



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** March 7, 2024  
**SUBJECT:** PLAT24-0059 Consideration of a request from Carlos Reyes for a final plat of Lot 12, Block A, John's Addition, being 0.944 acres located at 8301 Cardinal Lane.  
**PRESENTER:** Clayton Comstock, Director of Planning

### **SUMMARY:**

Carlos Reyes is requesting approval of a final plat of Lot 12, Block A, John's Addition. This 0.944-acre property is located at 8301 Cardinal Lane.

### **GENERAL DESCRIPTION:**

The property under consideration is a 0.944-acre site located on the north side of Cardinal Lane between Davis Boulevard and Amundson Drive. The site is developed with a single-family residence and accessory buildings.

The 41,139-square-foot property is unplatted. It has 203 feet of frontage on Cardinal Lane and is approximately 203 feet deep. The northeast portion of the property is located within the 1% annual chance (formerly 100-year) floodplain of Walker Branch creek. The proposed final plat is intended to create one single-family residential lot so that the property is eligible for building permits additions to the house.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community using recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

**CURRENT ZONING:** The property is currently zoned TOD Transit Oriented Development. The purpose of the (TOD) code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban development environments, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on



private automobiles; promoting a more functional and attractive community through the use of recognized principles of urban design; and allowing property owners flexibility in land use, while prescribing a high level of detail in building design and form.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. A right-of-way dedication of 4,858 square feet for Cardinal Lane is provided on the final plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Cardinal Lane	C2U Minor Collector / TOD General Street	Transit Oriented Development	<ul style="list-style-type: none"><li>o 2-lane undivided roadway</li><li>o 60-foot right-of-way width</li><li>o on-street parking</li><li>o on-street bicycle facilities</li></ul>

#### **SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Urban Village	Vacant
WEST	TOD Transit Oriented Development	Urban Village	Single-family residence
SOUTH	C-1 Commercial	Office Commercial	Offices
EAST	TOD Transit Oriented Development	Urban Village	Vacant

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for public infrastructure improvements to support the development of the property. These improvements include paving and storm drain facilities. Paving improvements include the installation of curb and gutter on Cardinal Lane, a six-foot wide sidewalk, and eight-foot wide on-street parking spaces.

**PLAT STATUS:** The property is currently unplatted.

**CITY COUNCIL:** The City Council will consider this request at the March 25, 2024, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing, verification and dedication of right-of-way, revising the name of the subdivision, and requirements for public infrastructure improvements.

#### **RECOMMENDATION:**

Approve PLAT24-0059 with the conditions outlined in the Development Review Committee comments.