



Legislation Details (With Text)

**File #:** 15-18961      **Version:** 1      **Name:**  
**Type:** Zoning Hearing      **Status:** Agenda Ready  
**File created:** 10/10/2022      **In control:** City Council Zoning Meeting  
**On agenda:** 10/17/2022      **Final action:**  
**Title:** Rezoning Petition: 2021-279 by Crescent Communities  
**Attachments:** 1. 2021\_279\_PHSА\_DONE, 2. 2021\_279\_SitePlanRev\_2022\_9\_12

Date	Ver.	Action By	Action	Result
10/17/2022	1	City Council Zoning Meeting	Close the Public Hearing	Pass

**Rezoning Petition: 2021-279 by Crescent Communities**

**Location:** Approximately 61.01 acres located west of Dixie River Road and south of Sadler Road in the River District. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

**Current Zoning:** R-3 LLWPA (single-family residential, Lower Lake Wylie Protected Area)

**Proposed Zoning:** MX-2 (INNOV) (mixed-use, innovative, Lower Lake Wylie Protected Area)

**Staff Recommendation:**

Staff recommends APPROVAL of this petition upon resolution of outstanding issues related to transportation, the environment, and site and building design.

**Attachments:**

Pre-Hearing Staff Analysis  
Site Plan