



## BUILDING AND STANDARDS COMMISSION

Wednesday, February 18, 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, February 18, 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
Billy McAfee	Commission Member
Ken Barr	Commission Member
Bridgette Williams	Commission Member

And with the following absent:

Larry Nichols	Commission Member
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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, January 21, 2026 Regular Meeting Minutes**

Motion made by Commission Member Steve Marwitz

THAT, the Building and Standards Commission hereby approve the minutes of the regular meeting held on January 21, 2026.

Seconded by Commission Member Ken Barr

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

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 February 18, 2026.:**

- **Case #150: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 43, LOT NE 1/2 OF 7 & 8 (314 Leona)**

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, 314 Leona, 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 February 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, Commission Member Jeff Downs, Vice Chair - Person Steve Marwitz, Secretary Luis De La Garza, Commission Member Ken Barr, Commission Member Weston Burris, Commission Member Bridgette Williams

Voting Nay: Commission Member Billy McAfee

- **Case #151: TILLEY (PORT LAVACA), BLOCK A, LOT PT 1/F, & PT OF ABND ALLEY (518 N Ann)**

Staff is recommending Commission declare this property substandard and allow the property owner Ten (10) days to bring a plan for renovations and Thirty (30) days to work with Development Services to bring property into compliance and 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 – Chairman 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, 518 N Ann, 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 February 18, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Ten (10) days to bring a plan for renovations and 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 Billy McAfee

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

Voting Nay: Secretary Luis De La Garza

Abstain: Commission Member Jeff Downs

- **Case #152: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 30, LOT 11 (618 S Ann)**

Staff is recommending Commission declare this property substandard and allow the property owner Ten (10) days to bring a plan for renovations and Sixty (60) days to work with Development Services to bring property into compliance and 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, 618 N Ann, 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 February 18, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Ten (10) days to bring a plan for renovations and 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 Jeff Downs, Secretary Luis De La Garza, Commission Member Weston Burris, Commission Member Bridgette Williams, Commission Member Ken Barr

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

- **Case #153: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 19, LOT 11 (618 S Virginia TRLR C)**

Staff is recommending Commission declare this property substandard and allow the property owner Ten (10) days to bring a plan for renovations and Thirty (30) days to work with Development Services to bring property into compliance and 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, 618 S Virginia Trlr C, 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 February 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, Commission Member Jeff Downs, Vice Chair - Person Steve Marwitz, Secretary Luis De La Garza, Commission Member Ken Barr, Commission Member Billy McAfee, Commission Member Weston Burris, Commission Member Bridgette Williams

Voting Nay: None

- **Case #154: A0137 SAMUEL SHUPE, TRACT PT 51, ACRES 1.63 (2121 W Austin)**

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 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, 2121 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 February 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, Commission Member Jeff Downs, Vice Chair - Person Steve Marwitz, Secretary Luis De La Garza, Commission Member Ken Barr, Commission Member Billy McAfee, Commission Member Weston Burris, Commission Member Bridgette Williams

Voting Nay: None

- **Case #155: WESTERN HEIGHTS (PORT LAVACA), BLOCK E, LOT 12 (602 Border)**

Staff is recommending Commission declare this property substandard and 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.

Motion made by Commission Member Weston Burris

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, 602 Border, 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 February 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 Vice Chair – Person Steve Marwitz

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

Voting Nay: None

- **Case #156: A0012 ALEJANDRO ESPARZA, TRACT PTS 19,20 & BAYVIEW HEIGHTS LOTS 6-9, 15-18, 25-27, ACRES 14.87 (Property ID 28072)**

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 and Code Enforcement will continue to monitor the 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 Burris

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 ID listed, 28072 , 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 February 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 and Code Enforcement to monitor the 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 Vice Chair – Person Steve Marwitz

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

Voting Nay: None

- **Case #157: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 55, LOT 3(215 S San Antonio)**

Staff is recommending Commission declare this property substandard and allow the property owner Ten (10) days to bring a plan for renovations and Sixty (60) days to work with Development Services to bring property into compliance and 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, 215 S San Antonio, 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 February 18, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Ten (10) days to bring a plan for renovations and 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 Ken Barr

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

Voting Nay: Commission Member Billy McAfee

- **Case #158: SHOFNER (PORT LAVACA), BLOCK C, LOT 5 & 6(934 W Live Oak)**

Staff is recommending Commission declare this property substandard and 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.

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, 934 W Live Oak, 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 February 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 Vice Chair – Person Steve Marwitz

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

Voting Nay: Secretary Luis De La Garza, Commission Member Weston Burris, Commission Member Jeff Downs,

#### **ITEMS FROM BUILDING AND STANDARDS COMMISSION**

Vice Chair Steve Marwitz stated that he would like documentation confirming the legal requirement for a 30-day notice before a demolition can take place.

#### **ADJOURN**

Chairperson asked for motion to adjourn

Motion made by Commission Member Bridgette Williams

Meeting adjourned at 4:37 p.m.

These minutes were approved on March 18, 2026



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Annette Alonzo, Chairperson of the Building and Standards Commission



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Alyssa Calzada, Development Services Coordinator