



BUILDING AND STANDARDS COMMISSION

Wednesday, December 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 §

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, December 17, 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:

[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
Jeff Downs	Commission Member
Weston Burris	Commission Member
Billy McAfee	Commission Member
Larry Nichols	Commission Member
Ken Barr	Commission Member
Bridgette Williams	Commission Member

And with the following absent:

Luis De La Garza (Zoom)	Secretary
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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 3:32 p.m. and presided.

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

1. Approval of Wednesday, November 19, 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 November 19, 2025.

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, Commission Member Larry Nichols

Voting Nay: None

2. 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:

New Cases:

- a) **BONORDEN (PORT LAVACA), BLOCK 14, LOT C, 0.1525 AC(1120 W George)**
- b) **GEORGETOWN (PORT LAVACA), BLOCK 17, LOT NE 1/2 8,10,12(412 W Mahan)**
- c) **A0035 MAXIMO SANCHEZ, TRACT 24 DIEDRICH S/D, ACRES .16(605 W Mahan)**
- d) **A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 12)**
- e) **A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 15B)**
- f) **A0012 ALEJANDRO ESPARZA, TRACT PT 35, ACRES 1.56, PT TR C BLK 11 BROOKHOLLOW ESTS(312 El Camino Real)**
- g) **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 2(519 S Juanita)**
- h) **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 67, LOT 7(610 W MLK)**

3. 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 December 17, 2025.

New Cases:

- a) **BONORDEN (PORT LAVACA), BLOCK 14, LOT C, 0.1525 AC(1120 W George)**
- b) **GEORGETOWN (PORT LAVACA), BLOCK 17, LOT NE 1/2 8,10,12(412 W Mahan)**
- c) **A0035 MAXIMO SANCHEZ, TRACT 24 DIEDRICH S/D, ACRES .16(605 W Mahan)**
- d) **A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 12)**
- e) **A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 15B)**
- f) **A0012 ALEJANDRO ESPARZA, TRACT PT 35, ACRES 1.56, PT TR C BLK 11 BROOKHOLLOW ESTS(312 El Camino Real)**
- g) **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 2(519 S Juanita)**
- h) **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 67, LOT 7(610 W MLK)**

a) 1120 W George

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 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, 1120 W 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 December 17, 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, Commission Member Larry Nichols

Voting Nay: None

b) 412 W Mahan

Staff is recommending Commission declare this property substandard and allow the property owner Sixty (60) days to work with Development Services to 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 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, 412 W Mahan 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 December 17, 2025:

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 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, Commission Member Bridgette Williams, Commission Member Larry Nichols

Voting Nay: Vice Chair - Person Steve Marwitz

c) 605 W Mahan

Staff is recommending Commission declare this property substandard and allow the property owner Ninety (90) days to work with Development Services to 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, 605 W Mahan 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 December 17, 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 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, Commission Member Billy McAfee, Commission Member Ken Barr, Commission Member Weston Burris, Commission Member Bridgette Williams, Commission Member Larry Nichols

Voting Nay: Vice Chair - Person Steve Marwitz

d) 619 N Trinity TRLR 12

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement Bradly Shaffer 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

Motion made by Commission Member 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, 619 N Trinity Trlr 12 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 December 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and homeowner made arrangements with Code Enforcement Bradley Shaffer regarding property.

Seconded by Commission Member Billy McAfee

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

Voting Nay: None

e) 619 N Trinity TRLR 15B

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement Bradly Shaffer 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

Motion made by Commission Member 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, 619 N Trinity Trlr 15B 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 December 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and homeowner made arrangements with Code Enforcement Bradley Shaffer regarding property.

Seconded by Commission Member Billy McAfee

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

Voting Nay: None

f) 312 El Camino Real

Staff made no recommendations on this property, property owner made prior arrangements with the Code Enforcement Bradly Shaffer 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

Motion made by Commission Member 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, 312 El Camino Real 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 December 17, 2025:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and homeowner made arrangements with Code Enforcement Bradley Shaffer regarding property.

Seconded by Commission Member Billy McAfee

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

Voting Nay: None

g) 519 S Juanita

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, 519 S Juanita, 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 December 17, 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 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, 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, Commission Member Larry Nichols

Voting Nay: None

h) 610 W MLK

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 return the property before the Commission.

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, 610 W MLK, 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 December 17, 2025:

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 return the property before the Commission.

Seconded by Commission Member Jeff Downs

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, Commission Member Larry Nichols

Voting Nay: None

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).*

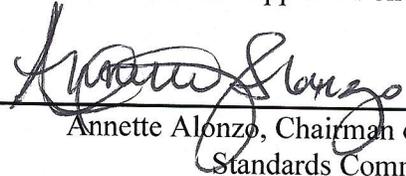
ADJOURN

Chairperson asked for motion to adjourn.

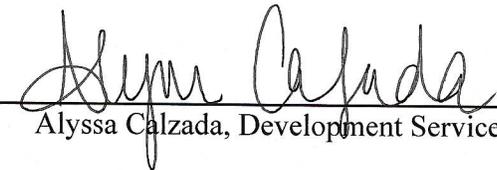
Motion made by Commission Member Larry Nichols

Meeting adjourned at 4:49 p.m.

These minutes were approved on January 21, 2026



Annette Alonzo, Chairman of the Building and Standards Commission



Alyssa Calzada, Development Services Coordinator