



BUILDING AND STANDARDS COMMISSION

Wednesday, June 17, 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, June 17, 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: Jun 17, 2026 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83475252294?pwd=ALGX42M9FqKwioMGQuKfns4xfPFJy.1>

Meeting chat link

<https://us02web.zoom.us/jc/83475252294>

Meeting ID: 834 7525 2294

Passcode: 726240

One tap mobile

+13462487799,,83475252294#,,, *726240# US (Houston)

Join by SIP

• 83475252294@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/83475252294/invitations?signature=WLLMYUpuczPzI7NvvZHOljvIJvqKdQoK4BfkeGSFSA>

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, May 20, 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 June 17, 2026.:**
 - Case #185: BONORDEN (PORT LAVACA), BLOCK 6, LOT 7, ACRES .2296 (604 Knipling)**
 - Case #186: BONORDEN (PORT LAVACA), BLOCK 8, LOT PT OF 5, ACRES .1 (520 Ella)**
 - Case #187: RAYMOND GERYK (PORT LAVACA), BLOCK F, LOT 20 OF 2 (606 N San Antonio)**
 - Case #188: SHOFNER (PORT LAVACA), BLOCK D, LOT PT 1 (818 W Live Oak)**
 - Case #189: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT 10 (216 S Trinity)**
 - Case #190: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 24, LOT 1,2 (137 S Colorado)**
 - Case #191: BAYVIEW HEIGHTS (PORT LAVACA), LOT 21 (708 Parkview)**

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, June 17, 2026** beginning at 3:30 p.m. , was posted at city hall, easily accessible to the public, as of 5:00 p.m., **Thursday, June 11, 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 12-291, 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 June 17, 2026.:

INFORMATION:

Case #185: BONORDEN (PORT LAVACA), BLOCK 6, LOT 7, ACRES .2296 (604 Knipling)

Case #186: BONORDEN (PORT LAVACA), BLOCK 8, LOT PT OF 5, ACRES .1 (520 Ella)

Case #187: RAYMOND GERYK (PORT LAVACA), BLOCK F, LOT 20 OF 2 (606 N San Antonio)

Case #188: SHOFNER (PORT LAVACA), BLOCK D, LOT PT 1 (818 W Live Oak)

Case #189: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT 10 (216 S Trinity)

Case #190: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 24, LOT 1,2 (137 S Colorado)

Case #191: BAYVIEW HEIGHTS (PORT LAVACA), LOT 21 (708 Parkview)

Inspection Checklist

Date: 06/11/2026

Inspector:

Location: 520 Ella

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection and shingle damage present	
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			
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		Home is sinking	
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: 06/11/2026
Inspector:
Location: 606 N San Antonio

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection and shingle damage present	
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			
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 water or electrical	
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).



CITY OF

PORT LAVACA

CITY HALL

202 N. Virginia, Port Lavaca, Texas 77979-0105

Phone: (361)-552-9793 www.portlavaca.org**RESIDENTIAL PROPERTY MAINTENANCE INSPECTION CHECKLIST****INSPECTION SCOPE**

Per Port Lavaca City Ordinance Article III, Section 12-20, all residential structures shall be inspected for compliance with the 2021 International Property Maintenance Code (IPMC) every two years, upon occupancy of a new tenant, or in response to a complaint that alleged violation of the provisions of this article. The completed form will be provided following the inspection. All Life/Fire Safety items **MUST** pass inspection before occupancy is permitted. If any other items fail inspection, conditional/temporary occupancy may be permitted if the property is structurally sound and fit for habitation.

Inspections are normally completed in 30-45 minutes. The owner or owner's agent must be present at the inspection, no exceptions. Closets and cabinets may be opened. Heating and water heater system operations are checked. Furnishings will be moved only if needed to perform the inspection. Crawl spaces, attics and other confined spaces are not inspected. Concealed, internal or hidden deficiencies may not be observed. Roofing components are not inspected, except as visible from the exterior ground level.

This list is NOT intended to be a comprehensive list of all possible code violations. If you have questions, please contact the Development Services Department at (361)552-9793 ext. 241.

PROPERTY & INSPECTION INFORMATION

Owner/Agent Name:Edelmiro CastilloJosh Hamm				Address:818 W Live Oak			
Property Type: SF Detached ☒ Duplex/Townhome ☐ APT ☐ GH ☐				# Bedrooms:2		# Bathrooms:1	
Furnace: Gas ☐ Elec: ☒ Water Heater: Gas ☐ Elec ☒ Water: Public ☒ Private ☐ Sewer: Public ☒ Private ☐						Number of Tenants:5	

LIFE / FIRE SAFETY

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
304.18/702.3 WORKING DOOR LOCKS • Exterior doors lock/unlock from inside without a key; operate as designed	F	Front and side door	Repair Door Locks	F
309 PESTS • Interior, exterior and premises free from insect and rodent infestation	F	Whole interior	Remove pests	F
403.1 / 702.4 BEDROOM EGRESS • Each bedroom must have at least one window of required size	P			
603 FUEL BURNING EQUIPMENT (if present) • Maintained in good repair and safe condition • Properly installed and vented • 3 feet of unobstructed clearance	Na			
604.3 ELECTRICAL SYSTEM HAZARDS • No hazards to occupants or structure due to inadequate service; improper fusing, wiring, receptacles, fixtures or installation; damage or deterioration; overloaded circuits	F	No cover on main panel, improper fittings overloaded panel improper wiring methods	Bring Electrical systems into minimum required standards	F

702 MEANS OF EGRESS All interior locations have a continuous unobstructed path of travel to egress	P			Item 2.
704 WORKING SMOKE & CO DETECTORS Smoke: 1 on each floor, including basement and attic plus 1 in each bedroom plus 1 in each hallway outside bedrooms	F	No Smoke detector systems	Install proper smoke detection system	F

WINDOWS & EXTERIOR DOORS

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
304.13 - 304.18 EXTERIOR DOORS, WINDOWS & SKYLIGHTS • Open/close easily; windows stay open • Weather tight and properly sealed • Basement windows protected/shielded against rodent entry • No broken/cracked window glass • Screens installed where required and free from tears/holes	F	Windows cracked and damaged	Repair or replace Damaged windows	F

INTERIOR STRUCTURE

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
305.1 /305.2 STRUCTURE • No unsafe conditions • Walls and floors are structurally sound and in good repair • Structural members are sound and capable of supporting loads • Stairs and other walking surfaces are sound and in good repair	F	Floors walls and subfloors	Repair floors walls and subfloors in accordance with adopted IPMC	F
305.3 PAINT & WALLCOVERINGS • Painted surfaces are clean and sanitary • Walls, doors, ceilings and trim are free from peeling paint/wallpaper/coverings	F	Wall coverings damaged	Replace or repair damaged wallcoverings	F
305.4 FLOOR COVERINGS • Floor coverings present where required • Clean, sanitary and in good condition (no rips, missing tiles, etc.) with no exposed subflooring • Thresholds, trim work, etc. are properly installed and securely attached	F	Floor coverings in poor condition	Repair or replace damaged floor coverings	F
305.5/307 HANDRAILS & GUARDRAILS • Structurally sound, securely attached and in good repair • Railings present where required; height between 30 and 42 inches • Spindles are properly spaced	N/A			
305.3/305.6 INTERIOR DOORS • Clean, fully operable and in good repair • Well-fit and securely attached to jambs • Hardware properly installed and operating as designed	F	Damaged and semi functional	Repair or replace damaged interior doors	F
308 INTERIOR CONDITIONS • No accumulation of rubbish, garbage, appliances, etc. • Proper garbage disposal facilities/containers are present	F	Accumulations in and around home	Remove accumulations	F

PLUMBING, MECHANICAL & ELECTRICAL

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
501/502/503/504 GENERAL PLUMBING • Occupiable structures shall have facilities and fixtures per these sections • Fixtures are clean and sanitary • Free from clogs, leaks and defects • Fixtures are in working condition and pose no hazards to the health of occupants due to improper installation, deterioration or material defects	F	Leaking or non functional	Repair or replace leaky and dysfunctional plumbing and fixtures	F
505 WATER SYSTEM • Proper connection to a public supply or approved private water source • Fixtures have adequate discharge volume and pressure • Taps run with no drips; toilets flush • Water heater present, properly installed, and in good repair; heat water to 110° F • Water heater equipped with a working temperature/pressure relief valve and discharge pipe	F	Leaking and non functional fixtures	Replace or repair leaky non functioning fixtures and properly install water heater	F
506 SANITARY DRAINAGE SYSTEM • Proper connection to a public sewer system or approved private system • Stacks, vents, waste and sewer lines function properly without leaks or obstructions	F	Sewer line damaged	Repair or replace damaged sewer line	F
602 HEATING EQUIPMENT • All occupiable structures shall have approved heating equipment maintained in good working order • Must be capable of maintaining a constant indoor temperature of 68°F in all habitable rooms of dwellings and 65°F in occupiable work spaces	P			F
604 ELECTRICAL SYSTEM • Proper connection to an electrical system • Service provided per Electrical Code for applicable structure/occupancy type • Service panel and wiring in working condition with no hazards to the occupants or structure due to improper installation, deterioration or material defects	F	Improper instalation	Install proper electrical system in accordance with adopted Electrical codes	F
605 ELECTRICAL EQUIPMENT • Equipment, wiring, fixtures and appliances properly installed and in safe working condition • Proper globes/diffusers/covers on all light fixtures • Covers on outlets, switches and panel boxes • At least one outlet in bathrooms and two outlets in all other rooms • GFCI outlets required within 6 feet of interior water sources and exterior locations • Light fixtures present in all halls, stairways, laundry rooms and furnace rooms • Working exhaust fan <u>OR</u> window in each bathroom	F	Improper installation	Repair interior and exterior electrical equipment in accordance with adopted codes	F

EXTERIOR PROPERTY & STRUCTURES

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
302/306/308 EXTERIOR CONDITIONS - Premises clean, safe, sanitary, structurally sound and in good repair - No accumulation of rubbish, garbage, junk, appliances or inoperable vehicles - Free of rodent harborage - Accessory structures, fences and pavement are structurally sound and in good repair - No graffiti or similar defacement	F	Accumulations on property	Remove accumulations	F
303 POOLS, SPAS & HOT TUBS - Clean, sanitary and in good repair 48-inch tall barrier with a self-latching and self-closing gate; maintained in good repair				
304.1-304.6/306 WALLS & FOUNDATION - Walls are structurally sound and in good repair - Siding and surfaces are free of decay, damage, peeling paint, deterioration, cracks, rust and corrosion - Address numbers at least 4 inches tall are clearly visible from street - Structural members are capable of carrying adequate loads - Foundation is structurally sound, in good repair and free of open cracks	F	Walls separating from foundation	Repair separating walls	F
304.7/304.9/304.11 ROOF & CHIMNEY - Roof, flashing, drains, gutters, overhangs and chimneys are structurally sound and in good repair - Roof and flashing are watertight - Drains, gutters and downspouts are unobstructed and discharge properly - Chimneys are appropriately capped and function properly	P			
304.10/304.12/304.19/307 DECKS, PORCHES, STAIRS, RAILINGS, GATES - Structurally sound, securely attached and in good repair - Properly anchored and capable of carrying adequate loads - Railings present where required; height between 30 and 42 inches - Spindles are properly spaced - Gates and latches work properly	F	Porch covering leaning	Repair porch coverings	F

OTHER CODE COMPLIANCE ITEMS

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail

INSPECTOR CERTIFICATION

Inspection Date:03/03/2026

Inspection Time:2:00PM

Inspector Name & Title: Bradley Shaffer Code Enforcement Officer

Inspection Status:Fail

- ☐ Pass. All Life/Fire Safety items passed inspection and the property complies with IPMC requirements.
- ☐ Partial Pass. All Life/Fire Safety items passed inspection, but other IPMC deficiencies were noted. A Conditional Certificate of Compliance may be issued if the inspector deems the property structurally sound and fit for habitation. Deficiencies not corrected within _____ days may be subject to enforcement action, which may include fines of \$50 per day, not to exceed \$1000.
- ☒ Fail. At least one Life/Fire Safety item failed inspection or the structure has been deemed unfit for habitation. No Pass Certificate of Compliance will be issued until noted deficiencies are corrected.

Next Annual Inspection Due Date:04/03/2026

Bradley Shaffer

 Inspector Signature

Re-Inspection Date:04/03/2026

Not Applicable ☐

Inspector Name & Title:

Reinspection Fee Paid _____

 Re-Inspection Status:
 See definitions above.
Pass ☐Partial Pass ☐Fail ☒

Bradley Shaffer

 Inspector Signature

All required repairs or alterations shall be done in accordance with current Building Codes. Repairs/alterations may require the issuance of building permits or other necessary approvals.

Inspection Checklist

Date: 06/11/2026

Location: 137 S Colorado

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	Nearly all windows in structure are broken and rear doors are missing	
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		Damaged plumbing outside	
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	Extensive Ceiling damage	
Improper Flooring or floor supports		X	Interior flooring missing	
Improper Foundation		X		
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Reports of leaks from roof	
Lack of electrical lighting		X	No interior fixture	
Hot and Cold Water		X	No interior plumbing	
Lack of or Improper Kitchen		X	No Water or Electrical	
Lack of or Improper bathroom		X	No interior plumbing	
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: 06/11/2026

Inspector:
Location: 708 Parkview

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection and shingle damage as well as holes in the roof	
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	Property is unkempt	
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	Flooring is collapsing in home	
Improper Foundation		X	Foundation is unable to hold flooring up in many portions of home	
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 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).

