



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, August 20, 2025 at 3:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### **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 20, 2025 beginning at 3:30p.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]

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Building and Standards Commission

Time: Aug 20, 2025 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82985630293?pwd=ZTKiXmimE3tc4ewNM2oBNC7TqW6bbs.1>

Meeting ID: 829 8563 0293

Passcode: 863929

One tap mobile

+13462487799,,82985630293#,,,,\*863929# US (Houston)

Join instructions

<https://us02web.zoom.us/join/82985630293/invitations?signature=mBCpz8Ewc7Z7iUAVkIwlLWGuyGZmPB6Etp4TXDPL5w>

#### **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** - *Commission will consider/discuss the following items and take any action deemed necessary*

1. Commission shall discuss the number of members on the panel
  
2. Appoint Chairperson, Vice-Chairperson and Secretary and duties thereof  
Luis De La Garza  
Annette Alonzo  
Weston Burris  
Larry Nichols  
Steve Marwitz  
Ken Barr  
Billy McAfee  
Jeff Downs  
Thomas Garbe
  
3. Establish rules of order
  
4. 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:
  - a.) Lot 7, Block 46, Original Townsite (306 West Martin Luther King)
  - b.) Lot 2, Block A, Ezzell Revised (1713 Palm)
  - c.) 1507 Burkedale (BURKESHIRE (PORT LAVACA), BLOCK 1, LOT 31)
  - d.) 502 S Guadalupe (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 4, LOT 7,8,9,10)
  - e.) 201 S LaSalle (SOUTH PARK (PORT LAVACA), BLOCK 8, LOT 5)
  
5. 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 August 20, 2025.
  - a.) Lot 7, Block 46, Original Townsite (306 West Martin Luther King)
  - b.) Lot 2, Block A, Ezzell Revised (1713 Palm)
  - c.) 1507 Burkedale (BURKESHIRE (PORT LAVACA), BLOCK 1, LOT 31)
  - d.) 502 S Guadalupe (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 4, LOT 7,8,9,10)
  - e.) 201 S LaSalle (SOUTH PARK (PORT LAVACA), BLOCK 8, LOT 5)

**ADJOURN****CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Building and Standards Commission of The City of Port Lavaca, scheduled for **Wednesday August 20, 2025**, beginning at 3:30p.m., was posted at city hall, easily accessible to the public, as of **5:00p.m., Friday, August 15, 2025**.

\_\_\_\_\_/S/ Derrick Smith\_\_\_\_\_

**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.

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# COMMUNICATION

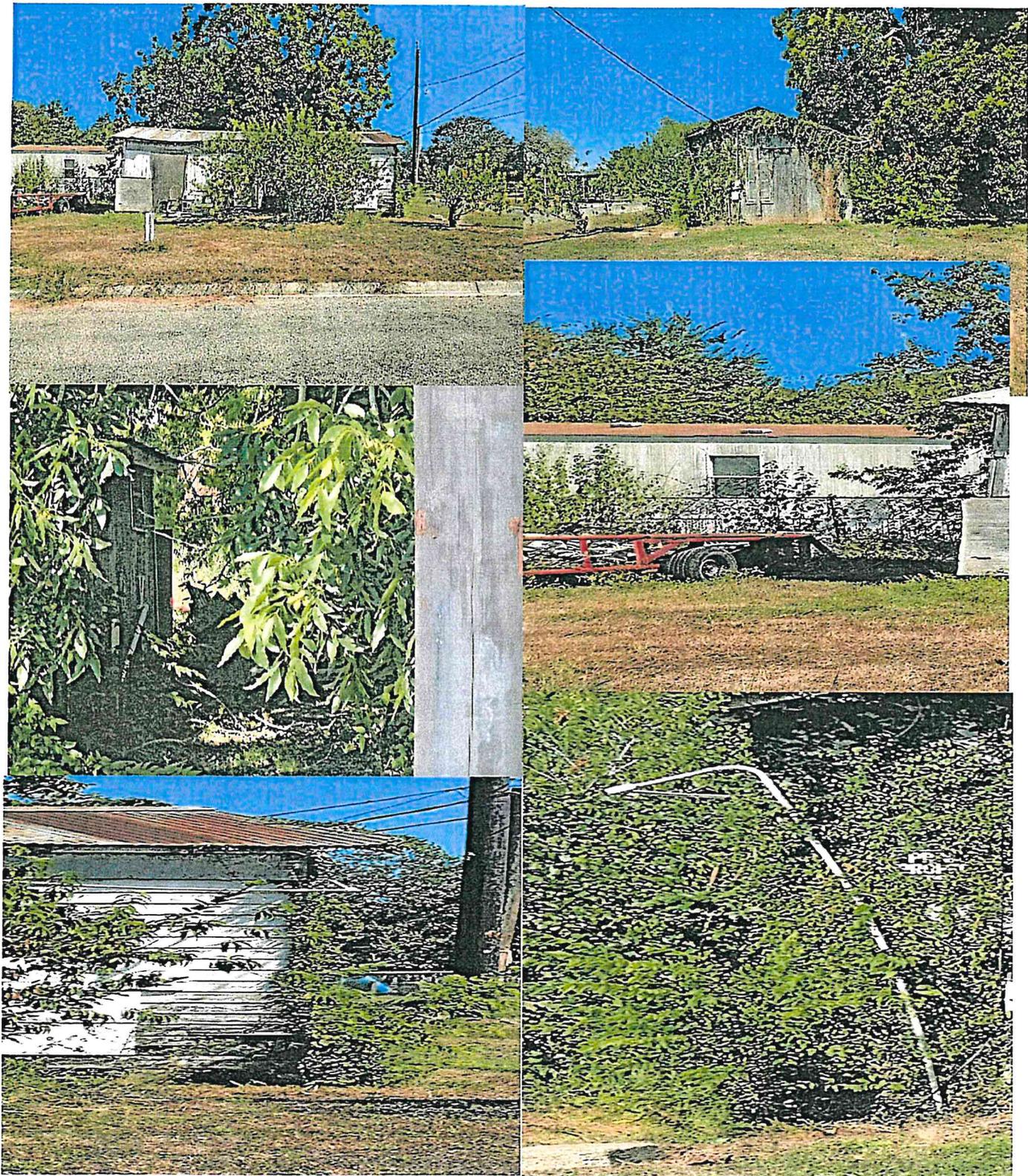
**SUBJECT:** Conduct Public Hearing in accordance with the City of Port Lavaca Code of Ordinances, Chapter 12 Buildings and Building Regulations, Article IV - Substandard Buildings, Section 12-291 - Notice (a) and (b), for the following properties listed:

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## **INFORMATION:**

- a.) Lot 7, Block 46, Original Townsite (306 West Martin Luther King)
- b.) Lot 2, Block A, Ezzell Revised (1713 Palm)
- c.) 1507 Burkedale (BURKESHIRE (PORT LAVACA), BLOCK 1, LOT 31)
- d.) 502 S Guadelupe (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 4, LOT 7,8,9,10)
- e.) 201 S LaSalle (SOUTH PARK (PORT LAVACA), BLOCK 8, LOT 5)

# 306 W MLK Pictures



## 306 W MLK Details

- This property has been to council twice the first time on 04/08/2024 and the second on 08/12/2024.
- The City Council ordered the property owner to obtain a necessary building permits and bring the building into code compliance by the owner on or before February 12<sup>th</sup> 2025 by 11:59 Pm.
- A permit was applied for on 10/03/2024 however the necessary submittals where never turned in nor was the permit paid for.
- Nothing has changed on this property since late November of 2024.

### Inspection Checklist

Date:08/18/2025

Location:306 W MLK

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Poor Condition and rusty	
Improper Walls, partitions or other vertical supports		X	Bottom of building in poor condition	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Wall coverings mismatched and improperly aligned	
Hazardous wiring		X	Wiring on outside of building out of compliance	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Accumulations on property	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage or disposal	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Walls in disrepair	
Improper Flooring or floor supports		X	Flooring supports in disrepair	
Improper Foundation	X			
Vermin/Insects		X	Evidence of insect damage	
Dampness of habitable space	X			
Lack of electrical lighting	X			
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No Water	
Lack of or Improper bathroom		X	No Water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Tripping hazards on property	

*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).*

9.8.23

# 1713 Palm Dr. Pictures



## 1713 Palm Dr. Details

- This property was shown to council on 9/16/2024. The result being the owner was given a six-month period to bring forward a plan.
- I received an email from the owner on 9/16/2024 with intentions of selling or fixing the property. I was in touch with the property owner off and on for roughly 8 months however the property has been broken into even more and I have not heard from them in 4 or so months.
- The property has also yet to be secured.
- Staff recommends the property owner be given 30 Days to bring this property into compliance or the city will proceed with demolition and place a lien on the property.

### Inspection Checklist

Date:08/18/2025

Location:1713 Palm St

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Holes in roof shingles heavily deteriorated.	
Improper Walls, partitions or other vertical supports		X	Exterior and interior walls in severe state of deterioration	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Windows and doors broken entire home unsecured	
Lack of required rails, stairs, steps and/or balconies		N/A		
Lack of or improper exterior wall coverings		X	Exterior wall coverings deteriorated	
Hazardous wiring		X	Wiring damaged	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment		N/A		
Sanitation:		X	Trash and rotten food on interior	
Lack of or improper connection to required sewage disposal		N/A		
Lack of or improper garbage and rubbish storage		X	No trash or rubbish storage on property. Trash and rubbish strewn across floor.	
Standing or stagnant water		N/A		
Improper Drainage		N/A		
Improper Occupancy		N/A		
Inadequate exits		N/A		
Improper Fireplace or Chimney		N/A		

Improper Ceiling or Ceiling supports		X	The ceiling is falling in in several locations.	
Improper Flooring or floor supports		X	The floor is giving way in several locations.	
Improper Foundation		N/A		
Vermin/Insects		X	The city has had to abate Bees in the walls previously	
Dampness of habitable space		X	Due to the unsecured nature and the deteriorated roof the interior of the home is damp and water damaged.	
Lack of electrical lighting		X	No Electrics	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water and no electric.	
Lack of or Improper bathroom		X	No hot or cold water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Uneven ground and debris.	

*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).*

9.8.23

# 1507 Burkedale Pictures



## 1507 Burkedale Details

- The letter was sent around may of 2025.
- The property owner spoke with me and let me know the property was in the process of being sold they did secure the building but nothing has progressed since.
- We haven't had any communication with the property owner since.

### Inspection Checklist

Date: 08/18/2025

Inspector:

Location: 1507 Burkedale

Bradley shaffer

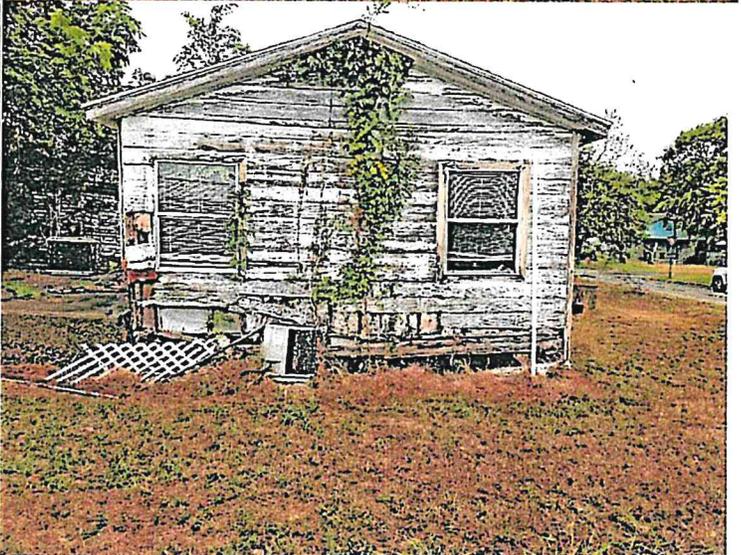
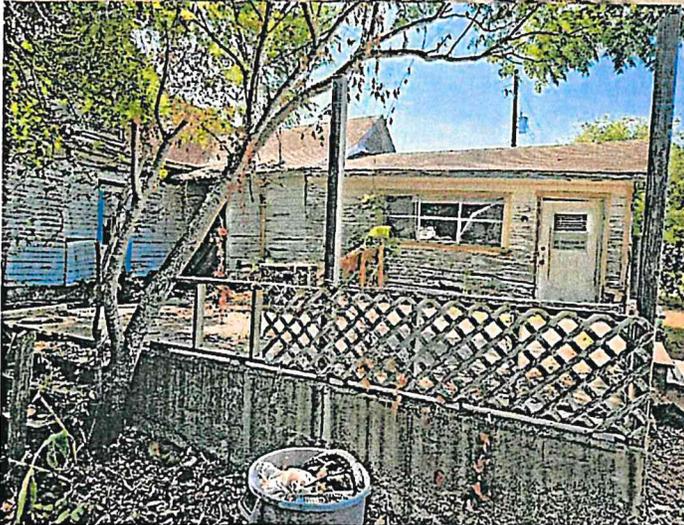
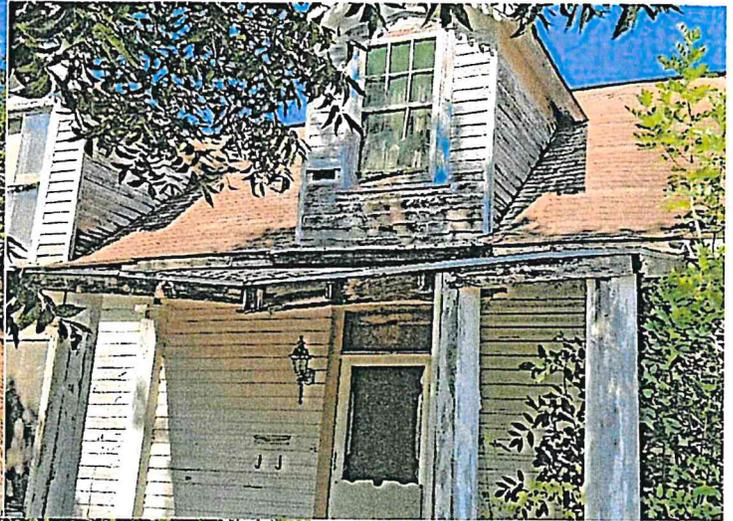
	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof damaged	
Improper Walls, partitions or other vertical supports		X	Some exterior walls have fallen off concrete pad	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X		Building was secured at cities request previously	
Lack of required rails, stairs, steps and/or balconies		N/A		
Lack of or improper exterior wall coverings		X	Exterior wall coverings in varying states of decay	
Hazardous wiring		X	Service drop in rear of house being pulled down by brush and trees	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property maintained but accumulations of junk in back yard	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage			No storage for rubbish	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Exterior walls deteriorated	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation			Unable to verify	
Vermin/Insects		X	Insect damage obvious	
Dampness of habitable space		X	Parts of	
Lack of electrical lighting		X	No electrics	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water or electrics	
Lack of or Improper bathroom		X	No water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Limbs and holes on property.	

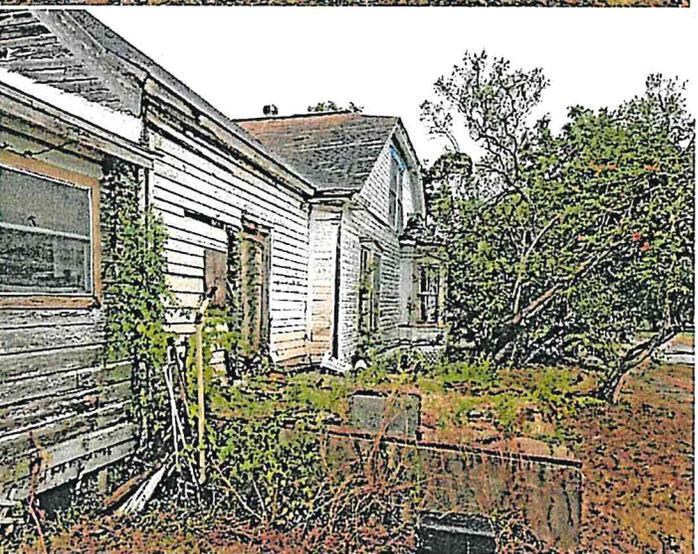
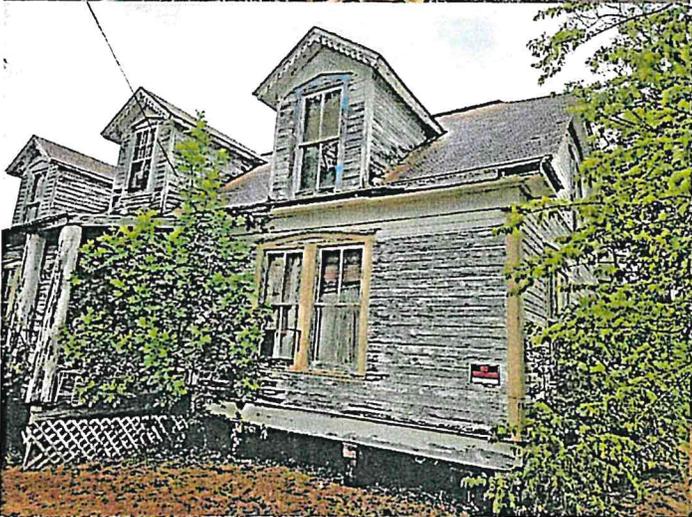
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9.8.23

# 502 S Guadalupe Pictures



# 502 S Guadalupe Pictures Cont.



## 502 S Guadalupe St

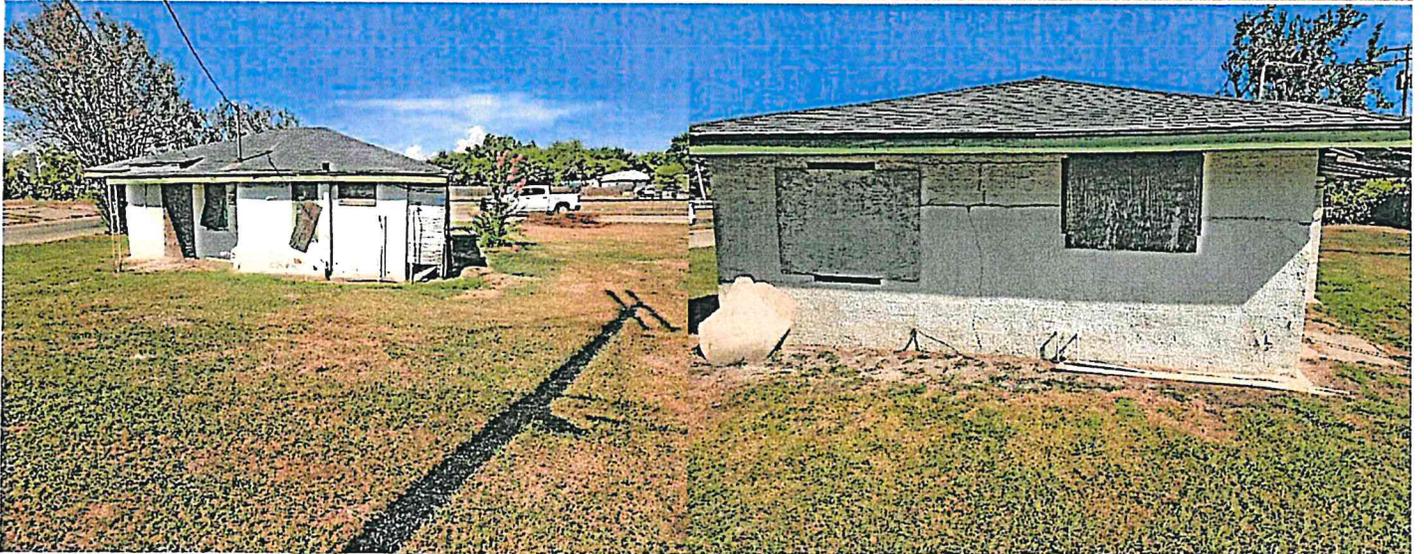
- The property owner has been sent letters regarding building conditions in December of 2024 and in March of 2025.
- The city has had to maintain this property regularly, the property owner has been sent several letters regarding this and has not responded.
- We have had no contact with this owner

<u>Inspection Checklist</u>				
Date:08/18/2025		Inspector:		
Location:502 S Guadalupe		Bradley Shaffer		
	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof in extreme levels of disrepair	
Improper Walls, partitions or other vertical supports		X	The walls are in varying states of decay	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Window broken and doors not secured	
Lack of required rails, stairs, steps and/or balconies		X	No balconies or railings	
Lack of or improper exterior wall coverings		X	Wall coverings missing or damaged	
Hazardous wiring		X	Damaged exterior wiring	
Hazardous plumbing		X	Plumbing damaged on exterior	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Trash and rubbish on property	
Lack of or improper connection to required sewage disposal		X	Exterior sewer lines damaged	
Lack of or improper garbage and rubbish storage		X	No proper rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Walls damaged	
Improper Flooring or floor supports		X	Floor supports damaged	
Improper Foundation		X	Foundation giving out in various locations	
Vermin/Insects		X	Insect damage obvious	
Dampness of habitable space		X	Roof is damaged allowing water into home	
Lack of electrical lighting		X	No Electrics	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No Water or Electrics	
Lack of or Improper bathroom		X	No water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trees and debris on property	

*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).

# 201 LaSalle Pictures



## 201 LaSalle Details

- Letters were sent to the property owner in regard to the building's conditions and the improper drainage on this property. The substandard building intent letter was sent approximately 7 months ago and the drainage letter was sent at the beginning of July.
- I had a meeting with the property owner on the property shortly after the drainage letter was sent and she informed me she and her husband wanted to fix the property and I told her to contact me with more information.
- I have had no further contact with the property owner.

### Inspection Checklist

Date: 08/18/2025Location: 201 LaSalle

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	The walls are cracked	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X	X	Mostly secured however there are gaps large enough for animals or small children to enter	
Lack of required rails, stairs, steps and/or balconies		N/A		
Lack of or improper exterior wall coverings	X			
Hazardous wiring		X	Exterior wiring damaged	
Hazardous plumbing		X	Exterior plumbing damaged	
Hazardous mechanical equipment			Unable verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal		X	Exterior plumbing damaged	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage		X	The property back drains onto the neighbor's property	
Improper Occupancy	X			
Inadequate exits	X			

Improper Fireplace or Chimney	X			
Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports		X	There is no floor in the property	
Improper Foundation			Unable to verify	
Vermin/Insects	X			
Dampness of habitable space		X	Property drains into house as well	
Lack of electrical lighting		X	No Electrics	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water	
Lack of or Improper bathroom		X	No water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	The property has holes and excavations	

*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).*