



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