

CITY OF PORT LAVACA

MEETING: August 11th, 2025 **AGENDA ITEM**

DATE: 08.11.2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Substandard Hearing 115 Bowie

Attached are the inspection report and images of 115 Bowie.

The property has been in poor condition for quite some time.

The City has had to clean the back yard of this property and remove a fallen over shed in the process of maintaining the back yard on or around 07/01/2024 at the cost of \$924.59. This remains unpaid however, the grass has been fairly well maintained since.

This Property hasn't had water since 07/16/2021.

The staff recommends giving the property owner 90 days to bring the property into compliance or city shall proceed with demolition.

Attachments:

- Inspection Reports
- Pictures of property

115 Bowie



Inspection Checklist

Date:07/31/2025

Location:115 Bowie St

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deteriorated	
Improper Walls, partitions or other vertical supports		X	Walls Deteriorated	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Windows Broken	
Lack of required rails, stairs, steps and/or balconies	N/A			
Lack of or improper exterior wall coverings		X	Walls deteriorated	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to Verify	
Sanitation:			Property cleaned there is a history of the city needing to maintain grass and weeds	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		N/A		
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	N/A			

Improper Ceiling or Ceiling supports			Unable to verify	
Improper Flooring or floor supports			Unable to verify	
Improper Foundation	X			
Vermin/Insects			Unable to verify	
Dampness of habitable space		X	Portion of roof is gone	
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	Holes on grounds	

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).

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TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: Substandard Hearing 419 S. Nueces

Attached are the inspection report and images of 419 S Nueces.

This property is unsecured and in an extreme state of disrepair.

The property owner spoke with our department with intent to demolish and to date no improvements have been made.

The last time he spoke with this department was January of 2025.

This property has not had water since 2023.

The staff recommends' giving the property owner 90 days to bring the property into compliance or the city shall proceed with demolition.

Attachments:

- Inspection Reports
- Pictures of property

419 S Nueces



Inspection Checklist

Date:07/31/2025

Location: 419 S. Nueces

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof missing shingles and bowing in the middle	
Improper Walls, partitions or other vertical supports		X	Walls have extensive insect damage.	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Back door unable to close and various windows broken	
Lack of required rails, stairs, steps and/or balconies	N/A			
Lack of or improper exterior wall coverings		X	Wall coverings extensively damaged by insects	
Hazardous wiring		N/A		
Hazardous plumbing		N/A		
Hazardous mechanical equipment		N/A		
Sanitation:		X	Trash covers the interior.	
Lack of or improper connection to required sewage disposal		X	Sewer lines damaged	
Lack of or improper garbage and rubbish storage		X	Garbage and rubbish strewn across interior of 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	Ceiling shows extensive deterioration	
Improper Flooring or floor supports		X	Flooring heavily dismantled	
Improper Foundation		X	Foundation cracks	
Vermin/Insects		X	Termite and insect damage obvious	
Dampness of habitable space		X	Windows broken out leaving open to the weather	
Lack of electrical lighting	X	X	Electric meter still set unable to verify outside of that	
Hot and Cold Water		X	Property Has 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	Holes very common	

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TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: Substandard Hearing 1106 Marcus Navarro

Attached are the inspection report and images 1106 Marcus Navarro.

A letter was sent to the property approximately 3 months ago and I have not received any sort of response from the property owner.

This property owner has been in our office regarding this trailer and others several times in the last year.

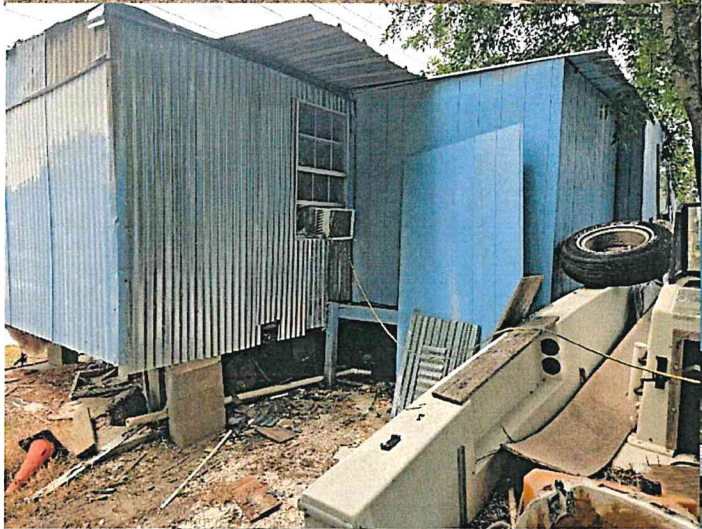
This trailer is extremely damaged, and the property is poorly maintained.

The staff recommends giving the property owner 30 days to bring the property into compliance or the city shall proceed with demolition.

Attachments:

- Inspection Reports
- Pictures of property

1106 Marcus Navarro



Inspection Checklist

Date: **07/31/2025**

Location: **1106 Marcus Navarro**

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deteriorated	
Improper Walls, partitions or other vertical supports		X	Walls in poor Condition with various inadequate patches.	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies		X	Balconies and stairs missing and inadequate stairs where they exist	
Lack of or improper exterior wall coverings		X	Inadequate patches on exterior walls	
Hazardous wiring		X	Wiring has various issues	
Hazardous plumbing		X	Exterior plumbing is a mess of broken and cut pipe	
Hazardous mechanical equipment		N/a		
Sanitation:		X	Property is covered in trash and garbage	
Lack of or improper connection to required sewage disposal		X	Exterior plumbing broken and cut in several places	
Lack of or improper garbage and rubbish storage		X	Garbage and rubbish strewn across the ground	
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 is leaning and in poor condition Illegal addition on the back is on the verge of falling off the blocks	
Vermin/Insects		X	Insects Present	
Dampness of habitable space			Unable to Verify	
Lack of electrical lighting		X	No Electric	
Hot and Cold Water		X	No Water and previous mentioned plumbing issues	
Lack of or Improper Kitchen		X	No Water	
Lack of or Improper bathroom		X	Plumbing damage evident and no water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes tree limbs strewn extension cords	

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