



BUILDING AND STANDARDS COMMISSION

Wednesday, September 17, 2025 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, September 17th, 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]

The meeting will also be available via the video conferencing application “ZOOM”.

Join Zoom Meeting

<https://us02web.zoom.us/j/82186769944?pwd=0ZMzBpYSXRhGlbJoLekXYYzma4bQNp.1>

Meeting ID: 821 8676 9944

Passcode: 175382

One tap mobile

+13462487799,,82186769944#,,,,*175382# US (Houston)

Join instructions

<https://us02web.zoom.us/join/82186769944/invitations?signature=Ap49AafafKBJKcD9FfVbh8kqCMefC7JF-3B-7AVCcOM>

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 - Board will consider/discuss the following items and take any action deemed necessary

1. **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.) **1309 Tilley(BONORDEN (PORT LAVACA), BLOCK 3, LOT 50' OF 6B, ACRES .11)**
 - b.) **1607 Oren (CALHOUN (PORT LAVACA), LOT 40, & PT OF ABND ALLEY)**
 - c.) **240 Lowery (DESHAZOR PARK (PORT LAVACA), BLOCK I, LOT 1)**
 - d.) **101 Bauer (DESHAZOR PARK (PORT LAVACA), BLOCK K, LOT 16, SE PT OF 17)**
 - e.) **511 Knipling(BONORDEN (PORT LAVACA), BLOCK 9, LOT 6A & 6B, ACRES .4592)**
 - f.) **217 W. Wilson(YANCEY (PORT LAVACA), BLOCK 3, LOT 10,11,12, & PT OF ABND ALLEY)**
 - g.) **323 N. Colorado(GEORGE & WILSON (PORT LAVACA), BLOCK 3, LOT 5,6, & PT OF ABND ALLEY)**
 - h.) **321 N. Guadalupe(GEORGE & WILSON (PORT LAVACA), BLOCK 2, LOT 5, 6, & PT OF ABND ALLEY)**

2. **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 September 17th, 2025.**
 - a.) **1309 Tilley(BONORDEN (PORT LAVACA), BLOCK 3, LOT 50' OF 6B, ACRES .11)**
 - b.) **1607 Oren (CALHOUN (PORT LAVACA), LOT 40, & PT OF ABND ALLEY)**
 - c.) **240 Lowery (DESHAZOR PARK (PORT LAVACA), BLOCK I, LOT 1)**
 - d.) **101 Bauer (DESHAZOR PARK (PORT LAVACA), BLOCK K, LOT 16, SE PT OF 17)**
 - e.) **511 Knipling(BONORDEN (PORT LAVACA), BLOCK 9, LOT 6A & 6B, ACRES .4592)**
 - f.) **217 W. Wilson(YANCEY (PORT LAVACA), BLOCK 3, LOT 10,11,12, & PT OF ABND ALLEY)**
 - g.) **323 N. Colorado(GEORGE & WILSON (PORT LAVACA), BLOCK 3, LOT 5,6, & PT OF ABND ALLEY)**
 - h.) **321 N. Guadalupe(GEORGE & WILSON (PORT LAVACA), BLOCK 2, LOT 5, 6, & PT OF ABND ALLEY)**

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, September 17th, 2025**, beginning at **3:30p.m.**, was posted at city hall, easily accessible to the public, as of **4p.m., Wednesday, September 11th, 2025**.

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.

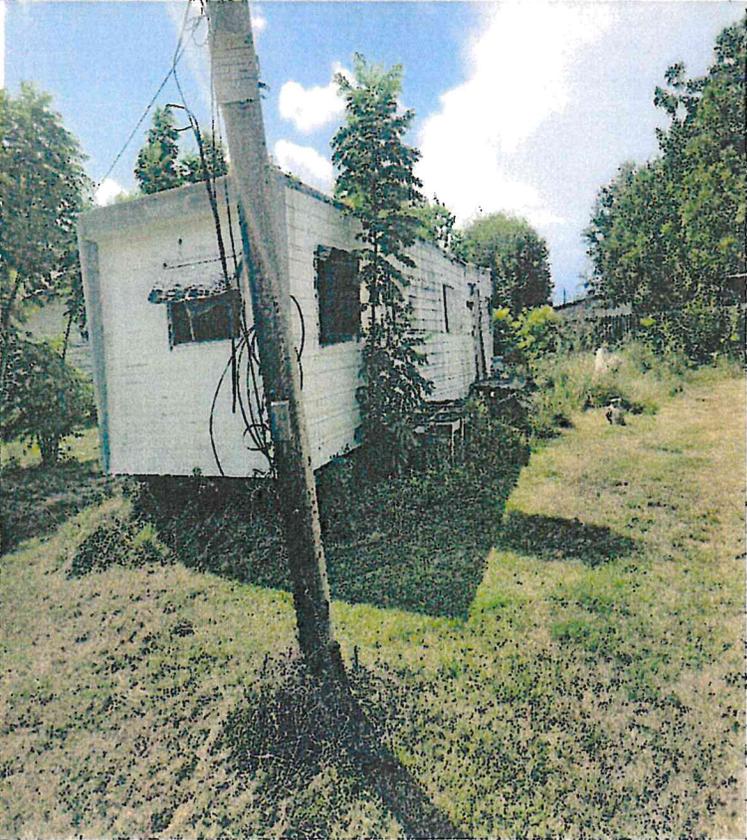
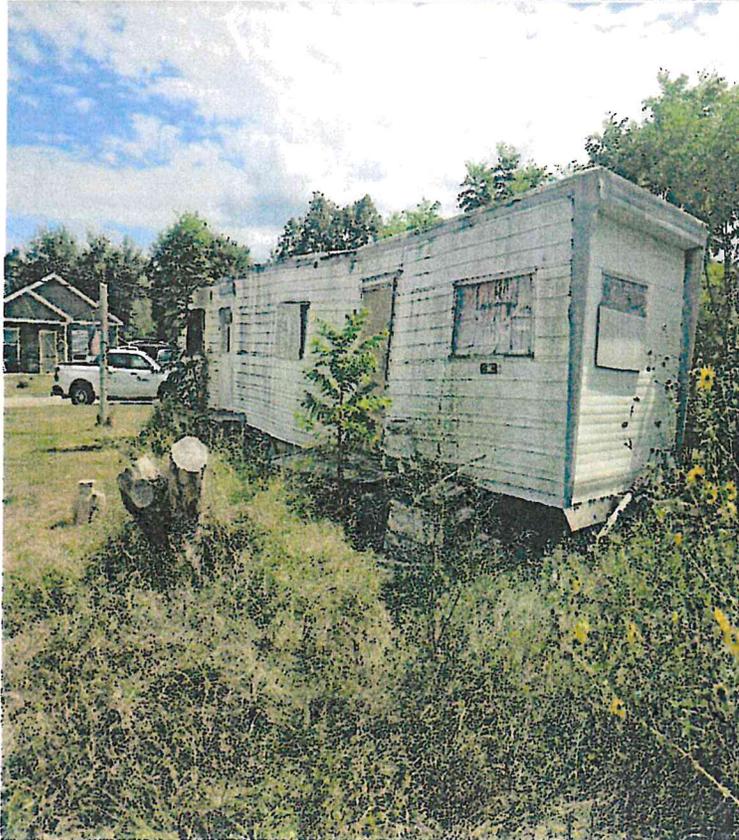
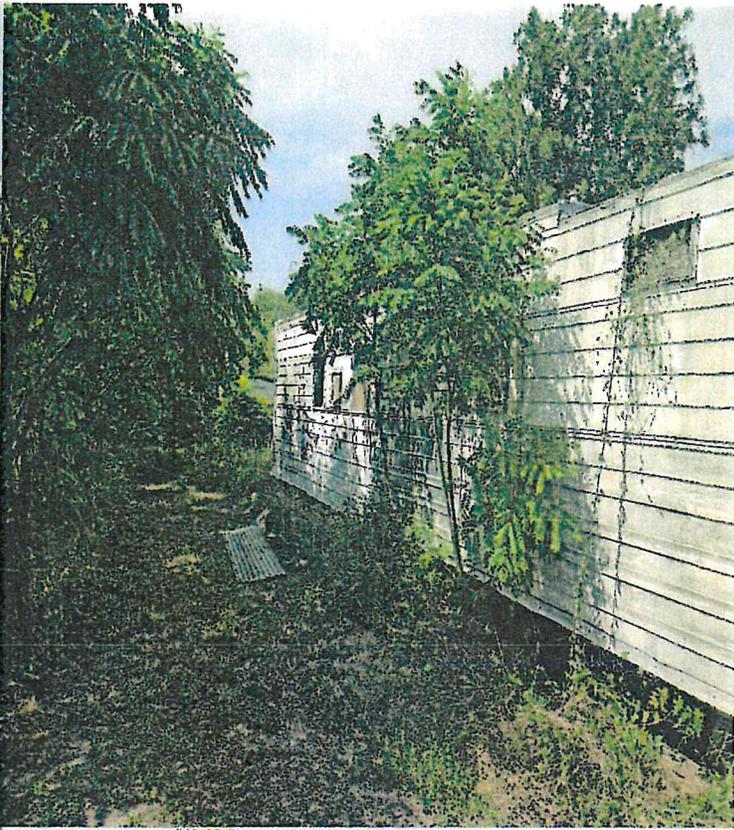
COMMUNICATION

SUBJECT: Conduct 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:

INFORMATION:

- a.) 1309 Tilley(BONORDEN (PORT LAVACA), BLOCK 3, LOT 50' OF 6B, ACRES .11)**
- b.) 1607 Oren (CALHOUN (PORT LAVACA), LOT 40, & PT OF ABND ALLEY)**
- c.) 240 Lowery (DESHAZOR PARK (PORT LAVACA), BLOCK I, LOT 1)**
- d.) 101 Bauer (DESHAZOR PARK (PORT LAVACA), BLOCK K, LOT 16, SE PT OF 17)**
- e.) 511 Knipling(BONORDEN (PORT LAVACA), BLOCK 9, LOT 6A & 6B, ACRES .4592)**
- f.) 217 W. Wilson(YANCEY (PORT LAVACA), BLOCK 3, LOT 10,11,12, & PT OF ABND ALLEY)**
- g.) 323 N. Colorado(GEORGE & WILSON (PORT LAVACA), BLOCK 3, LOT 5,6, & PT OF ABND ALLEY)**
- h.) 321 N. Guadalupe(GEORGE & WILSON (PORT LAVACA), BLOCK 2, LOT 5, 6, & PT OF ABND ALLEY)**

1309.5 Tilley Pictures



Inspection Checklist

Date: 09/15/2025

Inspector:

Location: 1309.5 Tilley

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has severe deflection	
Improper Walls, partitions or other vertical supports		X	Walls separating from trailer	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Windows broken	
Lack of required rails, stairs, steps and/or balconies		X	Required stairs and balcony damaged or missing	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged	
Hazardous wiring			Unable to verify	
Hazardous plumbing			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	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

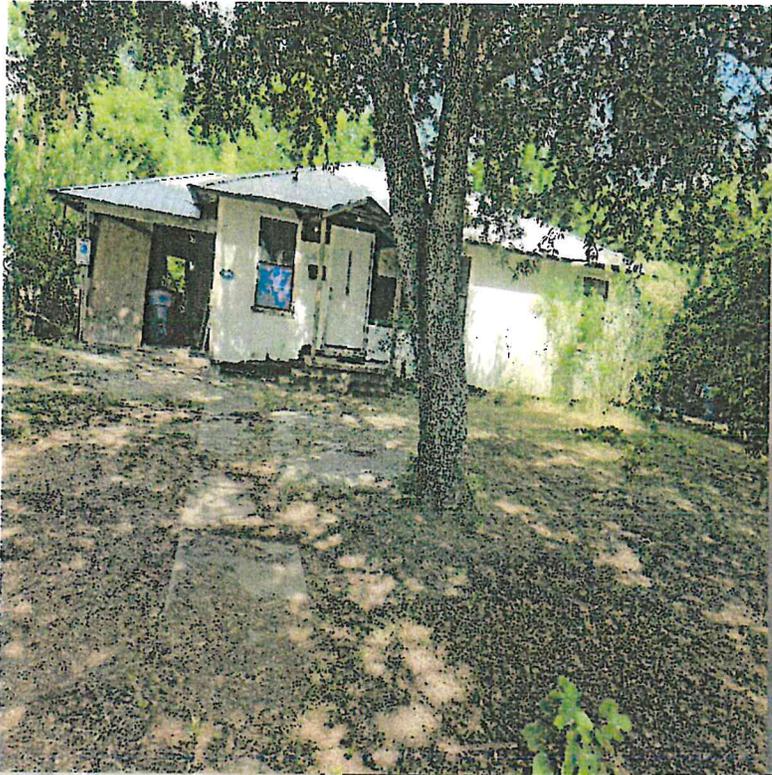
Improper Ceiling or Ceiling supports		X	Ceiling giving out	
Improper Flooring or floor supports	X	X	Missing floor coverings	
Improper Foundation		X	Trailer no longer level indicates foundation damaged	
Vermin/Insects			Unable to verify	
Dampness of habitable space			Unable to verify	
Lack of electrical 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			

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).

1309.5 Tilley Details

- A letter was sent out to this property owner on 10/07/2024 alongside a high grass and weeds notice.
- The property has been maintained regularly
- I spoke with the property owner on 09/16/2025 she informed me she was getting bids for demolition to get this property abated she has been keeping in touch with me regularly since receiving the public hearing notice
- Staff recommends giving the owner 180 days to bring the property into compliance or demolish or the city will demolish and place a lien on the property

240 Lowery Pictures



Inspection Checklist

Date: 09/15/2025

Inspector:

Location: 240 Lowery

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Portions of the roof has holes	
Improper Walls, partitions or other vertical supports		X	Exterior walls water and insect damaged	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Side door open	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Exterior wall coverings have evidence of insect and water damage	
Hazardous wiring		X	Interior wiring damaged	
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			
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	Portions of ceiling missing	
Improper Flooring or floor supports		X	Portions of floor coverings missing or damaged	
Improper Foundation	X			
Vermin/Insects		X	Possible insect or water damage	
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 water or electric	
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 and accumulations on property	

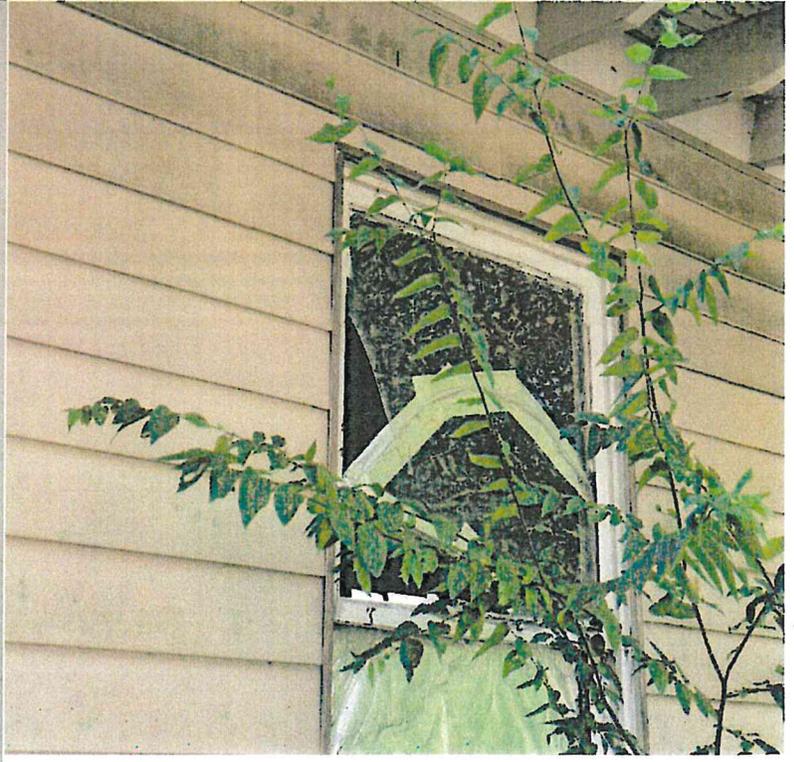
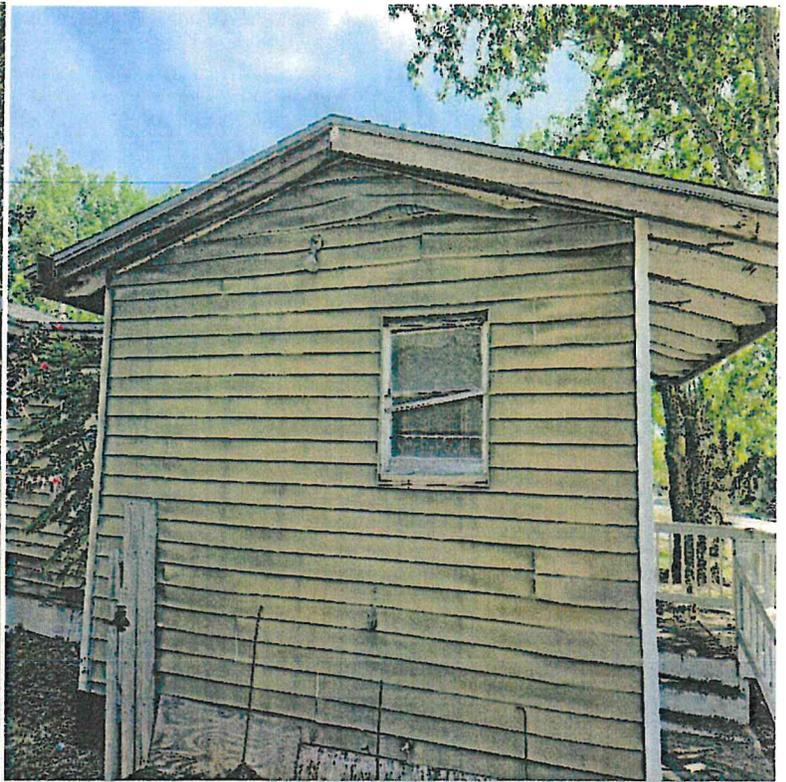
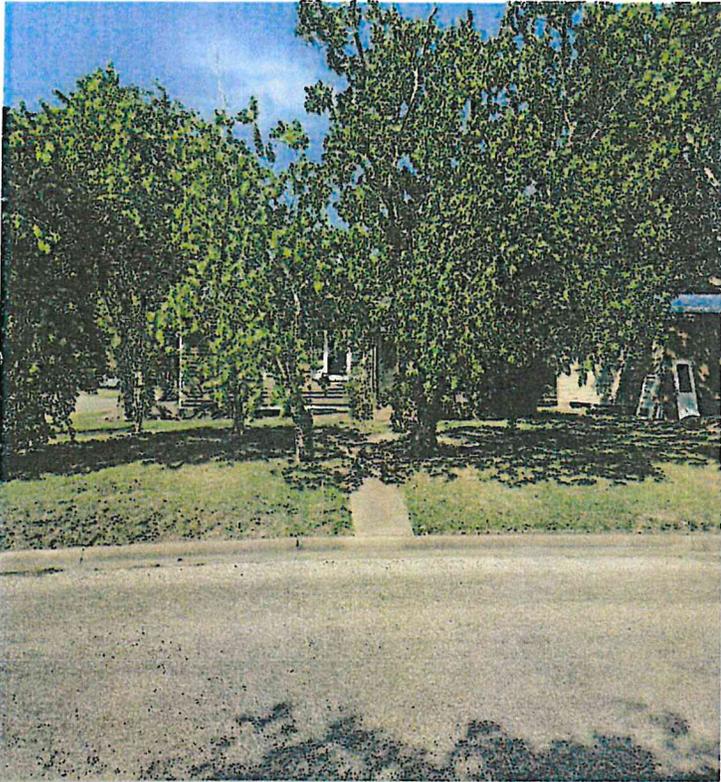
This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

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

240 Lowery Details

- Letters were sent to this property owner on 11/13/2024 I never received a response from the owner.
- I have sent letters regarding grass in the past however the owner maintains the front portion of the property.
- I have received numerous complaints in regard to this property.

101 Bauer Pictures



Inspection Checklist

Date: 09/15/2025

Inspector:

Location: 101 Bauer

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports	X			
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Windows broken in several places	
Lack of required rails, stairs, steps and/or balconies		X	Stairs at front door sinking and broken	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing		X	No properly installed bathroom	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Open and spilling oil containers in backyard	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage improperly stored open oil containers in back yard	
Standing or stagnant water		X	Five gallon buckets of stagnant water and oil	
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

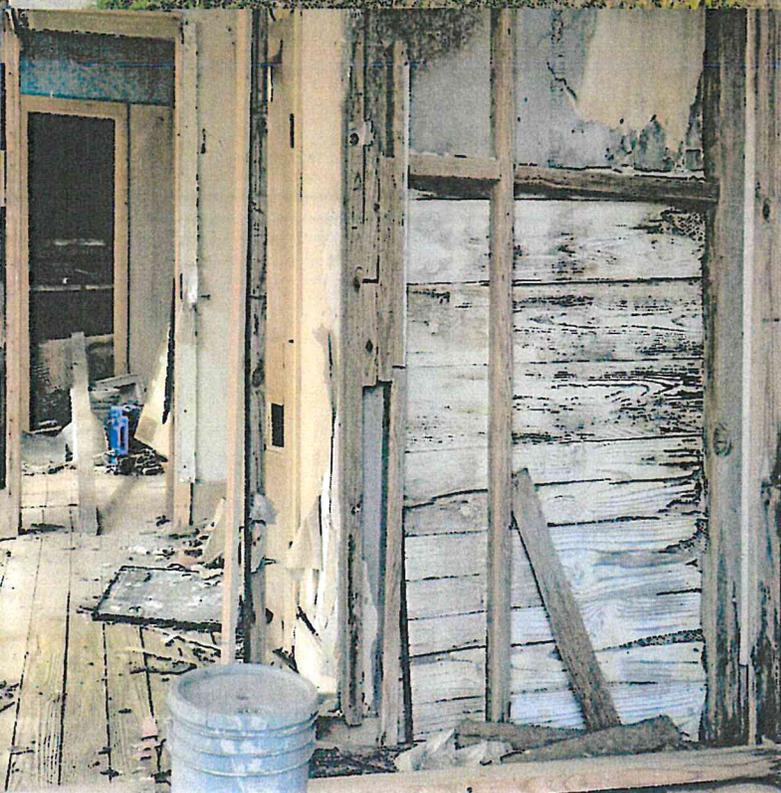
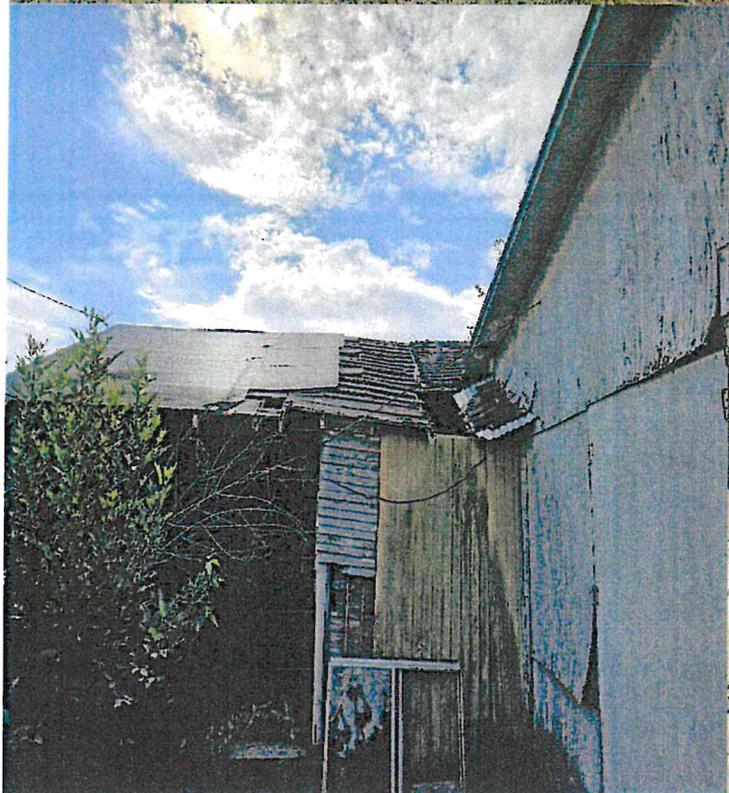
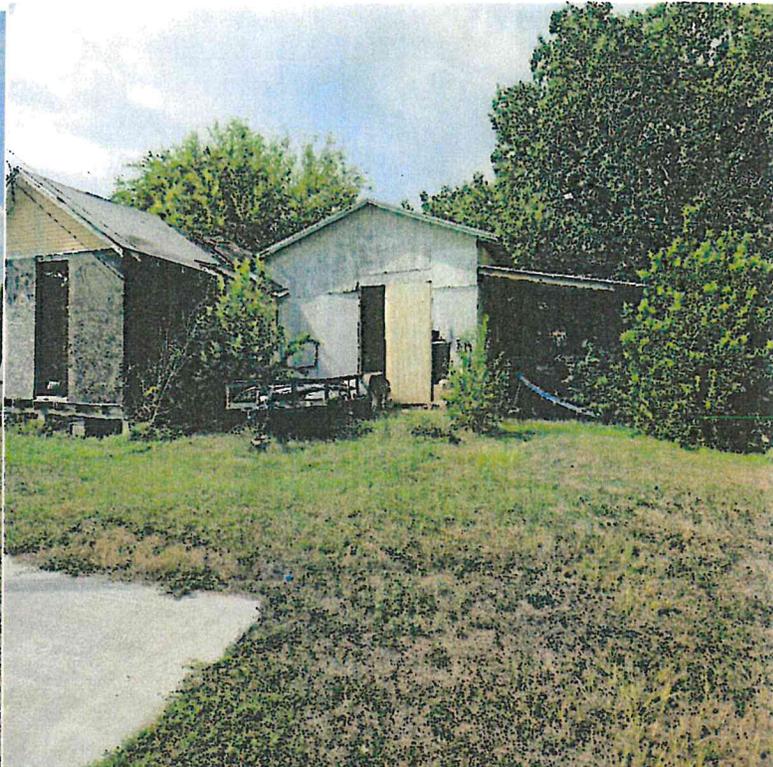
Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports		X	Floor coverings missing or damaged	
Improper Foundation	X			
Vermin/Insects		X	Evidence of rodents and vermin	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other 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).

101 Bauer Details

- This property was originally sent a letter regarding the buildings substandard condition on 10/15/2024 to the then owners 1507 California LLC out of Houston no response was ever given nor improvements made.
- The City had to mow and maintain the yard regularly until roughly the 6th month of 2025.
- A new owner came in at the beginning of September to speak with me he is going to be bringing the entire property into compliance to live in it
- The new owner purchased it in June of 2025.

511 Knipling Pictures



Inspection Checklist

Date: 09/15/2025

Inspector:

Location: 511 Knipling

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof rotting, shingles missing, portions of roof 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	No doors on building, portions of wall missing, building completely exposed	
Lack of required rails, stairs, steps and/or balconies		X	No stairs steps or balconies to enter premises	
Lack of or improper exterior wall coverings		X	Exterior wall coverings missing on most of home.	
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 heavily damaged	
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 Knipling Details

- A letter was sent to the property owner on 11/13/2024
- The property owner called and spoke with me on 09/16/2025 after receiving the public hearing notice and informed me he would get me a detailed plan to me and that he wants to bring the property into compliance.
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217 Wilson Pictures



Inspection Checklist

Date: 09/15/2025

Inspector:

Location: 217 W Wilson

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof of garage structure has damaged shingles	
Improper Walls, partitions or other vertical supports		X	Walls are rotting and damaged	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	The garage structure is unsecured main dwelling is secure however the window of the front door is not stable.	
Lack of required rails, stairs, steps and/or balconies		X	Garage structure stairs to second story rotten and collapsing	
Lack of or improper exterior wall coverings		X	Wall Coverings rotting and missing in several locations.	
Hazardous wiring		X	Garage has exposed and damaged wiring	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Mail and trash on Poarch	
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	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			

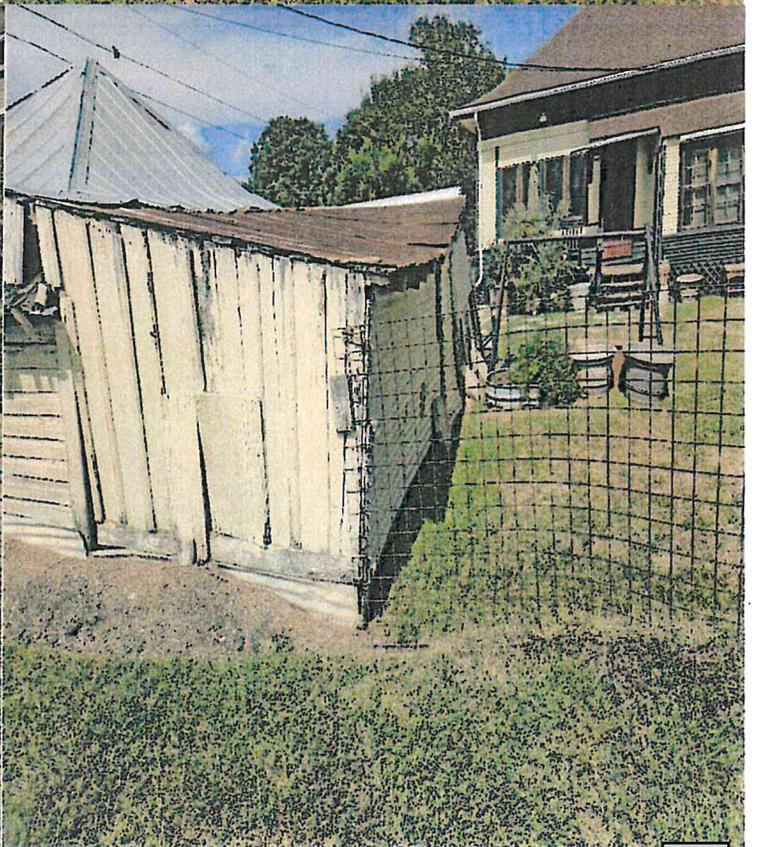
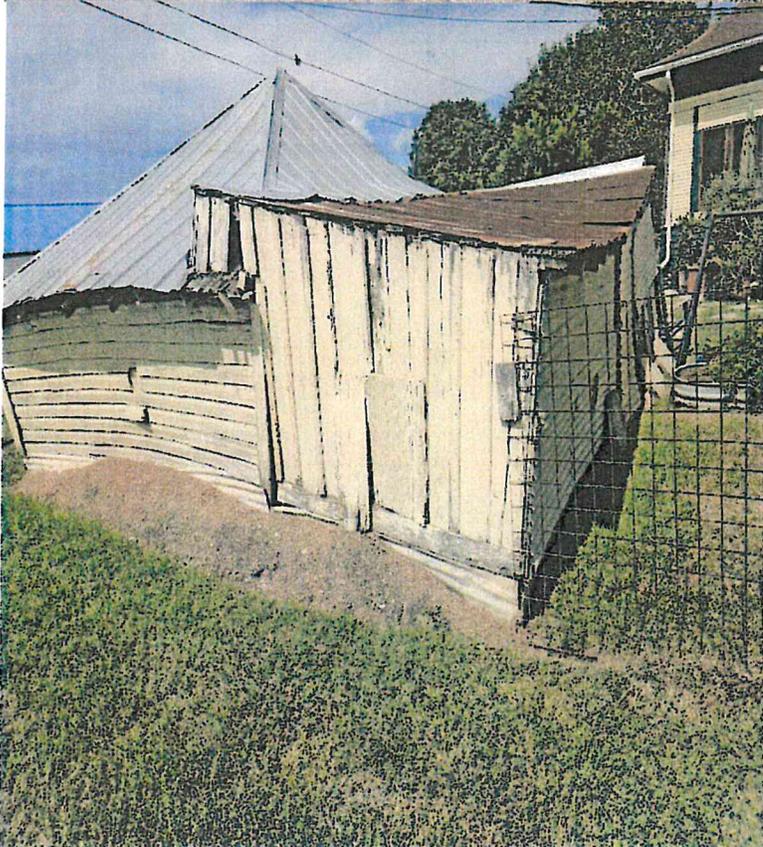
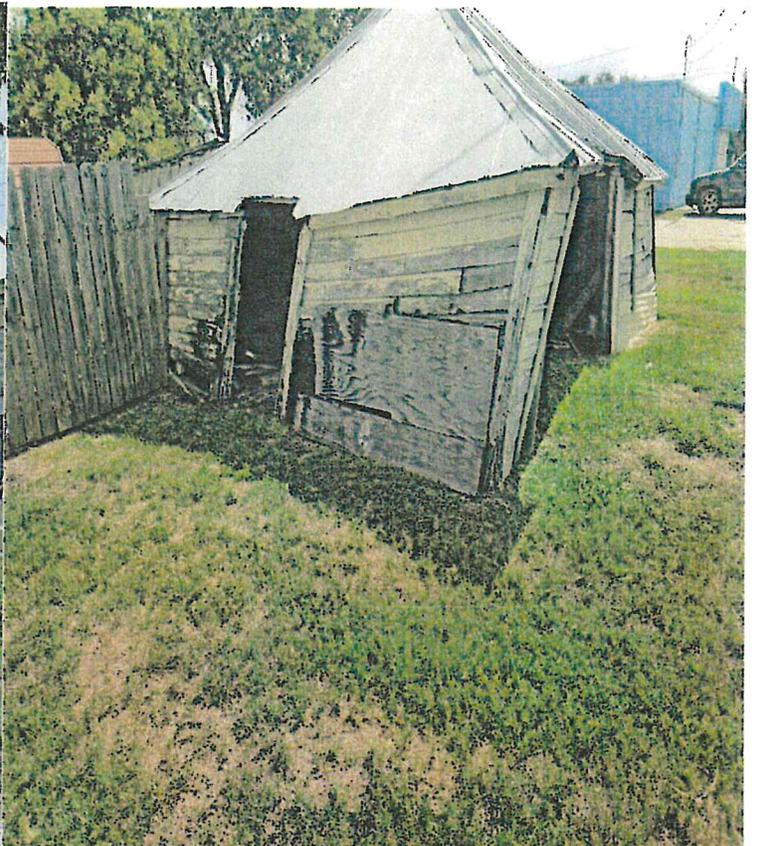
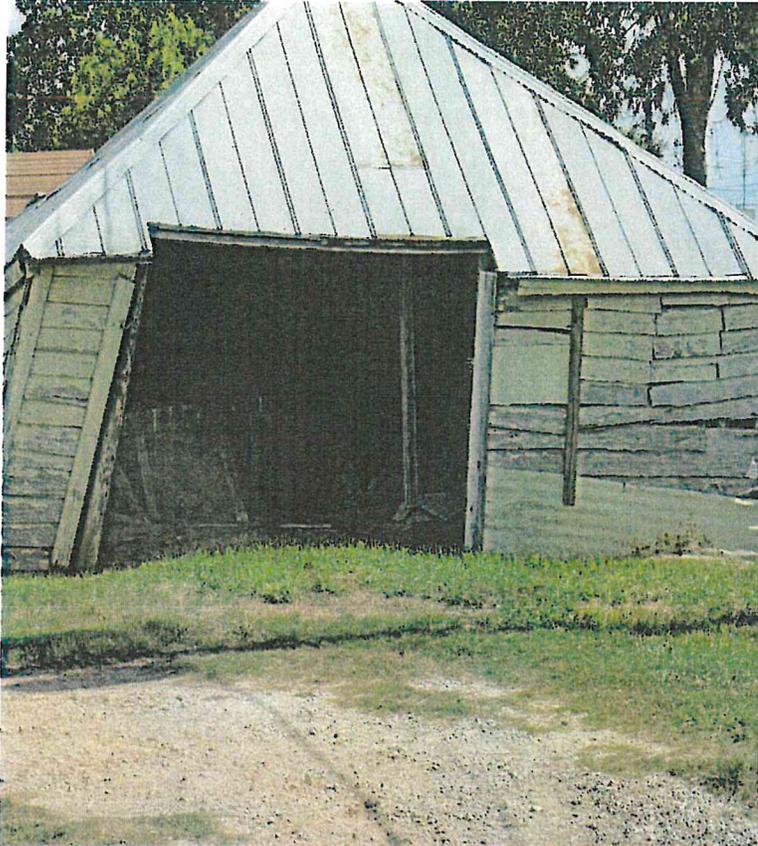
Improper Fireplace or Chimney	N/A			
Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation		X	Insect/water damage evident, deflection in beams	
Vermin/Insects		X	Ants and wasps	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water or electric	
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			

*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 W Wilson Details

- I have sent letters to this owner on 7/07/2024 and 10/17/2024 the letters always return unclaimed I have had no contact from this owner.
- The city continues to maintain this property on a regular basis as it has for the past year.
- This property hasn't had water since 05/19/2023.

323 N. Colorado Pictures



Inspection Checklist

Date: 09/15/2025Location: 323 N Colorado

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof of accessory structure deflecting	
Improper Walls, partitions or other vertical supports		X	Walls and wall supports leaning	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Accessory structure open	
Lack of required rails, stairs, steps and/or balconies		N/A		
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged or miss matched	
Hazardous wiring		N/A		
Hazardous plumbing		N/A		
Hazardous mechanical equipment		N/A		
Sanitation:	X			
Lack of or improper connection to required sewage disposal		N/A		
Lack of or improper garbage and rubbish storage		N/A		
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	Ceiling supports listing heavily	
Improper Flooring or floor supports		N\A		
Improper Foundation		X	Leaning of structure points to foundation damage	
Vermin/Insects	X			
Dampness of habitable space		N\A		
Lack of electrical lighting		N\A		
Hot and Cold Water		N\A		
Lack of or Improper Kitchen		N\A		
Lack of or Improper bathroom		N\A		
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.	X			

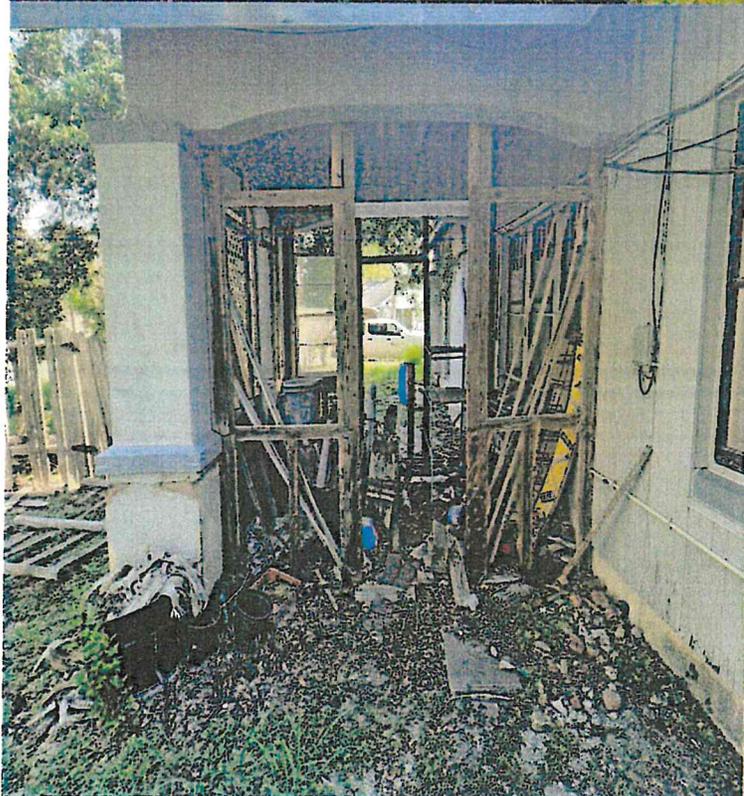
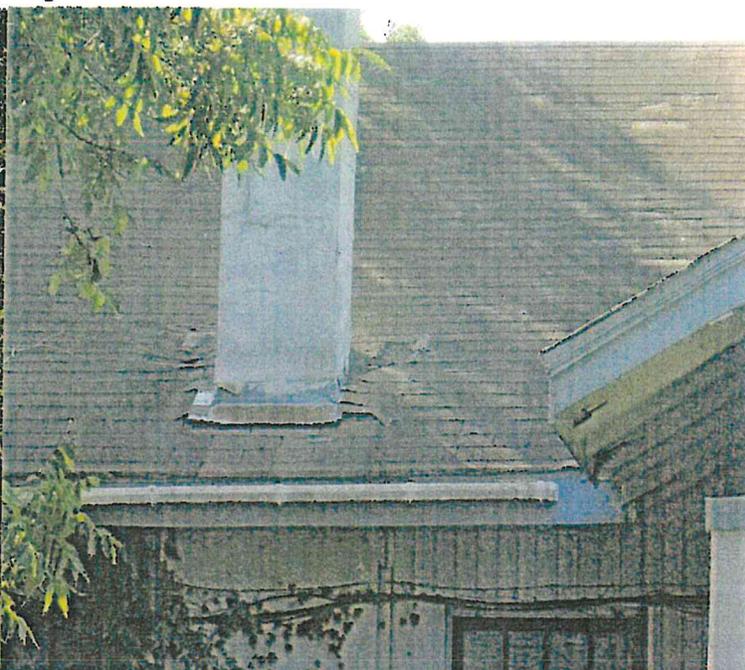
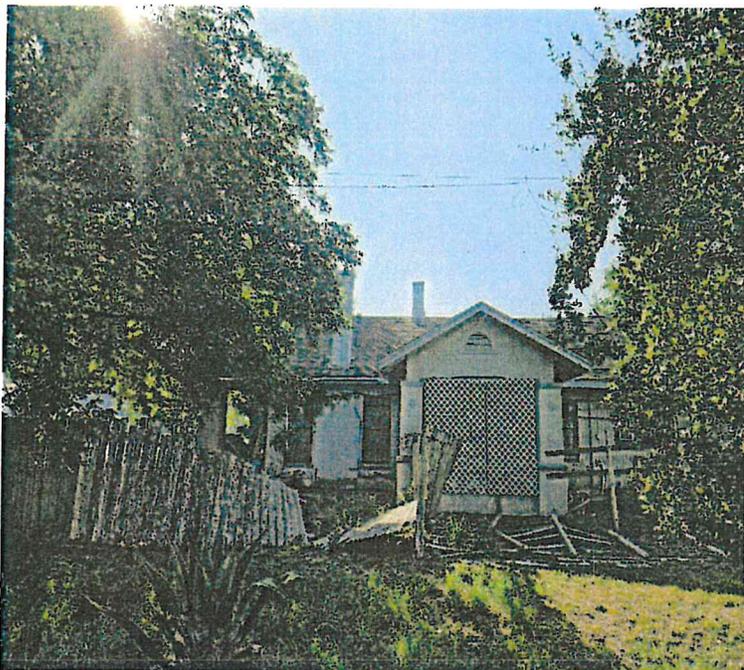
This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.

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

323 N. Colorado Details

- A letter was sent to the owner on 07/07/2024
- The garage structure is the only structure not compliant with code.
- The property owner emailed me informing us that the main house and garage are considered historic properties.
- Staff recommends the property owner either brings the property into compliance or demolishes.

321 Guadalupe Pictures



Inspection Checklist

Date: 09/16/2025

Inspector:

Location: 321 N Guadalupe

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	All three buildings on the property have extensive roof damage	
Improper Walls, partitions or other vertical supports		X	Cracks in stucco, water and insect damage on wood portions	
Fireplaces or chimneys properly maintained		X	Where chimney comes out of roof not properly maintained causing roof damage	
Unsecure building: vacant and open.		X	Rear accessory structure window broken out	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Exterior wall coverings in poor condition due to water and insect damage	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Garbage and other accumulations on property	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	Proper storage containers on property but garbage and junk on the ground	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			

Improper Fireplace or Chimney	X	X	Unable to check the condition of interior fireplace	
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Improper Ceiling or Ceiling supports			Unable to verify	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation	X			
Vermin/Insects		X	Insect or water damage on exterior walls	
Dampness of habitable space		X	Roof condition allows moisture into home	
Lack of electrical lighting		X	No Electrical	
Hot and Cold Water		X	No water or electric	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No water or electric	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Tripping hazards and accumulations 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).

321 Guadalupe Details

- A letter was sent to the property owner on 10/17/2024 regarding building condition.
- The city has had to mow this property several times in the past year.
- No responses have been received from the property owner.