



Memorandum

Date: June 3, 2015

To: Frank Turner, Deputy City Manager

From: Christina Day, Director of Planning

Subject: Research/Technology Center Update

At the request of the City Council, staff is providing an update pertaining to the development of property within the Research/Technology Center (RT) zoning district. The RT district was created in 1998 to attract high tech businesses and establish a major employment center within southeastern Plano. The district's standards promote office, research, and development facilities and limited assembly operations in a campus environment.

Since its inception, 74% or 692 acres of land within the district have been developed. This economic growth has brought over 3,000 jobs to the city. During this time, the City Council has rezoned 227 acres for residential development. Presently, there are 243 acres of undeveloped land remaining within the RT district. Within the last year, the Planning & Zoning Commission has approved new development plans for a data center on 9 acres, an office-showroom warehouse/manufacturing site on 14 acres, and a research and development facility on 4 acres.

Periodically, the Planning & Zoning Commission and City Council have reviewed the RT district and approved changes to keep pace with development trends. The most recent review occurred in 2011. Through this update, the city allowed restaurants as a permitted use, relaxed restrictions on landscaping and parking, and maintained limitations related to open storage, dock doors, and gross floor area for office/showroom warehouse. The Commission and Council also affirmed the use restrictions in the RT district as being consistent with the city's Comprehensive Plan and goals for future development within the area.

The presentation to City Council at the June 8, 2015 preliminary open meeting will provide additional details on the district. Please let me know if you have questions or need further information.

XC: Eric Hill, Development Review Manager
Erica Marohnic, Senior Planner