



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, April 15, 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, April 15, 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:

[After publication, any information in the Building and Standards Commission packet is subject to change during the meeting]

#### **ROLL CALL**

Annette Alonzo	Chairperson
Steve Marwitz	Vice – Chairperson
Luis De La Garza	Secretary
Jeff Downs	Commission Member
Weston Burris	Commission Member
Larry Nichols	Commission Member
Billy McAfee	Commission Member
Ken Barr	Commission Member
Bridgette Williams	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.

**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).*

- No comments made prior to the meeting

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

**1. Approval of Wednesday, March 18, 2026 Regular Meeting Minutes**

Motion made by Commission Member Ken Barr

THAT, the Building and Standards Commission hereby approved the minutes of the regular meeting held on March 18, 2026.

Seconded by Commission Member Weston Burris

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Vice Chair - Person Steve Marwitz, Secretary Luis De La Garza, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Commission Member Bridgette Williams, 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 April 15, 2026.:**

- **Case #168: A0035 MAXIMO SANCHEZ, TRACT PT 3 KITCHEN S/D, ACRES .5(1100 S Benavides)**

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement B. Shaffer to demolish the property if the work does not commence within the allotted timeframe, then staff will be required to bring property back fourth before commission.

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, 1100 S 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 April 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner to demolish property and bring into compliance.

- **Case #169: A0035 MAXIMO SANCHEZ, TRACT PT 3 KITCHEN S/D, ACRES 1.01(1102 S Benavides)**

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement B. Shaffer to secure and renovate property if the work does not commence within the allotted timeframe, then staff will be required to bring property back fourth before commission.

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, 1102 S 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 April 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner to secure and renovate property and bring into compliance.

- **Case #170: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 74, LOT 2 (217 S Juanita)**

Staff is recommending Commission declare this property substandard and 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

Motion made by Secretary Luis De La Garza

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, 217 S Juanita, 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 March 18, 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 Ken Barr

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Bridgette Williams, Commission Member Larry Nichols, Secretary Luis De La Garza, Commission Member Jeff Downs, Commission Member Weston Burris

Voting Nay: None

- **Case #171: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT 3(217 S Nueces)**

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement B. Shaffer to secure and renovate property if the work does not commence within the allotted timeframe, then staff will be required to bring property back fourth before commission.

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, 217 S Nueces, 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 April 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner to secure and renovate property and bring into compliance.

- **Case #172: RAYMOND GERYK (PORT LAVACA), BLOCK F, LOT 3 OF 1(511 N Benavides)**

Staff is recommending Commission declare this property substandard and allow the property owner Sixty (60) 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 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, 511 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 March 18, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Sixty (60) 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, Commission Member Ken Barr, Commission Member Bridgette Williams, Commission Member Larry Nichols, Secretary Luis De La Garza, Commission Member Jeff Downs, Commission Member Weston Burris

Voting Nay: Vice Chair – Person Steve Marwitz, Commission Member Billy McAfee

- **Case #173: GEORGE & WILSON (PORT LAVACA), BLOCK 5, LOT 1, & PT OF ABND ALLEY(403 N Guadalupe)**

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement B. Shaffer to secure and renovate property (two story apartment) if the work does not commence within the allotted timeframe, then staff will be required to bring property back fourth before commission.

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, 403 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 April 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner to secure and renovate property (two story apartment) and bring into compliance.

- **Case #174: KEY HALK (PORT LAVACA), LOT 17(544 Bay St)**

Staff is recommending Commission declare this property substandard and 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

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, 217 S Juanita, 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 March 18, 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, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Bridgette Williams, Commission Member Larry Nichols, Secretary Luis De La Garza, Commission Member Jeff Downs, Commission Member Weston Burris

Voting Nay: None

- **Case #175: KEY HALK (PORT LAVACA), LOT 11,12,13(522 Bay St)**

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement B. Shaffer to demolish the property if the work does not commence within the allotted timeframe, then staff will be required to bring property back fourth before commission.

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, 522 Bay St, 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 April 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner to demolish property and bring into compliance.

- **Case #176: KEY JORDAN (PORT LAVACA), LOT 29,30 (713 Private)**

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement B. Shaffer to demolish the accessory structure if the work does not commence within the allotted timeframe, then staff will be required to bring property back fourth before commission.

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, 713 Private, 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 April 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner to demolish the accessory structure and bring into compliance.

**ITEMS FROM BUILDING AND STANDARDS COMMISSION**

- None

**ADJOURN**

Chairperson asked for motion to adjourn.

Motion made by Commission Member Larry Nichols

Meeting adjourned at 4:36 p.m.

These minutes were approved on May 20, 2026

  
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Annette Alonzo, Chairman of the Building and  
Standards Commission

  
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Alyssa Calzada, Development Services Coordinator