



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, November 19, 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, November 19, 2025 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 Commission

Time: Nov 19, 2025 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86334186980?pwd=3bIGu7shywaaPnEM5xmUaygyJfigTl.1>

Meeting ID: 863 3418 6980

Passcode: 829106

One tap mobile

+13462487799,,86334186980#,,, \*829106# US (Houston)

Join instructions

[https://us02web.zoom.us/join/86334186980/invitations?signature=H\\_yrBLYDdNTfyEioRZ69geG2m9qsPDVEwYF1T0FoEDs](https://us02web.zoom.us/join/86334186980/invitations?signature=H_yrBLYDdNTfyEioRZ69geG2m9qsPDVEwYF1T0FoEDs)

**ROLL CALL**

**CALL TO ORDER**

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

1. **Approval of Wednesday, September 17, 2025 Regular Meeting Minutes**
2. **Consider and vote to limit each property owner to five (5) minutes of speaking time during the public hearing.**
3. **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:**  
**Old Cases:**
  1. **Lot 7, Block 46, Original Townsite (306 West Martin Luther King)**
  2. **Lot 4, Huisache,(515 N Nueces St)****New Cases:**
  1. **BONORDEN (PORT LAVACA), BLOCK 3, LOT 3,4, ACRES .4018(1306 Hwy 35)**
  2. **TOMMY BOUQUET COMMERCIAL S/D 1, BLOCK 1, LOT 9, ACRES 2.51(W Austin)**
  3. **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 75, LOT 9(312 Lavaca)**
  4. **A0035 MAXIMO SANCHEZ, TRACT PT 39, ACRES 1.0(2017 W Main)**
  5. **PETERSON (PORT LAVACA), BLOCK 1, LOT 21 & PT 22(215 E George)**
  6. **WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 3)**
  7. **WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 2)**
4. **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 November 19, 2025.**  
**Old Cases:**
  1. **Lot 7, Block 46, Original Townsite (306 West Martin Luther King)**
  2. **Lot 4, Huisache,(515 N Nueces St)****New Cases:**
  1. **BONORDEN (PORT LAVACA), BLOCK 3, LOT 3,4, ACRES .4018(1306 Hwy 35)**
  2. **TOMMY BOUQUET COMMERCIAL S/D 1, BLOCK 1, LOT 9, ACRES 2.51(W Austin)**
  3. **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 75, LOT 9(312 Lavaca)**
  4. **A0035 MAXIMO SANCHEZ, TRACT PT 39, ACRES 1.0(2017 W Main)**
  5. **PETERSON (PORT LAVACA), BLOCK 1, LOT 21 & PT 22(215 E George)**

**6. WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4  
BLOCK F TILLEY S/D(502 N San Antonio Trailer 3)**

**7. WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4  
BLOCK F TILLEY S/D(502 N San Antonio Trailer 2)**

**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).*

**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, November 19, 2025** beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of **5:00 p.m., Thursday, November 13, 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:

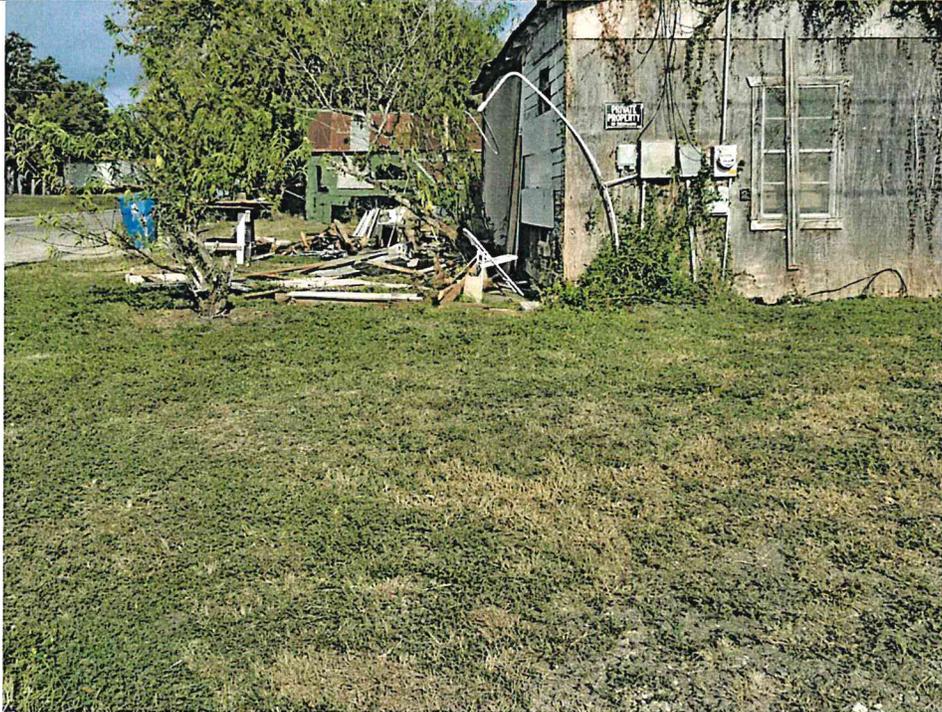
### Old Cases:

1. Lot 7, Block 46, Original Townsite (306 West Martin Luther King)
2. Lot 4, Huisache,(515 N Nueces St)

### New Cases:

1. BONORDEN (PORT LAVACA), BLOCK 3, LOT 3,4, ACRES .4018(1306 Hwy 35)
2. TOMMY BOUQUET COMMERCIAL S/D 1, BLOCK 1, LOT 9, ACRES 2.51(W Austin)
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5. PETERSON (PORT LAVACA), BLOCK 1, LOT 21 & PT 22(215 E George)
6. WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 3)
7. WICKHAM (PORT LAVACA), BLOCK F, LOT B THRU J, OUT OF LOT 4 BLOCK F TILLEY S/D(502 N San Antonio Trailer 2)

# 306 W MLK



### Inspection Checklist

Date:08/18/2025

Inspector:

Location:306 W MLK

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).*

## 306 W. MLK

Progress has been steadily increasing.

The property is beginning to come into compliance.

As of 11/18/2025 a permit has not been acquired.

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 12th 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.

# 515 N. Nueces



### Inspection Checklist

Date: 7/2/24  
 Location: 515 N Nueces

Inspector: \_\_\_\_\_

#### Exterior Checklist

	Yes	No	Condition/ Type	Code Reference
Roof properly maintained		X	too much weight roof bowing and caving	
Walls, partitions or other vertical supports split, lean, list or buckle due to defective material, deterioration, or improper construction.	X		Entire house is sinking into ground	
Fireplaces or chimneys properly maintained		X	No chimney	
Unsecure building: vacant and open.	X		back doors open windows broken	
Lack of required rails, stairs, steps and/or balconies		X	deck solid only no steps	
Lack of or improper exterior wall coverings		X		
Hazardous wiring		X		
Hazardous plumbing		X		
Hazardous mechanical equipment		X		
Sanitation:		X	windows left broken	
Lack of or improper connection to required sewage disposal		X		
Lack of improper garbage and rubbish storage	X		no trash receptacle	
Standing or stagnant water		^		
Infestation of insects rodents or vermin	X		House open to elements	
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).

## 515 N. Nueces Details

515 N Nueces has been to council twice over the last 2 years almost nothing has changed since then.

The home is still sinking into the ground and tearing itself in half.

The owner was supposed to keep in contact with the department, we have had no contact within six months.

First Public Hearing Date: August 12, 2024

City Council Motion:

This property is hereby declared substandard and will allow the property owner ninety (90) days to work with

Development Services to arrive at a written renovation plan and if no such plan is executed, then this property will again go before

Council for further consideration.

Update:

515 Nueces has submitted a plan with development services and the structure is mostly secured. However, none of the

plan has been executed and the condition of the house has degraded severely as pictured the water heater has collapsed out of

the building. The home is in a severe state of sinking into the ground

## **1306 Hwy 35**

Property owner spoke with me on 11.18.2025 he will be demolishing the property within 30 days.

There is no need to make any recommendations.

## **W Austin**

Property owner is going to secure property and bring into compliance no recommendations needed at this time.

## **312 S Lavaca**

A new owner has already begun bringing the property into compliance.

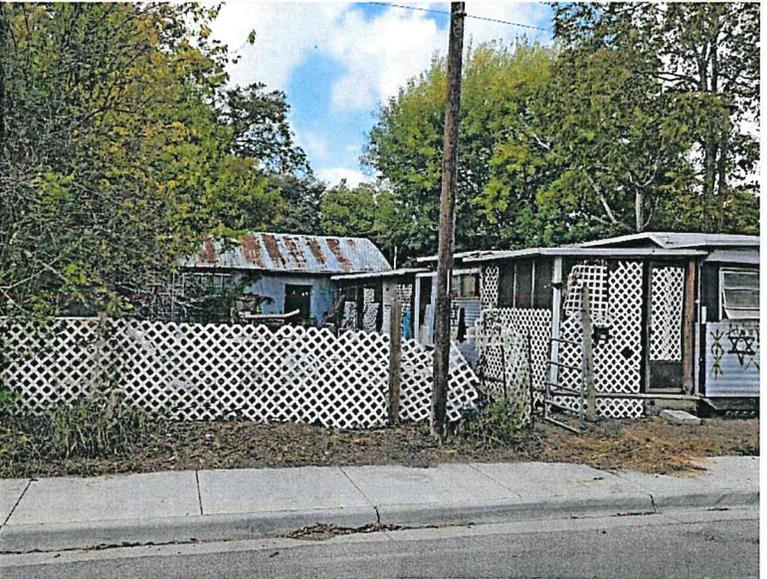
No recommendation needed at this time.

## **2017 W Main**

The property owner has already begun tearing down the property to be in compliance.

There is no need for any recommendations at this time.

# 215 E George Pictures



### Inspection Checklist

Date: **11/17/2025**

Inspector:

Location: **215 E George**

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		Doors damaged property not vacant	
Lack of required rails, stairs, steps and/or balconies	X			
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	Plumbing broken	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property is very 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	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports			Unable to verify	
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			Unable to verify	
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).

## 215 E George Details

This property has had numerous violations against it including tall grass, accumulations of junk and, living without water.

They have not had water on this property since 2023.

They have received notices several times over the past year on 08/24, 03/25 and, 06/25.

# 502 N San Antonio Trlr #3



### 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	

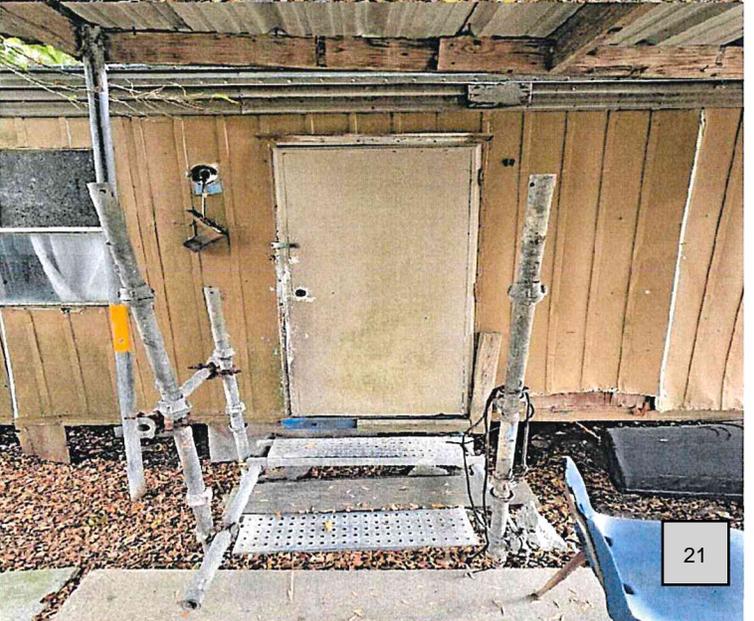
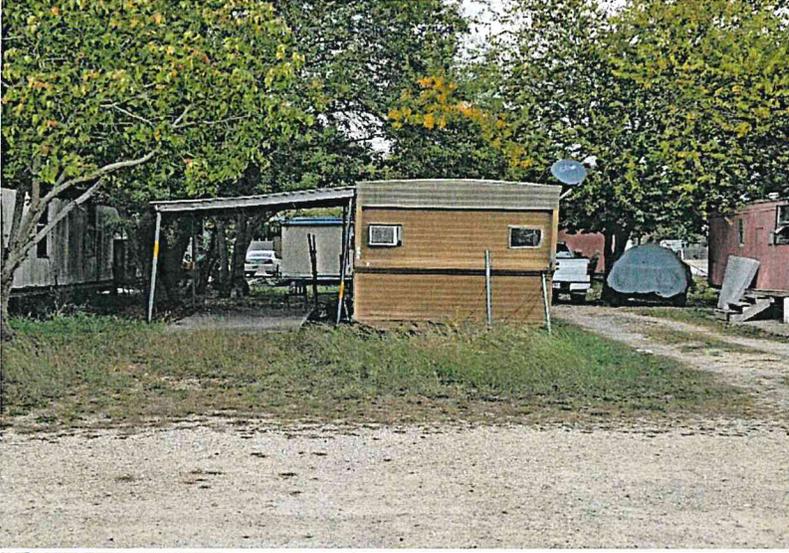
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**State Law reference**— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).*

## 502 N San Antonio Trlr #3

This property is vacant and has no water or electricity.

This property had received notices regarding several violations in the past including tall grass, accumulations and, an intent letter.

# 502 N San Antonio St. Trlr #2



### Inspection Checklist

Date: 11/17/2025

Inspector:

Location: 502 N San Antonio Trailer #2

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	Water heater falling out of structure	
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 #2

This property is vacant has no water or electric.

This property had received notices in regards to several violations in the past including tall grass, accumulations and, an intent letter.