



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, April 15, 2026 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, April 15, 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]

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

Topic: Building & Standards Meeting

Time: Apr 15, 2026 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82122329186?pwd=VfXTmg0E4G9auu6IcCFUu58KL21xU7.1>

Meeting ID: 821 2232 9186

Passcode: 623505

One tap mobile

+13462487799,,82122329186#,,,\*623505# US (Houston)

Join instructions

<https://us02web.zoom.us/join/82122329186/invitations?signature=p5Dpf-1qUhEIByOx11LYYV2e-3pULiCabrNznA8vos>

**ROLL CALL**

**CALL TO ORDER**

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

- 1. **Approval of Wednesday, March 18, 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 12-291, 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 April 15, 2026.:**
  - Case #168: A0035 MAXIMO SANCHEZ, TRACT PT 3 KITCHEN S/D, ACRES .5(1100 S Benavides)**
  - Case #169: A0035 MAXIMO SANCHEZ, TRACT PT 3 KITCHEN S/D, ACRES 1.01(1102 S Benavides)**
  - Case #170: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 74, LOT 2 (217 S Juanita)**
  - Case #171: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT 3(217 S Nueces)**
  - Case #172: RAYMOND GERYK (PORT LAVACA), BLOCK F, LOT 3 OF 1(511 N Benavides)**
  - Case #173: GEORGE & WILSON (PORT LAVACA), BLOCK 5, LOT 1, & PT OF ABND ALLEY(403 N Guadalupe)**
  - Case #174: KEY HALK (PORT LAVACA), LOT 17(544 Bay St)**
  - Case #175: KEY HALK (PORT LAVACA), LOT 11,12,13(522 Bay St)**
  - Case #176: KEY JORDAN (PORT LAVACA), LOT 29,30 (713 Private)**

**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).*

**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, April 15, 2026** beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m., **Wednesday, April 09, 2026.**

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**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 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 April 15, 2026.:

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## **INFORMATION:**

**Case #168:** A0035 MAXIMO SANCHEZ, TRACT PT 3 KITCHEN S/D, ACRES .5(1100 S Benavides)

**Case #169:** A0035 MAXIMO SANCHEZ, TRACT PT 3 KITCHEN S/D, ACRES 1.01(1102 S Benavides)

**Case #170:** PORT LAVACA ORIGINAL TOWNSITE, BLOCK 74, LOT 2 (217 S Juanita)

**Case #171:** PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT 3(217 S Nueces)

**Case #172:** RAYMOND GERYK (PORT LAVACA), BLOCK F, LOT 3 OF 1(511 N Benavides)

**Case #173:** GEORGE & WILSON (PORT LAVACA), BLOCK 5, LOT 1, & PT OF ABND ALLEY(403 N Guadalupe)

**Case #174:** KEY HALK (PORT LAVACA), LOT 17(544 Bay St)

**Case #175:** KEY HALK (PORT LAVACA), LOT 11,12,13(522 Bay St)

**Case #176:** KEY JORDAN (PORT LAVACA), LOT 29,30 (713 Private)

1100 S Benavides: Property owner is going to be handling demolition and already has a contractor ready.

217 S Nueces: Property owner will be pulling permits and working to bring the property into compliance.

403 N Guadalupe: Property owner is working on bringing the accessory structure into compliance.

522 Bay St: Property owner handled demolition already.

713 Private: Property owner has a surgical procedure this meeting Alan Tippett is getting with contractors to get this taken care.

**Inspection Checklist**Date: 04/10/2026

Inspector:

Location: 1102 S Benavides

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection, shingles missing	
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	portions of wall missing, building completely exposed	
Lack of required rails, stairs, steps and/or balconies		X	Stairs steps and porch damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged and missing	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property has junk and debris scattered 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	
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	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Roof and windows damaged allowing moisture into home	
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No 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).

# 1102 S Benavides Pictures



## 1102 S Benavides

We have had no contact from the property owner in regards to this address notices where sent out August of 2024 and December of 2024.

**Inspection Checklist**Date: 04/10/2026

Inspector:

Location: 217 S Juanita

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection and shingles missing	
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Building secured	
Lack of required rails, stairs, steps and/or balconies		X	Stairs and entries damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings missing on portions of home.	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Neighbors maintain 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	
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	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No 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).

217 S Juanita

Item 2.



## 217 S Juanita

All notices sent to this address come back as unable to forward or be delivered and have had no contact from property owners regarding this address.

## Inspection Checklist

Date: 04/10/2026

Inspector:

Location: 511 N Benavides

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Building secured	
Lack of required rails, stairs, steps and/or balconies		X	Stairs and entries damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings missing on portions of home.	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
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	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No 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).

# 511 N Benavides



## 511 N Benavides

Property owner intends to do a full Renovation.

## Inspection Checklist

Date: 04/10/2026Location: 544 Bay St

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X		Building secured	
Lack of required rails, stairs, steps and/or balconies		X	Stairs and entries damaged	
Lack of or improper exterior wall coverings	X			
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
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		
Improper Flooring or floor supports		X	Floor joists rotting
Improper Foundation		X	Beams rotting
Vermin/Insects		X	Possible damage from insects present
Dampness of habitable space	X		
Lack of electrical lighting		X	No electrical
Hot and Cold Water		X	No water
Lack of or Improper Kitchen		X	No 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).

544 Bay St

Item 2.



## 544 Bay Street Details

Property Owner works out of state called and talked to me roughly 4/7 and let me know he was willing to comply there are just difficulties with work.