

CASE TIMELINE FOR 924 WACO ST.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/6/2021	n/a	n/a
Initial Inspection Completed	4/6/2021	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	4/7/2021	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	7/15/2021 & 7/16/2021	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	8/15/2021	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	4/13/2021	Returned green card - Returned green card rec'd 4/13/21 - SIGNED AND REC'D BY BMI INVESTMENTS INC STAMP	n/a
Returned Notice of Violation Posted at Front Door of Property	7/26/21-7/30/21 & 8/2/21-8/6/21	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	5/7/2021	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	5/11/2021	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	8/30/2021	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	10/1/2021	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/1/2021 & 10/4/2021	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/1/2021	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	10/12/2021	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	10/1/2021	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	10/14/2021	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)