



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, December 17, 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, December 17, 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

Time: Dec 17, 2025 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82022519629?pwd=kiQBospzRdmV4zm87GHUkrcTjTWExo.1>

Meeting ID: 820 2251 9629

Passcode: 324499

One tap mobile

+13462487799,,82022519629#,,,\*324499# US (Houston)

Join instructions

[https://us02web.zoom.us/join/82022519629?signature=M44q54V6cD0Ywca8fLJya3OIV9g84P1\\_YIIFQn8-iRI](https://us02web.zoom.us/join/82022519629?signature=M44q54V6cD0Ywca8fLJya3OIV9g84P1_YIIFQn8-iRI)

**ROLL CALL**

**CALL TO ORDER**

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

- 1. **Approval of Wednesday, November 19, 2025 Regular Meeting Minutes**
- 2. **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:**

**New Cases:**

- a) **BONORDEN (PORT LAVACA), BLOCK 14, LOT C, 0.1525 AC(1120 W George)**
- b) **GEORGETOWN (PORT LAVACA), BLOCK 17, LOT NE 1/2 8,10,12(412 W Mahan)**
- c) **A0035 MAXIMO SANCHEZ, TRACT 24 DIEDRICH S/D, ACRES .16(605 W Mahan)**
- d) **A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 12)**
- e) **A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 15B)**
- f) **A0012 ALEJANDRO ESPARZA, TRACT PT 35, ACRES 1.56, PT TR C BLK 11 BROOKHOLLOW ESTS(312 El Camino Real)**
- g) **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 2(519 S Juanita)**
- h) **PORT LAVACA ORIGINAL TOWNSITE, BLOCK 67, LOT 7(610 W MLK)**

- 3. **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 December 17, 2025.**

**New Cases:**

- a) **BONORDEN (PORT LAVACA), BLOCK 14, LOT C, 0.1525 AC(1120 W George)**
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**h) PORT LAVACA ORIGINAL TOWNSITE, BLOCK 67, LOT 7(610 W MLK)**

**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, December 17, 2025** beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00p.m., **Thursday, December 11, 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:** 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 December 17, 2025.

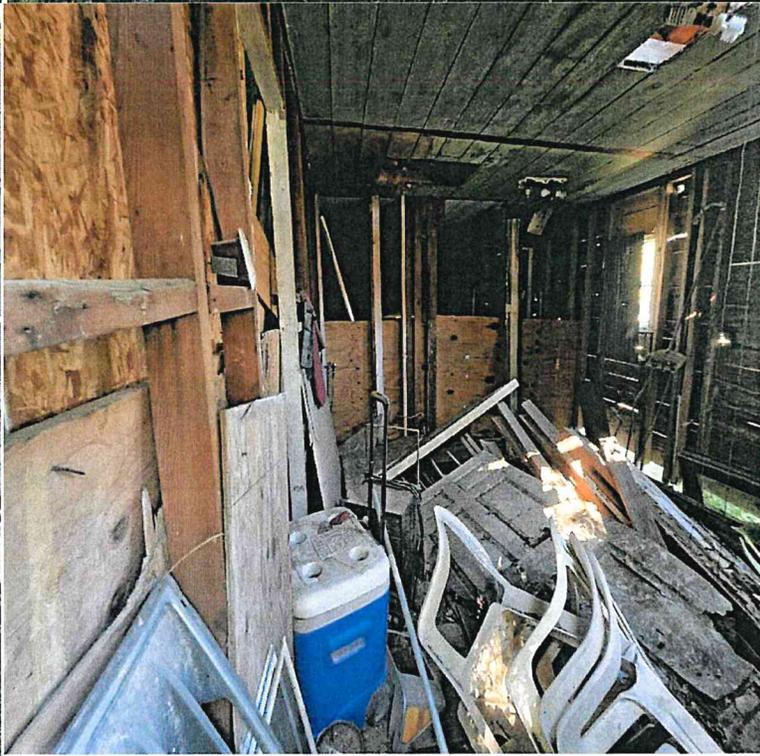
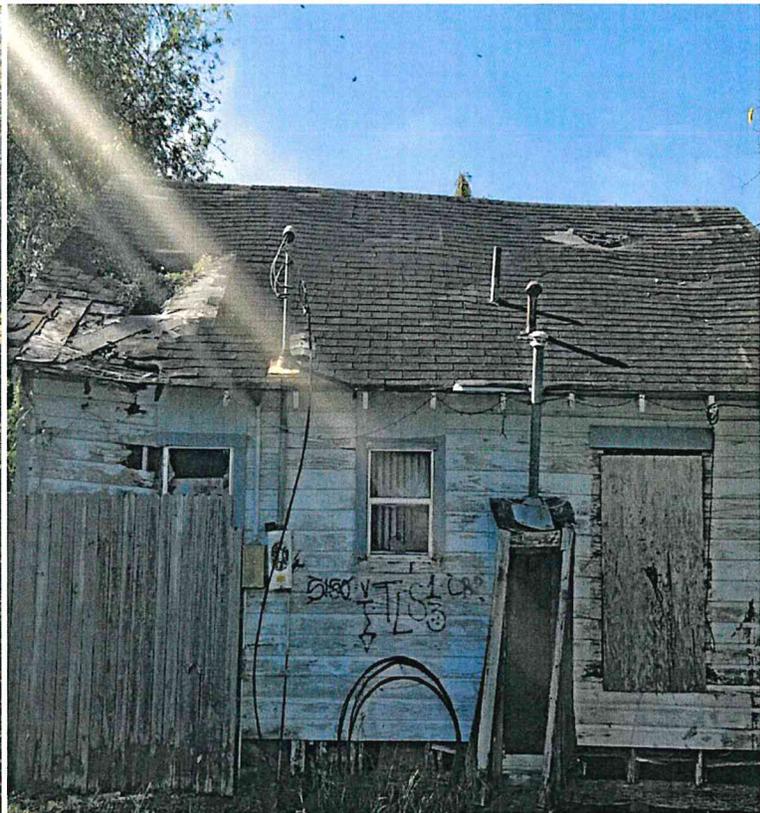
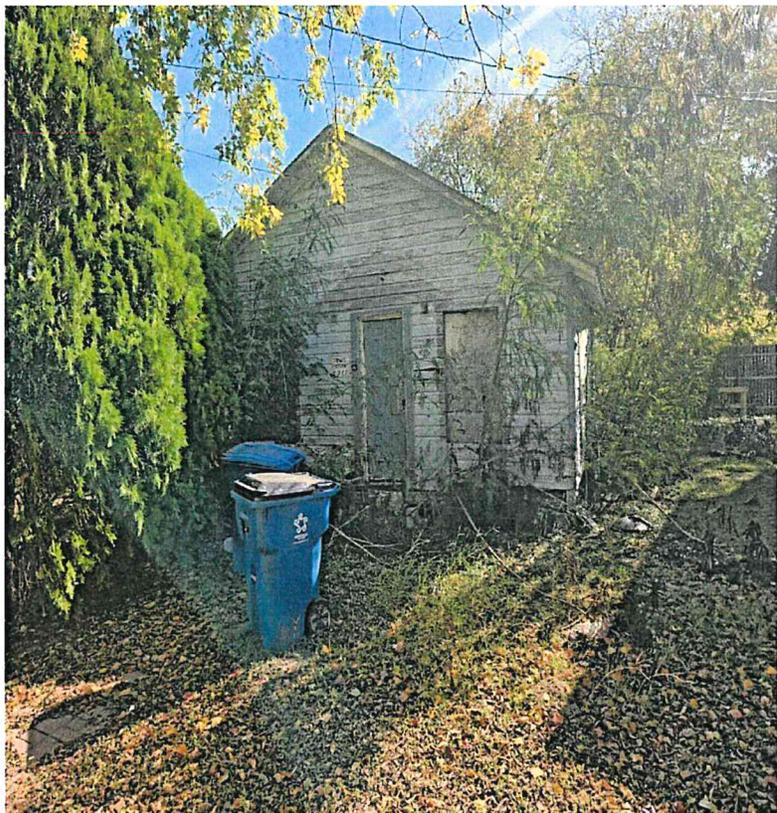
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## INFORMATION:

### New Cases:

- a) BONORDEN (PORT LAVACA), BLOCK 14, LOT C, 0.1525 AC(1120 W George)
- b) GEORGETOWN (PORT LAVACA), BLOCK 17, LOT NE 1/2 8,10,12(412 W Mahan)
- c) A0035 MAXIMO SANCHEZ, TRACT 24 DIEDRICH S/D, ACRES .16(605 W Mahan)
- d) A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 12)
- e) A0035 MAXIMO SANCHEZ, TRACT PT 26 & 43, ACRES 1.46(619 N Trinity TRLR 15B)
- f) A0012 ALEJANDRO ESPARZA, TRACT PT 35, ACRES 1.56, PT TR C BLK 11 BROOKHOLLOW ESTS(312 El Camino Real)
- g) PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 2(519 S Juanita)
- h) PORT LAVACA ORIGINAL TOWNSITE, BLOCK 67, LOT 7(610 W MLK)

# 1120 W. George St.



### Inspection Checklist

Date: 12/15/2025

Inspector:

Location: 1120 W George

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has very large holes in it	
Improper Walls, partitions or other vertical supports		X	Extensive damage to exterior wall	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Not secured windows doors and walls have holes or are missing	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Exterior wall coverings have extensive damage	
Hazardous wiring		X	Evidence of improper wiring	
Hazardous plumbing		X	Evidence of improper plumbing	
Hazardous mechanical equipment		N/A		
Sanitation:		X	Interior of home filled with accumulations	
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			

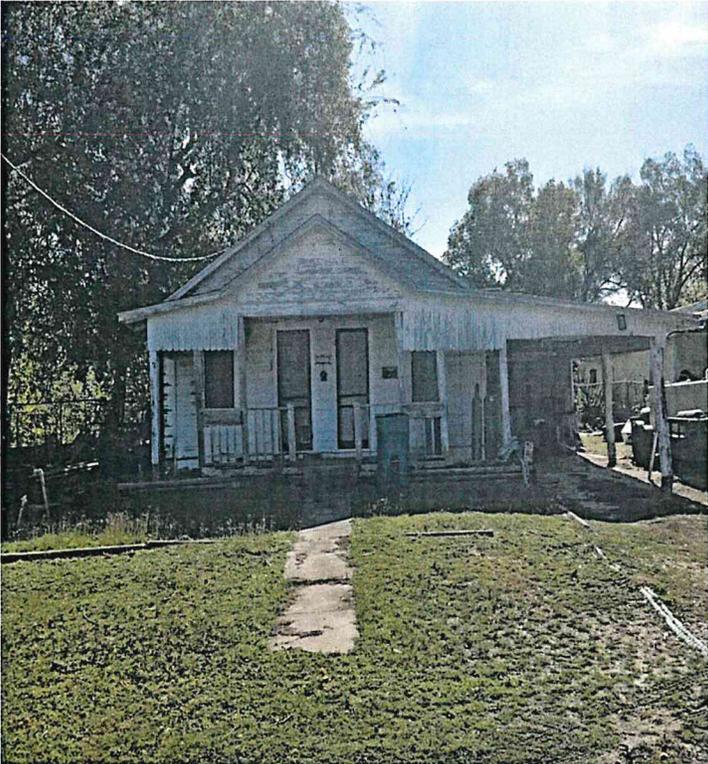
Improper Ceiling or Ceiling supports		X	Interior ceiling is extensively damaged	
Improper Flooring or floor supports		X	Portions of floor coverings missing or damaged	
Improper Foundation		X	Foundation extensively damaged	
Vermin/Insects		X	Possible insect or water damage	
Dampness of habitable space		X	Roof has very extensive damage	
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 or bathroom installed	
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).

## 1120 W. George

The property owner came in and spoke with me on 12/16/2025 he expressed he wants to repair the house and will be able to after retiring at the end of this year. He estimates work will begin mid to late January.

# 412 W Mahan



### Inspection Checklist

Date: 12/15/2025

Inspector:

Location: 412 W Mahan

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Home leaning	
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 missing or damaged	
Hazardous wiring			Unable to verify	
Hazardous plumbing		X	Unable to verify	
Hazardous mechanical equipment		N/A		
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			
Improper Foundation		X	Foundation sinking slightly toward the left side	
Vermin/Insects		X	Possible insect or water damage	
Dampness of habitable space		X	Roof has moderate 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			

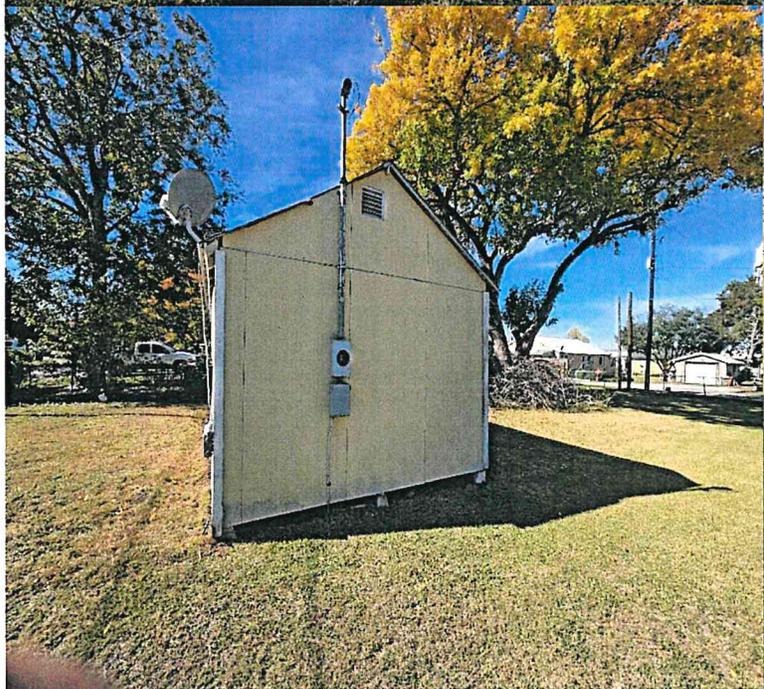
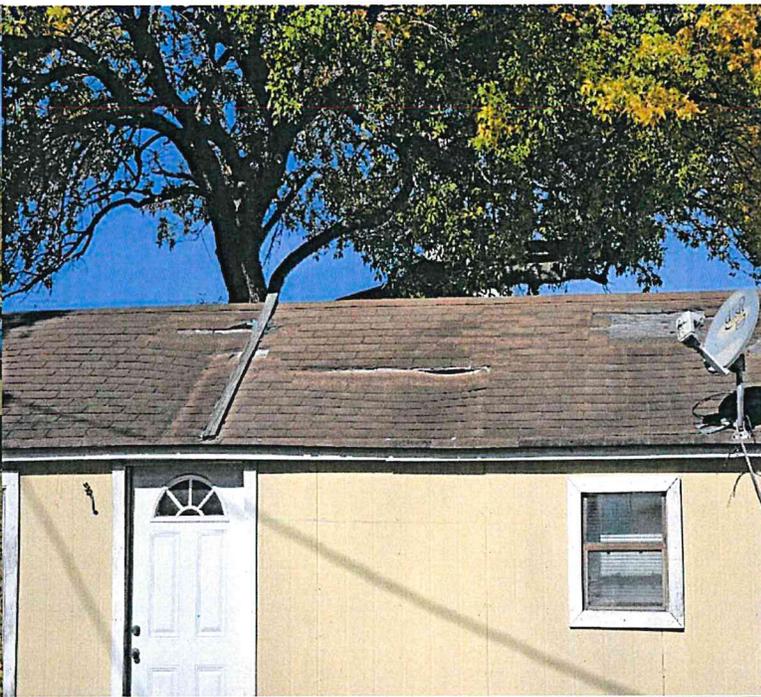
*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

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## 412 W Mahan

The property owner reached out to me on 12\16\2025 they are going to be leveling the property and repairing the porch in preparation to sell the property.

# 605 W. Mahan



### Inspection Checklist

Date: 12/15/2025

Inspector:

Location: 605 W Mahan

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof has extensive damage	
Improper Walls, partitions or other vertical supports	X			
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies		X	No stairs on main entrance	
Lack of or improper exterior wall coverings	X			
Hazardous wiring			Unable to verify	
Hazardous plumbing		X	Evidence of improper plumbing	
Hazardous mechanical equipment		N/A		
Sanitation:		X	Interior of home filled with accumulations	
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		
Improper Foundation		X	Foundation sinking slightly toward the front
Vermin/Insects		X	Possible insect or water damage
Dampness of habitable space		X	Potential moisture in habitable space due to roof damage
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).

## 605 W. Mahan

The property owner was sent notice in November of 2024 and may of 2025.  
We have had no contact with the owner.

### **619 Trinity Trlr 15b**

The Property owner called and notified me they are in the process of taking legal ownership of the trailer and are nearing completion and as soon as the legal process concludes the property will be brought into compliance.

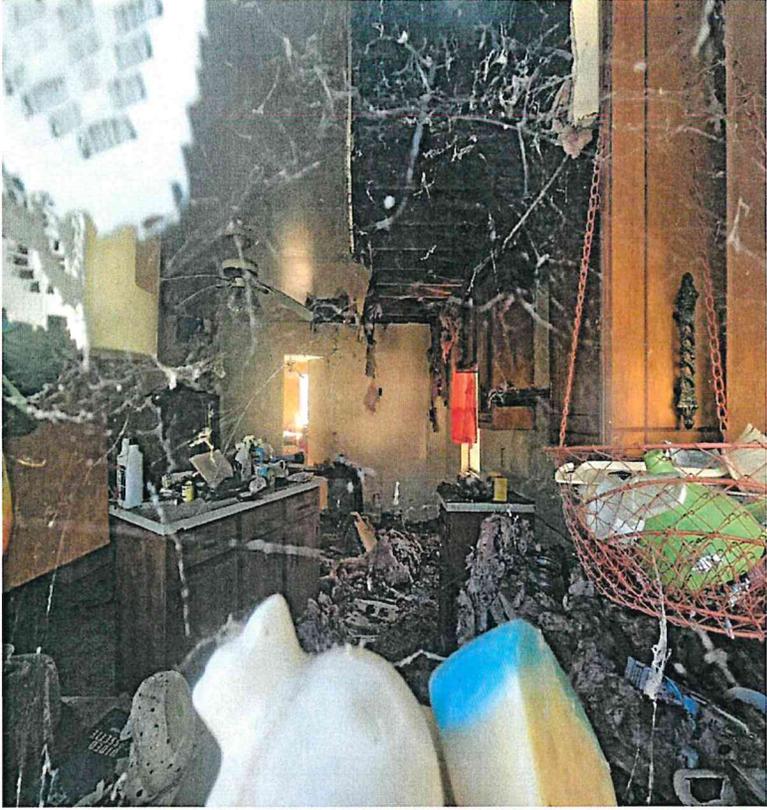
### **619 Trinity Trlr 12**

The Property owner called and notified me they are in the process of taking legal ownership of the trailer and are nearing completion and as soon as the legal process concludes the property will be brought into compliance.

### **312 El Camino Real**

The previous owner notified me the new owner was waiting to begin renovating the property until they got their belongings removed from the property.

# 519 S Juanita



### Inspection Checklist

Date: 12/15/2025

Inspector:

Location: 519 S Juanita

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof on the back portion of home has moderate damage to shingles	
Improper Walls, partitions or other vertical supports		X	Exterior walls water and insect damage evident	
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 have evidence of insect and water damage	
Hazardous wiring			Unable to verify	
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	
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.*

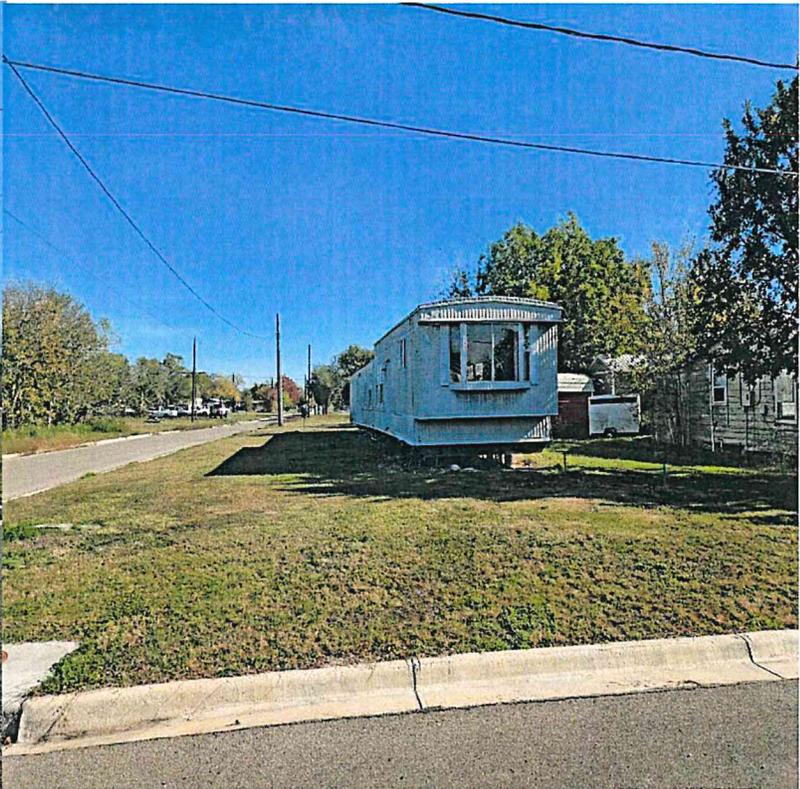
**State Law reference**— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

## 519 S. Juanita

This property has received notices regard disrepair several times in the last year on 07/24 and 12/24 they have also received numerous high grass and weed notices.

There has been contact with the property owner but only in regards to the accumulations on property.

# 610 MLK



### Inspection Checklist

Date: 12/15/2025

Inspector:

Location: 610 MLK

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof needs repair	
Improper Walls, partitions or other vertical supports		X	Some damage to exterior walls	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Backdoor not secured	
Lack of required rails, stairs, steps and/or balconies		X	No stairs on MLK entrance	
Lack of or improper exterior wall coverings		X	Exterior wall coverings have evidence of damage	
Hazardous wiring			Unable to verify	
Hazardous plumbing		X	Evidence of improper plumbing under home	
Hazardous mechanical equipment		X	Damaged hvac duct under subfloor	
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	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 or bathroom installed	
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).

## 610 MLK

The property owner came in on 12\12\2025 and spoke with me regarding the structures issues he detailed he is going to be leveling this property and repairing the roof he is asking for an extended period of time to deal with this issue due to him having a full time job and a small pool of funds.