



BUILDING AND STANDARDS COMMISSION

Wednesday, July 15, 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, July 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 and Standards Meeting

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

Join Zoom Meeting

<https://us02web.zoom.us/j/84448390455?pwd=xaWNAvFFmKRNclLAyGSSjbhbKgHjp5.1>

Meeting chat link

<https://us02web.zoom.us/jc/84448390455>

Meeting ID: 844 4839 0455

Passcode: 726094

One tap mobile

+13462487799,,84448390455#,,,*726094# US (Houston)

Join by SIP

• 84448390455@zoomcrc.com

Join instructions

<https://us02web.zoom.us/join/84448390455/invitations?signature=bSYwdu61xYckT5g9DCAZovz2nY7VzhgwHYp3-QFSX4>

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, June 17, 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 July 15, 2026.:**

Old Cases:

Case#121: 312 Avalon(BURKESHIRE (PORT LAVACA), BLOCK 5, LOT 12)

Case#134: 502 S Guadalupe(PORT LAVACA ORIGINAL TOWNSITE, BLOCK 4, LOT 7,8,9,10)

Case #148: WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 3)

Case #161: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 18, LOT 7,8,9(106 E Alice Wilkins)

Case #165: A0012 ALEJANDRO ESPARZA, TRACT PT 20, ACRES 1.225(912 Broadway)

New Cases:

Case #192: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT SE 26' OF 9 (212 S Trinity)

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

Case #187: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT NE 50' OF 2&4 (215 E Railroad)

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

INFORMATION:

Old Cases:

Case#121: 312 Avalon(BURKESHIRE (PORT LAVACA), BLOCK 5, LOT 12)

Case#134: 502 S Guadalupe(PORT LAVACA ORIGINAL TOWNSITE, BLOCK 4, LOT 7,8,9,10)

Case #148: WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 3)

Case #161: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 18, LOT 7,8,9(106 E Alice Wilkins)

Case #165: A0012 ALEJANDRO ESPARZA, TRACT PT 20, ACRES 1.225(912 Broadway)

New Cases:

Case #192: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 58, LOT SE 26' OF 9 (212 S Trinity)

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

Case #187: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT NE 50' OF 2&4 (215 E Railroad)

Inspection Checklist

Date: 11/25/2024

Inspector:
Location: 312 Avalon

Bradley/Derrick

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has significant fire damage	Roof
Improper Walls, partitions or other vertical supports		X	Various states of decay due to fire damage and moisture	Throughout entire house.
Fireplaces or chimneys properly maintained		NA		
Unsecure building: vacant and open.		X	back door unable to be closed due to fire damage	Back of house
Lack of required rails, stairs, steps and/or balconies		NA		
Lack of or improper exterior wall coverings	X			
Hazardous wiring		X	Wiring severely damaged by fire	Throughout Dwelling
Hazardous plumbing		X	Fire damage in kitchen	Kitchen
Hazardous mechanical equipment		X	Improper Furnace Venting	
Sanitation:		X	Junk and trash	Floor of house entirely covered and various accumulations outside
Lack of or improper connection to required sewage disposal	X			
Lack of or improper garbage and rubbish storage		X	Improper storage of rubbish	Interior and exterior of house
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	NA			

Improper Ceiling or Ceiling supports		X	Extensive fire and smoke damage	Living room, kitchen, hallway, bathroom and, garage.
Improper Flooring or floor supports		X	Flooring damaged by moisture and fire	All interior rooms
Improper Foundation	X			
Vermin/Insects		X	Evidence of vermin and insects	Most of house
Dampness of habitable space		X	Damp due to fire damage leaving the home open	
Lack of electrical lighting		X	Power not connected	Entire Property
Hot and Cold Water		X	Water not connected	Entire Property
Lack of or Improper Kitchen		X	Kitchen extensively damaged by fire	
Lack of or Improper bathroom		X	Bathrooms heavily damaged by accumulations of mold, mildew, smoke damage and, refuse	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Limbs and Refuse	Front Yard

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).

312 Avalon St.





Inspection Checklist

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).

502 S Guadalupe Pictures



502 S Guadalupe Pictures Cont.



Inspection Checklist

Date: 11/17/2025

Inspector:
Location: 502 N San Antonio Trailer #3

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			
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	X			
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).

502 N San Antonio Trlr #3



Inspection Checklist

Date: 03/12/2026

Inspector:
Location: 106 W Alice Wilkens

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Damage to wall supports	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Door not secure	
Lack of required rails, stairs, steps and/or balconies	X			
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	X			
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			Unable to verify	
Improper Foundation		X	Evidence of foundation settling	
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Evidence of water damage	
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	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).

106 Alice Wilkens Pictures



Inspection Checklist

Date: 03/12/2026

Inspector:
Location: 912 Broadway

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Damage to wall supports	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Broken windows	
Lack of required rails, stairs, steps and/or balconies	X			
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	X			
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			Unable to verify	
Improper Foundation	X			
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Evidence of water damage	
Lack of electrical lighting		X	No Electric	
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	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).

912 Broadway Pictures



Inspection Checklist

Date: 07/10/2026
Inspector:
Location: 212 S Trinity

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	Door not closed windows damaged	
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: 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: 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).

