



## Legislation Details (With Text)

<b>File #:</b>	15-19601	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Zoning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	1/23/2023	<b>In control:</b>		Zoning Committee Work Session	
<b>On agenda:</b>	1/31/2023	<b>Final action:</b>			
<b>Title:</b>	Rezoning Petition: 2022-059 by Taylor Morrison				
<b>Attachments:</b>	1. 2022_059_PostHSA_DONE, 2. 2022_059_Consistency, 3. 2022_059_SitePlanRev_2023_1_19				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

### 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)

**Public Hearing Held:** January 17, 2023 - Item #23

**Staff Resource:** Joe Mangum

**Staff Recommendation:**

Staff does not recommend approval of this petition in its current form.

**Attachments:**

Post-Hearing Staff Analysis  
Statement of Consistency  
Site Plan