

**PLANNING & ZONING COMMISSION**  
ZONING CASE FINAL REPORT



**DATE:** July 23, 2025

**TO:** Honorable Mayor & City Council

**FROM:** Planning & Zoning Commission

**VIA:** Mike Bell, AICP, Assistant Director of Planning acting as Secretary of the Planning & Zoning Commission *MB*  
Christina D. Day, AICP, Director of Planning *CD*

**SUBJECT:** Results of Planning & Zoning Commission Meeting of July 21, 2025

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**AGENDA ITEM NO. 3 – ZONING CASE 2025-008**  
**PETITIONER: CITY OF PLANO**

Request to amend Section 10.1300 (RT, Research/Technology Center District) of the Zoning Ordinance to remove Section 10.1300.4.D, consistent with the implementation of Ordinance Number 2011-5-7. Project #ZC2025-008.

**APPROVED:** 8-0

Speaker Card(s) Received:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Petition Signatures Received:	Support:	<u>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Other Responses:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

**RESULTS:**

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/350335?ts=4993>

JR/hm

cc: Christina Sebastian, Land Records Planning Manager  
Jordan Rockerbie, Lead Planner  
Devon Garcia, Land Records/GIS Technician  
Jeanna Scott, Building Inspections Manager  
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

**AGENDA ITEM NO. 3**

**PUBLIC HEARING:** Zoning Case 2025-008

**PETITIONER:** City of Plano

**CASE PLANNER:** Jordan Rockerbie, AICP

**DESCRIPTION:** Request to amend Section 10.1300 (RT, Research/Technology Center District) of the Zoning Ordinance to remove Section 10.1300.4.D, consistent with the implementation of Ordinance Number 2011-5-7. Project #ZC2025-008.

**EXECUTIVE SUMMARY**

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The purpose of this request is to amend the Zoning Ordinance to correct an administrative error regarding parking in the Research/Technology Center (RT) zoning district. The proposed amendment would rectify the error by deleting what is now in *Subsection 10.1300.4.D*, consistent with *Ordinance Number 2011-5-7*. The proposed amendment provides additional flexibility for businesses seeking to operate in Plano and is in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The Planning & Zoning Commission called a public hearing on June 16, 2025 ([staff report](#) | [video](#)), to consider amending the Zoning Ordinance to correct an administrative error regarding parking in the RT zoning district.

### Zoning Case 2011-06

The Research/Technology Center (RT) zoning district was established in 1998 to attract high-tech businesses to East Plano. The city initiated a zoning case in 2011 to remove or modify various standards of the RT district, resulting in the deletion of what was then *Subsection 2.826.4.d*, by *Ordinance Number 2011-5-7* (Zoning Case 2011-06). This subsection required that land for future parking needs be identified on site plans, and in effect, held in reserve. The staff preliminary report for the zoning case noted the following rationale:

#### **Parking**

The RT district requires that “In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.” This requirement is sometimes problematic, especially for sites that were initially developed under light industrial regulations that are now seeking to redevelop under RT requirements. This provision does help to keep options open for future reuse of sites for office and other uses with higher parking requirements, but the net result may be that it is too restrictive to be useful for the district. The Commission supported removing this requirement from the RT zoning district.

The full staff preliminary report and the adopted ordinance are included in Attachments A and B, respectively. The Planning & Zoning Commission supported these changes, and the City Council approved these changes as part of Zoning Case 2011-06.

### Zoning Case 2015-006

During the time that ZC2011-06 was being considered, the city was working on reformatting, renumbering, and readopting the complete text of the Zoning Ordinance, later adopted through Zoning Case 2015-006. Recent research indicates that some of the amendments from *Ordinance Number 2011-5-7* were not updated in the working copy of the reformatted text and *Subsection 2.826.4.d* was therefore included as *Subsection 10.1300.4.D* when the Zoning Ordinance was repealed and readopted by *Ordinance Number 2015-5-2*.

#### **Proposed Amendment**

The proposed amendment would rectify this situation by deleting what is now in *Subsection 10.1300.4.D*, consistent with *Ordinance Number 2011-5-7*. Because this language impacts property owners and economic development activities, changes are better addressed now rather than waiting for the Rewrite project.

## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

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The proposed amendments have been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below.

**Guiding Principles** – *The set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.*

**Community Design Action 5 (CD5)** – *Evaluate parking regulations and revise to meet parking demand and ensure good community form.*

The proposed amendment eliminates the need for portions of the property to be held in reserve to accommodate potential future parking needs. Removing this requirement allows for more flexible site design and better use of the property.

**Land Use Action 1 (LU1)** – *Review and evaluate the Zoning Ordinance and make appropriate amendments based on guidance from the Comprehensive Plan.*

In considering the Comprehensive Plan when deliberating the proposed amendment, the Commission and City Council will be consistent with this action.

## STAFF PRELIMINARY REPORT – SUMMARY & RECOMMENDATION

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### SUMMARY:

The purpose of this request is to amend the Zoning Ordinance to correct an administrative error regarding parking in the Research/Technology Center (RT) zoning district. The proposed amendment would rectify the error by deleting what is now in *Subsection 10.1300.4.D*, consistent with *Ordinance Number 2011-5-7*. The proposed amendment provides additional flexibility for businesses seeking to operate in Plano and is in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

### RECOMMENDATION:

Recommended for approval, as follows (additions are indicated with underlined text; deletions are indicated with ~~strike through~~ text).

**Amend Subsection 10.1300.4 (Off-Street Parking and Loading Requirements) of Section 10.1300 (RT, Research/Technology Center District) of Article 10 (Nonresidential Districts), to delete Part D in its entirety:**

- D.** ~~In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.~~

### ATTACHMENTS:

Attachment A – Zoning Case 2011-006 Staff Preliminary Report  
Attachment B – Ordinance Number 2011-5-7

CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 18, 2011

**Agenda No. 6**

**Public Hearing: Zoning Case 2011-06**

**Applicant: City of Plano**

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**DESCRIPTION:**

Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance with regard to development standards and uses within the Research/Technology Center zoning district.

**REMARKS:**

Last fall, approximately 70 acres in the far southeast portion of Plano was rezoned from Planned Development-202-Research/Technology Center to Single-Family Residence-6 (SF-6) and Single-Family Residence Attached (SF-A) zoning (map attached). Following these rezoning cases and based on the changing conditions in this region of the city, the City Council requested a review of the existing Research/Technology Center district (RT) and directed staff to work with the Planning & Zoning Commission to develop a new plan for this area.

The Planning & Zoning Commission discussed this at several meetings where they received input from property owners, tenants, residents, and Economic Development and Planning staff. Letters were mailed to all RT property owners to invite them to participate in each of the Commission's discussions. Staff and commissioners attended the Southeast Plano Business Alliance meeting on January 11, 2011, to solicit additional feedback from area businesses regarding the zoning district regulations.

The Commission's recommendations regarding the RT district were presented to the Council during the Preliminary Open meeting on March 9, 2011. At that time, the Council concurred with the Commission's recommendation and directed the Commission and staff to move ahead with implementation of the recommended changes to the RT zoning district regulations. The Planning & Zoning Commission's recommendations to City Council were as follows:

## **District Boundaries**

In evaluating the current zoning, recent changes, and existing development the Commission made the following recommendations about the RT zoning district boundaries and appropriate uses:

- The area west of Bradshaw Drive currently zoned as RT constitutes the “core” of the RT district and should remain intact.
- The area east of Plano Parkway, south of 14th Street should retain the current PD-202-RT zoning.
- The area east of Bradshaw, north of the railroad tracks, west of Plano Parkway and south of 14th Street, is appropriate for additional residential development. However, during the discussions, these specific property owners were not present. Therefore, given the lack of input from the property owners, the Commission does not recommend a city-initiated rezoning or amendment to the Future Land Use Plan at this time.

## **Research/Technology Center Zoning District Regulations**

During the discussion of the RT zoning district, several issues related to the existing RT district development regulations emerged. The main issues centered on concerns that certain regulations unnecessarily restrict development in the area. The Zoning Ordinance states that “the RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.” The Commission determined that this is still a valid intent and evaluated the district regulations based on this guidance.

The Commission determined that certain regulations such as the prohibition of open storage and delivery vehicles, limitations on the number of dock doors, and limitations on the gross floor area for office/showroom warehouse uses are critical to the intent and character of the RT district and should not be changed. The Commission identified areas of the ordinance that appear to be adding substantial cost or unnecessary restrictions to development and redevelopment of RT properties without providing commensurate benefit to the district. The Commission therefore supports modifying the RT regulations as described below.

## **Landscaping Requirements**

The RT district currently requires that “A minimum of 20% of the total lot area shall be landscaping.” This requirement contributes positively to the overall look and feel of the RT district. However, it does require a significant amount of land be dedicated to landscaping which raises the cost of development and, in some cases, can inhibit redevelopment of a site. The standard nonresidential landscaping requirements, as defined in Section 3.1200 (Landscaping) of the Zoning Ordinance would be less restrictive while still requiring a significant amount of landscaping in support of the overall look and feel of the RT district. Additionally, a substantial portion of the properties in the RT district are subject to the regulations in Section 4.700 (190

Tollway/Plano Parkway Overlay District) which contains landscape requirements that further enhance these properties.

The Commission recommended removing the unique provisions for landscaping in the RT zoning district and replacing them with the standard nonresidential landscaping regulations as required elsewhere throughout the city.

### **Parking**

The RT district requires that "In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building." This requirement is sometimes problematic, especially for sites that were initially developed under light industrial regulations that are now seeking to redevelop under RT requirements. This provision does help to keep options open for future reuse of sites for office and other uses with higher parking requirements, but the net result may be that it is too restrictive to be useful for the district. The Commission supported removing this requirement from the RT zoning district.

### **Restaurants in Research/Technology Center**

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district when it is built as part of a larger development and constitutes no more than 10% of that development, it has a minimum of 5,000 square feet of gross floor area, and no drive-in window. It has been noted on several occasions that there are a limited number of restaurants in the immediate vicinity of the RT district to serve the employees working in the area; however, there are many within a few miles, including those in downtown Plano, near Collin Creek mall and an increasing number in the State Highway 190 corridor. It is difficult to determine if the lack of restaurants is due to the regulations or perhaps a result of lack of appropriate sites with sufficient traffic and visibility for restaurant uses.

The Commission recommended removing the 10% restriction because the change would not adversely impact the district and it would open up the possibility for a freestanding restaurant to develop without being part of a larger project. The Commission supported retaining the 5,000 square-foot minimum size and restriction on no drive-in windows. This change is the same modification that was made to the Regional Employment district last year.

The specific text amendments reflecting the recommended changes to the district regulations are given below.

### **RECOMMENDATIONS:**

Recommended for approval as follows (additions are indicated by underlined text and deletions are indicated by strike-through text).

1. Amend (4) (Off-Street Parking and Loading Requirements) (e) of Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of



Article 2 (Zoning Districts and Uses), such portion of subsection to be deleted as follows:

~~4. Off-Street Parking and Loading Requirements~~

~~d. In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.~~

2. Amend (5) (Landscaping) of Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), such portion of subsection to read as follows:

~~5. Landscaping (ZC 2006-02; Ordinance No. 2006-4-24)~~

~~A minimum of 20% of the total, lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See '3.1200 Landscaping Requirements'.) Per the development standards and incentives in Section 3.1700 (Storm Water Management), up to 50% of this required landscape area may be placed outside of the parking lot and/or landscaping along street rights-of-way if designated as storm water conservation area on a site-specific storm water management plan per Section 3.1700.~~

5. Landscaping (See Section 3.1200 Landscaping Requirements and Section 4.700 190 Tollway/Plano Parkway Overlay District).

3. Amend (7) (Special District Requirements) (b) of Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) (b) of Article 2 (Zoning Districts and Uses), such portion of subsection to read as follows:

7. Special District Requirements

b. Retail and service uses identified with an "\*" in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area\*\* of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area\*\* and no drive-in window.

\*\*"Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two

buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

4. Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to allow restaurant/cafeteria by right in the Research/Technology Center zoning district and adding End Note 44 as follows:

Permitted uses	Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government	LC - Light Commercial	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment	RC - Regional Commercial	RT - Research/Technology Center	CC - Corridor Commercial
Restaurant/ Cafeteria	Service		S	P	P	P	P	P	P	P	P 43	P	P 44	P

44	See '2.826 RT – Research/Technology Center.
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ORDINANCE NO. 2011-5-7

Zoning Case 2011-06

An Ordinance of the City of Plano, Texas, amending Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, with regard to development standards and uses within the Research/Technology Center zoning district; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date.

**WHEREAS**, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 9th day of May, 2011, for the purpose of considering a change in the Zoning Ordinance; and

**WHEREAS**, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

**WHEREAS**, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 9th day of May, 2011; and

**WHEREAS**, the City Council is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended to remove (4) (Off Street Parking and Loading Requirements) (d), such portion to be deleted in its entirety.

ORDINANCE NO. 2011-5-7

**Section II.** Amend (5) (Landscaping) of Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended, such portion of section to read as follows:

5. Landscaping (see Section 3.1200 Landscaping Requirements and Section 4.700 190 Tollway/Plano Parkway Overlay District).

**Section III.** Amend (7) (Special District Requirements) (b) of Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) of the Comprehensive Zoning Ordinance No. 2006-4-24, as the same has been heretofore amended, is hereby further amended, such portion of subsection to read as follows:

7. Special District Requirements

b. Retail and service uses identified with an "\*" in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area\*\* of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district if it has a minimum of 5,000 square feet of gross floor area\*\* and no drive-in window.

\*\*\*"Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

**Section IV.** Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) to allow restaurant/cafeteria by right in the Research/Technology Center zoning district and adding End Note 44 as follows:

ORDINANCE NO. 2011-5-7

Permitted uses	Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	BG - Downtown Business/Government	LC - Light Commercial	CE - Commercial Employment	CB-1 - Central Business-1	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	RE - Regional Employment	RC - Regional Commercial	RT - Research/Technology Center	CC - Corridor Commercial
Restaurant/Cafeteria	Service		S	P	P	P	P	P	P	P	P 43	P	P 44	P

44

See '2.826 RT - Research/Technology Center.

**Section V.** All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section VI.** The repeal of any ordinance or part of ordinances affected by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

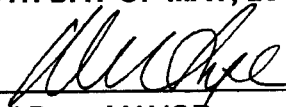
**Section VII.** Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

ORDINANCE NO. 2011-5-7

**Section VIII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section IX.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

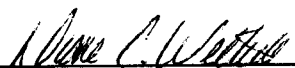
**PASSED AND APPROVED THIS THE 9TH DAY OF MAY, 2011.**

  
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Phil Dyer, MAYOR

ATTEST:

*for*  *ACS*  
\_\_\_\_\_  
Diane Zucco, CITY SECRETARY

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Diane C. Wetherbee, CITY ATTORNEY