



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-8(CD) (single family residential, conditional)

**LOCATION**

Approximately 0.33 acres located at the intersection of E. Sugar Creek Road and Anderson Street, south of The Plaza.  
(Council District 1 - Egleston)

**PETITIONER**

Michael Loeb

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Central District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential dwelling units; and
- The *General Development Policies* support a density of up to six dwelling units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed single family development is located within an established single family detached neighborhood; and
- The surrounding single family neighborhood includes a mix of R-4 and R-5 (single family residential) zoning districts that all allow for single family development; and
- The R-8(CD) petition seeks to allow two single family detached dwellings on individual lots, and the minimum setback and yards are compatible with the surrounding pattern of development; and
- The petition will provide single family detached dwellings within the range supported by the *General Development Policies*.

Motion/Second: Gussman / Samuel

Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Samuel

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

Staff noted that the petition proposed two single family detached dwellings, at a density of six units per acre. There are no outstanding issues.

There was no further discussion of this petition.

**PLANNER**

Sonja Strayhorn Sanders (704) 336-8327