
CITY OF PORT LAVACA

COUNCIL MEETING: FEBRUARY 10, 2025

AGENDA ITEM:

DATE: 02.04.2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: NEW CASES: SUBSTANDARD BUILDINGS

CASE# 125

603 Knipling:

Photos taken on 02.04.2025

Staff is recommending Council declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then Council authorizes staff to proceed with demolition.

CASE# 124

604 South Juanita

Photos taken on 02.04.2025

Staff is recommending Council declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then Council authorizes staff to proceed with demolition.

CASE# 123

813 Hackberry

Photos taken on 02.04.2025

Staff is recommending Council declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then Council authorizes staff to proceed with demolition.

Inspection Checklist

Date: 02/04/2025

Inspector:

Location: 603 Knipling

Case # 125

Bradley Shaffer

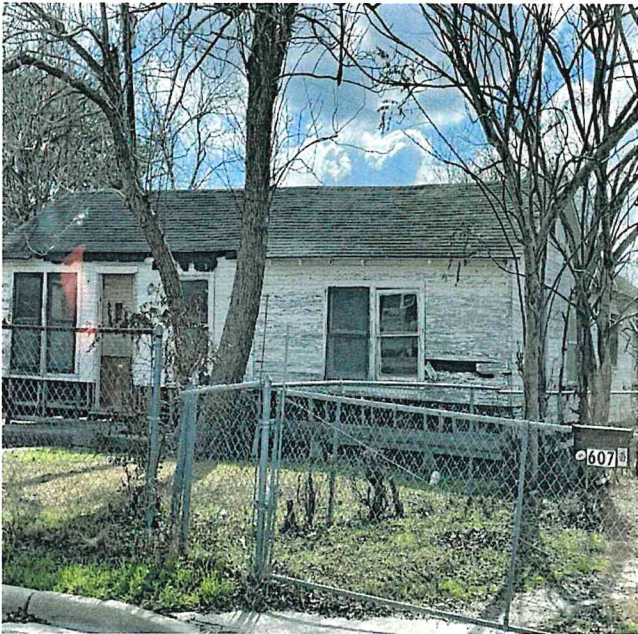
	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall coverings missing	Outside of the building
Fireplaces or chimneys properly maintained	X			
Unsecure building: vacant and open.		X	Windows open walls damaged	Exterior of house
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Walls heavily Damaged	Entire exterior of house
Hazardous wiring	N/A			
Hazardous plumbing	N/A			
Hazardous mechanical equipment	N/A			
Sanitation:	X			
Lack of or improper connection to required sewage disposal	N/A			
Lack of or improper garbage and rubbish storage		X	No trash receptacle	outside
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	N/A			
Improper Flooring or floor supports		X	Floor heavily damaged	Entire home
Improper Foundation	X			
Vermin/Insects	N/A			
Dampness of habitable space		X	Building unsecure	Entire home
Lack of electrical lighting		X	No power	Entire property
Hot and Cold Water		X	No water	Entire property
Lack of or Improper Kitchen		X	No water or power	Entire property
Lack of or Improper bathroom		X	No water	Entire property
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).

603 Knipling



Inspection Checklist

Date: 02/04/2025

Location: 604 S Juanita

Case # 124

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof sagging and shingles torn	Roof
Improper Walls, partitions or other vertical supports		X	Walls in poor condition	Addition on back of house
Fireplaces or chimneys properly maintained	X			
Unsecure building: vacant and open.		X	Back door open	Back of home
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Walls of addition collapsing	Back of home
Hazardous wiring		X	Wiring exposed on addition	Back of home
Hazardous plumbing		X	No Water	Entire home
Hazardous mechanical equipment		N/A		
Sanitation:		X	Junk and moisture old food	Inside home
Lack of or improper connection to required sewage disposal		N/A		
Lack of or improper garbage and rubbish storage		X	Junk	Back of house
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	Roof Sagging	Whole roof
Improper Flooring or floor supports		X	Floor sliding off foundation	Whole home
Improper Foundation		X	Blocks falling off beams	Whole home
Vermin/Insects		X	Flying insects	Back of home
Dampness of habitable space		X	Roof Leak	Middle of roof
Lack of electrical lighting		X	No Power	Entire Property
Hot and Cold Water		X	No Water	Entire Property
Lack of or Improper Kitchen		X	No water or power	Entire property
Lack of or Improper bathroom		X	No water	Entire property
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).

604 South Juanita



Inspection Checklist

Date: 02/04/2025

Location: 813 Hackberry

Case # 123

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall at the back of property heavily damaged	Back of trailer
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Front door open.	Front door
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Wall at the back of property heavily damaged	Back of trailer
Hazardous wiring	X			
Hazardous plumbing		X	Plumbing exposed	Hallway in house
Hazardous mechanical equipment	X			
Sanitation:		X	Rotten food in kitchen and trash across home also bathtub has what appears to be droppings	Across home
Lack of or improper connection to required sewage disposal	X			
Lack of or improper garbage and rubbish storage		X	Junk and trash throughout home	Across Home
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	Large amounts of floor are bare plywood	Bedroom
Improper Foundation	X			
Vermin/Insects		X	Interior has evidence of vermin within home	Rooms & Bathroom
Dampness of habitable space		X	Air is moist and clothes are damp	Interior
Lack of electrical lighting		X	No power	Entire property
Hot and Cold Water		X	No water	Entire Property
Lack of or Improper Kitchen		X	No water or power	Entire Property
Lack of or Improper bathroom		X	No water	Entire Property
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Fence at back of property broken and laying on ground	Back of 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).

813 Hackberry

