

**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).**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property, in Exhibit "A", a map, being Lot 6, Block 0, of the Lexington Village Subdivision, from:

the **"RS-6" Single-Family 6 District** to the **"RS-6" Single-Family 6 District with a Special Permit.**

The subject property is located at or near **5113 Larcade Drive.**

The Special Permit granted in this Section of this ordinance is 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. 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.
3. Hours of Operation: The hours of operation will occur daily within the hours of 8:00 AM to 8:00 PM.

4. 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.
5. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code. Outside paging, speakers, telephone bells, or similar devices are prohibited.
6. Other Requirements: The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.

SECTION 2. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 3. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 4. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 5. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 6. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 7. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

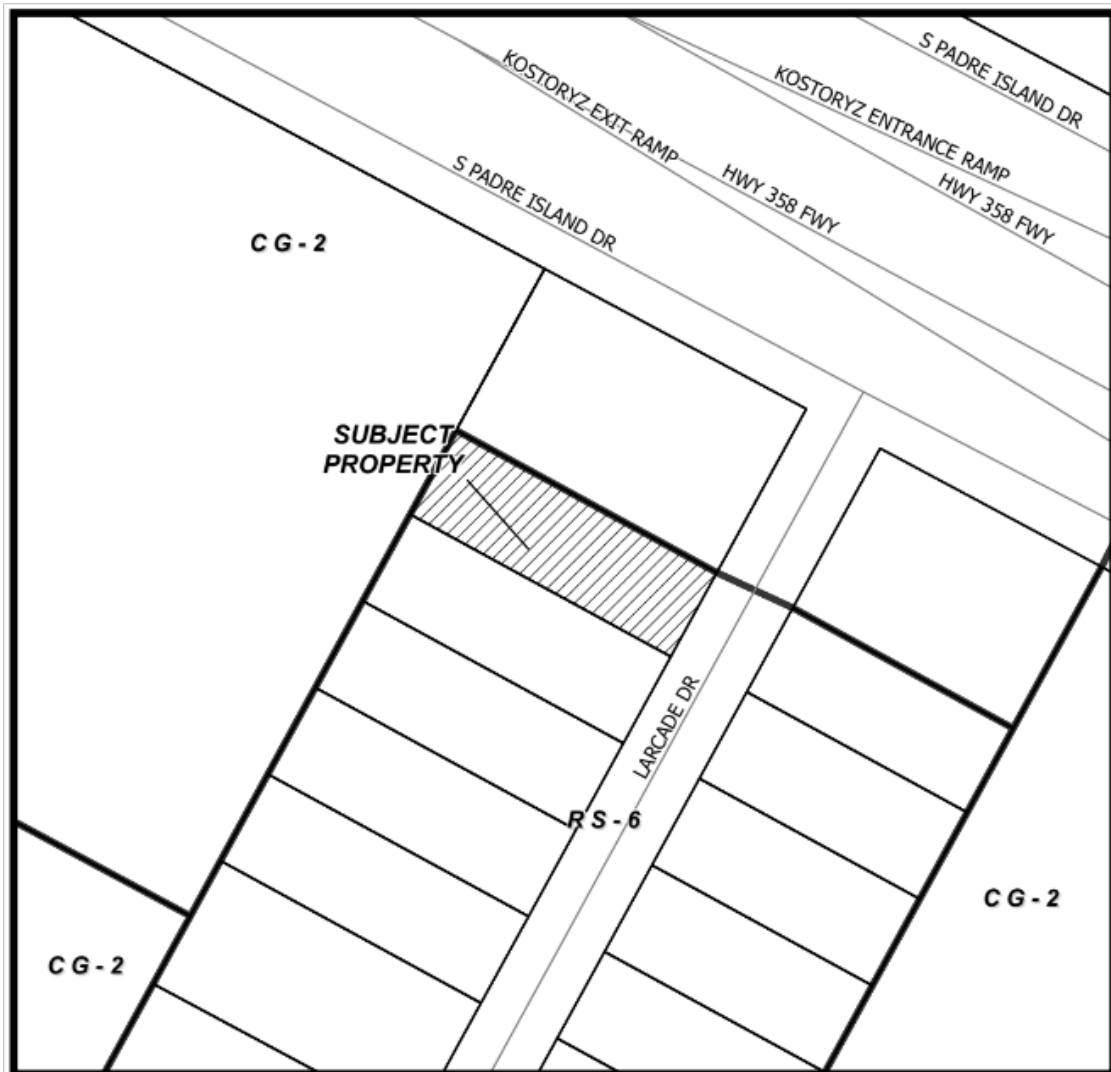
PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



CASE: ZN8885 SUBJECT PROPERTY WITH ZONING



Subject
Property

A-1 Apartment House District	I-1 Limited Industrial District
A-1A Apartment House District	I-2 Light Industrial District
A-2 Apartment House District	I-3 Heavy Industrial District
AB Professional Office District	PUD Planned Unit Development
AT Apartment-Tourist District	R-1A One Family Dwelling District
B-1 Neighborhood Business District	R-1B One Family Dwelling District
B-1A Neighborhood Business District	R-1C One Family Dwelling District
B-2 Bayfront Business District	R-2 Multiple Dwelling District
B-2A Barrier Island Business District	RA One Family Dwelling District
B-3 Business District	RE Residential Estate District
B-4 General Business District	R-TH Townhouse Dwelling District
B-5 Primary Business District	SP Special Permit
B-6 Primary Business Core District	T-1A Travel Trailer Park District
BD Corpus Christi Beach Design Dist.	T-1B Manufactured Home Park District
F-R Farm Rural District	T-1C Manufactured Home Subdivision District
HC Historical-Cultural Landmark Preservation	

