

ZONING REPORT

CASE ZN9265

APPLICANT & SUBJECT PROPERTY

District: 1

Owner: Rhodes Development, Inc.

Applicant: Melden and Hunt, Inc.

Address: 15349 Northwest Boulevard, located along the south side of Northwest Boulevard, east of CR-73 (Country Road 73), and west of FM 1889 (Farm-to-Market Road 1889)

Legal Description: 69.28 Acres off FM-624 (Farm-to-Market Road 624), McIntyre Partition, Undivided Interest.

Plat Status: The subject property is not platted.

Acreege of Subject Property: 69.282 acres

Pre-Submission Meeting: June 25, 2025

Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District

To: "RS-4.5" Single-Family 4.5 District

Purpose of Request: To allow a medium-density residential subdivision.

CORPUS CHRISTI COMPREHENSIVE PLAN

Plan CC: Provides a vision, goals, and strategies to guide, regulate, and manage future development and redevelopment within the corporate limits and extraterritorial jurisdiction (ETJ), which was adopted in 2016.

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Northwest Area Development Plan (Adopted on January 9, 2006).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-6" Single-Family 6	Agricultural	Low-Density Residential
North	"OCL" Outside City Limits	Residential Estate, Professional Office, Commercial	Outside City Limits
South	"FR" Farm Rural	Agricultural	Low-Density Residential

East	"CG-2" General Commercial, "RM-1" Multifamily, "RS-6" Single Family 6, "OCL" Outside City Limits	Agricultural, Residential Estate, Medium-Density Residential, Park, Vacant	Mixed Use, Medium-Density Residential, Planned Development
West	"CG-2" General Commercial, "FR" Farm Rural, "OCL" Outside City Limits	Commercial, Residential Estate, Agricultural	Mixed-Use, Medium- and, Low-Density Residential, Outside City Limits

UTILITY MASTER PLANS

Service	Existing Conditions	Master Plan Improvements
Water	No infrastructure exists.	None.
Wastewater	No infrastructure exists.	None.
Stormwater	Minor Roadside Storm Ditch along the south side of Northwest Boulevard	None.
Gas	8-inch, Coated Steel Pipe, Along the north side of Northwest Boulevard	None.

ROADWAY MASTER PLANS (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Northwest Boulevard	1	"A3" Primary Arterial	-	-	2	2	24,921 near FM18889 and Northwest Boulevard	Right-of-Way Widening Proposed
Carousal Lane		"C1" Minor Residential Collector	-	-	-	-	-	Right-of-Way Proposed
River Trails Drive		"C1" Minor Residential Collector	-	-	-	-	-	Right-of-Way Proposed

Exxon Plan Road/Amanda Lane		"A2" Secondary Arteria, Divided	-	-	-	-	-	Right-of-Way Proposed
TRANSIT INTEGRATION								
The Corpus Christi RTA does not provide service to the subject property. About 2 miles away is Route 27 Leopard A, B, and Sunday, with stops along the Northside of Northwest Boulevard and east side of Wildcat Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				July 8, 2026				
City Council 1 st Reading				August 18, 2026				
City Council 2 nd Reading				August 25, 2026				
44 Notices mailed to property owners within 200 feet of the subject property								
0	In Opposition			0	In Favor			
0%	In Opposition			0	Individual Property Owners in Opposition			

Background:

The subject property is a 69.28-acre undeveloped tract out of the Northwest area, located along the south side of Northwest Boulevard, an "A3" class arterial road and generally west of FM 1889 (Farm-to-Market Road 1889), an "A2" class arterial road. The subject property was part of a large city-initiated annexation dated December 1995, along the Northwest Boulevard corridor, which expanded the City further west. Annexations that followed later expanded the City further north, between Nueces River and Northwest Boulevard. The recently adopted RMP (Roadway Master Plan) indicate two planned east-to-west arterial and collector roadways across the site, and a north-to-south collector road along the west boundary of the parcel.

To the north of the area of request and Northwest Boulevard are properties outside the City's limits, consisting of commercial uses and the low-density (residential estate) Northwest Heights residential subdivision, established late-1970, like many within the adjacent unincorporated areas. To the east, properties are zoned "CG-2" General Commercial, "RM-1" Multifamily, and "RS-6" Single-Family 6, with current uses of agricultural, the Lake Northwest Unit 2 medium-density residential subdivision established in 2022, and some vacant parcels. About one-third of the eastern boundary also adjoins properties outside the City limits that contain low-density (residential estate) residential uses such as 1970s Rio Lado subdivision, and a park.

To the south lies the remainder of the parent tract, zoned "FR" Farm Rural with a current land use designation of agricultural. To the west, properties are zoned "CG-2" General Commercial and "FR" Farm Rural, also with agricultural and residential estate land uses. Some rear-abutting parcels on the west side lie outside the City limits and have similar agricultural use.

The applicant is petitioning the City for a change in zoning to the "RS-4.5" Single-Family 4.5 District to allow a medium-density residential subdivision of approximately 226 lots.

The “RS-4.5” Single-Family 4.5 District allows for single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - Encourage orderly growth of new residential, commercial, and industrial areas.
 - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

The Northwest ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:

The proposed rezoning is consistent with the Northwest ADP; however, is inconsistent with the FLUM designation of Low-Density Residential.

Staff Analysis:

Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared the proposed zoning’s consistency with the applicable elements of the comprehensive plan. As a result of the above analysis, staff notes the following:

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan; however, is inconsistent with the Future Land Use Map’s designation of Low-Density Residential.
 - Despite this inconsistency, staff considered that medium-density development will be maintained through the RS-4.5 Single-Family 4.5 District, similar to the “RS-6” district, and that the request represents an infill development, with some infrastructure already existing.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
- The property proposed for rezoning is suitable for the uses permitted within the requested zoning district.

Staff Recommendation:

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Attachments:

(A) Metes & Bounds Description and Exhibit

- (B) Existing Zoning and Notice Area Map
- (C) Surrounding Properties Notification List

(A) Metes & Bounds

October 20, 2025

METES AND BOUNDS DESCRIPTION 69.282 ACRES OUT OF THE McINTYRE PARTITION CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

A tract of land containing 69.282 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of The McIntyre Partition, which said 69.282 acres were conveyed to William M. Mays and wife, Carol M. Mays, by virtue of a Warranty Deed recorded under Document Number 2005011825, Nueces County Official Records, said 69.282 acres also being more particularly described as follows:

COMMENCING at a No. 5 rebar found [Northing: 17197766.674, Easting: 1252785.812] on the Southwest corner of Lot 7, Stonegate Subdivision, according to the plat thereof recorded in Volume 68, Page 543, Nueces County Map Records;

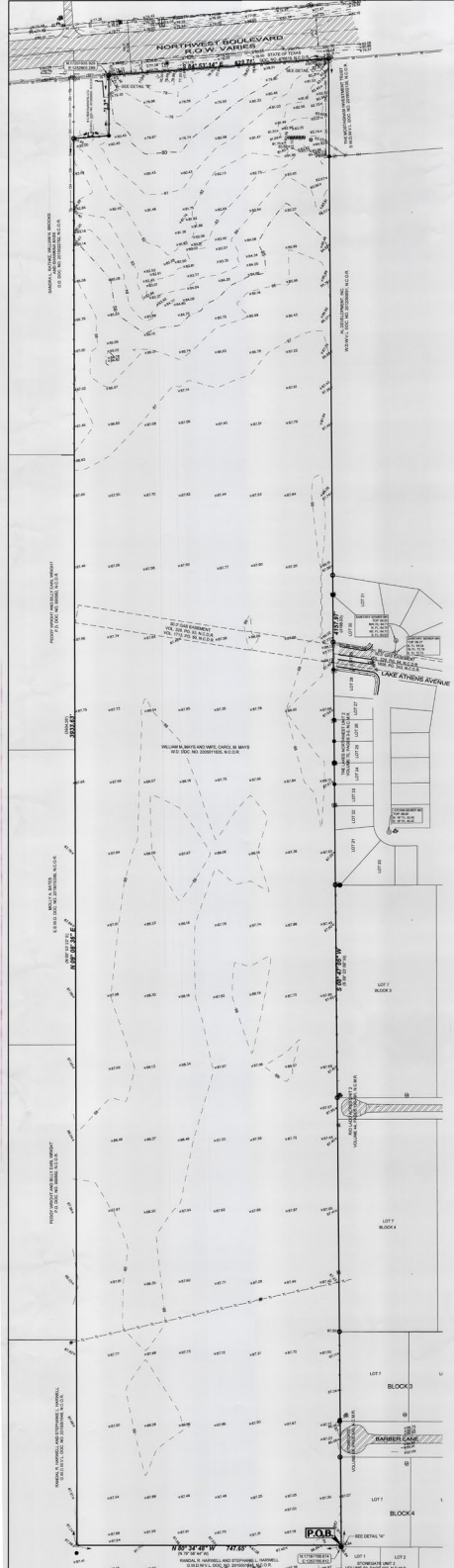
THENCE, N 08° 47' 05" E a distance of 4.53 feet to a No. 4 rebar set, for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 80° 34' 48" W (N 79° 58' 44" W Deed call) a distance of 747.65 feet to a No. 4 rebar set, for the Southwest corner of this tract;
2. THENCE, N 09° 08' 36" E (N 09° 53' 23" E Deed call) a distance of 3,933.63 feet (3,934.26 feet Deed call) to a No. 5 rebar found, for the Southernmost Northwest corner of this tract;
3. THENCE, S 85° 07' 14" E (S 84° 17' 10" E Deed call) a distance of 100.00 feet to a No. 4 rebar found, for an inside corner of this tract;
4. THENCE, N 09° 03' 09" E (N 09° 53' 23" E Deed call) a distance of 169.37 feet (200.00 feet Deed call) to a No. 4 rebar set [Northing: 17201935.929, Easting: 1252800.289] on the existing South right-of-way line of Northwest Boulevard, {from which a No. 5 rebar found bears N 09° 03' 09" E a distance of 0.55 feet}, for the Northernmost Northwest corner of this tract;
5. THENCE, S 84° 53' 14" E along the existing South right-of-way line of Northwest Boulevard, a distance of 623.71 feet to a No. 4 rebar set {from which a No. 5 rebar found bears N 16° 49' 15" E a distance of 0.70 feet}, for the Northeast corner of this tract;
6. THENCE, S 08° 47' 05" W (S 09° 23' 09" W Deed call) a distance of 4,157.97 feet (4,188.03 feet Deed call) to the POINT OF BEGINNING and containing 69.282 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/06/2025 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE: 10/20/2025



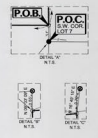


FLOOD ZONE
 CITY OF CORPUS CHRISTI
 FLOOD ZONE MAP
 1997



- LEGEND**
- 1. FLOOD ZONE
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Lot	Area
1	10,000
2	10,000
3	10,000
4	10,000
5	10,000
6	10,000
7	10,000
8	10,000
9	10,000
10	10,000



**PLAT SHOWING
 69.22 ACRES OUT OF
 THE MCINTYRE PARTITION
 CITY OF CORPUS CHRISTI
 NUBCES COUNTY, TEXAS**

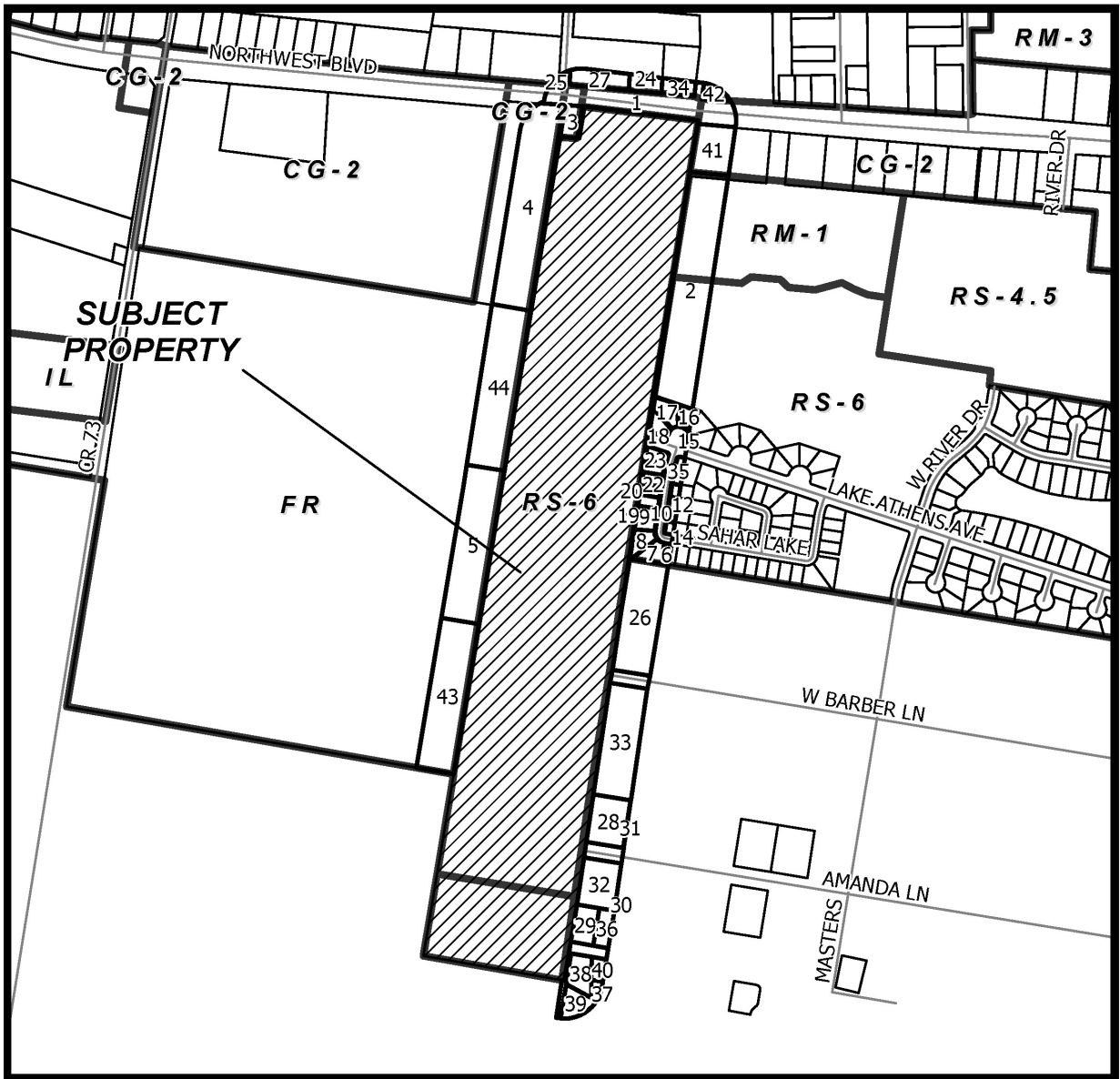
ROBERTO TAVES SURV. & L.S. DATE



JOB NO.	26081.02
DRAWING DATE	01/15/2001
DRAWN BY	A.L.B.
FILE NAME	26081.02
PAGE	2 OF 2

GLIDDEN & HUNT, INC.
 SURVEYING & ENGINEERING
 1105 MCINTYRE, BOGARDUS, TX 78401
 409-828-2881 FAX 409-828-2882
 WWW.GLIDDENANDHUNT.COM

(B) Existing Zoning and Notice Area Map



CASE: ZN9265

Zoning and notice Area

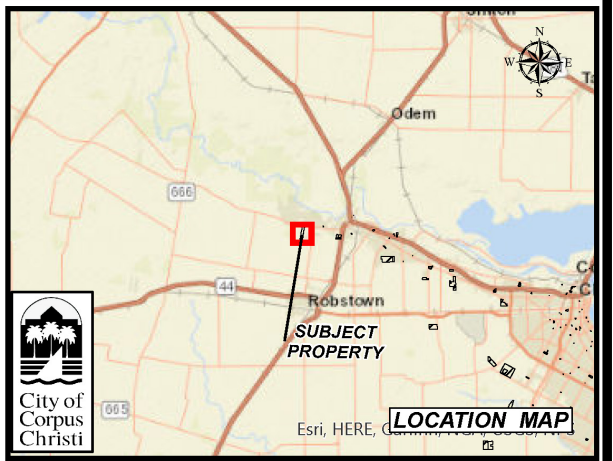
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

44 Owners within 200' listed in ownership table

Owners in opposition



(C) Surrounding Properties Notification Roster

ID#	TAXID	NAME	ADDRESS	CITY	STATE	TIP	LEGAL DESCRIPTION	CASE	AREA	PERCENT AREA
1	485300004002	Department of Public Works (Traffic and Engineering, & Right-of-Way)	241 W BAR LE DCC DR	Corpus Christi	TX	78414	MCINTYRE PARTITION 69.364 ACES OUT TR 4	ZN9265	265147.0167	13.41405191
2	485300004260	AL DEVELOPMENT INC	PO BOX 269540	Corpus Christi	TX	78426	MCINTYRE PARTITION 39.845 ACES OF FM RD 624	ZN9265	165281.41846	0.868662628
3	485300004260	BICRESS TAUNTS LTD	1427 Genesee Tr	Austin	TX	78717-5047	MCINTYRE PARTITION UNDIV INT IN 7.458 ACES OUT OF N PT 472.63 AC TR	ZN9265	227601.4891	11.92963781
4	485300007396	BATES SHAWNNA	7226 Citrus Valley Dr	Corpus Christi	TX	78414-64238	MCINTYRE PARTITION MIDDLE 1/3 OF 120.16 AC TR OUT MCINTYRE LAND, 40.093 ACES	ZN9265	163785.9283	8.577234223
5	415900140190	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 19	ZN9265	4323.960571	0.226404661
6	415900140200	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 20	ZN9265	12254.15125	0.641732026
7	415900140210	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 21	ZN9265	6569.098934	0.336630723
8	415900140220	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 22	ZN9265	6665.506687	0.349067425
9	415900140230	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 3	ZN9265	3448.268781	0.180680893
10	415900140240	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 4	ZN9265	3523.588537	0.184252276
11	415900140250	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 5	ZN9265	2837.046683	0.145290832
12	415900140260	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 6	ZN9265	3182.083335	0.166841141
13	415900140270	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 7	ZN9265	3448.268781	0.180680893
14	415900140280	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 8	ZN9265	3448.268781	0.180680893
15	415900140290	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 9	ZN9265	3448.268781	0.180680893
16	415900140300	DR HORTON-CORPUS CHRISTI LLC	5113 YORKTOWN BLVD	Corpus Christi	TX	78413	THE LAKES NORTHWEST UNIT 2 BLK 13 LOT 24	ZN9265	7554.326231	0.387303976
17	415900140310	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 13 LOT 24	ZN9265	14387.0291	0.734297678
18	415900140320	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 13 LOT 26	ZN9265	10182.46656	0.533242218
19	415900140330	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 24	ZN9265	6647.658584	0.348128437
20	415900140340	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 25	ZN9265	6729.80292	0.352430122
21	415900140350	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 26	ZN9265	6794.730332	0.3558309283
22	415900140360	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 27	ZN9265	6845.803266	0.358345193
23	415900140370	DR HORTON-CORPUS CHRISTI LLC	1422 RIGOVEN ST	Corpus Christi	TX	78415-1002	THE LAKES NORTHWEST UNIT 2 BLK 14 LOT 28	ZN9265	6945.803266	0.361851893
24	577700002300	DAVIS SANDRA J	5409 Partridge	Robstown	TX	78389-2036	NORTHWEST HTS B2 TR B	ZN9265	14484.11269	0.756512219
25	577700001300	DKR PROPERTIES INC	5429 Wagon Trl	Robstown	TX	78389-6018	NORTHWEST HTS A3 TR A	ZN9265	988.8838012	0.052296628
26	725200003070	DUNLAVY THOMAS M ET UX	STARLA K	Robstown	TX	78389-5848	RIO LADO ACRES #2 BLK 3 LOT 7	ZN9265	121616.7337	6.366893925
27	577700002300	GARZA JOE L ET UX	SILVIA L	Robstown	TX	78389-5848	RIO LADO ACRES #2 BLK 3 LOT 7	ZN9265	27950.02295	1.462985199
28	844300003070	GONZALES EVALINDA & JEREMIAH MALDONADO	3802 Amanda Ln	Robstown	TX	78389-2059	STONEGATE BLK 3 LOT 7	ZN9265	50230.45004	2.650488987
29	844300003080	GRANVILLE DANIELLE & KERREN LACOUR	3781 Amanda Ln	Robstown	TX	78389-2059	STONEGATE BLK 3 LOT 7	ZN9265	50230.45004	2.650488987
30	844300003090	IRANILVARZANDY	3781 Amanda Ln	Robstown	TX	78389-2059	STONEGATE BLK 3 LOT 6	ZN9265	23.57158403	0.012317265
31	844300003080	JOHANN RANDY & SPS BILLIE-JO	3781 Amanda Ln	Robstown	TX	78389-2059	STONEGATE BLK 3 LOT 6	ZN9265	516.2164371	0.027039514
32	844300004070	LOPEZ SERGIO DANIEL & ASHLEY GONZALEZ LOPEZ	3801 AMANDA LN	Robstown	TX	78389-2059	STONEGATE BLK 4 LOT 7	ZN9265	50218.43206	2.629919634
33	725200004070	MUECES COUNTY	961 LEOPARD ST	Corpus Christi	TX	78401-3812	RIO LADO ACRES NO 2 LT 7 BLK 4	ZN9265	118831.5573	6.212654517
34	577700002100	QUICKSILVER DEVELOPMENT LLC	3809 Country Estates Dr	Corpus Christi	TX	78410-4303	NORTHWEST HTS B-1 TR B	ZN9265	13813.14378	0.723374529
35	415900100100	RUBIO NOEL & YOHANARA RUTH RUBIO	2730 Violet Rd	Corpus Christi	TX	78410-3026	THE LAKES NORTHWEST UNIT 2 BLK 15 LOT 1R	ZN9265	8797.786568	0.4558686988
36	845700003010	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 13	ZN9265	5094.688095	0.262808336
37	845700003010	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 13	ZN9265	5094.688095	0.262808336
38	845700003160	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 15	ZN9265	23310.83959	1.220754714
39	845700003160	SUPERIOR H & H DEVELOPMENT LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 16	ZN9265	19860.07473	1.045280488
40	845700003140	SUPERIOR H & H HOMES LLC	2173 RUFUS ST	Corpus Christi	TX	78418-3055	STONEGATE UNIT 2 BLK 3 LOT 14	ZN9265	8341.151602	0.436811417
41	496300004000	THE MOSTAGHASI INVESTMENT TRUST	5626 OCEAN DR	Corpus Christi	TX	78412-2755	MCINTYRE PARTITION 2.4810 ACES OUT TR 4	ZN9265	52036.22925	2.729056897
42	725200002030	WHOLLY COW FARM & RANCH LLC	34 E Barre doc D	Corpus Christi	TX	78414-6249	RIVERSIDE ACRES BLK 2 LOT 21	ZN9265	871977.9203	45.644666666
43	496300004000	WHOLLY COW FARM & RANCH LLC	34 E Barre doc D	Corpus Christi	TX	78414-6249	RIVERSIDE ACRES BLK 2 LOT 21	ZN9265	871977.9203	45.644666666
44	485300007394	WRIGHT CECIL R	4132 WOOD RIVER DR	Corpus Christi	TX	78410	MCINTYRE PARTITION NO OF 120.16 AC TR OUT MCINTYRE LAND, 40.055 ACES	ZN9265	175818.5724	9.168945144

NAME	1-MILE RADIUS OF SCHOOLS	PUBLIC NOTIFICATION LIST - SCHOOL DISTRICTS
CA Superintendent	Callahan Independent School District	TX 78410 361-242-5600
CAZ Current Principal	Wood River Elementary School	TX 78410 361-387-5566