

ZONING REPORT

CASE ZN8634

Applicant & Subject Property

District: 3

Owner: Saratoga 400 Partners LLC

Applicant: Pape Dawson Engineers

Address: 602 Saratoga Boulevard, located northeast of Saratoga Boulevard, and southeast of Old Brownsville Road.

Legal Description: 255.684 Acres out of Tracts 1 Thru 6, WM J Farm.

Acreage of Subject Property: 32.8 acres. Refer to Attachment (A) Metes and Bounds.

Zoning Request

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

Purpose of Request: To allow a denser residential subdivision.

Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-4.5" Single-Family 4.5	Agricultural	Medium-Density Residential
North	"FR" Farm Rural, "RS-4.5" Single-Family 4.5		
South	"FR" Farm Rural		
East	"RS-4.5" Single-Family 4.5		
West	"FR" Farm Rural		

Plat Status: The subject property is not platted. The proposed development will require subdivision of the subject tract.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is not within a MCAOD District.

Code Violations: None

Roadway Master Plan

	Existing Roadway Designation (Aerial)	Section Proposed "A3" Primary Arterial Divided	Section Existing
Saratoga Boulevard	"C1" Minor Residential Collector	"130-Foot ROW 6 Lanes, Median	100-Foot ROW 2 Lanes, No Median/Center Turn Lane

Transit: The Corpus Christi RTA provides service to the subject property via Bus Route 19 Ayers with a bus stop near Greenwood Drive and Sanderson Drive; approximately 1 mile east of the subject property.	
Bicycle Mobility Plan: The subject property is not located near bicycle mobility infrastructure.	
Utilities	
Gas: A 4-inch HP WS (active grid main) exists along the south side of Saratoga Boulevard. Stormwater: A surface stormwater infrastructure exists along the north side of Saratoga Boulevard. Wastewater: A 6-in (active and public) wastewater force main exists along the north side of Saratoga Boulevard; and an 18-inch PVC (public and under construction) gravity main is proposed southeast of the subject property along Saratoga Boulevard. Water: A 54-inch SP (active and public) transmission line exists along the north side of Saratoga Boulevard with (2) 12-inch (public and under construction) distribution lines proposed east and south of the subject property, along Saratoga Boulevard.	
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) was adopted in 2016. ADP (Area Development Plan): According to Plan CC the subject property is located within the Westside ADP (Adopted on January, 2023).	
Water Master Plan: No improvements have been proposed. Wastewater Master Plan: Improvements have been proposed, which, include a 12-inch PVC proposed main, along Saratoga Boulevard. Stormwater Master Plan: No improvements have been proposed. Roadway Master Plan: "A3" Primary Arterial Divided.	
Public Notification	
Number of Notices Mailed	0 within a 200-foot notification area 0 outside the 200-foot notification area
In Opposition	0 inside the notification area 0 outside the notification area 0 % in opposition within the 200-foot notification area (0 individual property owners)
Public Hearing Schedule	
Planning Commission Hearing Date: July 9, 2025 City Council 1st Reading/Public Hearing Date: August 19, 2025 City Council 2nd Reading Date: August 26, 2025	

Background:

The proposed Saratoga West Planned Unit Development comprises 32.80 acres out of the Planning Commission-approved 257-acre Saratoga Ridge Subdivision preliminary plat, south of the Corpus Christi International Airport, at the intersection of Saratoga Boulevard, and County Road 37 (the future Jurica Road), east of Old Brownsville Road. The site sits outside the airport's accident potential

and clear zones; and within an area largely zoned “IL” Light Industrial District, with a moderate “FR” Farm-Rural District, and modest-sized medium-density residential districts dating to the early 1980s.

The immediate surrounding properties are zoned “RS-4.5” Single-Family 4.5 District to the east; “FR” Farm Rural District and “RS-4.5” Single-Family 4.5 District to the north and south; and “FR” Farm Rural District to the west. The site and surrounding land have a current land use designation of agricultural and are undeveloped. The applicant is now seeking to apply a planned unit overlay to the current base zoning district to accommodate a denser residential subdivision.

The 257-acre preliminary plat was approved on November 1st, 2023; preceded by a zoning request approved by City Council on September 6, 2022, to the “RS-4.5” Single-Family 4.5 District and “RE/SP” Residential Estate District with a special permit from the “FR” Farm Rural District. The original request was amended by applicant to be consistent with the AICUZ (Air Installation Compatibility Use Zone) for the Corpus Christi International Airport and the Navy’s JLUS (Joint Land Use Study) land use recommendations whose purpose is to maintain a harmonious relationship the navy’s training operation and the surrounding communities’ quality of life. The subject property is out of Tract I, which is outside any of the airports’ AICUZ zones.

The amendment to the original request logically parceled out three tracts to align with the AICUZ zones of the airport and the Joint Land Use Study, whose purpose is to craft a harmonious relationship between the Navy’s training operations and the surrounding communities’ quality of life. A continuous band, 300 feet in depth, along Saratoga Boulevard and the future planned Jurica Road, maintains the “FR” Farm Rural district designation, presumably for future development of a commercial nature. Tract I, the land outside of the AICUZ zones of the airport, received a “RS-4.5” Single-family 4.5 zoning designation; while Tract II, in line with the AICUZ, was granted a “RE” Residential Estate District, which requires a greater amount of lot area for development, with a special permit that deviates the required density to 2 dwelling units per acre, rather than the prescribed 1 unit, and prevents construction in the Special Flood Hazard Area. Final plats, out of Tract I, are currently undergoing review, and include the subject property.

The “RS-4.5” District allows for various uses including single-family detached houses and places of worship. Zero lot line developments and semi-attached houses are permitted subject to limitations. 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.

A planned unit development overlay, as it pertains to the subject request, may be used to permit new or innovative concepts in land utilization, master-planned communities or mixed-use developments that other zoning districts do not easily accommodate. A planned unit development also provides site-specific compatibility standards. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow development to occur, procedures are established to ensure against misuse of increased flexibility.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:

The proposed rezoning is consistent with 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.
 - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
 - Encourage orderly growth of new residential, commercial, and industrial areas.

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
 - Encourage convenient access from medium-density residential development to arterial roads.

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

The proposed rezoning is consistent with the Westside ADP and is consistent with the FLUM 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 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 overlay tweaks the base "RS-4.5" Single-Family 4.5 standards—from a 4,500 sf lot area requirement to 4,000 sf, and lot width from 45 ft to 40 ft. It remains fully compatible with adjacent zoning and existing conforming uses. No significant negative impacts on the character or livability of the surrounding neighborhood are anticipated.
 - Under the unmodified RS-4.5 rules, the submitted layout could have yielded roughly 224 dwelling units; with the two minor dimensional deviations allowed by this PUD overlay, the plan accommodates 256 units. That produces an overall density of about 7.82 units per acre (versus 6.83 u/a without deviations), which still comfortably fits within the Medium-Density Residential range of 7–13 units per acre.
- The parcel to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

Staff Recommendation:

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, Staff Recommends approval of the change of zoning from the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Overlay.

Attachments:

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Planned Unit Development Plan

(A) Metes & Bounds Description and Exhibit



METES AND BOUNDS DESCRIPTION
FOR
SARATOGA RIDGE WEST P.U.D.
(PLANNED UNIT DEVELOPMENT)

A 32.804 acre, or 1,428,923 square feet more or less, tract of land out of that called 257.69 acre tract described in a deed to Saratoga 400 Partners, LLC, recorded in Document Number 2022043954 of the Official Public Records of Nueces County, Texas, out of the Enriquez Villareal Survey, Abstract 1, of the City of Corpus Christi, Nueces County, Texas. Said 32.804 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found Type I TxDOT Monument on the northeast right-of-way line of State Highway 357, a 120-foot wide public right-of-way, also known as Saratoga Boulevard, the southwest line of said 257.69 acre tract, at the southeast end of the east cut-back of the intersection of said State Highway 357 and an un-improved 20-foot wide road reservation, recorded in Volume 3, Page 40, of the Map Records of Nueces County, Texas, a southwest corner of said 257.69 acre tract, from which a found 5/8" iron rod with a cap marked "BASS" at the northwest corner of said east cut-back, the west corner of said 257.69 acre tract, the south corner of said 20-foot wide un-improved road reservation, bears N 35°24'26" W, a distance of 223.90 feet;

THENCE: N 73°14'58" E, departing said northeast right-of-way line, the southwest line of said 257.69 acre tract, over and across said 257.69 acre tract, a distance of 424.96 feet to the POINT OF BEGINNING of the herein described Planned Unit Development tract;

THENCE: Continuing over and across said 257.69 acre tract, the following twelve (12) bearings and distances:

N 28°34'20" E, a distance of 1350.04 feet to a point;

S 61°50'42" E, a distance of 1040.93 feet to a point;

S 28°09'18" W, a distance of 45.00 feet to a point;

S 61°50'42" E, a distance of 110.00 feet to a point;

S 28°09'18" W, a distance of 680.00 feet to a point;

N 61°50'42" W, a distance of 160.00 feet to a point;

S 28°09'18" W, a distance of 85.00 feet to a point;

N 61°50'42" W, a distance of 76.80 feet to a point;

32.804 Ac
Saratoga Ridge P.U.D.
March 27, 2025
Page 2 of 2

S 28°34'20" W, a distance of 430.01 feet to a point;

S 61°50'42" E, a distance of 145.22 feet to a point;

S 28°09'18" W, a distance of 110.00 feet to a point;

N 61°50'42" W, a distance of 1066.05 feet to the POINT OF BEGINNING and containing 32.804 acres in the City of Corpus Christi, Nueces County, Texas. Said tract being described under job number 21032-02 by Pape-Dawson Engineers.

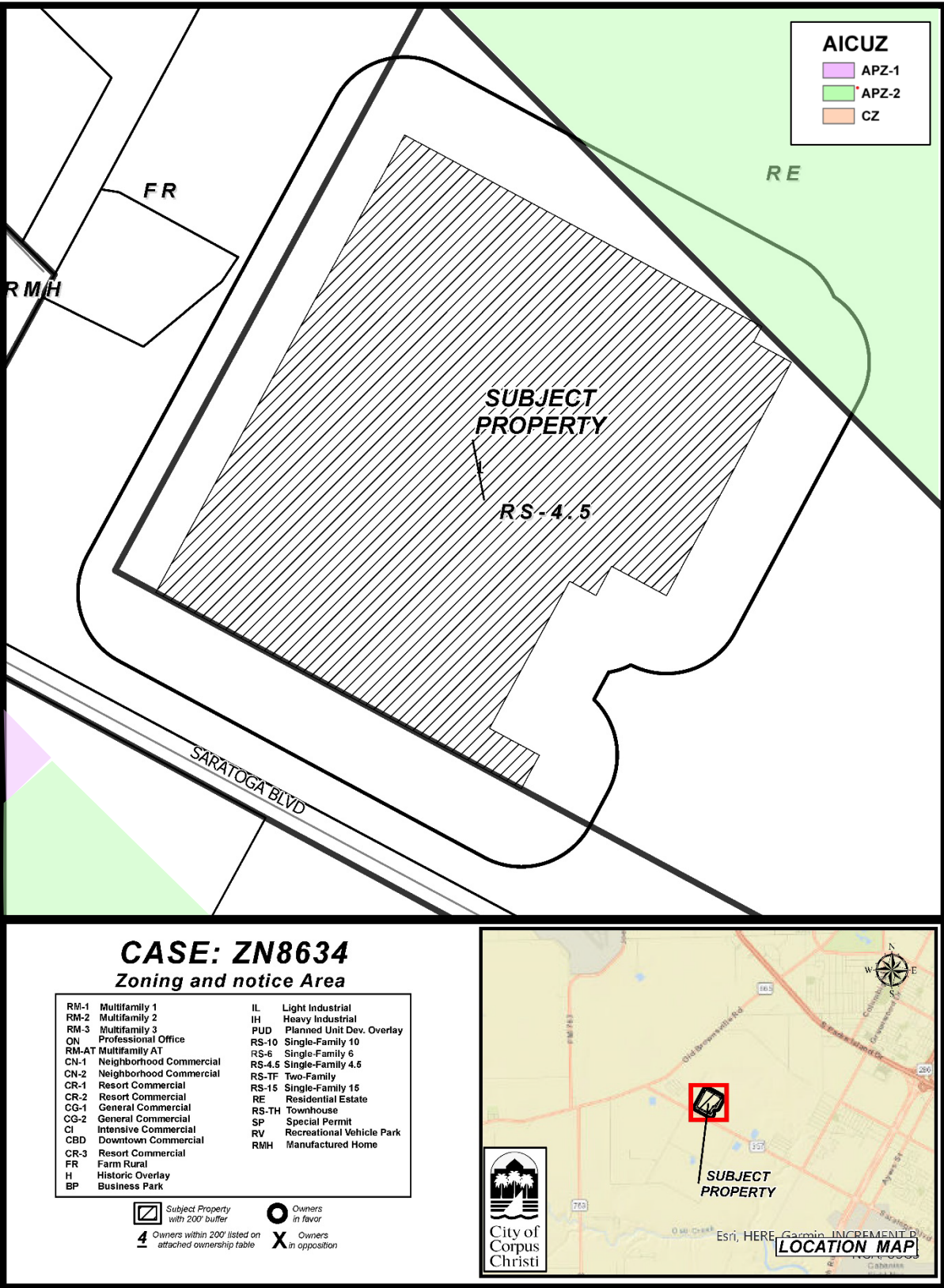


A handwritten signature in blue ink that reads "Brian D. Lorentson".

Brian Lorentson
Registered Professional Land Surveyor
R.P.L.S. NO. 6839

PREPARED BY: Pape-Dawson Engineers
Texas Registered Survey Firm # 10028800
DATE: March 27, 2025
JOB NO. 21032-02
DOC. NO. N:\CIVIL\21032-02\Word\21032-02 FN 32.804AC PUD.docx

(B) Existing Zoning and Notice Area Map



PLANNED UNIT DEVELOPMENT (P.U.D.):
SARATOGA RIDGE WEST
A 32.804 ACRT, ORL 1,429.973 SQUARE FEET MOBILE HOMES, TRACT OF LAND OUT OF THAT CALLED TO 751-69 ACRT. TRACT DESCRIBED IN A DEED TO SARATOGA ACRT PARTNERS, LLC, RECORDED IN RECORD NUMBER 2020-03595 OF THE OFFICIAL PUBLIC RECORDS OF NUTTS COUNTY, TEXAS, OUT OF TITLE INHERITANCE WILL ARIAL SURVEY, ABSTRACT 1, OF THE CITY OF CORPUS CHRISTI, NUTTS COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
11	S22°38'10"W	45.03'
12	S91°35'43"E	10.30'
13	N61°50'42"W	160.00'
14	S22°38'10"W	80.03'
15	N61°50'42"W	76.83'
16	S28°34'29"W	433.19'
17	S66°55'42"E	145.22'
18	S28°34'55"W	10.30'

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. Lot Depth (FT)	20	20
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

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	7.9	55	7.85
UNIT 4	7.08	54	7.63
TOTAL	32.80	256	7.82

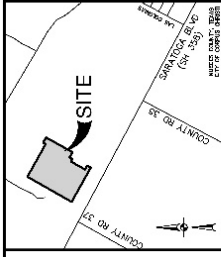
NOTES:
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CORPUS

3. YEAR FLOODPLAIN.
4. THE SITE IS CURRENTLY ZONED RS-4.5 AND RC/SP.
5. PROPOSED VARIANCES ARE LISTED IN RED IN THE "ABLE" ROWS ON THIS SHEET.
6. SIDEWALKS ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.

O.P.R.	M.K.	DOC. NO.	AC	ACRE(S)	VOLUME/PAGE	DOCUMENT NUMBER	MAP RECORDS, NUCLEUS COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS, NUCLEUS COUNTY, TEXAS
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DATE OF PREPARATION: MAY, 2025

SHEET 1 OF 1



LOCATION MAP
NOT-TO-SCALE

NOT-TO-SCALE

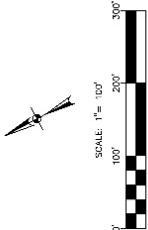
OWNER/DEVELOPER:
SARATOGA 400 PARTNERS, LLC,
5337 YORKTOWN BLVD., STE. 10'D
CORPUS CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRID BRASELTON, PRESIDENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (951) 360-2209
CONTACT: BO WISE-ART, P.E.



**PAPE-DAWSON
ENGINEERS**

607 W. JEFFERSON AVE. STE. 123 • OMAHA, NE 68102 • TEL: 402-342-2222 • FAX: 402-342-2222



LEGEND

PUD BOUNDARY
 CENTERLINE
 LOT LINE
 ZONING BOUNDARY
 UNIT BOUNDARY
 40' MIN. OTS

O.P.R.	M.K.	DOC. NO.	AC	ACRE(S)	VOLUME/PAGE	DOCUMENT NUMBER	MAP RECORDS, NUCLEUS COUNTY, TEXAS	OFFICIAL PUBLIC RECORDS, NUCLEUS COUNTY, TEXAS
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SHEET 1 OF 1