



CITY OF CORPUS CHRISTI

AGENDA MEMORANDUM

Action Item for the City Council Meeting December 16, 2025

DATE: December 16, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice
Director of Development Services
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Rezoning for a property at or near 5113 Larcade Drive

CAPTION:

Zoning Case No. ZN8885, Andrea and Daovone Xayasene (District 3). Ordinance rezoning a property at or near 5113 Larcade Drive from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to supplement parking needs.

BACKGROUND AND FINDINGS:

The subject property is a 0.24-acre lot, within the developed medium-density Lexington Village subdivision, in the southside area, located along the west side of Larcade Drive, south of South Padre Island Drive. The property is nestled between a commercial lot and residential lot bound by plat.

The property to the north is zoned "CG-2" General Commercial with current land uses of commercial. The properties to the east are zoned "RS-6" Single-Family 6 District and "CG-2" General Commercial District with medium-density residential uses and commercial uses, and the properties to the south are zoned "RS-6" Single-Family 6 District with Medium-Density Residential land uses.

The applicant is requesting a change of zoning to accommodate parking for an office use to be conducted on the lot immediately to the north of the subject parcel.

The "RS-6" Single-Family 6 Residential 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.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process

Number of Notices Mailed: 25 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of November 14, 2025

In Favor	In Opposition
0 inside notification area	0 inside notification area
0 outside notification area	0 outside notification area

A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Department: N/A
Project #: N/A
Account: N/A

RECOMMENDATION (October 29, 2025):

Planning Commission and Staff recommend approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-6” Single-Family 6 District with a Special Permit.

Vote Results

For: 6
Against: 0
Absent: 3
Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation – Aerial Map
Planning Commission Final Report