

**NOTICE OF PUBLIC HEARING FOR  
PROPOSED ZONING CHANGE**  
Zoning Case #2014-31

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on Zoning Case #2014-31 on **September 15, 2014, 7:00 p.m.**, Plano Municipal Center, 1520 K Avenue, Senator Florence Shapiro Council Chambers on the following:

**LOCATION OF PROPOSED ZONING CHANGE (see attached location map):** This is a request to rezone 156.3± acres located at the southwest corner of Plano Parkway and Alma Drive **from** Planned Development-384-Retail/General Office, Planned Development-385-Retail/General Office, Planned Development-386-Retail/General Office, Planned Development-387-Retail/General Office, Planned Development-388-Retail/General Office, and General Office with Specific Use Permit #653 for Kennel/Commercial Pet sitting to Urban Mixed-Use.

**CURRENT ZONING:** The existing zoning is a mix of several Retail (R) and General Office (O-2) Planned Developments. The R zoning district is primarily intended to provide areas for neighborhood, local and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

**REQUESTED ZONING:** The requested zoning is Urban Mixed-Use (UMU). The UMU district is intended to provide a planning, regulatory, and management framework for the design, development, and operation of urban mixed-use centers which promote social interaction, community identity and efficient use of land and resources. The UMU district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The zoning district is applicable primarily to large undeveloped properties where higher density residential and commercial uses are appropriate. The proposed zoning request will retain Specific Use Permit #653 for Kennel/Commercial Pet sitting.

Persons wanting more information should contact the Planning Department at (972) 941-7151.

The Planning Department has received an application for rezoning. According to the most recent approved tax roll, you own property within 200 feet of the proposed zoning change. You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. **APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.**