

# ZONING REPORT

CASE ZN9151

## APPLICANT & SUBJECT PROPERTY

**District:** 3

**Owner:** MVR Construction Co. Inc.

**Applicant:** MVR Construction Company Inc.

**Address:** 6201 Greenwood Drive, located along the west side of Greenwood Drive, north of Saratoga and Days End Drive, south of Frio Street, and east of Los Robles Drive.

**Legal Description:** 14.483-acre tract out of Lots 1 and 2, Block 6, Bohemian Colony Lands

**Plat Status:** The subject property is per MRNCT (Map Records of Nueces County, Texas) Volume A, Page 48.

**Acreage of Subject Property:** 4.37 acres. Refer to Metes and Bounds attachment.

**Pre-Submission Meeting:** January 16, 2026

**Code Violations:** None.

## ZONING REQUEST

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

**To:** "CN-1" Neighborhood Commercial District with a Special Permit

**Purpose of Request:** To allow for the construction of a Warehouse and Freight Movement use; particularly a warehouse with aggregate storage.

## 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 Westside Area Development Plan (Adopted on January 10, 2023).

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

	Zoning District	Existing Land Use	Future Land Use
<b>Site</b>	"RS-6" Single-Family 6	Agricultural	Medium-Density Residential
<b>North</b>	"RS-6" Single-Family 6, "RS-4.5" Single-Family 4.5	Agricultural, Medium-Density Residential	
<b>South</b>	"RS-4.5" Single-Family 6, "RM-1" Multifamily, "CN-1" Neighborhood Commercial	High-Density Residential	Medium-Density Residential

<b>East</b>	"CN-1" Neighborhood Commercial	Medium- and High-Density Residential	Medium-Density Residential
<b>West</b>	"RS-4.5" Single-Family 4.5	Agricultural, Vacant	Flood Plain Conservation

**UTILITIES MASTER PLAN**

	<b>Existing Conditions</b>	<b>Master Plan Improvements</b>
<b>Water</b>	12-inch PVC, Water Line (Public), along the east side of Greenwood Drive	None
<b>Wastewater</b>	8-inch PVC, Force Main (Public) and 8-inch HDPE, Gravity Main (Public) along the west side of Greenwood Drive;	None
<b>Stormwater</b>	54-inch RCP, Storm Pipe (Public) along the west side of Greenwood Drive; and 18-inch RCP, Storm Pipe (Public), across the property mid-tract.	None
<b>Gas</b>	2-inch Coated Steel, Grid Main, Outside and along the north property line.	None

**ROADWAY MASTER PLAN (RMP)**

<b>Roadway</b>	<b>Service Area</b>	<b>RMP Designation</b>	<b>Existing Lanes</b>				<b>Peak Hour Volume (2021)</b>	<b>Plan Improvements</b>
			<b>NB</b>	<b>SB</b>	<b>EB</b>	<b>WB</b>		
Greenwood Drive	7	"A1" Minor Arterial with Center Turn Lane	2	2	-	-	No Data	None Planned

**TRANSIT INTEGRATION**

The Corpus Christi RTA provides service to the subject property via Route 19 *Ayers B* with designated stops along Greenwood Drive.

**PUBLIC HEARINGS & NOTIFICATIONS**

Planning Commission	July 08, 2026
City Council 1 <sup>st</sup> Reading	July 28, 2026
City Council 2 <sup>nd</sup> Reading	August 11, 2026
60	Notices mailed to property owners within 200 feet of the subject property

3	In Opposition	0	In Favor
0.99%	In Opposition	3	Individual Property Owners in Opposition

**Background:**

The subject property is a 4.37-acre undeveloped property within the Westside Area Development, located along the west side of Greenwood Drive, an “A1” Minor Arterial Road, and north of a drainage way. Its surroundings are characterized primarily by medium-density residential developments. A third of the property lies within a FEMA floodway.

To the north properties are zoned “RS-4.5” Single-Family 4.5 District and “RS-6” Single-Family 6 District with medium-density residential land uses. To the south, properties are zoned “RS-4.5” Single-Family 4.5 District, “RM-1” Multifamily District, and “CN-1” Neighborhood Commercial District. Land uses range to Agricultural and Medium-Density Residential. To the east, properties are zoned “CN-1” Neighborhood Commercial with Medium- and High-Density Residential uses. To the west, properties are zoned “RS-4.5” Single-Family 4.5 District with Medium-Density Residential land uses and vacant land.

The applicant is requesting a change of zoning to allow for the development of a storage yard, which will include two 10,000-square-foot pre-engineered metal buildings for equipment, tools, construction materials, and limited office space, along with designated outdoor storage areas for stockpiling, and a fuel tank. Refer to attached site plan.

The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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

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

- Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Encourage the protection and enhancement of residential neighborhoods.
  - 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 environments.
  - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.

**Westside ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:**

The proposed rezoning is inconsistent with the Area ADP and the FLUM designation of Medium-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 rezoning is inconsistent with the City of Corpus Christi Comprehensive Plan and future land use designation of medium-density residential.
  - Staff considered the inconsistencies with the guiding documents, the combined effect of floodway prohibitions, elevation requirements, compensatory storage needs, and stormwater management obligations, due to the location of the property within both the regulatory floodway and FEMA Flood Zone AE and has recommended a special permit with conditions that address the operational characteristics of a warehouse with outdoor storage.
    - Those constraints increase the complexity of developing the property with uses permitted in the current zoning district, substantially affecting the feasibility of developing the site.

**Staff Recommendation: Denial**

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 denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CN-1/SP" Neighborhood Commercial District with a special Permit subject to the following conditions:

- 1. USE:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Warehouse and Freight Movement use, particularly a storage warehouse including office space, with aggregate storage per UDC (Unified Development Code) Section 5.3.2.I Stockpiling of Sand, Gravel, or Other Aggregate Materials, and a 2,000 gallon above ground fuel tank.
- 2. DEVELOPMENT STANDARDS:** Development standards shall be per the attached site plan.
- 3. PARKING:** Parking shall be per § 7.2 Off-Street Parking, Loading and Stacking of the UDC.
- 4. LANDSCAPING:** Landscaping shall be per § 7.3 Landscaping of the UDC.
- 5. DUMPSTER:** Refuse containers must be provided in a place accessible to collection vehicles and must be screened from street rights-of-way and views from adjacent residential properties. Screening must be composed of a solid or opaque material that matches or compliments the building material. No dumpsters or refuse receptacles shall be located within 20 feet of any property line shared with a residential use.
- 6. BUFFER YARD:** A type D buffer yard consisting of at least 20 feet and 20 points shall be installed, maintained, and remain in place along the property boundaries with residential districts or uses are adjacent.
- 7. LIGHTING:** All lighting must be shielded and directed away from abutting residences and nearby streets. Cut-off shields are required for all lighting. No light projection is permitted beyond the property line.
- 9. SIGNAGE:** One freestanding sign shall be allowed. The freestanding sign must be a monument sign, which shall not exceed 8 feet in height and 32 square feet in area.
- 10. NOISE:** Noise regulations shall be subject to Section 31-3 of the Municipal Code.
- 11. HOURS OF OPERATION:** Hours of operation shall be limited to 07:00 AM to 07:00 PM.
- 12. TIME LIMIT:** Per the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and

the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.

**13. OTHER REQUIREMENTS:** The conditions of the special permit do not preclude compliance with other applicable UDC, Building, and Fire Code requirements.

**Attachments:**

- (A) Metes & Bounds.
- (B) Existing Zoning and Notice Area Map.
- (C) Site Plan.
- (D) Surrounding Property Owners Notification Roster

# (A) Metes & Bounds Description and Exhibit

STATE OF TEXAS

JOB NO. 09-3371

COUNTY OF NUECES

10.105 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 2, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 22.551 acre tract of land as recorded and conveyed in Clerk's File No. 2007011366 of the Official Public Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same being the South corner of Lot 20, Block 2, Ever Green Estates Unit 1 as recorded in Volume 67, Pages 638-639 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 20 minutes 00 seconds WEST 492.00 feet to a 5/8 inch iron rod found for the South corner of this tract, same being the South corner of said 22.551 acre tract;


THENCE, along the Southwest boundary line of said 22.551 acre tract, NORTH 60 degrees 40 minutes 00 seconds WEST 965.33 feet to a 5/8 inch iron rod set for West corner of this tract;

THENCE, along the Northwest boundary line of this tract, NORTH 45 degrees 21 minutes 51 seconds EAST 511.88 feet to a 5/8 inch iron rod found for the North corner of this tract, same being the West corner of Lot 18, Block 1 of said Ever Green Estates Unit 1;

THENCE, along the Southwest boundary line of said Ever Green Estates Unit 1, SOUTH 60 degrees 40 minutes 07 seconds EAST 823.97 feet to the point of beginning and containing 10.105 acre of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 2nd day of July, 2010.

  
Ronald A. Voss,  
Registered Professional Land Surveyor No. 2293



STATE OF TEXAS  
COUNTY OF NUECES

JOB NO. 09-3371

4.378 ACRES

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Section 6, Bohemian Colony Lands as recorded in Volume A, Page 48 of the Map Records of Nueces County, Texas, same being out of a 16.312 acre tract of land as recorded and conveyed in Clerk's File No. 231107, Volume 1787, Page 57 of the Deed Records of Nueces County, Texas, same being Tract 1 as recorded and conveyed in Document No. 2009037308 of the Substitute Trustee's Deed Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8 inch iron rod found for the East corner of this tract, same lying NORTH 60 degrees 40 minutes 00 seconds WEST 10.00 feet from the South corner of Lot 1, Block H, Las Palmas Unit 2, Section 1 as recorded in Volume 23, Page 68 of the Map Records of Nueces County, Texas, same lying in the Northwest right-of-way margin of Greenwood Drive;

THENCE, along said Northwest right-of-way margin of Greenwood Drive, SOUTH 29 degrees 15 minutes 45 seconds WEST 178.94 feet to a 5/8 inch iron rod found for the South corner of this tract;

THENCE, NORTH 60 degrees 40 minutes 16 seconds WEST 789.86 feet to a 5/8 inch iron rod found for a corner of this tract;

THENCE, NORTH 29 degrees 02 minutes 00 seconds EAST 39.50 feet to a 5/8 inch iron rod set for an interior corner of this tract;


THENCE, NORTH 60 degrees 40 minutes 03 seconds WEST 351.95 feet to a 5/8 inch iron rod set for the West corner of this tract;

THENCE, NORTH 28 degrees 04 minutes 02 seconds EAST 139.54 feet to a 5/8 inch iron rod set for the North corner of this tract, same lying in the Northwest right-of-way margin of Los Robles Drive, same being the West corner of said Las Palmas Unit 2, Section 1;

THENCE, along the Southwest boundary line of said Las Palmas Unit 2, Section 1, SOUTH 60 degrees 40 minutes 00 seconds EAST 1144.88 feet to the point of beginning and containing 4.378 acres of land.

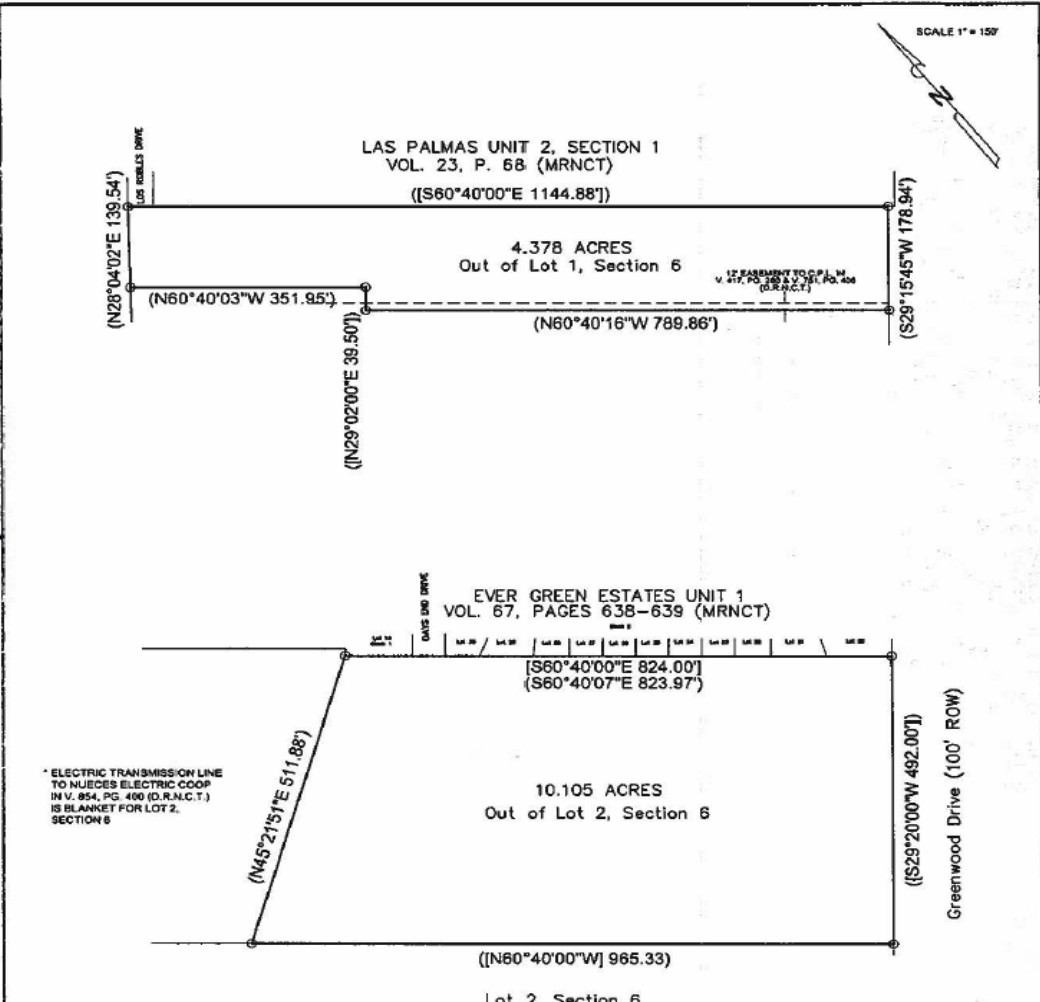
I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition II Land Survey.

Dated this the 2nd day of July, 2010.

  
\_\_\_\_\_  
Ronald A. Voss,  
Registered Professional Land Surveyor No. 2293

SEAL:





X ✓

- ITEMS THAT DO NOT AFFECT THIS PROPERTY:
- EASEMENT TO STATE OF TEXAS IN V. 272, PG. 224 (D.R.N.C.T.)
  - RAILROAD R.O.W. EASEMENT IN V. 200, PG. 388 (D.R.N.C.T.)
  - D.E. IN V. 757, PG. 448 (D.R.N.C.T.)
  - C.P.L. R.O.W. EASEMENT IN V. 770, PG. 480 (D.R.N.C.T.)
  - R.O.W. IN V. 918, PG. 205 (D.R.N.C.T.) (LIES IN GREENWOOD DRIVE)

This property lies within Zone C, according to FIRM 85, which is NOT within the 100 year Flood Plain.

NOTES:  
 (1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.  
 (2.) House Ties are to the foundation.  
 NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY, WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.



I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown herein under my direction and supervision; that it is my knowledge and belief that there are no apparent encroachments or overlapping of improvements with the deed book except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.

Registered Professional Land Surveyor State of Texas No. 2293

BUYER:  
 DATE: 07/07/2020  
 REVISION: 07/29/2020  
 CREW: RS & DL  
 OFFICE: RV & PP  
 GF#: \_\_\_\_\_  
 JOB#: 20-7191

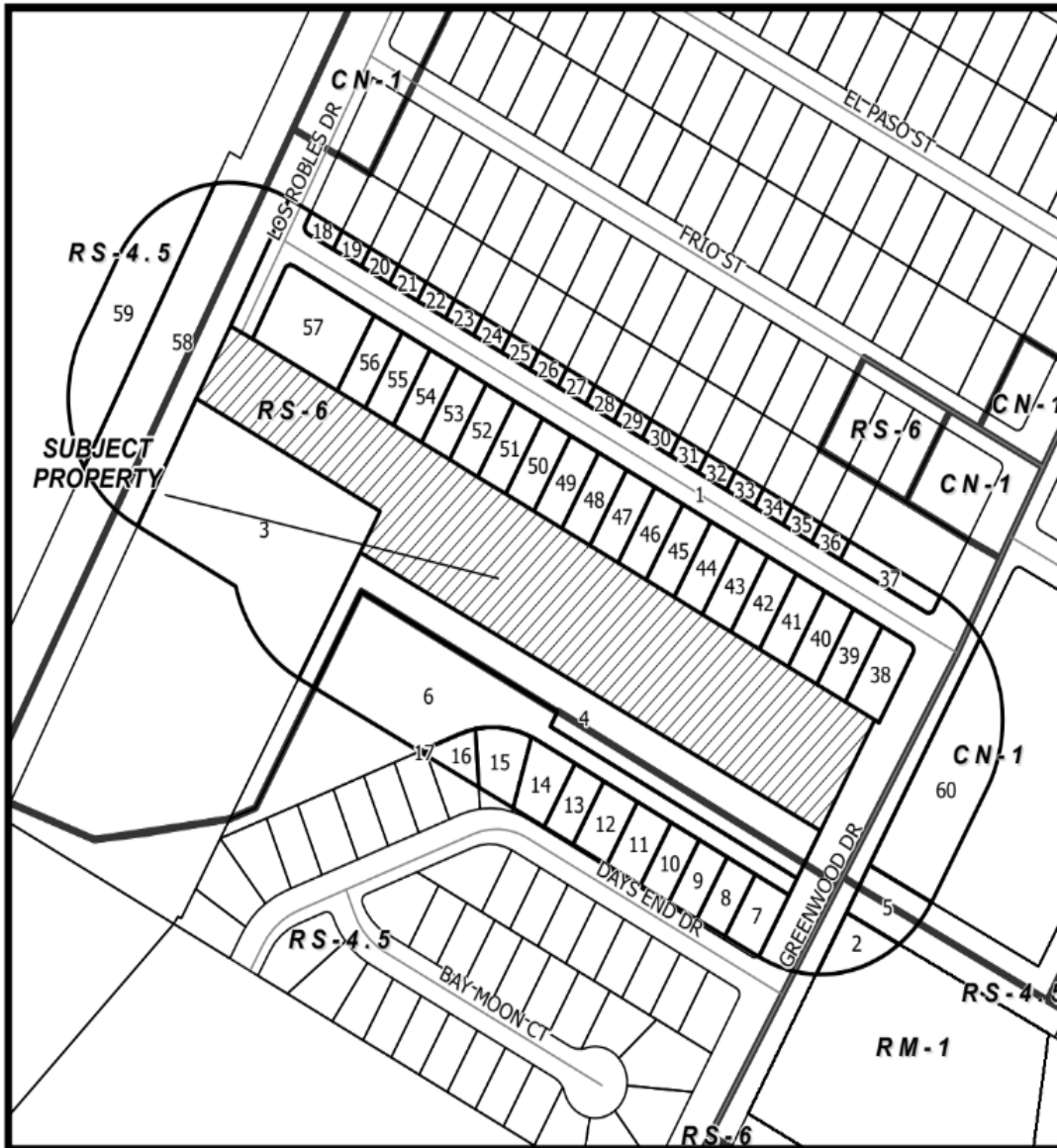
4.378 Acres Out of Lot 1, Section 6 and 10.105 Acres Out of Lot 2, Section 6, Bohemian Colony Lands, Vol. A, Page 48 (M.R.N.C.T.)  
 Corpus Christi, Nueces County, Texas

KEY: WOOD FENCE  
 [RECORDED] WIRE FENCE  
 (MEASURED) VINYL FENCE

**VOSS ENGINEERING, INC.**  
 ENGINEERING & LAND SURVEYING  
 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
 PHONE: 361.854.6202 FAX: 361.853.4898

FIRM NO. F-166

**(B) Existing Zoning and Notice Area Map**



**CASE: ZN9151**

**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



Owners in opposition

60

Owners within 200' listed in ownership table





## (D)Surrounding Property Owners Notification Roster

FD	TAXID	NAME	ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	PERCENTAGE
1	R32E Conitour	ROW	2525 Hegelia Street	Corpus Christi TX	78415			ZN915	112959.2	17.42302136
2	032000010010	AVANTI AT GREENWOOD LP	3933 STECK AVE	AUSTIN TX	78759-9001	8415	AVANTI AT GREENWOOD ADDITION BLK 1 LOT 1A	ZN915	5678.259	0.875824662
3	0847000600013	CITY OF CORPUS CHRISTI	PO BOX 9277	CORPUS CHRISTI TX	78408		BOHEMIAN COLONY LANDS 4.84 ACS OUT OF LITS 1 & 2 SEC 6	ZN915	71696.77	11.05863514
4	0847000600016	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	78469-9277		BOHEMIAN COLONY LANDS .964 AC OUT OF LITS 1 & 2 SEC 6	ZN915	55012.88	8.485283811
5	0847000700073	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	78469-9277		BOHEMIAN COLONY LANDS 1.461 ACS OUT LITS 6 & 7 SEC 7 (DR DRAINAGE ROW)	ZN915	7826.453	1.207165842
6	2339000100020	JONES FELICIA	PO Box 9277	CORPUS CHRISTI TX	78469-9277		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 4 (DRAINAGE ROW)	ZN915	53198.16	8.205376826
7	2339000100100	SCHOMPER JULIAN & WF VANESSA V	1526 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 1	ZN915	5893.419	0.909011302
8	2339000100200	PALOS ASHLEY NICOLE AND HALEY NICOLE SALTINA	1522 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 2	ZN915	4931.287	0.760610374
9	2339000100300	LARKINS-TROTTER JAMILAH	1514 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 3	ZN915	4948.057	0.763196962
10	2339000100400	ESPINOSA MARK A	1518 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 4	ZN915	4964.752	0.765772059
11	2339000100500	GARZA JANEITE L	1510 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 5	ZN915	5975.769	0.922330124
12	2339000100600	CASIRO STEPHEN ANDREW	1506 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 6	ZN915	5043.839	0.926042584
13	2339000100700	MOSLEY BRANDY LANE	1452 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 7	ZN915	5147.397	0.793945375
14	2339000100800	LOFERA JAVIER G AND	1454 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 8	ZN915	6688.116	1.0315867
15	2339000100900	FULLA ERNESTO & WFE AMALIE	1450 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 9	ZN915	7015.939	1.082150726
16	2339000101000	FOLLOWELL TERRY DON	1446 Days End Dr	CORPUS CHRISTI TX	78417-3063		EVER GREEN ESTATES UNIT 1 BLK 1 LOT 10	ZN915	3663.89	0.565124884
17	2339000101100	GONZALES RODOLFO	1425 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 1 BLK 1 LOT 11	ZN915	47.3121	0.007297501
18	4230000702300	ORTIZ GUADALUPE A (LE)	1410 GAVILAN ST	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 23 BK G	ZN915	1580.734	0.243815108
19	4230000702400	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415-3055		LAS PALMAS UNIT 2 SEC 1 LT 24 BK G	ZN915	1459.059	0.225047882
20	4230000702500	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415-3055		LAS PALMAS UNIT 2 SEC 1 LT 25 BK G	ZN915	1460.974	0.225343239
21	4230000702600	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415-3055		LAS PALMAS UNIT 2 SEC 1 LT 26 BK G	ZN915	1462.924	0.225644011
22	4230000702700	HOANG JENNIFER	2905 Santa Ana St	CORPUS CHRISTI TX	78415-3055		LAS PALMAS UNIT 2 SEC 1 LT 27 BK G	ZN915	1464.875	0.225944844
23	4230000702800	DIAZ YANEZ EVANGELINA	1426 GAVILAN	CORPUS CHRISTI TX	78417		LAS PALMAS UNIT 2 SEC 1 LT 28 BK G	ZN915	1466.811	0.226245487
24	4230000702900	GARZA JOSE NOEL ET UX	1430 GAVILAN	CORPUS CHRISTI TX	78417		LAS PALMAS UNIT 2 SEC 1 LT 29 BK G	ZN915	1468.726	0.226536829
25	4230000703000	LONG JAVIER	1434 Gavilan St	CORPUS CHRISTI TX	78417		LAS PALMAS UNIT 2 SEC 1 LT 30 BK G	ZN915	1469.915	0.226722299
26	4230000703100	VILLARREAL RICHARD	1438 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 31 BK G	ZN915	1471.898	0.227028053
27	4230000703200	MONDRAON RUBEN ET UX	1442 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 32 BK G	ZN915	1474.562	0.227439092
28	4230000703300	ROCHA SOLIS JUAN S AND WF SANDRA E MARTINEZ	1502 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 33 BK G	ZN915	1476.503	0.22773846
29	4230000703400	GONZALEZ JUANA AND	LUCILA MERCEDDES GOM	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 34 BK G	ZN915	1478.45	0.228038737
30	4230000703500	GARCIA ROSEMARY BLANCO	1518 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 35 BK G	ZN915	1480.391	0.22833809
31	4230000703600	MONTELOUO MANUEL & WF MARIA V	1513 Frio St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 36 BK G	ZN915	1482.322	0.228635992
32	4230000703700	GARCIA ROSEMARY BLANCO	1518 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 37 BK G	ZN915	1484.264	0.228893514
33	4230000703800	MANRIQUE ALEXANDER J	1522 Gavilan St	CORPUS CHRISTI TX	78417-2832		LAS PALMAS UNIT 2 SEC 1 LT 38 BK G	ZN915	1486.215	0.229236348
34	4230000703900	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI TX	78469		LAS PALMAS UNIT 2 SEC 1 LT 39 BK G	ZN915	1517.937	0.234129204
35	4230000704000	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI TX	78469		LAS PALMAS UNIT 2 SEC 1 LT 40 BK G	ZN915	1519.962	0.23444159
36	4230000704100	ALVAREZ ADOLFO T ET UX	1542 GAVILAN	CORPUS CHRISTI TX	78469		LAS PALMAS UNIT 2 SEC 1 LT 41 BK G	ZN915	1521.822	0.234728465
37	4230000704300	JIMENEZ ASHLEY NICOLE & MARGARITO ESCALANTE	1591 Gavilan St	CORPUS CHRISTI TX	78469		LAS PALMAS UNIT 2 SEC 1 LITS 42, 43 & 44 BK G	ZN915	4825.22	0.744250368
38	4230000800010	BASALDU RUBEN AND FRANCISCA WFE	1537 GAVILAN ST	CORPUS CHRISTI TX	78417-2800		LAS PALMAS UNIT 2 SEC 1 LT 1 BK H	ZN915	6118.678	0.943755661
39	4230000800020	CANTU LAIRA S	1533 GAVILAN	CORPUS CHRISTI TX	78417		LAS PALMAS UNIT 2 SEC 1 LT 2 BK H	ZN915	6119.959	0.943953229
40	4230000800030	CANTU LAIRA S	1533 GAVILAN	CORPUS CHRISTI TX	78417		LAS PALMAS UNIT 2 SEC 1 LT 3 BK H	ZN915	6120.674	0.944063449
41	4230000800040	CANTU LAIRA S	1533 GAVILAN	CORPUS CHRISTI TX	78417		LAS PALMAS UNIT 2 SEC 1 LT 4 BK H	ZN915	6121.168	0.944139723
42	4230000800050	GALLEGOS SONIA	1521 Gavilan St	CORPUS CHRISTI TX	78417-2800		LAS PALMAS UNIT 2 SEC 1 LT 5 BK H	ZN915	6120.543	0.944043306
43	4230000800060	CASTILLO ROLANDO	2017 CAROLYN DR	CORPUS CHRISTI TX	78417-3001		LAS PALMAS UNIT 2 SEC 1 LT 6 BK H	ZN915	6000.004	0.925451113
44	4230000800070	CASTILLO ROLANDO	2017 CAROLYN DR	CORPUS CHRISTI TX	78417-3001		LAS PALMAS UNIT 2 SEC 1 LT 7 BK H	ZN915	6000.057	0.925451113
45	4230000800080	MARTINEZ ABLE ETUX DORA	4060 Jupiter St	Rio Grande Ci TX	78582-5646		LAS PALMAS UNIT 2 SEC 1 LT 8 BK H	ZN915	6000.025	0.925454368
46	4230000800090	SOSA ERNESTO N & WF SOCORRO ECHAVARRIA	1505 Gavilan St	CORPUS CHRISTI TX	78417-2800		LAS PALMAS UNIT 2 SEC 1 LT 9 BK H	ZN915	6000.008	0.925451792
47	4230000800100	RAMOS BRENDA	1501 Gavilan St	CORPUS CHRISTI TX	78417-2800		LAS PALMAS UNIT 2 SEC 1 LT 10 BK H	ZN915	6000.014	0.925452656
48	4230000800110	INCLAN GILBERT J	1441 Gavilan St	CORPUS CHRISTI TX	78417-2822		LAS PALMAS UNIT 2 SEC 1 LT 11 BK H	ZN915	6000.083	0.925463268
49	4230000800120	SALGADO JUAN RAMON JR & JUNE RENE SALGADO	5423 Burgate Farm	San Antonio TX	78228-6616		LAS PALMAS UNIT 2 SEC 1 UNDIV INT IN LT 12 BK H	ZN915	6000.02	0.925453674
50	4230000800130	SALGADO JUAN RAMON JR & JUNE RENE SALGADO	5423 Burgate Farm	San Antonio TX	78228-6616		LAS PALMAS UNIT 2 SEC 1 LT 13 BK H	ZN915	6002.111	0.925776085
51	4230000800140	GONZALEZ VIVIANA	1422 Frio St	CORPUS CHRISTI TX	78417-2819		LAS PALMAS UNIT 2 SEC 1 LT 14 BK H	ZN915	6011.6	0.927239654
52	4230000800150	VIOLA GONZALEZ	1422 Frio St	CORPUS CHRISTI TX	78416		LAS PALMAS UNIT 2 SEC 1 LT 15 BK H	ZN915	6000.094	0.925465026
53	4230000800160	LUNA OLGA	2033 TOBEN	CORPUS CHRISTI TX	78412		LAS PALMAS UNIT 2 SEC 1 LT 16 BK H	ZN915	6000.02	0.925453674
54	4230000800170	HERNANDEZ BEULAH LUNA (LE)	1417 Gavilan St	CORPUS CHRISTI TX	78417-2822		LAS PALMAS UNIT 2 SEC 1 LT 17 BK H	ZN915	6000.02	0.925453674
55	4230000800180	ALVAREZ ELOY AND WF DORIS ALVAREZ	1413 Gavilan St	CORPUS CHRISTI TX	78417-2822		LAS PALMAS UNIT 2 SEC 1 LT 18 BK H	ZN915	6000.037	0.925456234
56	4230000800190	VILLARREAL VICENTE	1405 Gavilan St	CORPUS CHRISTI TX	78417-2822		LAS PALMAS UNIT 2 SEC 1 LT 19 BK H	ZN915	6000.037	0.925456234
57	4230000800200	CITY OF CORPUS CHRISTI	PO Box 9277	CORPUS CHRISTI TX	78469-9277		LAS PALMAS UNIT 2 SEC 1 LITS 20 THRU 22 BK H	ZN915	18250.36	2.814968241
58	742500000584	TG 110 VILLAGE AT GREENWOOD GP LLC	1201 Leopard St	San Antonio TX	78401-2162		ROBERTSON WM J FARM TRS 18.54 ACS OUT OF E PT OF BRITTO UNITS 55191.49	ZN915	55191.49	8.51283182
59	742500000585	CITY OF CORPUS CHRISTI	3419 Nacogdoches Rd	San Antonio TX	78217-3378		ROBERTSON WM J FARM TRS 130.44 ACS OUT OF E PT OF 508 AC SUBDIVISION BLK 2 LOT 1	ZN915	30410.59	4.690582372
60	905700020010	Los Encinos SES Elementary School	1826 Frio	TX	78417			ZN915	33979.41	5.241043076
1-mile radius of schools										
648332.9										
ES21 Current Principal										
Total: 60										