



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of July 29, 2014
Second Reading Ordinance for the City Council Meeting of August 12, 2014

DATE: July 3, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning for Barisi Village to add a Planned Unit Development Overlay to a portion
of the Pharaoh Valley Country Club Golf Course
By Blackard Global
Property Address: 7111 Pharaoh Drive**

CAPTION:

Case No. 0614-04 Blackard Global: A change of zoning to add a Planned Unit Development Overlay to the subject property's existing zoning districts of "RS-6" Single-Family 6 District and "RS-10" Single-Family 10 District. The property to be rezoned is described as being 57.75 acres comprised of a portion of Tract 1, The Pharaohs Country Club and all of Block 3, Pharaoh Valley Northeast, located on Ennis Joslin Road (Spur 3), Pharaoh Drive, and McArdle Road.

PURPOSE:

The purpose of this rezoning is to allow redevelopment of a portion of the closed Pharaoh Valley's private golf course with a unique high-quality mixed-use development consisting of single family, multifamily, office, and commercial uses.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 2, 2014):

Approval of the change of zoning to add a Planned Unit Development Overlay to the subject property's existing zoning districts of "RS-6" Single-Family 6 District and "RS-10" Single-Family 10 District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning to redevelop the east 57.75 acres of the closed Pharaoh Valley Golf Course. The applicant's proposed development, called "Barisi Village," proposes to take the best features of a pre-1900s "European Village" and create an upscale, high-quality, high-density development with a

compatible mix of residential and commercial uses. A key feature of Barisi Village will be a public plaza to create a community gathering space and bring unique sense of place to the development.

The subject property will require platting with all infrastructure and public improvements in accordance with the Comprehensive Plan and all master plans. The street system for the development will connect with two points of access to Ennis Joslin Road and with one point of access to McArdle Road. Based on a preliminary review of the Barisi Village Traffic Impact Analysis (TIA), the City Traffic Engineer has determined that the area's street capacity is sufficient to accommodate the development and recommends traffic improvements, including a traffic signal on Ennis Joslin Road (Spur 3) at Driveway "A1" and additional stop signs shown in the supporting documents. The City Traffic Engineer conditionally approves this TIA upon review of the project's final TIA. The TIA needs to be reviewed and approved by the Texas Department of Transportation. For a full summary of the TIA, please see the Staff Report.

ALTERNATIVES:

1. Deny the request.
2. Modify the conditions of the PUD.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Southeast ADP and the proposed rezoning is not consistent with the adopted Future Land Use Map, which designates the property for a recreational use. Although, the proposed use does not match the use on the Map, it should not be misconstrued to suggest that the proposed use is necessarily inconsistent with the goals and policies of the City's Comprehensive Plan. The proposal for redevelopment appears to be consistent with the overall goal of the Southeast ADP:

“...to protect the predominantly stable residential neighborhoods and to promote the efficient development of underutilized and remaining vacant land in the Area.”

The eight plan development objectives are consistent with the proposal including Objective F. which states:

“Encourage a well-integrated development plan that protects existing residential neighborhoods when conversion of residential use to higher intensity use occurs.”

For these reasons, staff is of the opinion that the proposed rezoning is consistent with the overall intent of the City's Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Traffic Engineering, Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
Report with Attachments
Traffic Impact Analysis
PowerPoint Presentation