

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case #2014-31. 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. 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.

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.

*****PLEASE TYPE OR USE BLACK INK*****

_____ I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case #2014-31.

_____ I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case #2014-31.

This item will be heard on **September 15, 2014, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Name (Please Print)

Signature

Address
[EM]

Date

SEE BACK OF PAGE FOR REQUIRED SIGNATURES