

REPLY FORM: Enclosed is a reply form for you to return. Your written reply is very important and may have a bearing on the vote required by City Council to grant the request at a later hearing. If a written protest is submitted against the change, signed by the owners of 20% or more of the area of the lots or land (not 20% of the property owners) within the 200 foot notice area, the change shall not become effective except by the favorable vote of 3/4 of City Council. The area of streets and alleys are included in this calculation. Unincorporated areas are excluded. Please return the enclosed form to the Planning Department, P.O. Box 860358, Plano, TX 75086-0358.

P&Z ACTION: P&Z makes recommendations to City Council on zoning cases. The Commission forwards its recommendation to City Council after conducting a public hearing. If the Commission recommends this application for approval, it will automatically be scheduled for a second public hearing before City Council. If the Commission votes to deny this application, the applicant has 30 days to file a written letter of appeal, and the application will be heard by City Council. The Commission may consider alternatives to the proposed rezoning, provided they are consistent with the general scope of the notice.

If P&Z wholly or partially denies a proposed amendment or change, or if a written protest is submitted against the change signed by the owners of 20% or more of the area being rezoned or area of land immediately adjoining the area, as discussed in the Reply Form section of this notice, the change shall not become effective except by the favorable vote of 3/4 of City Council.

The City Council has the authority to approve a zoning classification different from the one requested or recommended as long as the approved zoning classification (1) does not increase allowed structure height, floor area ratio or density above that allowed by the requested or recommended zoning classification, and (2) does not approve non-residential zoning when residential zoning was requested or vice-versa.

ADDITIONAL INFORMATION: The P&Z agenda and the Planning Department staff's report to P&Z are available 72 hours prior to the meeting online at www.plano.gov. The zoning case file is open to the public and can be viewed on weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays, in the Planning Department, 1520 K Avenue, Plano, Texas, or call (972) 941-7151. Please provide the zoning case number when requesting information. Additional information pertaining to the requested zoning district(s) can be found in the Zoning Ordinance, which is also available in the city's libraries and in the Planning Department. Notice of the City Council public hearing for this case will be published in the Plano Star Courier. City Council and P&Z agendas are shown periodically on the Time Warner Channel 16, Verizon FIOS Channels 30 and 31. P&Z meetings are televised on these channels and online via streaming video at www.plano.gov.