



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, March 18, 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, March 18th, 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: Mar 18, 2026 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87855713928?pwd=bCRiMRzxa889kA5qb5pnnCr6cdKMLX.1>

Meeting ID: 878 5571 3928

Passcode: 007619

One tap mobile

+13462487799,,87855713928#,,, \*007619# US (Houston)

Join instructions

<https://us02web.zoom.us/join/87855713928/invitations?signature=Rjf5tYrXsFQqzehDe6UVyfO21210Xm8WPSMwzOyQebI>

#### **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, February 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 March 18, 2026.:**
  - Case #159: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 33, LOT 5 & NW 4' OF 4(807 S Ann)**
  - Case #160: DESHAZOR PARK (PORT LAVACA), BLOCK M, LOT SE PT 5, 42' OF 6(223 Tommy)**
  - Case #161: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 18, LOT 7,8,9(106 E Alice Wilkins)**
  - Case #162: CALHOUN (PORT LAVACA), LOT 34, & PT OF ABND ALLEY(1505 Oren)**
  - Case #163: CALHOUN (PORT LAVACA), LOT 11,12, & PT OF ABND ALLEY(1506 Johnny)**
  - Case #164: CALHOUN (PORT LAVACA), LOT 19, & PT OF ABND ALLEY(1610 Johnny)**
  - Case #165: A0012 ALEJANDRO ESPARZA, TRACT PT 20, ACRES 1.225(912 Broadway)**
  - Case #166: BONORDEN (PORT LAVACA), BLOCK 15, LOT 8, (0.5682 ACS)(307 Half-League)**
  - Case #167: BONORDEN (PORT LAVACA), BLOCK 16, LOT SE 65' OF 2(221 Bonorden)**

**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, March 18, 2026** beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m., **Thursday, March 12, 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 March 18, 2026.:

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## INFORMATION:

Case #159: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 33, LOT 5 & NW 4' OF 4(807 S Ann)

Case #160: DESHAZOR PARK (PORT LAVACA), BLOCK M, LOT SE PT 5, 42' OF 6(223 Tommy)

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

Case #162: CALHOUN (PORT LAVACA), LOT 34, & PT OF ABND ALLEY(1505 Oren)

Case #163: CALHOUN (PORT LAVACA), LOT 11,12, & PT OF ABND ALLEY(1506 Johnny)

Case #164: CALHOUN (PORT LAVACA), LOT 19, & PT OF ABND ALLEY(1610 Johnny)

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

Case #166: BONORDEN (PORT LAVACA), BLOCK 15, LOT 8, (0.5682 ACS)(307 Half-League)

Case #167: BONORDEN (PORT LAVACA), BLOCK 16, LOT SE 65' OF 2(221 Bonorden)

# 807 S Ann Pictures



### Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 807 S Ann

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has significant damage	
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			

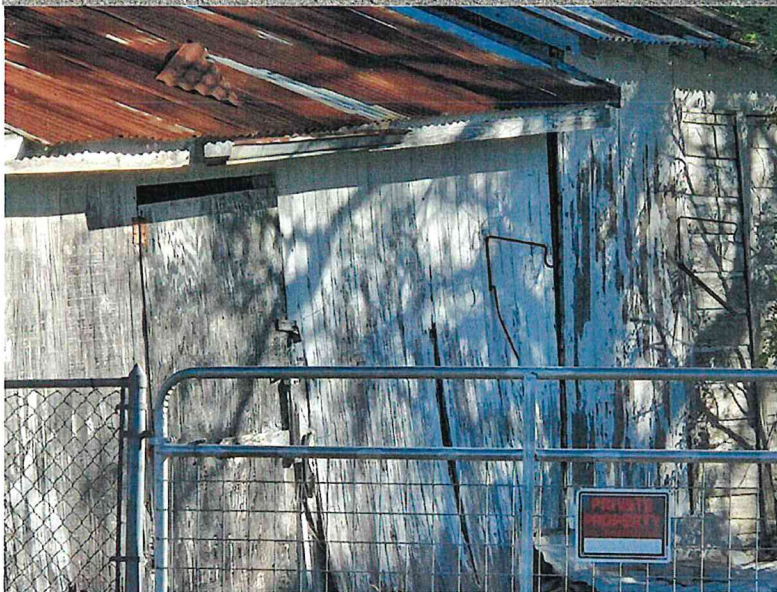
Improper Ceiling or Ceiling supports		X	Unable to verify	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation		X	Evidence of water and insect damage	
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Evidence of water damage	
Lack of electrical 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	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).

## 807 S Ann Details

Property owner is going to handle demolition of the damaged structure.

# 223 Tommy Pictures



### Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 223 Tommy

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	portions of roof missing	
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			
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			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			Unable to verify	
Improper Foundation		X	Building is leaning	
Vermin/Insects		X		
Dampness of habitable space		X	Roof heavily damaged	
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	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).

## 223 Tommy Details

The property owner has been notified around August 2024 and January 2025.  
We have had no response.

# 106 Alice Wilkens Pictures



### 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			

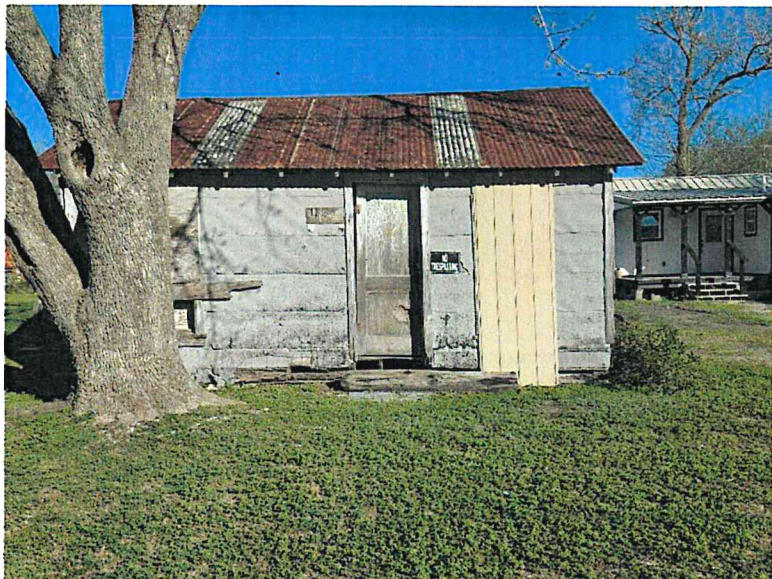
Improper Ceiling or Ceiling supports		X	Unable to verify	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation		X	Evidence of foundation settling	
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Evidence of water damage	
Lack of electrical lighting	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 Details

The property owner is working on getting heirship documents finalized.  
They are also deciding whether demolition or remodeling is going to be the best option.

# 1505 Oren Pictures



### Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 1505 Oren

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			
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			Rv connected to water and sewer	
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			Unable to verify
Improper Foundation		X	evidence of insect or water damage to beams
Vermin/Insects		X	Evidence of insect or water damage
Dampness of habitable space		X	Roof heavily damaged
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	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).

## 1505 Oren Details

The property owner has received several notices dating back to July of 2024 in regards to several violations there has been occasional contact.  
If the RV connections are not abated permanently then citations will be issued.

# 1506 Johnny Pictures



### Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 1506 Johnny

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has evidence of deflection	
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 water and insect damage	
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Evidence of water damage	
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	Trip hazards present	

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

## 1506 Johnny Details

Notices were sent to this property owner in November of 2024 and January of 2025.  
We have received no contact.

# 1610 Johnny Pictures



### Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 1610 Johnny

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has evidence of deflection and missing shingles	
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			
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings	X			
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			

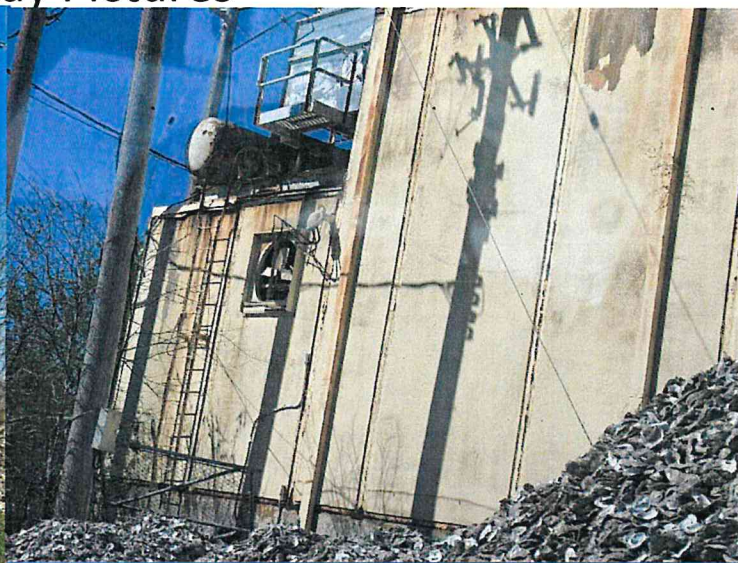
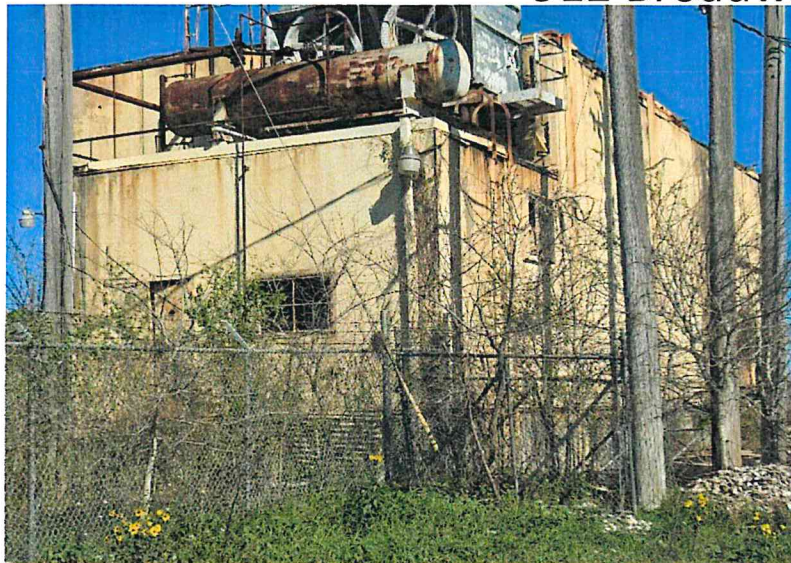
Improper Ceiling or Ceiling supports		X	Evidence of water damage due to roof damage	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation	X			
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Roof heavily damaged	
Lack of electrical lighting			Unable to verify	
Hot and Cold Water			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).

## 1610 Johnny Details

The property owner is in the process of having a contractor pull the relevant permits.  
The materials for the work should be purchased this weekend.

# 912 Broadway 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			

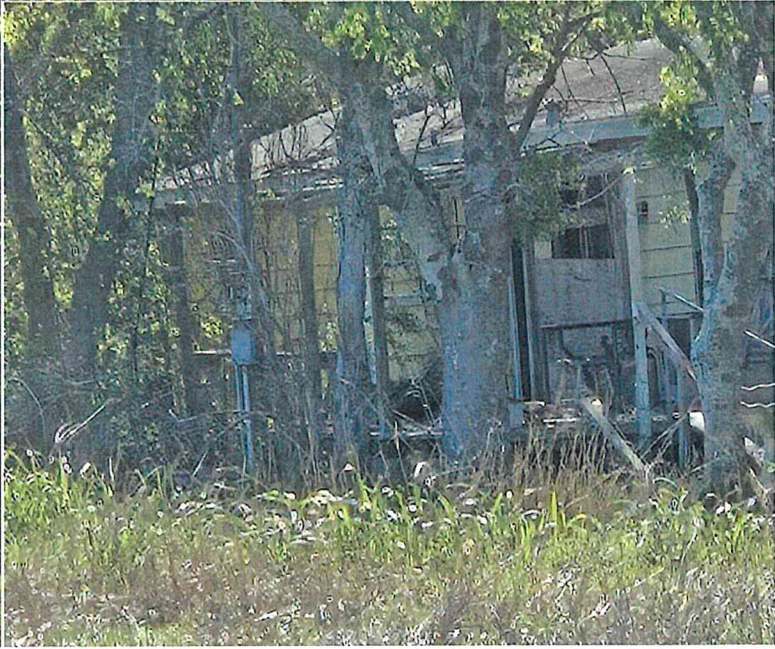
Improper Ceiling or Ceiling supports		X	Unable to verify	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation	X			
Vermin/Insects		X	Evidence of insect or water damage	
Dampness of habitable space		X	Evidence of water damage	
Lack of electrical lighting		X	No Electric	
Hot and 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

The property owners have not reached out to us in regards to this property.  
They were mailed notices in August 2025.

# 307 Half League Pictures



### Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 307 Half-League

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof collapsing	
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	Roof collapsing into ceiling	
Improper Flooring or floor supports		X	Evidence of water damage due to roof damage	
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).

## 307 Half League

Property owners have reached out and are going to be handling demolition as soon as possible. They need to remove a few things from the home before they can begin demolition.

221 Bonorden pictures.



## Inspection Checklist

Date: 03/12/2026

Inspector:

Location: 221 Bonorden

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has evidence of deflection and shingle damage	
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			
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	Evidence of water damage	
Improper Flooring or floor supports		X	Evidence of water damage due to roof damage	
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).

## 221 Bonorden Notes.

- Notices were sent in January 2025 and August 2025. We have had no responses.