

# STAFF REPORT

Case No.: 0614-04

HTE No. 14-10000026

Planning Commission Hearing Date: July 2, 2014 (Continued from June 18, 2014)

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant:</b> Blackard Global  <b>Owner:</b> Apex Golf Properties Corporation  <b>Subject Property Legal Description/Location:</b> 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.</p>			
<b>Zoning Request</b>	<p><b>Request:</b> 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  <b>Area:</b> 57.75 acres  <b>Purpose of Request:</b> To redevelop 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.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"RS-6" & "RS-10" Single-Family	Private Golf Course	Park & Low Density Residential
<i>North</i>		"RS-6" Single-Family & "RM-1" Multifamily	Low & Medium Density Residential	Low & Medium Density Residential
<i>South</i>		"RS-6" & "RS-10" Single-Family, "RS-TF" Two Family, & "RM-1" Multifamily	Low & Medium Density Residential	Low & Medium Density Residential
<i>East</i>		"RS-6" Single-Family & "CG-2" General Commercial	Vacant & Low & Medium Density Residential	Low & Medium Density Residential
<i>West</i>		"RS-6" Single-Family	Private Golf Course and Single Family	Low Density Residential & Private Golf Course
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southeast Area Development Plan (ADP) and is planned for park uses due to the land being intended as a golf course. The proposed Planned Unit Development Overlay is not consistent with the Future Land Use Plan's designated land use. However, policies in the Comprehensive Plan support redevelopment of underutilized or sustainable usage to higher density sustainable usage. Therefore, the proposed development should be considered generally consistent with the Comprehensive Plan.  <b>Zoning Violations:</b> None</p>			

Transportation

**Transportation and Circulation:**

Applicant is expected to submit the Traffic Impact Analysis (TIA) by June 27, 2014. Staff will report on the findings of the TIA at the July 2, 2014 Planning Commission meeting subject to receiving the applicant's TIA on June 27<sup>th</sup>.

The subject property has direct access to two streets: principal access to Ennis Joslin Road, an "A-2" Secondary Arterial, which is a four-lane divided street, and secondary access to McArdle Road, a "C-3" Primary Collector, which is a four-lane collector street. The subject property also has frontage on Pharaoh Drive, a "C-1" Minor Residential Collector, which is a two-lane street. The development will not be allowed access to Pharaoh Drive, except for emergency and solid waste vehicle access.

At full maximum build-out, the proposed development would generate approximately 1,800 p.m. peak hour weekday trips and 19,500 average daily trips (ADT). A Traffic Impact Analysis (TIA) shall be required any time an applicant requests a rezoning that is not consistent with the Comprehensive Plan and MobilityCC - Urban Transportation Plan and the proposed zoning will cause an increase of 501 or more p.m. peak hour weekday trips than could have been generated by the adopted Future Land Use Plan. Therefore, the applicant is required to perform a TIA for this project. Staff recommends Planning Commission postpone making a recommendation on this rezoning request until a TIA is available for review by both staff and Planning Commission.

**"UDC Section 3.29.7 Planning Commission Report** – The Planning Commission shall make a report to the City Council on all Traffic Impact Analysis it considers in conjunction with requests for rezoning. The Planning Commission may make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of a Traffic Impact Analysis. In addition, the Planning Commission may recommend, in addition to measures defined above, that a study of the Transportation Plan be made to determine amendments required to ensure adequate long-term capacity."

	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
Street R.O.W.	Ennis Joslin Road (Spur 3)	A-2 Divided Arterial	100' ROW 54' paved width; 16' median	90' ROW 54' paved width; 16' median	17,000 ADT (2012)
	McArdle Road	C-3 Collector	75' ROW 50' paved	60' ROW 24' paved	9,000 ADT (2012)
	Pharaoh Drive	C-1 Collector	60' ROW 40' paved	60' ROW 28' paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning to allow the addition of a Planned Unit Development Overlay (PUD) to the subject property's existing zoning districts, which are the "RS-6" Single Family 6 and "RS-10" Single Family 10 Districts. The proposed PUD is intended to allow a mixed-use, pedestrian-oriented development with residential, office and commercial uses. The proposed rezoning area includes the east 57 acres of the existing golf course fronting Ennis Joslin Road. The remaining acreage of the golf course to the west will remain as a golf course.

**Development Plan:** The applicant's proposed development, called "Barisi Village," proposes to take the best features of a pre-1800s "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.

Some of the redevelopment concepts provided by the developer's PUD (see attachment) for Barisi Village are paraphrased below:

- To mimic naturally efficient pedestrian patterns found in European Villages
- To create a high quality street and sidewalk environment conducive to pedestrian mobility
- Developments within this large site have excellent connectivity with an attractive streetscape and which "creates a cohesive visual identity."
- Provision of housing options for all ages.

Key design elements of the redevelopment include:

- Centrally located urban village
- Pedestrian-oriented design of buildings and streets/sidewalks
- Centrally located parking
- Use of structured parking
- Variety of building sizes and shapes
- Orientation of buildings to other buildings and the street
- Multiple building faces (four-sided building design)

The intent of the proposed PUD ordinance is to provide the minimum necessary requirements to "...allow enough flexibility for creative building solutions, while being prescriptive in areas necessary to preserve consistency throughout the development."

The applicant estimates that at full build-out Barisi Village will contain over \$350 million of ad valorem value. The applicant's estimated values and uses for final build-out are listed below:

**Barisi Village Final Density Caps and Unit Counts:**

Unit Count	Description
200	Fee-Simple Villas
1,200	Units of Multifamily
1	Clubhouse, Training Facility, Pool, Tennis, Sand Volleyball
1	9-Hole Golf Course
120	Room Boutique Hotel
240	<del>Room Flag Hotel(s)</del> <i>Removed at request of Applicant</i>
200	Units of Assisted Living / Skilled-Nursing
450	Independent Living
120	Bed Memory Care facility on the water
120,000	Square Feet Retail, Restaurants, Shops
80,000	Square Feet Office, Medical Office, Rehab Center

The following table is a comparison of the proposed PUD development standards and the Unified Development Code (UDC) standards of the “RS-6” Single-Family, “RS-10” Single-Family, and “CBD” Downtown Commercial Districts. The table below is intended to provide an overall general summary of major differences by comparing conventional zoning with the non-conventional techniques proposed by the PUD.

**Design Standards Comparison**

Single-Family Standards				
Minimum Dimensions	“RS-6” Single-Family District	“RS-10” Single-Family District	Proposed PUD	Less, More or Equally Restrictive than District Standard
Uses	Single Family (SF)	Single Family (SF)	Single-Family, Multifamily, Commercial	<u>Less</u>
Minimum lot area	6,000 sq. ft.	10,000 sq. ft.	1,200 sq. ft.	<u>Less</u>
Minimum SF House size	none	none	1,200 sq. ft.	<u>More</u>
Minimum lot width	50 ft.	85 ft.	none	<u>Less</u>
Minimum Street Yard	20 ft.	20 ft.	none	<u>Less</u>
Side Yard	5 ft.	5 ft.	0 ft.	<u>Less</u>
Rear yard	5 ft.	5 ft.	0 ft.	<u>Less</u>
Open space	30%	30%	20%*	<u>Less</u>
Maximum height	35 feet	35 feet	2 stories on perimeter; 5 stories in village core	<u>Less</u>

**Design Standards Comparison continued**

Commercial Standards				
Minimum Dimensions		“CBD” Downtown Commercial District	Proposed PUD	Less or More Restrictive than District Standard
Uses		Residential, Office, Commercial	Single-Family, Multifamily, Office, Commercial	<u>Less</u>
Minimum lot area		0 ft.	400 sq. ft.	<u>More</u>
Minimum lot width		0 ft.	none	<u>Equal</u>
Minimum Street Yard		0 ft.	0 ft. and 0-10 ft. along main street	<u>Equal and More</u>
Side Yard		0 ft.	0 ft.	<u>Equal</u>
Rear yard		0 ft.	0 ft.	<u>Equal</u>
Open space		0%	20%*	<u>More</u>
Maximum height		None	2 stories on perimeter; 5 stories in village core	<u>Less</u>
General Standards				
ROW width		50 ft.	24 ft. to 60 ft.	<u>Less</u>
Pavement width		28 ft.	24 ft. to 40 ft.	<u>Less</u>
Architectural Standards		none	Yes	<u>More</u>
Four-Sided Building Design**		none	Yes	<u>More</u>
Massing Changes		none	Yes	<u>More</u>
Mid-Block Pedestrian Pass Throughs		No	Yes	<u>More</u>
Parking		Varies by Use	Varies by Use	<u>Less due to walkability and shared parking garages</u>
<p>*Open space for RS Districts is by lot; Open space for the PUD is the overall open space on the entire site (includes land and water).  **Four-sided building design requires all four building sides contain same architectural materials, detailing and features.</p>				

**Existing Land Uses & Zoning:** The subject property is generally surrounded by single family and multifamily uses and zoning. Single Family zoning includes areas zoned for 6,000 square foot and 10,000 square foot lot minimums. Townhouse uses and zoning exists south of the property along with multifamily uses and zoning. To the northeast and east the subject property abuts multifamily uses with a combination of multifamily zoning and commercial zoning that is used for multifamily uses.

**AICUZ:** The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

**Comprehensive Plan & Area Development Plan (ADP) Consistency:** 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.”

Most of the eight plan development objectives pertain to the proposal including Objective F.:

“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.

**Department Comments:**

- Staff believes that the closure of private golf course approximately four years ago, after the owner attempted to sell the golf course for a period of three years prior, suggests that a golf course use is not sustainable and that another type of use for the property is warranted.
- The proposed development plan contains a 100-foot open space buffer between the existing residential neighborhood and the proposed mixed-use development. The buffer will mitigate negative impacts normally associated with placing higher intensity uses next to low intensity uses. Additionally, the applicant has worked with the neighborhood to identify height restrictions that increase compatibility with the single-family neighborhood.
- The proposed development, when completed will offer a style of housing type that is not currently available in the City. The development will also require a common architectural theme with specific design requirements.

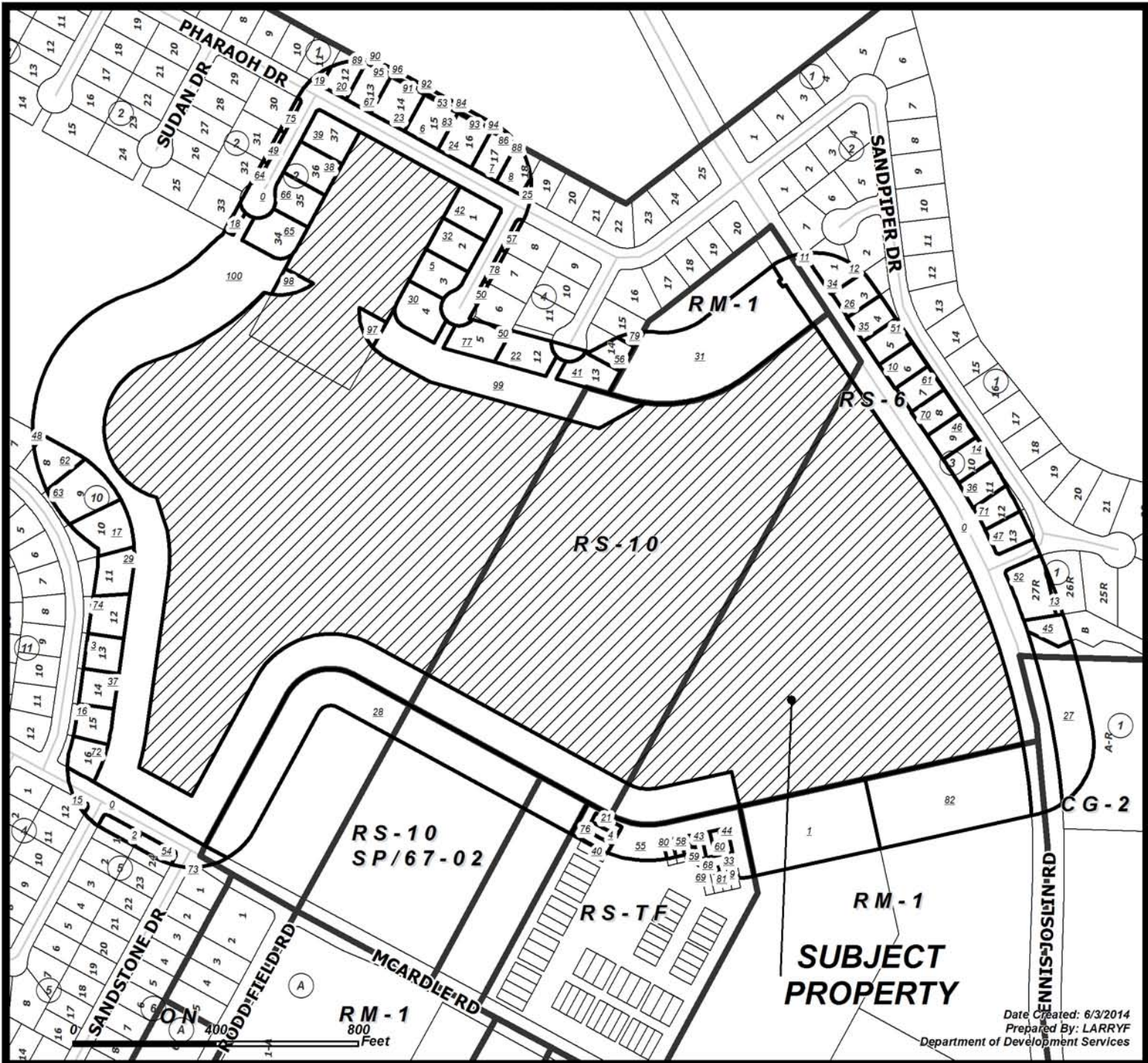
- Staff believes this rezoning will be beneficial to the surrounding neighborhood by offering shopping, services and office space within walking distance of the surrounding neighborhood.
- Staff also believes that the proposed development contains higher standards pertaining to building materials and design than required with standard zoning and building. The resulting higher design standards should create development that will be a benefit to community by offering housing choices not currently available, creating a sustainable adaptive reuse of the property and enhancing the City's tax base.
- Staff agrees with the development standards proposed by this PUD and contained in the attached PUD ordinance.
- The deed restrictions for Pharaoh Valley currently limit the use of the subject property to a "Country Club and any improvements which might be used in connection therewith, such as storage barns, club house, golf course, swimming pool, tennis courts, or improvements consistent with such use."
- The applicant collected petitions from Pharaoh Valley property owners to modify the existing deed restriction to allow the proposed development. The applicant is seeking a judge's decision on the matter, which could take time to accomplish.
- With a known deed restriction, staff recommends approval of this rezoning with the condition that the deed restriction must be modified to allow the proposed development prior to Council taking action. Council will have to take final action on the rezoning request within six months of Planning Commission's recommendation.
- The Traffic Impact Analysis (TIA) is required for review with this rezoning request. The TIA is not complete as of today and the applicant is expected to complete it by June 27<sup>th</sup> to allow Planning Commission review at the July 2<sup>nd</sup> meeting.
- The following changes have been made to the PUD ordinance since the June 18<sup>th</sup> Planning Commission meeting:
  - Eliminate the 240-room hotel from the maximum density section.
  - Eliminate the regional movie theater that allowed up to 16 screens.
  - Reduce the neighborhood theater maximum screens from six to four.
  - Eliminate a livery as a permitted use.
  - Correct the noted typographical errors related to maximum height of 75 feet and exhibit labels.
  - Require that streets be laid out in accordance with the Master Site Plan.
  - Allow outside storage *only* for restaurants (for items such as fire wood) and approved by the Board of Adjustment.
  - Specified that the area occupied by the former clubhouse site and tennis courts remain with those uses or be developed with uses that support the golf course.
  - Require tile roofs.

**Staff Recommendation:**

Subject to review of the Traffic Impact Analysis, staff recommends approval of the Planned Unit Development Overlay (PUD) and the conditions provided in the PUD ordinance.





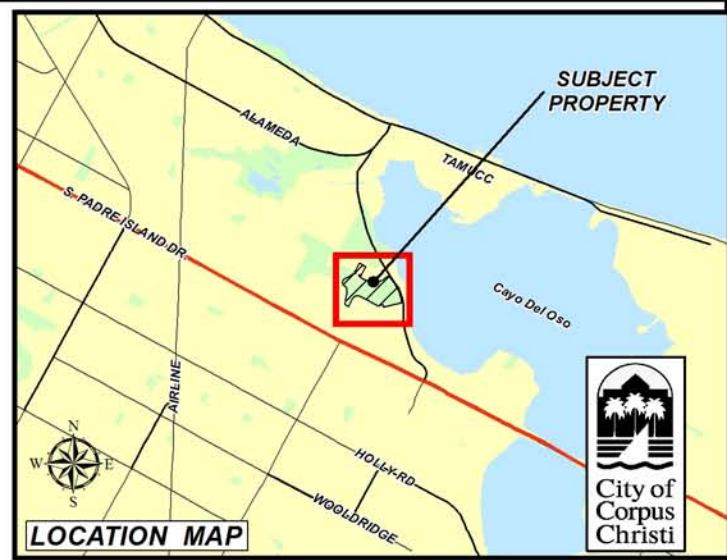


Date Created: 6/3/2014  
 Prepared By: LARRYF  
 Department of Development Services

## CASE: 0614-04 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		

Subject Property with 200' buffer  
 Owners in favor  
 Owners within 200' listed on attached ownership table  
 Owners in opposition



BARISI VILLAGE,CORPUS CHRISTI, TEXAS

NO.	Description	Number	Unit	Landuse Code	ADT Rate	AM Peak Hour Rate	PM Peak Hour Rate	ADT	AM Peak Hour	PM Peak Hour
1	Free Simple Villas	200	Dwelling Units	210	9.52	0.75	1	1904	150	200
2	Multi Family(Student,Open)	1200	Dwelling Units	223	3.72	0.3	0.39	4464	360	468
3	Clubhouse/Training Facility/ Pool/Tennis	31000	Sq Feet	493	43	2.97	5.96	1333	92	185
4	Golf Course	9	Holes	430	35.74	2.06	2.92	322	19	26
5	Boutique Hotel	120	Keys	330	10	0.31	0.42	1200	37	50
6	Flag Hotel	240	Keys	310	8.17	0.53	0.6	1961	127	144
7	Assisted Living/ Skilled-Nursing	200	Beds	254	2.66	0.14	0.22	532	28	44
8	Independent Living	450	Dwelling Units	252	3.44	0.2	0.25	1548	90	113
9	Memory Care Facility on the Water	120	Beds	255	2.4	0.14	0.16	288	17	19
10	Retail Restaurants Shops	120000	Sq Feet	820	42.7	0.96	3.71	5124	115	445
11	Office\Medical Office\Rehab Center	80000	Sq Feet	710	11.03	1.56	1.49	882	125	119
12	TOTAL	10w						<b>19558</b>	<b>1160</b>	<b>1814</b>

Reference: Trip Generation Manual, 9th Edition , ITE

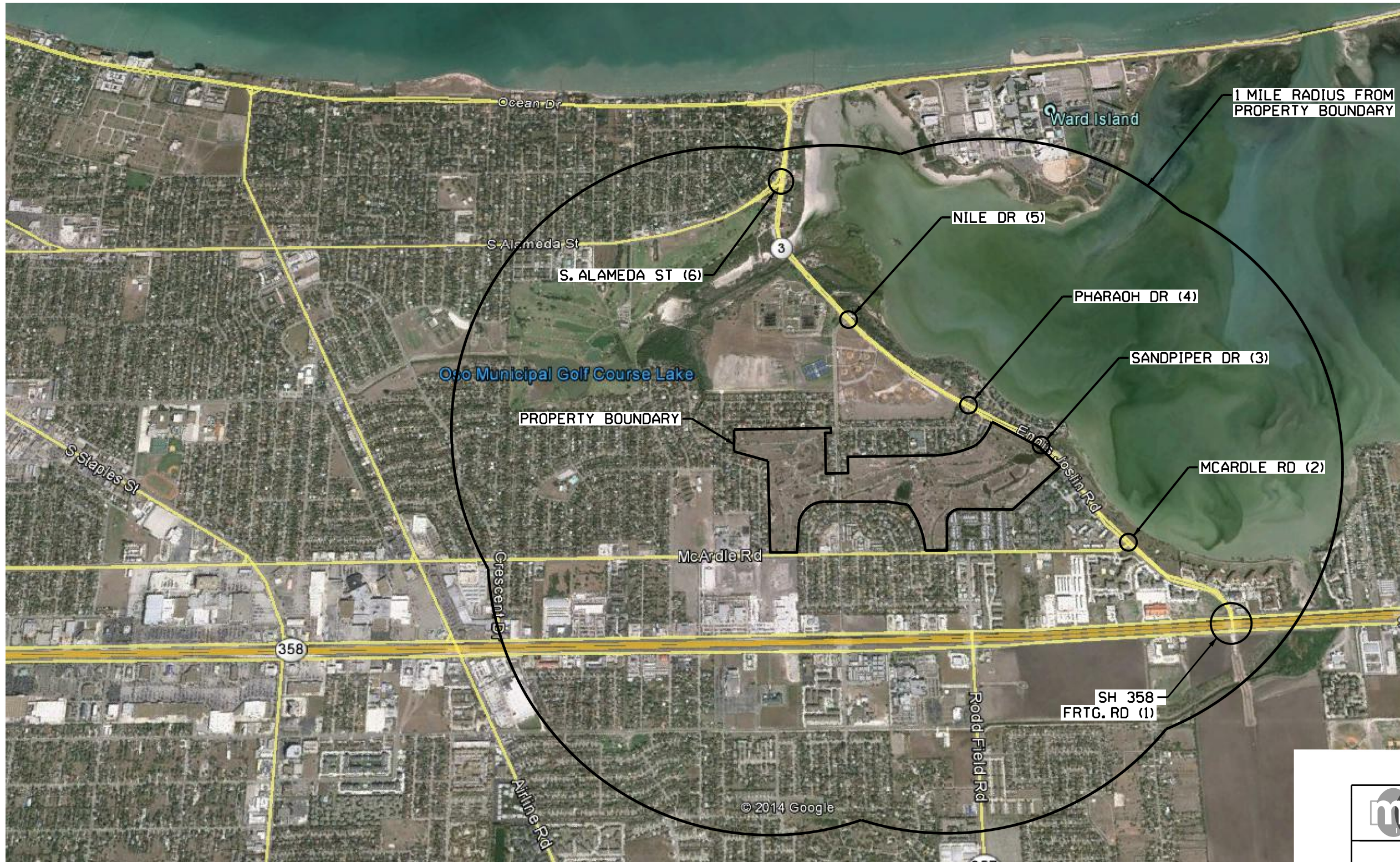
Note 1. Multi Family ADT Rate Can not be Found in the Above-mentioned Manual, and it is Calculated by the Free Simple Villas According the scale

Note 2. Clubhouse/Training Facility/ Pool/Tennis's Number Use the Average Number in the Above-mentioned Manual.

\$TIMES

\$DATES

\$FILES



1 MILE RADIUS FROM PROPERTY BOUNDARY

Ward Island

NILE DR (5)

S. ALAMEDA ST (6)

PHAROAH DR (4)

Oso Municipal Golf Course Lake

SANDPIPER DR (3)

PROPERTY BOUNDARY

MCARDLE RD (2)

McArdle Rd

SH 358 FRTG. RD (1)

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SCALE: 1" = 2000'



**MALDONADO - BURKETT**  
 INTELLIGENT TRANSPORTATION SYSTEMS, LLP  
 2205 WESTERN TRAILS BLVD., SUITE B AUSTIN, TEXAS 78745  
 PH. (512) 914-1386 www.mbtigroup.com  
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**PHAROAH'S GOLF REDEVELOPMENT "BARISI" PROJECT  
 PROPOSED TIA LOCATIONS**

SHEET 1 OF 1

FED. PROJ. DIV. NO.	FEDERAL AID PROJECT		SHEET NO.
6			1
STATE	DIST.	COUNTY	
TEXAS	C.C.	NUECES	
CONT.	SECT.	JOB	HIGHWAY NO.
			SP3