



BUILDING AND STANDARDS COMMISSION

Wednesday, March 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, March 18th, 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
Billy McAfee	Commission Member
Ken Barr	Commission Member
Larry Nichols	Commission Member
Bridgette Williams	Commission Member

And with the following absent:

Luis De La Garza (Zoom)	Secretary
Jeff Downs	Commission Member
Weston Burris	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, February 18, 2026 Regular Meeting Minutes

Motion made by Commission Member Billy McAfee

THAT, the building and Standards Commission hereby approve the minutes of the regular meeting held on February 18, 2026.

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

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 March 18, 2026.:

Case #159: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 33, LOT 5 & NW 4' OF 4(807 S Ann)

Case #160: DESHAZOR PARK (PORT LAVACA), BLOCK M, LOT SE PT 5, 42' OF 6(223 Tommy)

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

Case #162: CALHOUN (PORT LAVACA), LOT 34, & PT OF ABND ALLEY(1505 Oren)

Case #163: CALHOUN (PORT LAVACA), LOT 11,12, & PT OF ABND ALLEY(1506 Johnny)

Case #164: CALHOUN (PORT LAVACA), LOT 19, & PT OF ABND ALLEY(1610 Johnny)

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

Case #166: BONORDEN (PORT LAVACA), BLOCK 15, LOT 8, (0.5682 ACS)(307 Half-League)

**Case #167: BONORDEN (PORT LAVACA), BLOCK 16, LOT SE 65' OF 2(221
Bonorden)**

a) 807 S Ann

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, 807 S 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 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

Voting Nay: None

b) 223 Tommy

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 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, 223 Tommy, 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

Voting Nay: None

c) 106 E Alice Wilkins

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 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, 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 March 18, 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 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 Bridgette Williams

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

Voting Nay: None

d) 1505 Oren

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 for next meeting and if no such plan is implemented, 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, 1505 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 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 provide a detailed renovation plan for next meeting 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 Commission Member Larry Nichols

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

Voting Nay: None

e) 1506 Johnny

Staff is recommending Commission declare the accessory structure on the property substandard and allow the property owner Thirty (30) days to work with Development Services to bring the structure 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, 1506 Johnny, 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 the accessory structure on the property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services to bring the structure 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

Voting Nay: None

f) 1610 Johnny

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 for next meeting and if no such plan is implemented, 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, 1610 Johnny, 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 provide a detailed renovation plan for next meeting 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 Commission Member Billy McAfee

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

Voting Nay: None

g) 912 Broadway

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 Required actions may include, but are not limited to, cleaning and maintaining the property, boarding windows, repairing or replacing the fence, and painting the 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

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, 912 Broadway, 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 Required actions may include, but are not limited to, cleaning and maintaining the property, boarding windows, repairing or replacing the fence, and painting the 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

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

Voting Nay: None

h) 307 Half-League

Staff is recommending Commission declare the accessory structure on the property substandard and allow the property owner ninety (90) days to demolish the structure and bring the 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, 307 Half-League, 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 the accessory structure on the property is hereby declared substandard and will allow the property owner ninety (90) days to demolish the structure and bring the 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

Voting Nay: None

i) 221 Bonorden

Staff is recommending Commission declare the accessory structure on the property substandard and allow the property owner ninety (90) days to demolish the structure and bring the 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, 221 Bonorden, 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 the accessory structure on the property is hereby declared substandard and will allow the property owner ninety (90) days to demolish the structure and bring the 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 – Chairman Steve Marwitz

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

Voting Nay: None

ITEMS FROM BUILDING AND STANDARDS COMMISSION

- No items

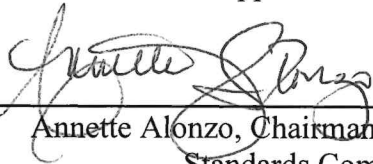
ADJOURN

Chairperson asked for motion to adjourn.

Motion made by Vice – Chairman Steve Marwitz

Meeting adjourned at 4:31 p.m.

These minutes were approved on April 15, 2026



Annette Alonzo, Chairman of the Building and Standards Commission



Alyssa Calzada, Development Services Coordinator