

ZONING REPORT

Case ZN8885

APPLICANT & SUBJECT PROPERTY

District: 3
Owner: Andrea and Daovone Xayasene
Applicant: Andrea and Daovone Xayasene
Address: 5113 Larcade Drive, located along the west side of Larcade Drive, south of South Padre Island Drive, north of Windswept Street, and east of Richter Street.
Legal Description: Lot 6, Block 0, Lexington Village
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 12 Page 29.
Acreage of Subject Property: 0.24 acres
Pre-Submission Meeting: July 9, 2025
Code Violations: None.

ZONING REQUEST

From: "RS-6" Single-Family 6 District
To: "RS-6/SP" Single-Family 6 District with a Special Permit
Purpose of Request: To supplement parking need.

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 Southside Area Development Plan (Adopted on March 17, 2020).

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	Medium-Density Residential	Medium-Density Residential
North	“CG-2” General Commercial	Commercial	Commercial
South	“RS-6” Single-Family 6	Medium-Density Residential	Medium-Density Residential
East	“RS-6” Single-Family 6, “CG-2” General Commercial		
West		Commercial, Medium-Density Residential	Commercial, Medium-Density Residential

Roadway Master Plan (RMP)								
Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Larcade Drive	11	“Local” Residential	-	-	1	1	None Reported	No improvements planned.
Bicycle Mobility Plan								
The subject property is approximately 0.4 miles north from a proposed one-way cycle track along either side of Sokol Drive.								
TRANSIT INTEGRATION								
The Corpus Christi RTA provides service to the subject property via Routes 24 S Sunday Los Encinos/Kostoryz near Sacky Drive and Richter Street, and 15 Kostoryz near Richter Street and Sokol Drive.								
PUBLIC HEARINGS & NOTIFICATIONS								
Planning Commission				October 29, 2025				
City Council 1 st Reading				December 16, 2025				
City Council 2 nd Reading				January 13, 2026				
25	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 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.

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 the protection and enhancement of residential neighborhoods.
 - Explore the creation of a City redevelopment authority or similar agency.
 - Encourage orderly growth of new residential, commercial, and industrial areas.

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

The proposed rezoning is generally consistent with the Southside ADP, and it is consistent with the future land use 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 request is generally consistent with the City of Corpus Christi Comprehensive Plan, and it is consistent with the future land use designation of medium-density residential.
- The amendment, if approved, will be made compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area through the Special Permit requirements established by the Unified Development Code when commercial districts are immediately adjacent to residential use.
 - The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment; and staff is not anticipating adverse impacts on the surrounding properties and area.

Permitting Process:

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).

Planning Commission and Staff Recommendation (October 29, 2025):

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, Planning Commission and Staff recommend approval of the change of zoning from the "RS-6" Single-Family 6 District to the "RS-6/SP" Single-Family 6 District with a Special Permit.

The Special Permit will be subject to the following conditions:

1. **Use:** The only principal use authorized by this Special Permit, other than uses permitted by right in the base zoning district, is off-street vehicle parking as defined by Section 1.11 of the Unified Development Code (UDC).
2. **Hours of Operation:** The hours of operation will occur daily within the hours of 8:00 AM to 8:00 PM.
3. **Buffer Yard:** A Type B Buffer Yard, as defined by Section 7.9.5.A of the Unified Development Code (UDC), shall be required where the subject property shares a property line with a residential zoning district and/or residential uses.
4. **Noise:** Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
5. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
6. **Time Limit:** Applicable permits shall be applied for within one year of approval of the Special Permit, or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire.

Attachment:

Existing Zoning and Notice Area Map

(A) Existing Zoning and Notice Map



CASE: ZN8885 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 within 200' listed on attached ownership table

Owners in opposition

