



City of Plano  
1520 K Avenue  
Plano, TX 75074

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

## COURTESY NOTICE OF PUBLIC HEARING FOR PROPOSED ZONING CHANGE

Zoning Case #2018-034

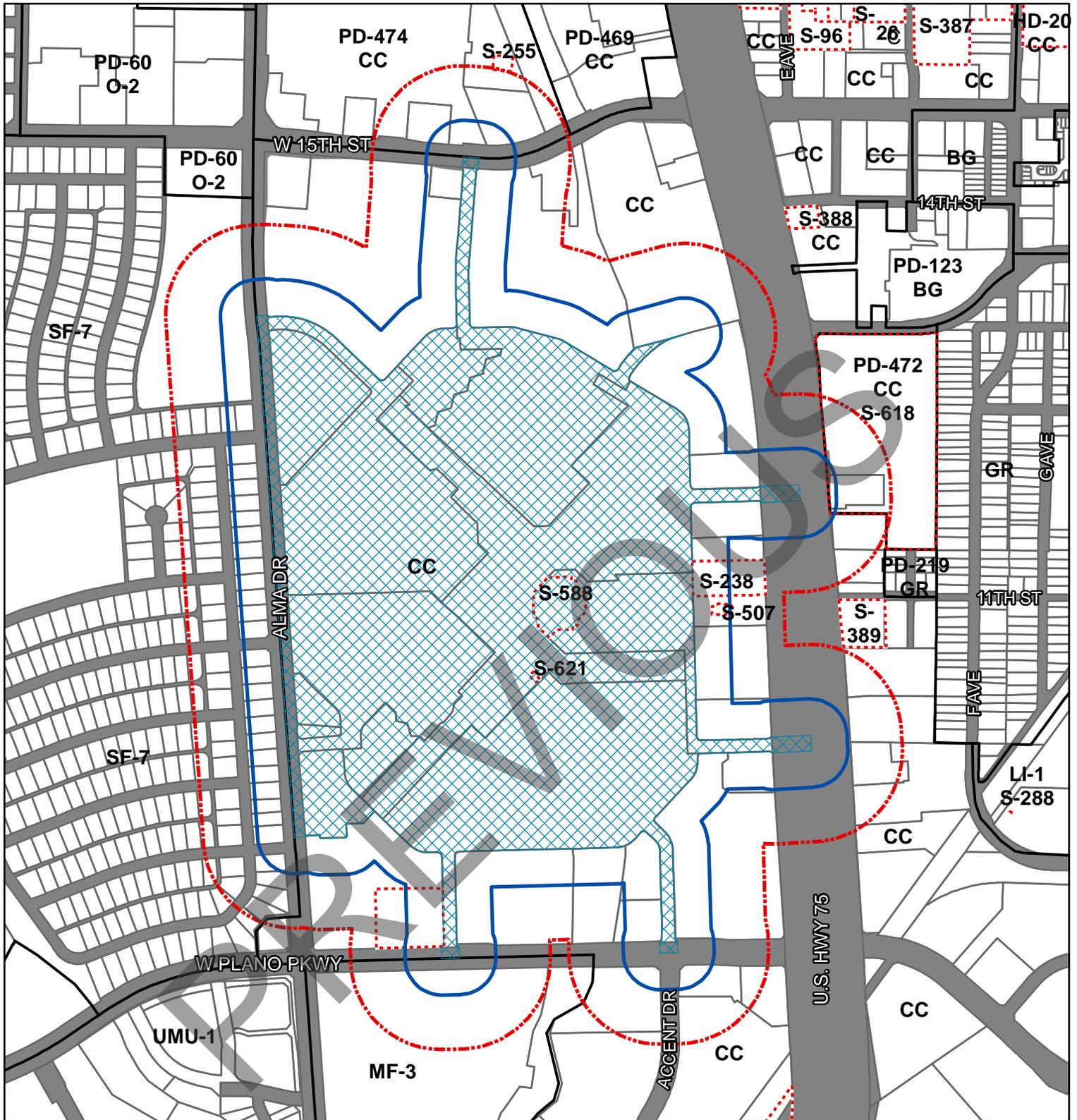
The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on **Zoning Case 2018-034** on **Monday, April 1, 2019, 7:00 p.m.**, in the Plano Municipal Center, 1520 K Avenue, Senator Florence Shapiro Council Chambers. Because you live between 200 feet and 500 feet of the subject property we are sending you this notice and map of the area of the proposed zoning change including the boundary of the notification area.

**PROPOSED ZONING CHANGE:** This is a request to rezone 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street **from** Corridor Commercial with Specific Use Permits No. 588 for Arcade and No. 621 for Day Care Center **to** Urban Mixed-Use and rescinding Specific Use Permits No. 588 for Arcade and No. 621 for Day Care Center. The Urban Mixed-Use (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 applicant is proposing amendments which would modify uses and development standards in order to accommodate redevelopment of the site. Project #ZC2018-034.

**CURRENT ZONING:** The current zoning is Corridor Commercial (CC) with Specific Use Permits (SUP) No. 588 for Arcade and No. 621 for Day Care Center. The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. An SUP is intended to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

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

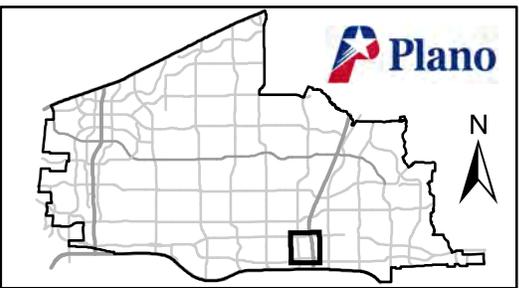
KS/amc



Zoning Case: 2018-034

Existing Zoning: Corridor Commercial with Specific Use Permit No. 588 for Arcade and No. 621 for Day Care Center (CC w/ S-588 & S-621)

Proposed Zoning: Urban Mixed-Use (UMU)



- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Zoning Boundary Change/SUP
- City Limits
- Streets
- Specific Use Permit
- Zoning Boundary

