



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of August 19, 2025
Second Reading for the City Council Meeting of August 26, 2025

DATE: August 19, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning for a property at or near 602 Saratoga Blvd</p>
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CAPTION:

Zoning Case No. ZN8634, Saratoga 400 Partners, LLC. (District 3). Ordinance rezoning 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 Planned Unit Development overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

SUMMARY:

This item is to rezone the property to allow a denser residential subdivision, accommodating a total of 256 dwelling units.

BACKGROUND AND FINDINGS:

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 “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.

The proposed rezoning is consistent with the Westside Area Development Plan (ADP) and is consistent with the FLUM designation of Medium-Density Residential.

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).

Public Input Process:

Number of Notices Mailed: 0 notices were mailed within the 200-foot notification area, and 0 outside the notification area.

As of July 18, 2025

In Favor 0 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION (July 9, 2025):

Planning Commission and Staff Recommend 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 Development overlay.

Vote Results

For: 8

Against: 0

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report