



BUILDING AND STANDARDS COMMISSION

Wednesday, August 19, 2026 at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

AGENDA

Building and Standards Commission will consider/discuss the following items and take any action deemed necessary.

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, August 19, 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]

Join Zoom Meeting

<https://us02web.zoom.us/j/89407159981?pwd=XPB2tsoezRqtEKev4F8Bjipogran7c.1>

Meeting ID: 894 0715 9981

Passcode: 551399

One tap mobile

+13462487799,,89407159981#,,, *551399# US (Houston)

Join by SIP

• 89407159981@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/89407159981/invitations?signature=RJkyQs9X8BFCIo8T6X5OB-usfWPH7podI8MgCigs6aU>

ROLL CALL

CALL TO ORDER

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).*

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

1. **Approval of Wednesday, July 15, 2026 Regular Meeting Minutes**
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 August 19, 2026.:**

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

Case #194: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT NE 50' OF 2&4 (215 E Railroad)

Case #195: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 71, LOT 8 (208 S Juanita)

Case #196: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 1(521 S Juanita)

Case #197: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 33, LOT 7(802 S Benavides)

Case #198: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 19, LOT 8(604 S Virginia)

ITEMS FROM BUILDING AND STANDARDS COMMISSION

ADJOURN

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Wednesday, August 19, 2026** beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00, **Thursday, August 13, 2026.**

Derrick Smith, *Director of Development Services*

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: 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 August 19, 2026.:

INFORMATION:

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

Case #194: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT NE 50' OF 2&4 (215 E Railroad)

Case #195: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 71, LOT 8 (208 S Juanita)

Case #196: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 1(521 S Juanita)

Case #197: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 33, LOT 7(802 S Benavides)

Case #198: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 19, LOT 8(604 S Virginia)

Inspection Checklist

Date: 07/10/2026

Inspector:
Location: 215 E Railroad

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall supports are damaged	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X		Building is vacant	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings	X			
Hazardous wiring		X	Unable to verify	
Hazardous plumbing		X	Unable to Verify	
Hazardous mechanical equipment		X	Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Unable to verify	
Improper Flooring or floor supports		X	Unable to verify	
Improper Foundation	X			
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Unable to verify	
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No Water or Electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Accumulations on property including metal scarp and high weeds	

This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

Inspection Checklist

Date: 07/10/2026
Location: 205 E Railroad
Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall supports are damaged	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	windows damaged Bars are on windows however damage to wall coverings leaves building unsecure	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings	X			
Hazardous wiring		X	Unable to verify	
Hazardous plumbing		X	Unable to Verify	
Hazardous mechanical equipment		X	Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Unable to verify	
Improper Flooring or floor supports		X	Unable to verify	
Improper Foundation		X	Evidence of foundation damage	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Unable to verify	
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No Water or Electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

Inspection Checklist

Date: 08/12/2026

Location: 208 S Juanita

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection and damage to shingles	
Improper Walls, partitions or other vertical supports		X	Evidence of damage to wall supports	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies		X	Porch damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged	
Hazardous wiring		X	Unable to verify	
Hazardous plumbing		X	Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage	X			
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Roof Damage leaves evidence of damage to ceilings	
Improper Flooring or floor supports		X	Unable to verify	
Improper Foundation		X	Damage to beams due to exposure to the elements	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Unable to verify	
Lack of electrical lighting	X			
Hot and Cold Water		X		
Lack of or Improper Kitchen		X	Unable to verify	
Lack of or Improper bathroom		X	Unable to verify	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

Inspection Checklist

Date: 08/12/2026

Location: 521 S Juanita

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Damage to shingles, sections of decking exposed, portions of roof missing.	
Improper Walls, partitions or other vertical supports		X	Evidence of damage to wall supports	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X		Building secure but vacant	
Lack of required rails, stairs, steps and/or balconies		X	Porch damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged	
Hazardous wiring		X	Unable to verify	
Hazardous plumbing		X	Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Roof Damage leaves evidence of damage to ceilings	
Improper Flooring or floor supports		X	Unable to verify	
Improper Foundation		X	Damage to beams due to exposure to the elements	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Unable to verify	
Lack of electrical lighting		X	No Electrical	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water or power	
Lack of or Improper bathroom		X	No water or power	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

Inspection Checklist

Date: 08/12/2026

Inspector:
Location: 802 S Benavides

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Damage to shingles and roof deflection	
Improper Walls, partitions or other vertical supports		X	Evidence of damage to wall supports	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X		Building secure but vacant	
Lack of required rails, stairs, steps and/or balconies		X	Porch damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged in some areas	
Hazardous wiring		X	Unable to verify	
Hazardous plumbing		X	Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Roof Damage leaves evidence of damage to ceilings	
Improper Flooring or floor supports		X	Unable to verify	
Improper Foundation		X	Evidence of foundation damage	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Unable to verify	
Lack of electrical lighting		X	No Electrical	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water or power	
Lack of or Improper bathroom		X	No water or power	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

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State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

Inspection Checklist

Date: 08/12/2026

Location: 604 S Virginia

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Evidence of damage to wall supports	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Damaged Windows and door open	
Lack of required rails, stairs, steps and/or balconies		X	Porch damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged in some areas	
Hazardous wiring		X	Unable to verify	
Hazardous plumbing		X	Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Roof Damage leaves evidence of damage to ceilings	
Improper Flooring or floor supports		X	Unable to verify	
Improper Foundation		X	Evidence of foundation damage	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Unable to verify	
Lack of electrical lighting	X			
Hot and Cold Water	X			
Lack of or Improper Kitchen	X			
Lack of or Improper bathroom	X			
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).