from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

Scale 1" = 30' GF No. 200002101
Date 03-08-00 Request: Linda

Field Work: BDN
Drawn by: B. Nait

Max L. Hagan, Civil Engineer, RPLS

REGISTERED PROFESSIONAL ENGINEER No. 411 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 937

Google maps view of 1706 Gloria Avenue





**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: 5/19/2026

Name of Requestor (please print): Joseph Balensieder

Address of Requestor: P.O. Box 152 Phone Number: 979-476-0471

Bay City Tx 77404 Email Address: captjoeb@yahoo.com

Address of subject property: 900 Ave. B

Legal description of subject property: Brasfield Farm Subdivided Ruth Fraizer Tract 19

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

Sec. 114 of the Code of Ordinances

Sec. 98 of the Code of Ordinances

Sec. _____ of the Code of Ordinances

In detail, please state the reason for the request: Add water & Septic to above

address. Also add driveway from Adams St to 900

Ave B

option B- Run our own sewer & waterline to connect on Adams

St

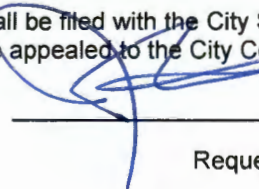
The Variance Committee will consider variance requests from the following:

- (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))

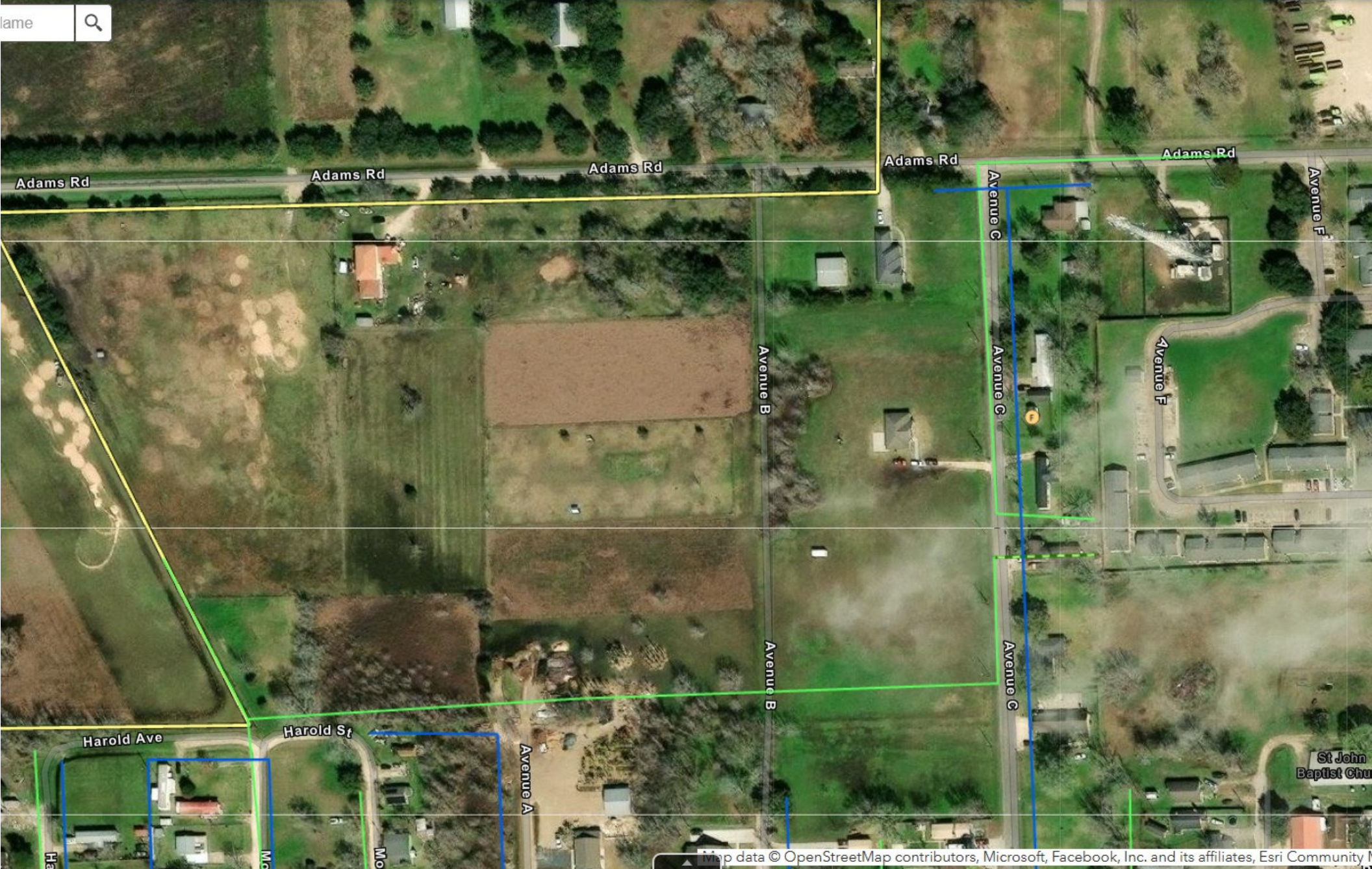
- (e) Ch. 94 (Streets, Sidewalks and Other Public Places)
- (f) Ch. 98, Sec. 98-122 – Subdivision Streets
- (g) Ch. 110, Sec. 110-178 (Traffic and Vehicles (Angle Parking)).

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

A Geographic Information Systems tool for district engineer/operators.



CITY OF BAY CITY



PLANNING COMMISSION

May 28, 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

3003 Letulle

Address: 3003 Letulle, Bay City, TX 77414

Legal Property Description: South End S/D N 124.5x250 Lt 35

Occupancy: Unoccupied

MCAD Appraised Value: \$92,570

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

Code Compliance Statement of Property Conditions:

Abandoned, frequently unsecure while being on the same block as a school and park. Structure is deteriorating and lawn is unkept. Rotting wood: chipped paint. Interior full of debris and rubbish; inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

Due: \$0.00

Total Outstanding Liens

Due: \$0.00

Property Details			Property Values		
Account					
Property ID:	46050	Geographic ID:	4081-0350-000100	Improvement Homesite Value:	\$0 (+)
Type:	R	Zoning:	3	Improvement Non-Homesite Value:	\$92,570 (+)
Property Use:		Condo:		Land Homesite Value:	\$0 (+)
Location					
Situs Address:	3003 LETULLE BAY CITY, TX 77414		Land Non-Homesite Value:	\$37,880 (+)	

3003 Letulle



4/13/26, 10:15 AM



4/13/26, 10:16 AM



4/13/26, 10:16 AM



4/13/26, 10:16 AM



4/13/26, 10:16 AM

>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 porch is unstable.

3003 Letulle

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.

2501 Ave K (Rear)

Address: 2501 Ave K (Rear), Bay City, TX 77414

Legal Property Description: Bay City Original Townsite Block 166 Lot 5-6

Occupancy: Unoccupied

MCAD Appraised Value: \$34,710

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

Code Compliance Statement of Property Conditions:

Abandoned, frequently unsecure. Structure is deteriorating.

Rotting wood: chipped paint, collapsed roof/porch;

inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

Due: \$0.00

Total Outstanding Liens

Due: \$0.00

Property Details		
Account		
Property ID:	25669	Geographic ID: 1161-1660-000500
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	2501 AVE K BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$58,320 (+)
Improvement Non-Homesite Value:	\$34,710 (+)
Land Homesite Value:	\$30,000 (+)
Land Non-Homesite Value:	\$0 (+)

2501 Ave K (Rear)



>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 stairs are not stable.

2501 Ave K

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.

2926 JP Davis

Address: 2926 JP Davis, Bay City, TX 77414

Legal Property Description: Moore 2nd Block 22 Lot 8-b (E/2 of Lot 8) 1315 Austin Replat

Occupancy: Unoccupied

MCAD Appraised Value: \$46,510

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

Code Compliance Statement of Property Conditions:

Unoccupied, unsecure. Structure is deteriorating. Rotting wood: chipped paint, holes in siding/walls; inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

Due: \$0.00

Total Outstanding Liens

Due: \$0.00

Property Details			Property Values	
Account				
Property ID:	40815	Geographic ID:	3082-0220-000800	
Type:	R	Zoning:	3	
Property Use:		Condo:		
Location				
Situs Address:	2926 JP DAVIS AVE BAY CITY, TX 77414			
			Improvement Homesite Value:	\$0 (+)
			Improvement Non-Homesite Value:	\$46,510 (+)
			Land Homesite Value:	\$0 (+)
			Land Non-Homesite Value:	\$6,900 (+)
			Agricultural Market Valuation:	\$0 (+)

2926 JP Davis



>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 porch is unstable.

2926 JP Davis

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.

3003 10TH

Address: 3003 10TH, Bay City, TX 77414

Legal Property Description: SILVER HEIGHTS E 70', LOTS 5 & 6, BLK 3

Occupancy: Unoccupied

MCAD Appraised Value: \$3,900.00

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

Code Compliance Statement of Property Conditions:

Unoccupied, unsecure. Structure is deteriorating. Rotting wood: hole in subfloor, holes in siding/walls; inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

Due: \$215.82

Total Outstanding Liens

Due: \$0.00

Property Details		
Account		
Property ID:	53483	Geographic ID: 4001-0030-0005A1
Type:	MH	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3003 10TH ST BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$3,900 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

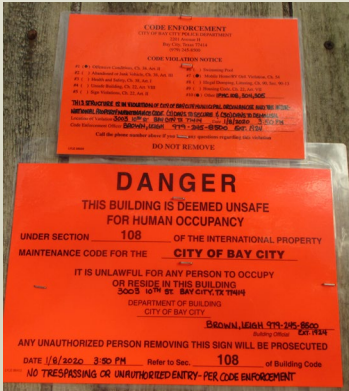
3003 10TH



WEDNESDAY, JAN. 8, 2020



WEDNESDAY, DEC. 10, 2025



>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. Exterior wall components are failing and partially detached from structure, and subfloor is rotted and unstable.

3003 10TH

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.

1727 7TH – Pet Store

Address: 1727 7TH, Bay City, TX 77414

Legal Property Description: BCOTS BLOCK 92 LOT 8-9

Occupancy: Unoccupied

MCAD Appraised Value: \$149,090

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

Code Compliance Statement of Property Conditions:

Meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Significant exterior damage; inadequate measures to prevent unauthorized entry. Requires Commercial Building Inspection to identify deficiencies to building service components and structural components. Requires COA and is currently working with Main Street Manager Tina Israel on plans for renovations.

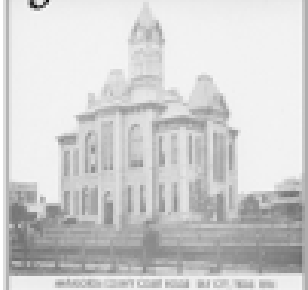


Property Details		
Account		
Property ID:	25185	Geographic ID: 1161-0920-000800
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	1727 7TH ST BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$149,090 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$43,680 (+)
Agricultural Market Valuation:	\$0 (+)

1727 7TH – Pet Store

Date of Original Construction: 1895
Original Site of Livery Stable (41.a)

41 f e b c d	40 a
7 th Street	
42 Original Court House	
	
26	

Avenue F



MODES OF TRANSPORTATION. The variety of transportation used in Bay City around 1908 is demonstrated in this photograph. People are traveling on the south side of the town's square in a motorized vehicle, a horse-drawn buggy, and a buckboard.

1727 7TH – Pet Store

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.

2504 AVE F

Date of Original Construction: 1946

Address: 2504 Ave F, Bay City, TX 77414

Legal Property Description: Bay City Original Townsite, Block 82, Lot 7-8

Occupancy: Unoccupied

MCAD Appraised Value: \$64,220 (home) \$29,520 (garage/apt)

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

Code Compliance Statement of Property Conditions:

Interior and exterior damage; electrical components require repair; plumbing and mechanical require repair; inadequate measures to prevent unauthorized entry at basement door.

Licensed Residential Inspection Required prior to permits being issued to begin repairs. Report must be submitted to Planning & Development Division for review. Phased and permitted repairs would begin upon final approval by the Planning & Development Directors.



Property Details			Property Values	
Account				
Property ID:	25111	Geographic ID:	1161-0820-000700	
Type:	R	Zoning:	3	
Property Use:		Condo:		
Location				
Situs Address:	2504 AVE F BAY CITY, TX 77414		Improvement Homesite Value:	\$64,220 (+)
			Improvement Non-Homesite Value:	\$29,520 (+)
			Land Homesite Value:	\$41,260 (+)
			Land Non-Homesite Value:	\$0 (+)
			Agricultural Market Valuation:	\$0 (+)

2504 AVE F

PAYOFF STATEMENT FOR LIEN(S) AGAINST PROPERTY:

Date of Statement: 05/14/2026

Total Due to City prior to Lien Release: \$1,688.83

STATEMENT OF OUTSTANDING TAX LIABILITY:

Last Year Current: 2025



2504 AVE F

Unoccupied Building: Missing Windows and Exterior Walls, No Electricity and No Water

This unoccupied building has suffered extensive damage. The walls and windows are either damaged or completely missing, leaving the building vulnerable to further deterioration and unsafe. Exposed to the rain, wind and extreme temperatures, the damage will accelerate, further jeopardizing the safety of anyone who may come near the building. This structure is uninhabitable and unsuitable for use and poses a direct threat to the public, making it essential to address the damage immediately and prevent any ongoing risks to the surrounding community.

Public Nuisance: Inadequate Security

The building no longer meets the minimum standards for safety standards and the security measures are entirely inadequate. This exposes the building to anyone who may wish to enter, including children, vagrants, and other unauthorized individuals. The lack of proper barriers or boarding makes it an easy target for trespassers, increasing the risk of vandalism, illegal activity, and potential harm to both the occupants (if any) and the surrounding community. The missing walls, combined with the broken or absence of windows, leaves the property exposed to significant safety concerns, including the potential for fire hazards and dangerous environmental conditions.

Immediate Action Required: Public Safety and Welfare at Risk

The current condition of the building presents an ongoing risk to public safety and welfare. With missing exterior walls, broken or missing windows, the structure is an open invitation for danger. Unauthorized individuals can easily enter the building, posing a risk not only to themselves but also to the surrounding community. The lack of secure barriers and the dilapidated state of the property make it a prime location for illegal activity and potential injury. Immediate action is needed to secure the property and prevent further damage or accidents from occurring.

2400 Ave F

Address: 2400 Ave F, Bay City, TX 77414
Legal Property Description: BCOTS Block 81 Lot 7-9
Occupancy: Unoccupied
MCAD Appraised Value: \$85,610
Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Significant exterior and interior damage. Owner expressed interest in remediation; initial work started but has been left incomplete. Licensed Residential Inspection required prior to permits being issued for repairs. Inspection Report must be submitted to the Planning & Development Division for review prior to additional permits issued or work beginning.



NO OUTSTANDING TAX LIABILITY.

Property Details		Property Values	
Account			
Property ID:	25105	Improvement Homesite Value:	\$0 (+)
Type:	R	Improvement Non-Homesite Value:	\$85,610 (+)
Property Use:		Land Homesite Value:	\$0 (+)
Location		Land Non-Homesite Value:	\$61,740 (+)
Situs Address:	2400 AVE F BAY CITY, TX 77414	Agricultural Market Valuation:	\$0 (+)

2400 Ave F



Original Construction: 1896



2400 Ave F



>50% of the total structure is damaged due to construction damage and water damage; structural integrity compromised; interior/exterior walls have significant deterioration; flooring system damaged; building service components require remediation. Vegetation has grown into the interior from exterior window and rotted frame.

2400 Ave F

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.

Safety Concerns: Inadequate Measures to Remediate Dilapidated Structure

This property is unoccupied, a multi-story residence converted over the decades, for many uses, including a boarding house and hospital. The historical residence was inspected exteriorly to identify health and safety hazards within the property and premises. Multiple code violations identified, Notice was issued for repair on July 14, 2025. Access to interior residence not requested at the time these images were taken, primarily in consideration of potential health and safety hazards.

Immediate Action Required: Unsafe Structure

This property previously had permitted work performed for demolition to rear structure. Interior suggests evidence of structural fatigue, affecting the walls, ceiling and subfloor. Inspection by Licensed Residential Inspector is required prior to work commencing. Copy of inspection report must be submitted to The Planning & Development Division and Tina Isreal for review prior to any permits for repairs being issued.

2116 Matthews

Address: 2116 Matthews, Bay City, TX 77414

Legal Property Description: Moores 2nd Block 6 Lots 1-3

Occupancy: Unoccupied

MCAD Appraised Value: \$259,840

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

Code Compliance Statement of Property Conditions:

Meets the definition of Dangerous Structure per Section 111.1.5 of 2021 IPMC.

Significant exterior damage; interior inspection not performed due to potential health and safety hazards; inadequate measures to prevent unauthorized entry.

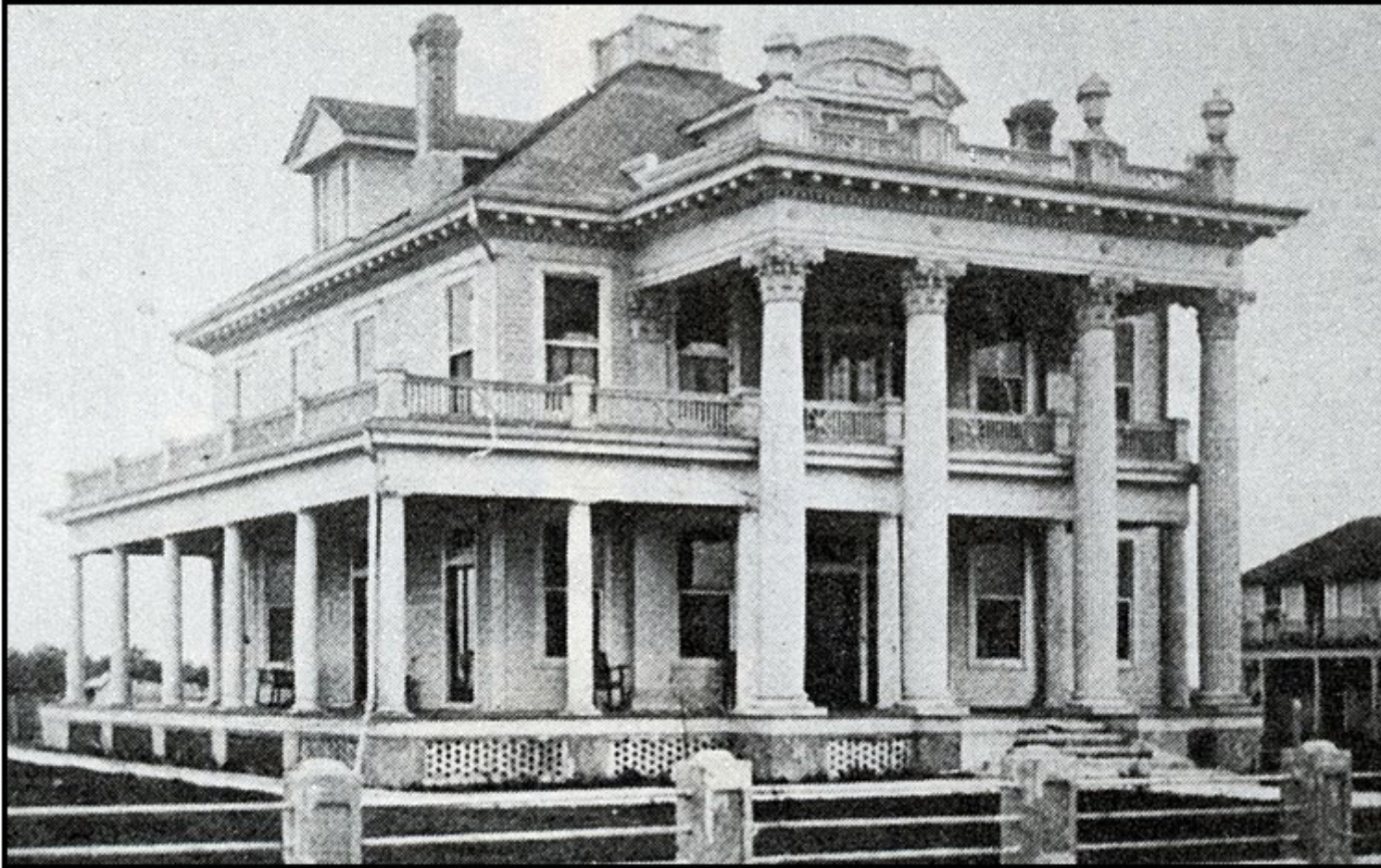


STATEMENT OF OUTSTANDING TAX LIABILITY:

Last Year Current: 2025

Property Details			Property Values		
Account					
Property ID:	40654	Geographic ID:	3082-0060-000100	Improvement Homesite Value:	\$0 (+)
Type:	R	Zoning:	3	Improvement Non-Homesite Value:	\$259,840 (+)
Property Use:		Condo:		Land Homesite Value:	\$0 (+)
Location					
Situs Address:	2116 MATTHEW BAY CITY, TX 77414		Land Non-Homesite Value:	\$45,000 (+)	
			Agricultural Market Valuation:	\$0 (+)	

2116 Matthews

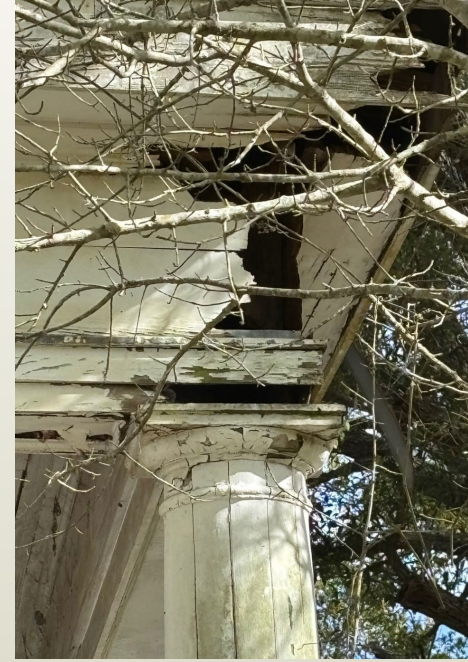


Gaines-Rugeley-LeTulle Home - 1910

The **John W. Gaines-Henry Rugeley-John J. LeTulle, Sr.-Burton LeTulle Home** built at the turn of the twentieth century is a three-story, five-bay, wood-frame Classic Revival residence of superb quality. The structure features hipped roof, two-story Corinthian columns enclosing a single-story colonnade and detailed entablature. The leaded-glass expanses of special design for the front entrance and above the stair landing to the second floor are magnificent in design, color and workmanship. There are five fireplaces in the home. An interesting feature built in at the time was an inner-communication system between the second floor master bedroom to the kitchen; there is also an electric panel in the kitchen which shows from which entrance the doorbell sounds. The third floor was a ballroom. The observatory atop the residence gave a panoramic view of the sky, which was the manner used to survey the weather conditions as well as the view. This residence is one of the finest Classic Revival structures in Matagorda County.

Historic Matagorda County, Volume I, pp 230-231

2116 Matthews



2116 Matthews

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 Structure

This property does not have protective fencing or barriers, and the building no longer meets standards for health and safety. Due to the buildings declining condition, with compromised essential elements and unsecured openings, it poses an ongoing threat to public health and safety. Exterior suggests evidence of structural fatigue, affecting the walls, ceiling and subfloor. Inspection by Licensed Residential Inspector is required prior to work commencing. Copy of inspection report must be submitted to The Planning & Development Division and Tina Isreal for review prior to any permits for repairs to be issued.

1204 AVE A

Address: 1204 AVE A, BAY CITY, TX 77414
Legal Property Description: MOORES 1ST, LOT 8, BLOCK 20
Occupancy: Unoccupied
MCAD Appraised Value: \$19,040
Is more than 50% of structure damaged or dilapidated: Yes

Code Compliance Statement of Property Conditions:

Unoccupied, unsecure. Structure is deteriorating. Rotting wood: chipped paint, holes in siding/walls; inadequate measures to prevent unauthorized entry.



**Total Outstanding Taxes
Due: \$4,528.43**

**Total Outstanding Liens
Due: \$1,966.78**

Property Details		
Account		
Property ID:	40600	Geographic ID: 3081-0200-000800
Type:	R	Zoning: 3
Property Use:		Condo:
Location		
Situs Address:	1204 AVE A BAY CITY, TX 77414	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$19,040 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$15,000 (+)
Agricultural Market Valuation:	\$0 (+)

1204 AVE A



>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 porch is unstable.

1204 AVE A

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.

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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 3RD

Address: 3100 3RD ST, Bay City, TX 77414

Legal Property Description: VAUGHN S/D, LOT 1

Occupancy: Unoccupied

MCAD Appraised Value: \$48,830

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

Code Compliance Statement of Property Conditions:

Unoccupied, unsecure. Structure is deteriorating. Rotting wood: chipped paint, holes in siding/walls; inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

Due: \$23,307.08

Total Outstanding Liens

Due: \$0.00

Property Details			Property Values	
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		Improvement Homesite Value:	\$0 (+)
			Improvement Non-Homesite Value:	\$48,430 (+)
			Land Homesite Value:	\$0 (+)
			Land Non-Homesite Value:	\$28,070 (+)
			Agricultural Market Valuation:	\$0 (+)

3100 3RD



>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 porch is unstable.

3100 3RD

Exposure to Elements: Increased Decay and Damage

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Immediate Action Required: Unsafe and Uninhabitable

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2203 NICHOLS RD

Address: 2203 NICHOLS ROAD, Bay City, TX 77414

Legal Property Description: NICHOLS & NORVELL S70' LTS 1 & 2 + SW70X25' LTS BLK 14

Occupancy: Unoccupied

MCAD Appraised Value: \$67,000

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

Code Compliance Statement of Property Conditions:

Unoccupied, unsecure. Structure is deteriorating. Rotting wood: hole in roof, holes in siding/walls; inadequate measures to prevent unauthorized entry.



Total Outstanding Taxes

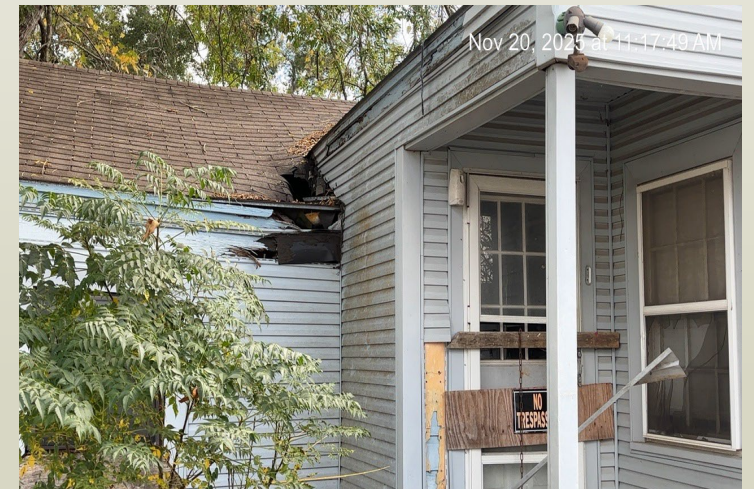
Due: \$856.98

Total Outstanding Liens

Due: \$0.00

Property Details			Property Values	
Account				
Property ID:	41055	Geographic ID:	3141-0140-000200	
Type:	R	Zoning:	3	
Property Use:		Condo:		
Location				
Situs Address:	2203 NICHOLS ROAD BAY CITY, TX 77414		Improvement Homesite Value:	\$67,000 (+)
			Improvement Non-Homesite Value:	\$0 (+)
			Land Homesite Value:	\$16,250 (+)
			Land Non-Homesite Value:	\$0 (+)
			Agricultural Market Valuation:	\$0 (+)

2203 NICHOLS RD



>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 porch is unstable.

2203 NICHOLS RD

Exposure to Elements: Increased Decay and Damage

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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.



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@baycitytx.gov
979-323-1659

Code Compliance Team:

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