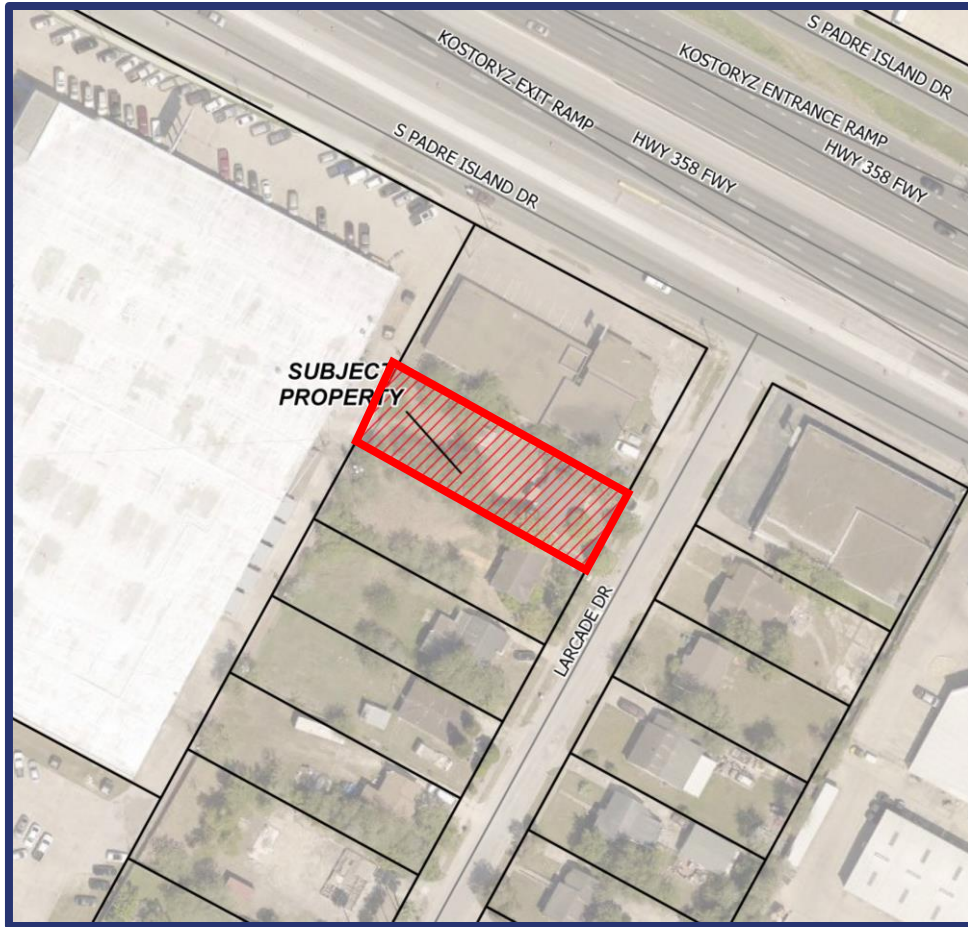




ZONING CASE ZN8885 Andrea & Daovone Xayasene

PLANNING COMMISSION, OCTOBER 29, 2025

ANDREA & DAOVONE XAYASENE DISTRICT 3



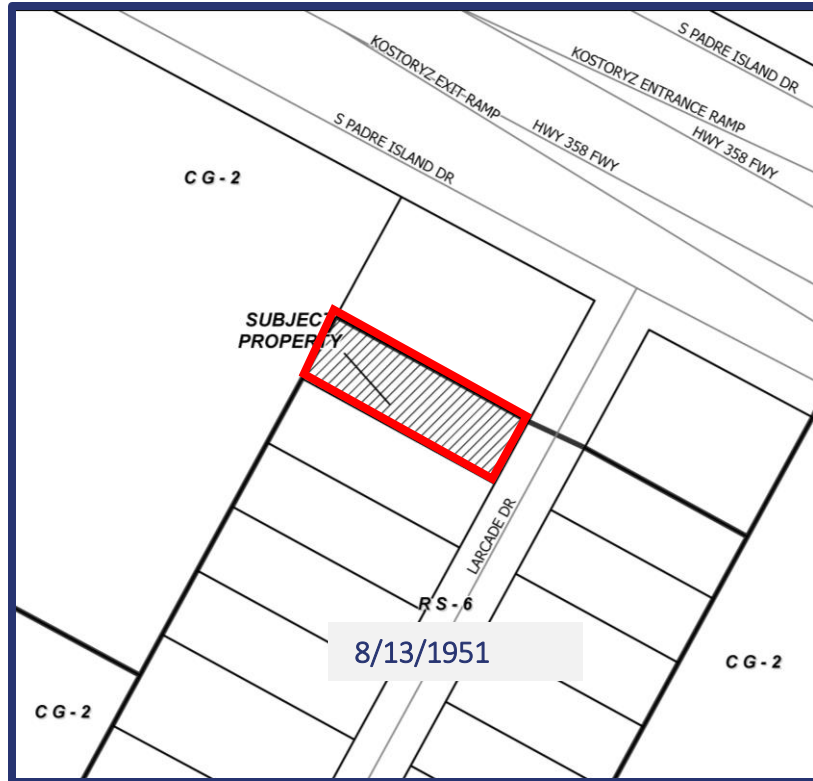
Rezoning a property at or near

5113 LARCADE DRIVE

From the “RS-6” Single-Family 6 District To the “RS-6/SP” Single-Family 6 District with a Special Permit



Zoning and Land Use



Proposed Use:

To supplement parking need

Area Development Plan:

Southside, Adopted March 17, 2020

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"RS-6" Single-Family 6

	Existing Land Use	Zoning District
Site	Medium-Density Residential	"RS-6" Single-Family 6
North	Commercial	"CG-2" General Commercial
South	Medium-Density Residential	"RS-6" Single-Family 6
East		"RS-6" Single-Family 6, "CG-2" General Commercial
West	Commercial, Medium-Density Residential	"CG-2" General Commercial



Public Notification

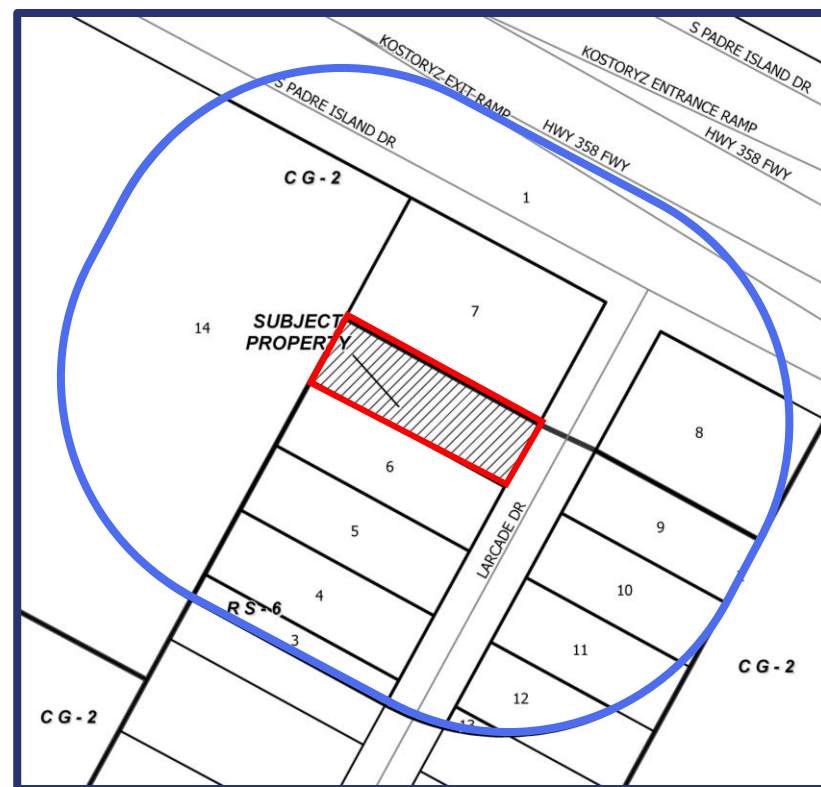
25 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

 Notification Area

 Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

 In Favor: 0 (0.00%)

*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.



Analysis & Recommendation

- 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 uses 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.

STAFF RECOMMENDS APPROVAL TO THE “RS-6/SP” SINGLE-FAMILY 6 DISTRICT WITH A SPECIAL PERMIT

Special Permit Conditions

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.





Thank you!