



BUILDING AND STANDARDS COMMISSION MEETING

Wednesday, September 17, 2025 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 §

On the 17th day of September 2025, the Building and Standards Commission of the City of Port Lavaca, Texas, convened in a regular session at 3:30 p.m. at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas, with the following members in attendance:

I. ROLL CALL

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

And with the following absent:

None

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

II. CALL TO ORDER

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

VI. 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 on Zoom by logging on with your computer and/or smart phone as described in the zoom invitation below or on Facebook Live through the comment section, which will be monitored and answered. As appropriate.*

- No comments were made from the public, and the Commission ask for five (5) minutes limit for property owners .

VIII. ACTION ITEMS - (Building and Standards Commission will consider/discuss the following items and take any action deemed necessary)

1. **Consider approval of Wednesday, September 17, 2025 Regular Meeting Minutes**
2. **Commission shall discuss the number of members on the panel:**
Thank you to Thomas Garbe for his valued service. We wish him well as he steps down due to unforeseen complications.
3. **Conduct 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), for the following properties listed:**
 - a) 1309 Tilley
 - b) 1607 Oren
 - c) 240 Lowery
 - d) 101 N Bauer
 - e) 511 Knipling
 - f) 217 W Wilson
 - g) 323 N Colorado
 - h) 321 N Guadalupe
4. **Consider and take action to declare property to be substandard and required action following declaration, following a Public Hearing held on September 17, 2025**
 - a) 1309 Tilley
 - b) 1607 Oren
 - c) 240 Lowery
 - d) 101 N Bauer
 - e) 511 Knipling
 - f) 217 W Wilson
 - g) 323 N Colorado
 - h) 321 N Guadalupe

(a) 1309 Tilley

Owner Gloria discussed an update since a notice letter which she acknowledged she received. She told the Commission that she had some bids, but she has other priorities. She said she would work with the

City Code Enforcement officer as she is still looking for affordable bids for demolition. Staff is recommending the Commission to declare this property substandard and allow the property owner one hundred eighty (180) days to work with Development Services to provide proof of bids and if no such plan is executed, 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, 1309 Tilley, 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 September 17th, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner one hundred eighty (180) days to work with Development Services to provide proof of bids and if no such plan is implemented, 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, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Secretary Luis De La Garza

Voting Nay:

None

(b) 240 Lowery

Staff is recommending Commission declare this property substandard and allow the property owner one hundred eighty (180) days to work with Development Services to provide a detailed renovation plan and if no such plan is executed, 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, 240 Lowery, 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner one hundred eighty (180) days to work with Development Services to provide a detailed renovation plan and if no such plan is executed, then Commission authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Billy McAfee

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Commission Member Billy McAfee, Secretary Luis De La Garza, Commission Member Larry Nichols, Commission Member Weston Burris, Commission Member Ken Barr

Voting Nay:

None

(c) 1607 Oren

Staff is recommending Commission declare this property substandard and monitor the property and give the owner thirty (30) days to work with Development Services to get property for completion and close case.

Motion made by Chairperson Annette Alonzo

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, 1607 Oren, 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and allows the property owner thirty (30) days to work with Development Services to get property for completion and close case.

Seconded by Commission Member Larry Nichols

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Weston Burris, Secretary Luis De La Garza

Voting Nay:

None

(d) 101 N Bauer

Mr. Cruz stated that he has funds to fix up the resident but at this time he is working full-time and is having difficulties finding time to do renovations, he does have materials inside the house and will start renovations as soon as he is able. Staff is recommending the Commission declare this property substandard and allow the property owner one hundred eighty (180) days to work with Development Services to provide proof of permits and renovation plan and if no such plan is executed, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Motion made by Commission Member Ken Barr

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 Bauer, 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and allow the property owner one hundred eighty (180) days to secure property with detailed plan.

Seconded by Commission Member Weston Burris

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Secretary Luis De La Garza, Commission Member Larry Nichols, Commission Member Weston Burris, Commission Member Billy McAfee

Voting Nay:

None

(e) 511 Knipling

Staff is recommending Commission declare this property substandard and allow the property owner ninety (90) days to work with Development Services to provide a detailed renovation plan and proof of permits pulled. If no such plan is executed, 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, 511 Knipling, 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and allow the property owner ninety (90) days to secure the building, if the property owner does not secure the building within ninety (90) days, then staff authorizes Commission to proceed with demolition and place a lien on the property.

Seconded by Commission Member Weston Burris

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Commission Member Ken Bar, Secretary Luis De La Garza, Commission Member Billy McAfee, Commission Member Larry Nichols, Commission Member Weston Burris

Voting Nay:

None

(f) 217 Wilson

Staff is recommending Commission declare this property substandard and allow the property owner one hundred eighty (180) days to work with Development Services to bring a plan forth or bring the property into compliance. If no such plan is implemented, then then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Motion made by Commission Member Ken Barr

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 Wilson, 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and allow the property owner one hundred eighty (180) days to work with Development Services bring a plan forth or bring the property into compliance if the property owner does not within one hundred eighty (180) days, then staff authorizes Commission to proceed with demolition and place a lien on the property.

Seconded by Vice – Chairperson Steve Marwitz

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Commission Member Ken Bar, Commission Member Weston Burris, Secretary Luis De La Garza, Commission Member Billy McAfee, Commission Member Larry Nichols

Voting Nay:

None

(g) 323 N Colorado

Mrs. Maribel stated she wasn't aware of any issues with her historic building on property but will demolish the building. Staff is recommending Commission declare this property substandard and monitor the property and give the owner ninety (90) days to work with Development Services and to provide demolition bid and if no such plan is executed, then Commission authorize staff to proceed with demolition and place a lien on the property.

Motion made by Chairperson Annette Alonzo

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, 323 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and allow the property owner ninety (90) days to secure the building, if the property owner does not secure the building within ninety (90) days, then staff authorizes Commission to proceed with demolition and place a lien on the property.

Seconded by Commission Member Billy McAfee

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Commission Member Ken Bar, Commission Member Weston Burris, Commission Member, Secretary Luis De La Garza, Commission Member Billy McAfee, Commission Member Larry Nichols

Voting Nay:

None

(h) 321 N Guadalupe

Staff is recommending Commission declare this property substandard and allow the property owner ninety (90) days to work with Development Services to provide a detailed renovation plan and if no such plan is executed, 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, 321 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 September 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and allow the property owner ninety (90) days to work with Development Services to provide a detailed renovation plan, if the property owner does not provide a detailed renovation plan within ninety (90) days, then staff authorizes Commission to proceed with demolition and place a lien on the property.

Seconded by Commission Member Weston Burris

Voting Yea:

Chairperson Annette Alonzo, Vice - Chairperson Steve Marwitz, Commission Member Jeff Downs, Commission Member Ken Bar, Commission Member Weston Burris, Secretary Luis De La Garza, Commission Member Billy McAfee, Commission Member Larry Nichols

Voting Nay:

None

Oher Business:

- Derrick Smith Discussed software date loss and recovery
- Staff discussed only sending certified letter in future notifications.

IX. ADJOURNMENT

Chairperson asked for motion to adjourn.

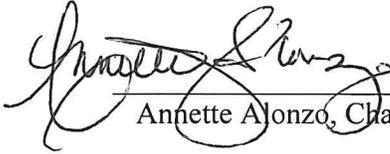
Motion made by Secretary Luis De La Garza

Seconded by Commission Member Ken Barr

Meeting adjourned at 4:42 p.m.

These minutes were approved on November 19, 2025.

ATTEST:



Annette Alonzo, Chairperson



Alyssa Calzada, Development Services