



Legislation Details (With Text)

File #: 15-19517 **Version:** 1 **Name:**

Type: Zoning Hearing **Status:** Agenda Ready

File created: 1/9/2023 **In control:** City Council Zoning Meeting

On agenda: 1/17/2023 **Final action:** 1/17/2023

Title: Rezoning Petition: 2022-059 by Taylor Morrison

Attachments: 1. 2022_059_PHSА_DONE, 2. 2022_059_SitePlanRev_2022_11_14

Date	Ver.	Action By	Action	Result
1/17/2023	1	City Council Zoning Meeting	Close the Public Hearing	Pass

Rezoning Petition: 2022-059 by Taylor Morrison

Location: Approximately 50.70 acres located along the west side of Garrison Road, east of Dixie River Road. (ETJ-BOCC: 2-Leake; Closest CC: 3-Watlington)

Current Zoning: MUDD-O AIR LLWPA (mixed use district, optional, airport noise overlay, Lower Lake Wylie - Protected Area) and R-3 AIR LLWPA (single family residential, airport noise overlay, Lower Lake Wylie - Protected Area)

Proposed Zoning: MX-2 INNOV AIR LLWPA (mixed use district, innovative, airport noise overlay, Lower Lake Wylie - Protected Area)

Staff Recommendation:

Staff does not recommend approval of this petition in its current form. Reduction in unit count and development outcomes that better align with the Neighborhood 1 Place Type could be considered for reevaluating staff’s recommendation..

Attachments:

Pre-Hearing Staff Analysis
Site Plan