



AGENDA MEMORANDUM

Future Item for the City Council Meeting of 09/08/15
Action Item for the City Council Meeting of 09/15/15

DATE: September 1, 2015
TO: Ronald L. Olson, City Manager
FROM: Wes Pierson, Assistant City Manager
Wesp@cctexas.com
361-826-3082

Resolution in support of the proposed Barisi Village project

CAPTION:

Resolution in support of the proposed Barisi Village project, which will result in the redevelopment of the vacant Pharaoh Valley golf course

PURPOSE:

To support Blackard Global's planned development Barisi Village located at the Pharaoh Valley Country Club Golf Course (7111 Pharaoh Drive). The Barisi Village will be a unique high-quality mixed-use and pedestrian friendly development consisting of single family, multifamily, office, and commercial uses. The proposed development plan includes a nine hole golf course, 4,500 square feet of clubhouse/training facility, 80,000 square feet of office, medical office, or rehab center, 120,000 square feet of retail, restaurants, or shops and other facilities. A key feature of Barisi Village will be a public plaza that will create a unique community gathering space.

BACKGROUND AND FINDINGS:

On August 12, 2014 City Council passed Ordinance 030249 amending the Corpus Christi Unified Development Code (UDC) upon application by Blackard Global and recommendations from City Staff, the Planning Commission, and many residents who live near the proposed Barisi Village. City Council approved the Planned Unit Development Overlay rezoning of 57.75 acres at The Pharaohs Country Club and Pharaoh Valley Northeast. Council also amended the City's Comprehensive Plan to account for the zoning change in the future land use map.

City Council supported the passage of Senate Bill 1168 which amended the Texas Property Code by adding Chapter 213. Chapter 213 established procedures for amending or removing covenants that restrict certain amenity property to use as a golf course. The applicable covenant that restricts the use of an amenity property for use as a golf course requires the approval of 75% of the lots or units in the development in order for the restrictive covenants to be amended. Such amendment procedures only apply if the amenity property has ceased being operated as a golf course for at least three years (Pharaoh Valley Country Club Golf Course meets this criteria). This bill was sought by Blackard Global, developers of Barisi Village. Senate Bill 1168 was signed by Governor Greg Abbott on June 19, 2015 and took effect September 1, 2015.

ALTERNATIVES:

None

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed development is consistent with the overall intent of the City's Comprehensive Plan.

The proposed development is consistent with the specific goal of the Corpus Christi Southeast Area Development (AD) Plan:

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

The Southeast AD has eight objectives. The proposed development is most consistent with AD Objective F which provides:

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

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal

ACM-General Government & Operations Support

FINANCIAL IMPACT:

☐ Operating

☐ Revenue

☐ Capital

☒ Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Staff recommends approval of this resolution.

LIST OF SUPPORTING DOCUMENTS:

Resolution