



BUILDING AND STANDARDS COMMISSION

Wednesday, August 19, 2026 at 3:30 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

STATE OF TEXAS §

COUNTY OF CALHOUN §

CITY OF PORT LAVACA §

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, August 19, 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:

ROLL CALL

Annette Alonzo	Chairperson
Steve Marwitz	Vice-Chairperson
Bridgette Williams	Commission Member
Larry Nichols	Commission Member
Rene Torres	Commission Member
Billy McAfee	Commission Member
Ken Barr	Commission Member

And with the following absent:

Weston Burris	Commission Member
Jeff Downs	Commission Member

Constituting a quorum for the transaction of business, at which time the following business was transacted:

CALL TO ORDER

- Chairperson Alonzo called the meeting to order at 3:30 p.m. and presided

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).*

- None

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

1. Approval of Wednesday, July 15, 2026 Regular Meeting Minutes

Motion made by Commission Member Billy McAfee

THAT, the Building and Standards Commission hereby approve the minutes of the regular meeting minutes held on July 15, 2026

Seconded by Vice-Chairman Steve Marwitz

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams, Commission Member Billy McAfee

Voting Nay: None

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 August 19, 2026.:

- Case #193: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT SW 70' OF 2&4 (205 E Railroad)**
- Case #194: GEORGETOWN (PORT LAVACA), BLOCK 7, LOT NE 50' OF 2&4 (215 E Railroad)**
- Case #195: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 71, LOT 8 (208 S Juanita)**
- Case #196: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 77, LOT 1(521 S Juanita)**
- Case #197: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 33, LOT 7(802 S Benavides)**
- Case #198: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 19, LOT 8(604 S Virginia)**

a) 205 E Railroad

Staff is recommending Commission declare this property substandard and allow the property owner One Hundred Eighty (180) days to work with Development Services and bring in a detailed renovation plan to bring property into compliance if the work does not commence

within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Commission Member Rene Torres

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 205 E Railroad located in the City of Port Lavaca, Texas, is 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 August 19, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner One Hundred Eighty (180) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Larry Nichols

Voting Yea: Chairperson Annette Alonzo, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams

Voting Nay: Vice Chair - Person Steve Marwitz, Commission Member Billy McAfee

b) 215 E Railroad

Staff is recommending Commission declare this property substandard and allow the property owner One Hundred Eighty (180) days to work with Development Services and bring in a detailed renovation plan to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Commission Member Larry Nichols

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 215 E Railroad located in the City of Port Lavaca, Texas, is 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 August 19, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner One Hundred Eighty (180) days to work with Development

Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Rene Torres

Voting Yea: Chairperson Annette Alonzo, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams

Voting Nay: Vice Chair - Person Steve Marwitz, Commission Member Billy McAfee

c) 208 S Juanita

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Vice – Chairperson Steve Marwitz

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 208 S Juanita located in the City of Port Lavaca, Texas, is 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 August 19, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Billy McAfee

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams, Commission Member Billy McAfee

Voting Nay: None

d) 521 S Juanita

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed

renovation plan to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Commission Member Billy McAfee

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 521 S Juanita located in the City of Port Lavaca, Texas, is 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 August 19, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services to bring property into compliance if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Ken Barr

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams, Commission Member Billy McAfee
Voting Nay: None

e) **802 S Benavides**

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan or demo if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property

Motion made by Vice – Chairperson Steve Marwitz

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 802 S Benavides located in the City of Port Lavaca, Texas, is 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 August 19, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan or demo if the work does not commence within the allotted timeframe, then Commission Members authorize staff to proceed with demolition and place a lien on the property.

Seconded by Commission Member Larry Nichols

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams, Commission Member Billy McAfee
Voting Nay: None

f) 604 S Virginia

Staff is recommending Commission declare this property substandard and allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan if the work does not commence within the allotted timeframe, then Commission Members authorize staff bring back before the commission for review.

Motion made by Commission Member Billy McAfee

NOW, THEREFORE, BE IT RESOLVED BY THE BUILDING AND STANDARDS COMMISSION OF THE CITY OF PORT LAVACA, TEXAS:

THAT, in accordance with recommendation of staff, Commission hereby finds that the following property listed, 604 S Virginia located in the City of Port Lavaca, Texas, is 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 August 19, 2026:

BE IT FURTHER RESOLVED THAT this property is hereby declared substandard and will allow the property owner Thirty (30) days to work with Development Services and bring in a detailed renovation plan if the work does not commence within the allotted timeframe, then Commission Members authorize staff bring back before the commission for review.

Seconded by Commission Member Larry Nichols

Voting Yea: Chairperson Annette Alonzo, Vice Chair - Person Steve Marwitz, Commission Member Ken Barr, Commission Member Larry Nichols, Commission Member Rene Torres, Commission Member Bridgette Williams, Commission Member Billy McAfee
Voting Nay: None

ITEMS FROM BUILDING AND STANDARDS COMMISSION

- None

ADJOURN

Chairperson asked for motion to adjourn

Motion made by Vice Chair - Person Steve Marwitz

Meeting adjourned at 4:21 p.m.

These minutes were approved on September 16, 2026

Annette Alonzo, Chairman of the Building and
Standards Commission

Alyssa Calzada, Development Services Coordinator