



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

FAX NO. (972) 941-7396

August 22, 2014

RE: Proposed Zoning Change: Zoning Case #2014-31

Dear Property Owner/Resident:

This letter is to inform you of a proposed zoning change in your area. The zoning of a property determines what type of uses may be developed. State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice, a map of the area of the proposed zoning change including the boundary of the notification area, and a reply form.

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.

If you would like to inform us of your opinion regarding this rezoning, please return the reply form. You are also welcome to attend a public hearing on this case at the Planning & Zoning Commission meeting on **September 15, 2014**. The meeting will be held at **7:00 p.m.** in the Plano Municipal Center at 1520 K Avenue.

If you have any further questions or comments, please contact me at (972) 941-7151.

Sincerely,

Erica Marohnic
Sr. Planner

EM/av
Enclosures

Harry LaRosillere Mayor	Lissa Smith Mayor Pro Tem	Ben Harris Deputy Mayor Pro Tem	Pat Miner Place 1	André Davidson Place 3	Jim Duggan Place 5	Patrick Gallagher Place 7	David Downs Place 8	Bruce D. Glasscock City Manager
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