



BUILDING AND STANDARDS COMMISSION

Wednesday, May 20, 2026 at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

STATE OF TEXAS §
COUNTY OF CALHOUN §
CITY OF PORT LAVACA §

MEETING PROCEDURE

Public notice is hereby given that the Building and Standards Commission of the City of Port Lavaca, Texas, will hold a regular meeting Wednesday, May 20, 2026 beginning at 3:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

ROLL CALL

Annette Alonzo	Chairperson
Steve Marwitz	Vice – Chairperson
Bridgette Williams	Secretary
Larry Nichols	Commission Member
Weston Burris	Commission Member

And with the following absent:

Jeff Downs	Commission Member
Billy McAfee	Commission Member
Ken Barr	Commission Member

Constituting a quorum for the transaction of business, at which time the following business was transacted:

CALL TO ORDER

- Chairperson Alonzo called the meeting to order at 3:30 p.m. and presided.

ACTION ITEMS - *Council will consider/discuss the following items and take any action deemed necessary*

1. Approval of Wednesday, April 15, 2026, Regular Meeting Minutes

Motion made by Commission Member Billy McAfee

THAT, the building and Standards Commission hereby approve the minutes of the regular meeting held on February 18, 2026.

Seconded by Commission Member Ken Barr

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Secretary Brigitte Williams, Commission Member Jeff Downs, Commission Member Larry Nichols

Voting Nay: None

2. Conduct a Public Hearing in accordance with the City of Port Lavaca Code of Ordinances, Chapter 12, Buildings and Building Regulations, Article IV – Substandard Buildings, Section 12-291, Notice (a) and (b), and consider finding that the following properties located in the City of Port Lavaca, Texas, are in violation of Chapter 12, Article IV – Substandard Buildings, following the Public Hearing held on May 20, 2026.:

Case #177: ALAMO HEIGHTS 1 (PORT LAVACA), BLOCK 2, LOT 1,2,3, & PT OF ABND ALLEY (1300 W Austin)

Case #178: BONORDEN (PORT LAVACA), BLOCK 15, LOT 4, 0.3398 AC (1120 Schooley)

Case #179: A0035 MAXIMO SANCHEZ, TRACT 17 DIEDRICH S/D, ACRES .3 (710 W Mahan)

Case #180: RIDGEFIELD PARK (PORT LAVACA), BLOCK A, LOT 9 (531 N Colorado)

Case #181: PETERSON (PORT LAVACA), BLOCK 1, LOT 26 & N PT 25 (517 N Guadalupe)

Case #182: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 15, LOT 12, SE 45.5' OF 11 (724 S Colorado)

Case #183: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 17, LOT 8 (808 S Virginia St)

Case #184: GEORGETOWN (PORT LAVACA), BLOCK 14, LOT 1,3 (101 N Benavides St)

a) 1300 W Austin

Staff is recommending Commission declare this property substandard and allow the property owner One Hundred Twenty (120) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to bring property back fourth before the board for further discussion.

Motion made by Vice – Chairperson Steve Marwitz

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 1300 W Austin located in the City of Port Lavaca, Texas, is in violation of the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on May 20, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner One Hundred Twenty (120) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to bring property back fourth before the board for further discussion

Seconded by Commission Member Weston Burris

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Secretary Brigitte Williams, Commission Member Jeff Downs, Commission Member Larry Nichols
Voting Nay: None

b) 1120 Schooley

Code Enforcement advised the Commission that the Property Owner is making necessary repairs to the dwelling, no action is required at this time.

c) 710 W Mahan

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Vice – Chairperson Steve Marwitz

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 710 W Mahan located in the City of Port Lavaca, Texas, is in violation of the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on May 20, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (300) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Secretary Bridgette Williams

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Secretary Brigitte Williams, Commission Member Jeff Downs, Commission Member Larry Nichols
Voting Nay: None

d) 531 N Colorado

Code Enforcement advised the Commission that the Property Owner is making necessary repairs to the dwelling, no action is required at this time.

e) 517 N Guadalupe

Staff is recommending Commission declare this property substandard and allow the property owner Ninety (90) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to bring property back fourth before the board for further discussion.

Motion made by Secretary Bridgette Williams

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 517 N Guadalupe located in the City of Port Lavaca, Texas, is in violation of the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on May 20, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Ninety (90) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to bring property back fourth before the board for further discussion

Seconded by Commission Member Weston Burris

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Secretary Brigitte Williams, Commission Member Jeff Downs, Commission Member Larry Nichols
Voting Nay: None

f) 724 S Colorado

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Vice Chair – Person Steve Marwitz

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 724 N Colorado located in the City of Port Lavaca, Texas, is in violation of the

City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on May 20, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Weston Burris

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Secretary Brigitte Williams, Commission Member Jeff Downs, Commission Member Larry Nichols
Voting Nay: None

g) 808 S Virginia

Code Enforcement advised the Commission that the Property Owner has already demolished the dwelling, no action is required at this time.

h) 101 N Benavides St.

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan to bring property into compliance if the work does not commence within the allotted timeframe, then then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Commission Member Larry Nichols

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 101 N Benavides located in the City of Port Lavaca, Texas, is in violation of the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, following a Public Hearing held on May 20, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services to bring property into compliance if the work does not commence if the work does not commence within the allotted timeframe, then then Commission Members authorize staff to proceed with demolition and place a lien on the property

Seconded by Vice Chair – Person Steve Marwitz

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Secretary Brigitte Williams, Commission Member Jeff Downs, Commission Member Larry Nichols
Voting Nay: None

COMMENTS FROM THE PUBLIC

** (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

ITEMS FROM BUILDING AND STANDARDS COMMISSION

- None

ADJOURN

Chairperson asked for motion to adjourn.

Motion made by Commission Member Larry Nichols

Meeting adjourned at 4:14 p.m.

These minutes were approved on June 17, 2026



Annette Alonzo, Chairman of the Building and
Standards Commission



Alyssa Calzada, Development Services Coordinator