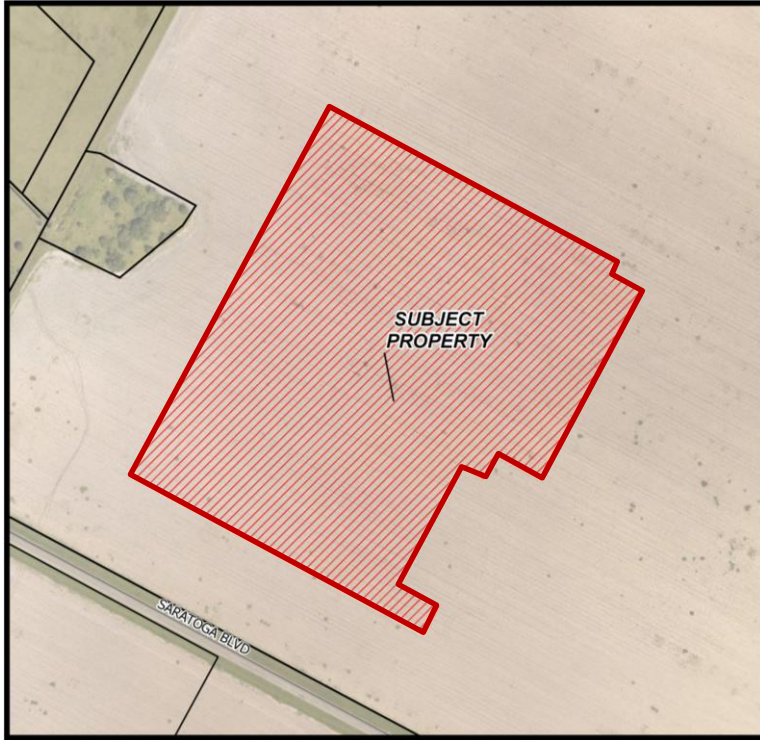


Zoning Case ZN8634



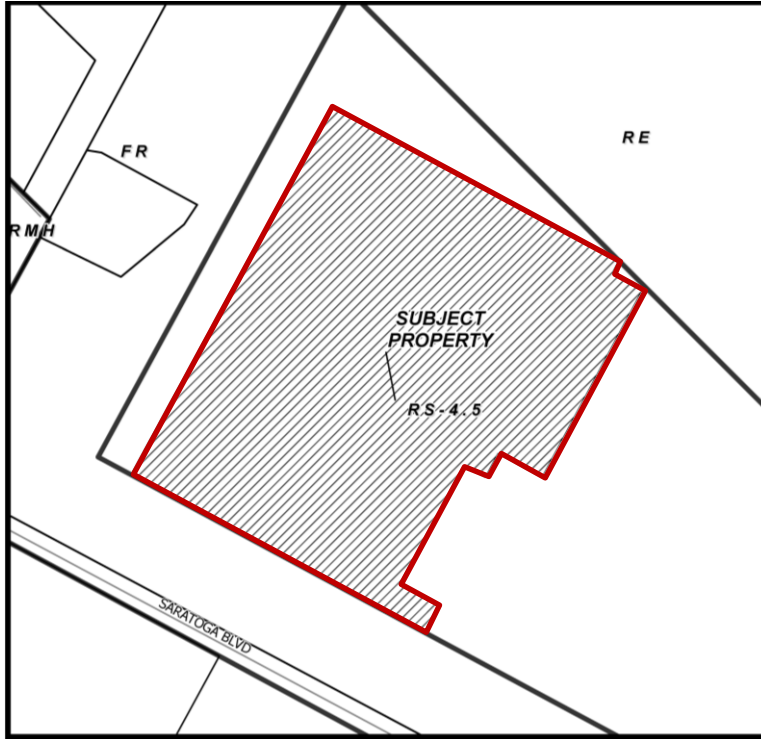
Saratoga 400 Partners LLC District 3

Rezoning for a property at or near
602 Saratoga Boulevard
From the "RS-4.5" Single-Family 4.5 District
To the "RS-4.5/PUD" Single-Family 4.5 District
with a PUD Overlay



Planning Commission
July 9, 2025

Zoning and Land Use



Proposed Use:

To allow a denser residential subdivision, accommodating a total of 256 dwelling units.

ADP (Area Development Plan):

Westside ADP, Adopted on January 2023

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

"RS-4.5" Single-Family 4.5 District

Adjacent Land Uses:

North: Agricultural; Zoned: "FR" and "RS-4.5"

South: Agricultural; Zoned: "FR" Farm Rural

East: Agricultural; Zoned: "RS-4.5"

West: Agricultural; Zoned: "FR"

Public Notification

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

Notification Area

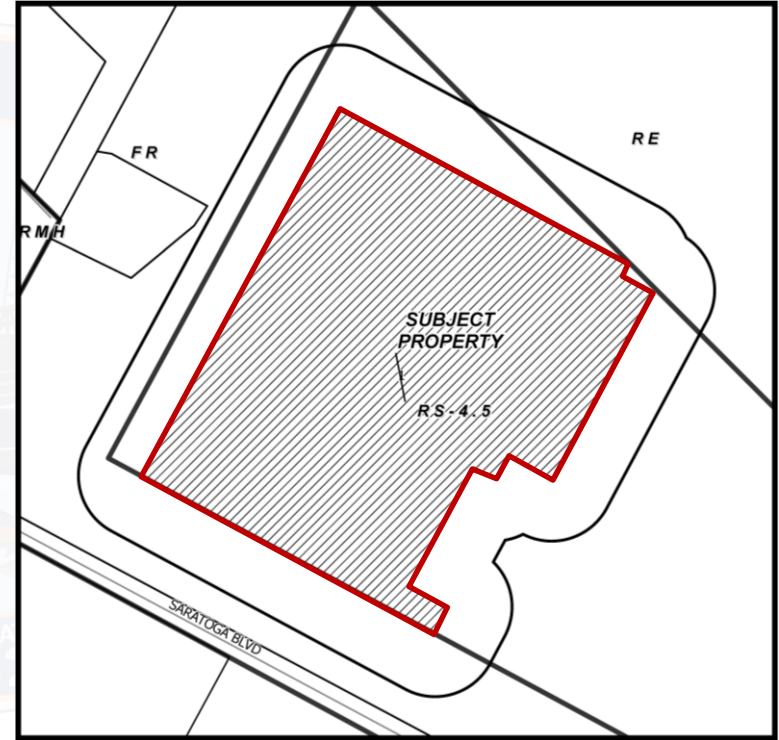
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

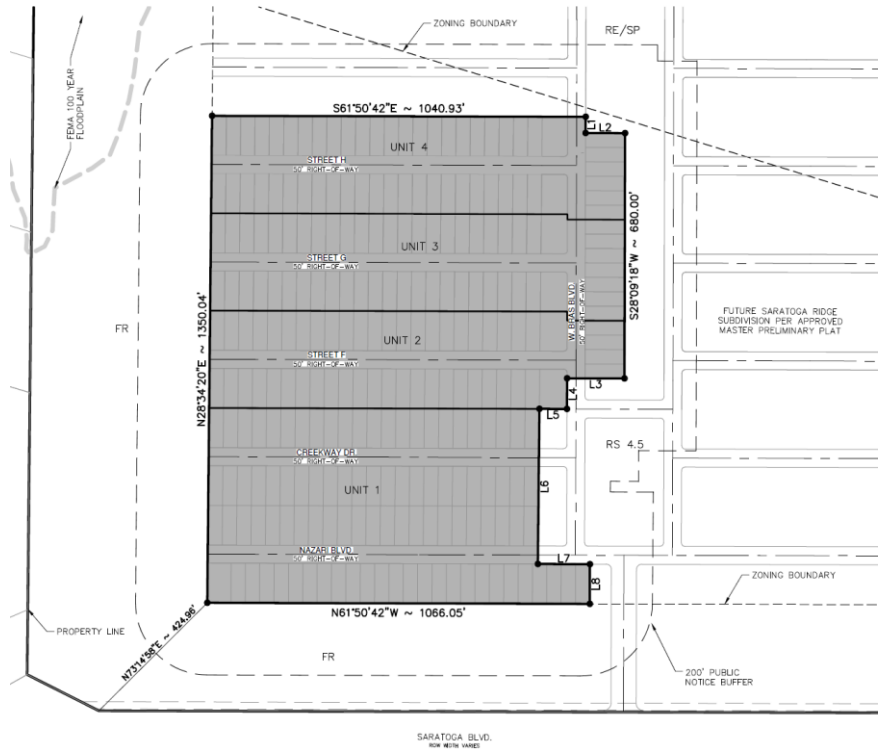
In Favor: 0 (0.00%)

O

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



TRC Approved Site Plan



PUD DEVELOPMENT STANDARDS

Single Family Districts	RS-4.5	RS-4.5/PUD
Min. Lot Area (SF)	4500	4000
Min. Lot Width (FT)	45	40
Min. Yards (FT)	20	20
Street (FT)	20	20
Street (corner) (FT)	10	10
Side (single) (FT)	5	5
Side (total) (FT)	10	10
Rear (FT)	5	5
Min. Open Space	30%	30%
Max. Height (FT)	35	35

* WHERE NOT STATED OTHERWISE, THIS DEVELOPMENT WILL COMPLY WITH THE STANDARDS OUTLINED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE

RESIDENTIAL LOTS

UNIT #	AREA (ACRES)	DWELLING UNITS(DU)	DENSITY (DU/AC)
UNIT 1	11.77	95	8.11
UNIT 2	6.76	52	7.69
UNIT 3	7.19	55	7.65
UNIT 4	7.08	54	7.63
TOTAL	32.80	256	7.82

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Staff Analysis and Recommendation

- The proposed rezoning is consistent with the City's comprehensive plan and the future land use of medium-density residential.
- The overlay to be applied will maintain compatibility with the present zoning, conforming uses to be soon established, and the character of the surrounding area, and will not have a negative impact on the surrounding neighborhood.
- The parcel to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL
FROM "RS-4.5" SINGLE-FAMILY 4.5 DISTRICT
TO "RS-4.5/PUD" SINGLE-FAMILY 4.5 DISTRICT WITH A PLANNED
UNIT DEVELOPMENT OVERLAY**