



BUILDING AND STANDARDS COMMISSION

Wednesday, November 19, 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 §

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, November 19, 2025 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
Jeff Downs	Commission Member
Weston Burris	Commission Member
Billy McAfee	Commission Member
Ken Barr	Commission Member
Bridgette Williams	Commission Member

And with the following absent:

Larry Nichols	Commission Member
Luis De La Garza	Secretary

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 3:32 p.m. and presided.

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

1. Approval of Wednesday, September 17, 2025 Regular Meeting Minutes

Motion made by Commission Member Ken Barr

THAT, the Building and Standards Commission hereby approve the minutes of the regular meeting held on September 17, 2025.

Seconded by Commission Member Billy McAfee

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Commission Member Bridgette Williams

Voting Nay: None

2. Consider and vote to limit each property owner five (5) minutes of speaking time during the public hearing.

Motion made by Commission Member Ken Barr

THAT, the Building and Standards Commission hereby approves limiting each property owner to a maximum of five (5) minutes of speaking time.

Seconded by Commission Member Steve Marwitz

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Commission Member Bridgette Williams

Voting Nay: None

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:

Old Cases:

a) 306 West Martin Luther King

b) 515 N Nueces St

New Cases:

a) 1306 Hwy 35

b) W Austin

c) 312 Lavaca

d) 2017 W Main

e) 215 E George

f) 502 N San Antonio Trailer 3

g) 502 N San Antonio Trailer 2

4. **Consider finding that the following properties listed, located in the City of Port Lavaca, Texas, are 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 November 19, 2025.**

Old Cases:

a) 306 West Martin Luther King

b) 515 N Nueces St

New Cases:

a) 1306 Hwy 35

b) W Austin

c) 312 Lavaca

d) 2017 W Main

e) 215 E George

f) 502 N San Antonio Trailer 3

g) 502 N San Antonio Trailer 2

a) 306 West Martin Luther King

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services to demo property 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 Weston Burros

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, 306 West Martin Luther King, 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 November 19, 2025:

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 demo property 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, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Commission Member Bridgette Williams

Voting Nay: None

b) 515 N Nueces St

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) 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 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, 515 N 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 November 19, 2025:

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 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.

Seconded by Commission Member Weston Burris

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Commission Member Bridgette Williams

Voting Nay: None

New Cases:

a) 1306 Hwy 35

Staff made no recommendations on this property, property owner made prior arrangements with the Development Services to demo property 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

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

THAT, in accordance with no recommendation of staff, 1306 Hwy 35, 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 November 19, 2025:

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

b) W Austin

Staff made no recommendations on this property, property owner made prior arrangements with the Development Services to secure and renovate property 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

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

THAT, in accordance with no recommendation of staff, 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 November 19, 2025:

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

c) 312 Lavaca

Staff made no recommendations on this property, property owner made prior arrangements with the Development Services to secure and renovate property 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

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

THAT, in accordance with no recommendation of staff, 312 Lavaca, 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 November 19, 2025:

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

d) 2017 W Main

Staff made no recommendations on this property, property owner made prior arrangements with the Development Services to demo structure 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

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

THAT, in accordance with no recommendation of staff, 2017 W Main, 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 November 19, 2025:

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

e) 215 E George

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 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, 215 E George, 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 November 19, 2025:

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 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.

Seconded by Vice Chairperson Steve Marwitz

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Commission Member Bridgette Williams

Voting Nay: None

f) 502 N San Antonio Trailer 3

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 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, 502 N San Antonio Trailer 3, 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 November 19, 2025:

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 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.

Seconded by Commission Member Bridgette Williams

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Commission Member Bridgette Williams

Voting Nay: Vice Chair - Person Steve Marwitz

g) 502 N San Antonio Trailer 2

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) 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 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, 502 N San Antonio Trailer 2, 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 November 19, 2025:

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 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.

Seconded by Commission Member Weston Burris

Voting Yea: Chairperson Annette Alonzo, Commission Member Jeff Downs, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Vice Chair - Person Steve Marwitz, Commission Member Bridgette Williams

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).*

ADJOURN

Chairperson asked for motion to adjourn.

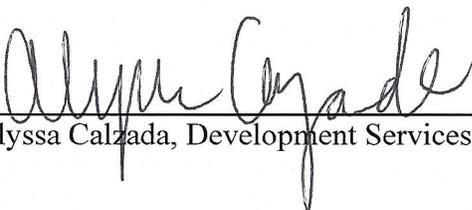
Motion made by Commission Member Weston Burriss

Meeting adjourned at 4:29 p.m.

These minutes were approved on December 17, 2025



Annette Alonzo, Chairman of the Building and Standards Commission



Alyssa Calzada, Development Services Coordinator