



BUILDING AND STANDARDS COMMISSION

Wednesday, July 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, July 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:

ROLL CALL

Annette Alonzo	Chairperson
Steve Marwitz	Vice-Chairperson
Weston Burris	Commission Member
Larry Nichols	Commission Member
Rene Torres	Commission Member
Billy McAfee	Commission Member

And with the following absent:

Bridgette Williams	Secretary
Jeff Downs	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 3:42 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).*

- None

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

1. Approval of Wednesday, June 17, 2026 Regular Meeting Minutes

Motion made by Commission Member Weston Burris

THAT, the building and Standards Commission hereby approve the minutes of the regular meeting held on June 17, 2026.

Seconded by Commission Member Billy McAfee

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Weston Burris, Commission Member Larry Nichols, Commission Member Rene Torres

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 12-322. - Powers and duties generally, 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 July 15, 2026.:

Old Cases:

Case#121: 312 Avalon(BURKESHIRE (PORT LAVACA), BLOCK 5, LOT 12)

Case#134: 502 S Guadalupe(PORT LAVACA ORIGINAL TOWNSITE, BLOCK 4, LOT 7,8,9,10)

Case #148: WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 3)

Case #161: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 18, LOT 7,8,9(106 E Alice Wilkins)

Case #165: A0012 ALEJANDRO ESPARZA, TRACT PT 20, ACRES 1.225(912 Broadway)

New Cases:

Case #192: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT SE 26' OF 9 (212 S Trinity)

Case #193: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT SW 70' OF 2&4 (205 E Railroad)

Case #187: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT NE 50' OF 2&4 (215 E Railroad)

a) 312 Avalon

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 Commission Member Billy McAfee

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, 312 Avalon 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 July 15, 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 Weston Burris, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Billy McAfee

Voting Nay: None

b) 502 S 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 with permits pulled 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, 502 S 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 July 15, 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 with permits pulled 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 Larry Nichols

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Weston Burris, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Billy McAfee

Voting Nay: None

c) 502 N San Antonio Trailer 3

Code Enforcement advised the Commission that the Property Owner is bringing the dwelling into compliance, no action is required at this time.

d) 106 E Alice Wilkins

Staff is recommending Commission declare this property substandard and allow the property owner One Hundred and Eighty (180) 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, 106 E Alice Wilkins 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 July 15, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner One Hundred and Eighty (180) 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 Vice – Chairperson Steve Marwitz

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Weston Burris, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Billy McAfee

Voting Nay: None

e) **912 Broadway**

Code Enforcement advised the Commission that the property will continue to be monitored to determine whether maintenance or repairs are necessary. No action is required at this time.

f) **212 S Trinity**

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 Commission Member Billy McAfee

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, 212 S Trinity 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 July 15, 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 Vice – Chairperson Steve Marwitz

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Weston Burris, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Billy McAfee

Voting Nay: None

g) **205 E Railroad**

Code Enforcement advised the Commission that no action is required at this time due to insufficient information. The matter will be held over until the next meeting for further review.

h) 215 E Railroad

Code Enforcement advised the Commission that no action is required at this time due to insufficient information. The matter will be held over until the next meeting for further review.

ITEMS FROM BUILDING AND STANDARDS COMMISSION

- Commission members requested a report on cases discussed at previous meetings

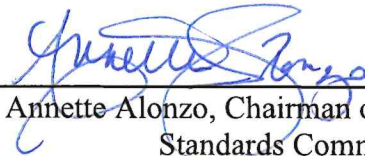
ADJOURN

Chairperson asked for motion to adjourn.

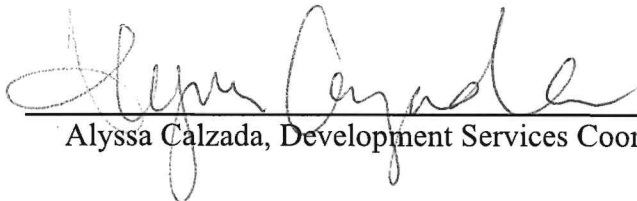
Motion made by Commission Member Weston Burris

Meeting adjourned at 4:32 p.m.

These minutes were approved on August 19, 2026



Annette Alonzo, Chairman of the Building and
Standards Commission



Alyssa Calzada, Development Services Coordinator