

DATE: March 25, 2026
TO: Petitioners with Items before the Planning & Zoning Commission
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 March 24, 2026

AGENDA ITEM NO. 2A - ZONING CASE 2025-013
PETITIONER: CRICQ PLANO TRUST

Request to amend Planned Development-189-Retail/General Office on 113.9 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District. Tabled on January 20, 2026. Project #ZC2025-013.

APPROVED: 5-2

| | | | | | | |
|--|----------|----------|---------|------------|----------|----------|
| Speaker Card(s) Received: | Support: | <u>5</u> | Oppose: | <u>4</u> | Neutral: | <u>0</u> |
| Letters Received Within 200' Notice Area: | Support: | <u>0</u> | Oppose: | <u>11</u> | Neutral: | <u>0</u> |
| Letters Received Within the Subject Property | Support: | <u>2</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>7</u> | Oppose: | <u>158</u> | Neutral: | <u>1</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/379138?ts=465>

[Google Link](#)

JK/lb

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

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|----------------|---------|-----------------|-------------|
| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |

RESULTS for Ban Alali

I, **Ban Alali**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

and

(3) The request is consistent with other policies, actions, maps:

- City of Plano Housing Study
- Facilities & Infrastructure Policy
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Revitalization of Retail Shopping Centers Policy
- Special Housing Needs Policy
- Other

The proposed would have lesser impact on the community than what could potentially be built under SB840

(4) Comments on any of the above which further explain my position:

Ban Alali

March 24, 2026 @ 7:34:05 PM

Signature

Date

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|----------------|---------|-----------------|-------------|
| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |

RESULTS for Bennett Ratliff

I, **Bennett Ratliff**, 2nd Vice Chair, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

Provides lower density for the adjacent neighborhoods than options that would be allowed by SB840

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Provides a needed housing option for seniors with minimal impact on adjacent single family residential areas.

and

(3) The request is consistent with other policies, actions, maps:

- City of Plano Housing Study
- Facilities & Infrastructure Policy
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Revitalization of Retail Shopping Centers Policy
- Special Housing Needs Policy
- Other

(4) Comments on any of the above which further explain my position:

The developer has worked to mitigate neighborhood and commission concerns and has a track record of quality projects.



March 24, 2026 @ 7:34:04 PM

Signature

Date

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|----------------|---------|-----------------|-------------|
| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |

RESULTS for Doug Bender

I, **Doug Bender**, , after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

Not passing this would cause an alternative SB840 case to more impactful and dramatic impact to the adjoins single family home.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

We need more Senior housing in Central Plano and this is the best middle ground as an alternative would yield a 45' structure only 25' from the property line

and

(3) The request is consistent with other policies, actions, maps:

- City of Plano Housing Study
- Facilities & Infrastructure Policy
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Revitalization of Retail Shopping Centers Policy
- Special Housing Needs Policy
- Other

(4) Comments on any of the above which further explain my position:

This was a compromise to protect the adjacent single family homes to the East of Ohio.

Doug A. Bender

March 24, 2026 @ 7:35:35 PM

Signature

Date

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|----------------|---------|-----------------|-------------|
| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |

RESULTS for J. Michael Brounoff

I, **J. Michael Brounoff**, Commissioner, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

I agree with the conclusions in the preliminary report provided by staff because:

The proposal is inconsistent and incompatible with the neighborhood; it imposes undesirable impacts on neighboring properties, and is not shown to benefit neighboring properties.

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because:

Density, height.

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because:

It introduces an new and incompatible land use into the neighborhood and harms the neighbors.

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

Construction impacts and line of sight privacy intrusions.

The request is inconsistent with other policies, actions, maps:

Future Land Use Map & Dashboards - Character Defining Elements

Future Land Use Map & Dashboards - Mix of Uses

Future Land Use Map and Dashboards - Description & Priorities

Redevelopment & Growth Management Policy - Action 1 (RGM1)

Redevelopment & Growth Management Policy - Action 8 (RGM8)

Revitalization of Retail Shopping Centers Policy

Other

Comments on any of the above which further explain my position:

J. Michael Brounoff

March 24, 2026 @ 7:35:42 PM

Signature

Date

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|----------------|---------|-----------------|-------------|
| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |

RESULTS for Michael Bronsky

I, **Michael Bronsky**, Commissioner, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

I agree with the conclusions in the preliminary report provided by staff because:

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because:

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because:

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

The request is inconsistent with other policies, actions, maps:

- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map & Dashboards - Mix of Uses
- Future Land Use Map and Dashboards - Description & Priorities
- Redevelopment & Growth Management Policy - Action 1 (RGM1)
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Revitalization of Retail Shopping Centers Policy
- Other

Comments on any of the above which further explain my position:



Signature

March 24, 2026 @ 7:35:25 PM

Date

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|--------------|------|------------|-------------|
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| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |
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RESULTS for Sean Lingenfelter

I, **Sean Lingenfelter**, , after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

This seemed to be the better alternative than a 45' multifamily structure within 25 feet of the property line (95' closer to the residents) which SB 840 allows by right now.
This is less of a negative impact on the existing residents and surrounding properties with less traffic and less negative impact screening, etc.
Due to state legislature we have to weigh these new alternatives.

and

(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

This seemed to be the better alternative than a 45' multifamily structure within 25 feet of the property line (95' closer to the residents) which SB 840 allows by right now.
This is less of a negative impact on the existing residents and surrounding properties with less traffic and less negative impact screening, etc.
Due to state legislature we have to weigh these new alternatives.

and

(3) The request is consistent with other policies, actions, maps:

- [] City of Plano Housing Study
- [] Facilities & Infrastructure Policy
- [] Future Land Use Map & Dashboards - Character Defining Elements
- [] Future Land Use Map and Dashboards - Description & Priorities
- [] Redevelopment & Growth Management Policy - Action 8 (RGM8)
- [] Revitalization of Retail Shopping Centers Policy
- [] Special Housing Needs Policy
- [X] Other

This seemed to be the better alternative than a 45' multifamily structure within 25 feet of the property line (95' closer to the residents) which SB 840 allows by right now.
This is less of a negative impact on the existing residents and surrounding properties with less traffic and less negative impact screening, etc.
Due to state legislature we have to weigh these new alternatives.

(4) Comments on any of the above which further explain my position:

PLANNING & ZONING COMMISSION
FINDINGS RELATED TO ZONING CASE



| MEETING DATE | TIME | MEETING ID | ZONING CASE |
|--------------|------|------------|-------------|
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Sean Sengerfelter

March 24, 2026 @ 7:37:16 PM

Signature

Date

| MEETING DATE | TIME | MEETING ID | ZONING CASE |
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| March 24, 2026 | 2:00 PM | PZ 03-24-2026 0 | ZC2025-013 |
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RESULTS for Tosan Olley

I, **Tosan Olley**, Commissioner, after review of the written information and listening to the hearing participants, voted in **SUPPORT** to this case, finding the following:

(1) The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:

It aligns with our vision for Plano 2050 and increases housing stock for an aging population

and


(2) The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:

and

(3) The request is consistent with other policies, actions, maps:

- City of Plano Housing Study
- Facilities & Infrastructure Policy
- Future Land Use Map & Dashboards - Character Defining Elements
- Future Land Use Map and Dashboards - Description & Priorities
- Redevelopment & Growth Management Policy - Action 8 (RGM8)
- Revitalization of Retail Shopping Centers Policy
- Special Housing Needs Policy
- Other

(4) Comments on any of the above which further explain my position:



Signature

March 24, 2026 @ 7:33:52 PM

Date

AGENDA ITEM NO. 2A

PUBLIC HEARING: Zoning Case 2025-013

PETITIONER: CRICQ Plano Trust

CASE PLANNER: John Kim, AICP

DESCRIPTION: Request to amend Planned Development-189-Retail/General Office on 113.9 acres of land out of the Denton Darby Survey, Abstract No. 260, located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District. Tabled on January 20, 2026. Project #ZC2025-013.

EXECUTIVE SUMMARY

The purpose of the request is to amend Planned Development-189-Retail/General Office (PD-189-R/O-2) to allow independent living facility as a permitted use with modified development standards on a 6.3-acre property at the southwest corner of Park Boulevard and Ohio Drive.

Changes made to the staff report that reflect the applicant's updated design since the January 2026 meeting are provided in **blue font** and bookended by diamonds (◆) below.

◆ Updates from 01/20/26 – On January 20, 2026, the Planning & Zoning Commission (Commission) tabled the item to allow time for the applicant to make additional modifications to their proposed design to limit impacts to the adjacent neighborhood across Ohio Drive. The applicant has since modified the concept plan and proposed new Planned Development (PD) stipulations for the following:

- Limiting the number of units on the fifth floor facing Ohio Drive to seven dwelling units and requiring clerestory windows or screening for other spaces;
- Codifying the required setback for portions of buildings over two stories to 120 feet;
- Providing additional trees and landscape screening along Ohio Drive; and
- Proposing a dog park. ◆

Major considerations of the request include:

- Scope of Request – PD-189-R/O-2 includes 113.9 total acres at the southeast corner of Preston Road and Park Boulevard. Although the requested rezoning is inclusive of the entire Planned Development (PD) acreage, the proposed changes are effectively limited in scope to a single 6.3-acre lot at the southwest corner of Park Boulevard and Ohio Drive (4600 W Park Boulevard). For the purposes of this report, references to the “site” or “property” refer to the 6.3-acre lot.
- Independent Living Facility Use – PD-189-R/O-2 stipulates that only specific non-residential uses are permitted in the area bound by Park Boulevard, Ohio Drive, Old Shephard Place, and Preston Park Boulevard, which includes the site. Part of the request is to allow an independent living facility as a permitted use with a maximum of 250 units only on the subject property. The use would only be allowed on this site and not the remainder of the PD. Staff is supportive of an independent living facility use on the site, if the design standards are appropriately scaled for compatibility with adjacent neighborhoods.
- Building Height – PD-189-R/O-2 limits the height of all buildings within 600 feet of Ohio Drive to two stories to create a transition in height from the adjacent single-family neighborhoods. Part of the request is to increase the maximum height of independent living facilities from two-story to five-story. ♦ Any portion of the building above two stories will need to be setback 120 feet from Ohio Drive ♦. All other non-residential uses would remain limited to two-stories in height. Staff finds the requested height incompatible in scale with the adjacent neighborhood, based on the direction of the Comprehensive Plan.
- Preston Park Frontage – The site currently requires a setback of 50 feet from Park Boulevard, Ohio Drive, and Preston Park Boulevard. Part of the request is to reduce the setback along Preston Park Boulevard to 25 feet, while also increasing the required landscape edge from 10 to 25 feet. According to the applicant, this is to allow the building to be located farther away from the adjacent neighborhood, and they are proposing additional landscaping to offset the reduction in setback.
- ♦ Landscape Edge – Under the current PD requirements, a 25-foot landscape edge is required along Ohio Drive. The applicant proposes a stipulation to require additional trees and landscape screening in this area. At street level, this includes a minimum 6-foot-tall evergreen living screen planted in a formal double-row pattern along Ohio Drive. Shade trees are also proposed at 50-foot intervals to provide additional screening at higher elevations. ♦
- Adjacent Day Care Center/School – The adjacent day care center and school (school) to the south shares an access drive and fire lane with the site. Owners of the school are concerned about construction impacts, including noise, dust, and debris affecting outdoor play and rest periods, as well as safety for children and parents navigating near the active construction area. The applicant has stated that access and fire lane connectivity will be maintained throughout construction to minimize disruption to the school’s operations, and coordination will continue to address timing and safety measures. This coordination will not be regulated or overseen by the city.
- Conformance with the Comprehensive Plan – The subject property is located within the Suburban Activity Centers (SA) Future Land Use Category. The request to allow independent living facility and the proposed density are inconsistent with the Mix of Uses of the SA Dashboard, Redevelopment and Growth Management Policy – Action 1 (RGM1), Redevelopment and Growth Management Policy – Action 8 (RGM8), and the Revitalization of

Retail Shopping Centers Policy. However, the request does support the Special Housing Needs Policy and City of Plano Housing Study by adding to the stock of new housing units and meeting the housing needs of seniors. The request is generally inconsistent with the Comprehensive Plan.

- State Law and Purpose of PD – On September 1, 2025, changes in state law mandated the city to allow multifamily development in this location, including independent living facilities, for any new projects initiated after the effective date of this legislation. This zoning petition and associated concept plan were submitted prior to the effective date of these changes and are subject to review and approval under the city ordinances in effect prior to these changes. Therefore, the newly adopted standards are not being considered with this request.

However, a new application for development could authorize construction of residential uses on the site without the need for a zoning change and would be reviewed under current development regulations, including a maximum height of 45 feet. As the proposed increase in height to 65 feet is the only portion of this PD amendment request requiring a change in zoning under the now-current regulations, staff finds the proposal to be inconsistent with the stated purposes of PDs in the Zoning Ordinance.

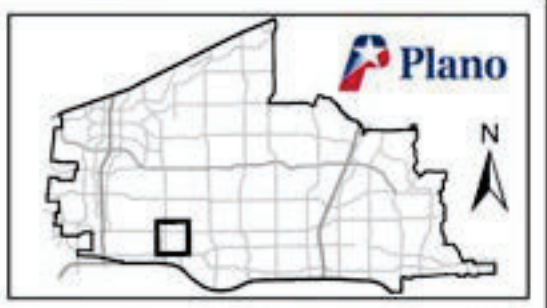
For these reasons, staff recommends denial of this request. Due to inconsistency with the Mix of Uses and Density requirements of the SA Dashboard, findings are required to approve this request. A concept plan accompanies the request as Agenda Item No. 2B.



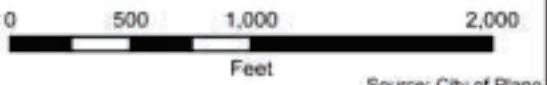
Project Number: ZC2025-013

Existing Zoning: Planned Development-189/Retail/General Office and located within the Preston Road Overlay District

Proposed Zoning: Amend Planned Development-189/Retail/General Office and located within the Preston Road Overlay District



- Subject Property
- Zoning Boundary
- Parcels
- 200' Notification Buffer
- Specific Use Permit (SUP) Boundary
- Approved Parcels
- 500' Notification Buffer
- Zoning/SUP Boundary
- Municipal Boundaries



Source: City of Plano

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to amend Planned Development-189-Retail/General Office (PD-189-R/O-2) to allow independent living facility as a permitted use with modified development standards on one of the lots within the PD boundaries.

Existing Zoning – *Article 10.600* of the Zoning Ordinance states the purposes of the Retail (R) and General Office (O-2) districts are as follows:

- 1. The R 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. Limited residential uses may be considered appropriate as an extension of surrounding neighborhoods.*
- 2. 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.*

Planned Developments – *Section 12.100* of the Zoning Ordinance states the purpose of a PD district is as follows:

- 1. To protect and provide for the public health, safety, and general welfare of the city.*
- 2. To guide the future development of the city in accordance with the Comprehensive Plan.*
- 3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.*
- 4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.*
- 5. To protect and enhance the aesthetic and visual quality of development by creating architectural and cultural districts intended to provide for unique locations which are of architectural and cultural importance to the community.*

Proposed Use – *Section 8.200* of the Zoning Ordinance defines Independent Living Facility as follows:

A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.

Site History

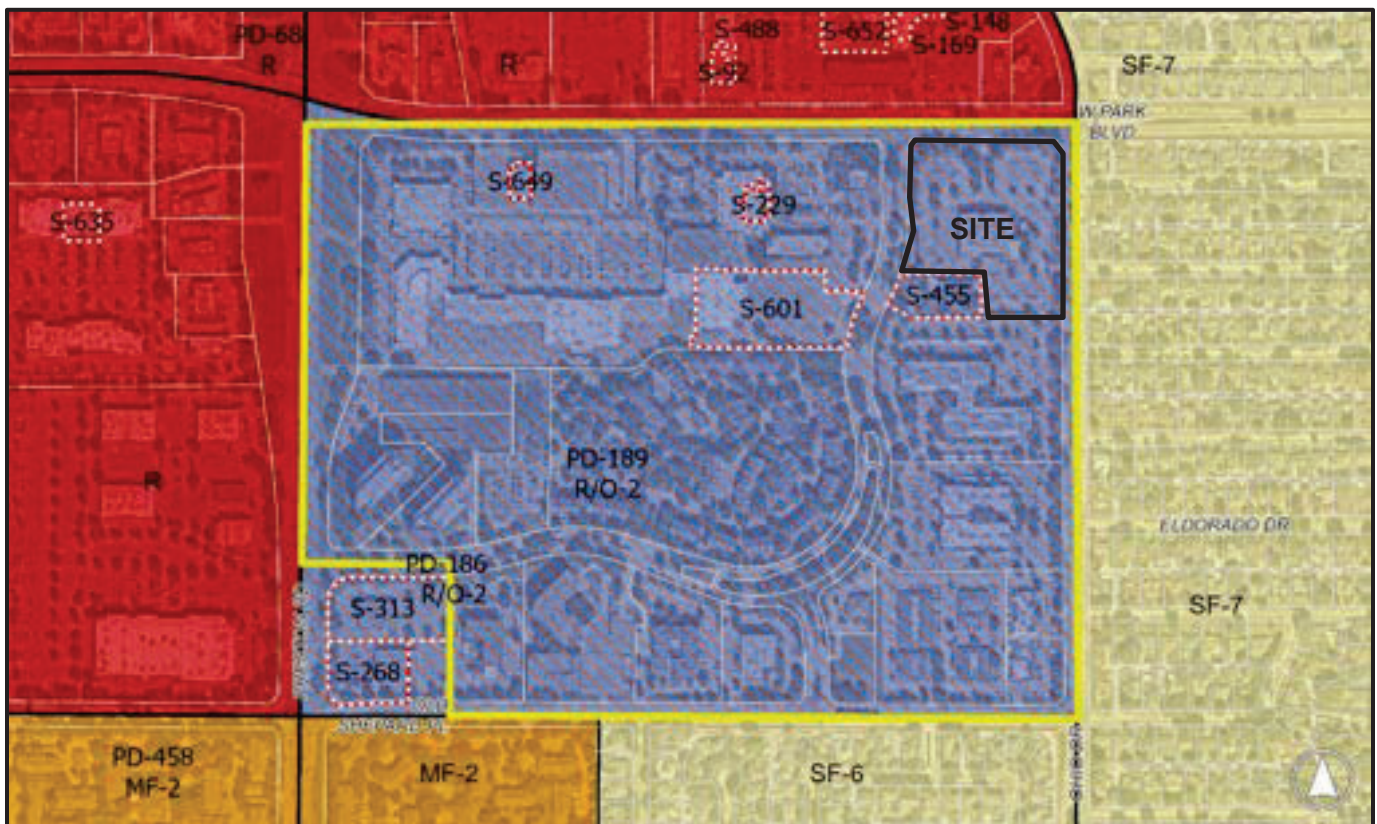
PD-189-R/O-2 was established in 1981 and included approximately 140 acres at the southeast corner of Preston Road and Park Boulevard. Plans at the time included a mix of a retail shopping center at the intersection, condominium offices along Ohio Drive, and high-rise office towers on the southwest side of the district. Since the adoption of the PD, there have been several amendments to the PD

stipulations, including modifying permitted uses and development standards, and removing properties from the PD. In 1995, the PD was amended to allow the use of a health/fitness center on the subject property. The health/fitness center was built around 1996, closed on July 1, 2025, and has remained vacant since closing.

Surrounding Land Use and Zoning

PD-189-R/O-2 includes 113.9 total acres at the southeast corner of Preston Road and Park Boulevard. Although the proposed rezoning includes all of PD-189-R/O-2, the proposed changes are effectively limited to a single 6.3-acre lot at the southwest corner of Park Boulevard and Ohio Drive. For the purposes of the information below, surrounding properties are those adjacent to the 6.3-acre site outline in black in the map below.

| | |
|-------|---|
| North | The properties across Park Boulevard are zoned Retail (R) and developed with a restaurant, convenience store, and shopping center. |
| East | The properties across Ohio Drive are zoned Single-family Residence-7 (SF-7) and are developed with single-family detached residences. |
| South | The properties are zoned PD-189-R/O-2, including Specific Use Permit No. 455 (S-455) for Day Care Center, and developed with a day care center, professional/general administrative office, and medical office. |
| West | The property across Preston Park Boulevard is zoned PD-189-R/O-2, including Specific Use Permits No. 229 (S-229) and No. 649 (S-649) for Private Club, and is developed with a restaurant, private club, and shopping center. |



Proposed Planned Development Stipulations

PD-189-R/O-2 is proposed to be amended as follows (additions are indicated by underline; deletions are indicated by strike-through):

1. Maximum Lot Coverage: 50% (exclusive of parking structures)
2. Maximum Floor Area Ratio: 0.8:1 (exclusive of parking structures, which applies to the overall site and not necessarily any one lot)
3. Maximum building height shall be 2 stories for all buildings within 600 ft of Ohio Dr. right-of-way and within 700 feet of Park Blvd. right-of-way, except as noted in Section 8 below; 4 stories between 600 feet and 850 feet from Ohio Dr.; 6 stories between 850 feet and 1,450 feet from Ohio Dr.; and a maximum of 8 stories on the balance of the property. Parking structures shall be not more than 4 levels at or above grade. The height of the health and fitness center is limited to 41 feet for architectural features.
4. Within the area bounded by Ohio Dr., West Park Blvd., Preston Park Blvd., Preston Park Ct., and Old Shepard Pl., the only uses allowed shall be office centers; professional and general administrative offices; medical offices; clinics, incidental business services; incidental retail; churches and rectories; parochial, private, and public schools; day care centers with a specific use permit; household care institutions; and a health and fitness center. ~~The health and fitness center is defined as "A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training and education pertaining to health and fitness. Uses or combinations of uses would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks."~~ A health and fitness center is allowed by right within the area 600 feet south of West Park Blvd.
5. Within that area bounded by Preston Rd., Old Shepard Pl., Preston Park Ct., and a line 900 feet north of and parallel to Old Shepard Pl., only those uses allowed by right and by specific use permit in the Office-2 district shall be allowed. However, Multifamily-3 development shall be permitted as an optional use on the 17.18 acre tract described herein below and generally located in the area 800± feet east of parallel to Preston Rd. and north of Preston Park Blvd. No other form of residential development is permitted. If Multifamily-3 development is constructed, the entire site must be developed as a single project subject to the following additional stipulations:
 - a. The concept plan shall become part of this ordinance as Exhibit A. The preliminary site plan and all following site plans shall conform to the concept plan and no additional buildings shall be permitted.
 - b. Maximum Density: 266 dwelling units
 - c. Three levels of apartments over one story garages shall be allowed.
 - d. Twenty-five foot front building line and a 15 foot setback for side and rear yards.
 - e. Maximum Building Height: 48 feet (measured from the average grade to the roof line)
 - f. Parking spaces in front of garages that have direct access to individual units shall be included in the required parking.

- g. Garage parking may exceed 50% of the required parking.
 - h. Wrought iron fence with brick columns shall be required along Preston Park Blvd.
 - i. Pedestrian access way shall be provided to the abutting shopping center to the north.
 - j. Façade plans shall be submitted with the preliminary site plan.
6. A minimum 25-foot wide landscape area including a 3 foot berm, shall be placed adjacent to the west right-of-way line of Ohio Dr.
7. The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment on the exteriors of structures shall be screened from public streets. Other mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.
- ~~8. A landscape plan must be submitted for approval at the time of site plan review.~~
8. Independent Living Facility is an additional permitted use but is limited to the 6.3-acre tract located at the southwest corner of West Park Blvd. and Ohio Dr. subject to the following:
- a. Maximum Units: 250 dwelling units
 - b. Maximum Building Height: 5 stories, 65 feet
 - c. Minimum Front Yard Setback on Preston Park Blvd: 25 feet
 - d. Minimum Landscape Edge along Preston Park Blvd: 25 feet
 - e. ♦ To limit visibility towards adjacent properties to the east, the fifth story facing Ohio Dr. must comply with the following restrictions:
 - i. A maximum of seven dwelling units are permitted along the facade;
 - ii. Exterior windows must be clerestory-style with elevated sill heights for any rooms other than dwelling units; and
 - iii. Any outdoor spaces must provide solid screening as approved by the Director of Planning.
 - f. Minimum Building Setback on Ohio Dr. for Portions of Buildings Exceeding Two Stories: 120 feet.
 - g. The landscape edge along Ohio Dr. must contain:
 - i. One shade tree within every 50 feet of linear frontage; and
 - ii. An evergreen living screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of installation. All landscaping shall be irrigated with an automatic sprinkler

system and maintained in a healthy and growing condition and planted in a formal double row, triangular pattern.

h. A dog park at least 2,000 square feet in area shall be provided prior to Certificate of Occupancy.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

Guiding Principles – This set of Guiding Principles to the Comprehensive Plan (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 Planning & Zoning Commission (P&Z) is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- **Land Use:** *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*
- **Redevelopment & Growth Management:** *Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.*

Future Land Use Map Category & Dashboard

Future Land Use – The subject property is located within the **Suburban Activity Centers (SA)** category of the Future Land Use Map (FLUM).

Description: *The SA category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.*



Development Pattern – *[SA areas] transition traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. Pad or strip retail sites line major streets while large retailers, hotels, or offices anchor the interior. Low-to-mid rise residential uses located on minor street frontages support the shopping center. These centers are based on concepts of urban design with pedestrian-friendly amenities such as street trees, on-street parking, and active open-spaces.*

Residential Adjacency - As [SA areas] are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

Park & Preston - The [SA area] at Park Boulevard and Preston Road is unique from other SA areas in that it is not in the vicinity of an expressway and is surrounded by Neighborhoods. For this reason, the maximum density for this Center should be limited to 22 DUA within 400 feet of single-family zoning districts and 35 DUA elsewhere.

The request does not meet the description of the SA category, which emphasizes adequate transitions with the surrounding neighborhood and, more specifically, a maximum of 22 DUA within 400 feet of single-family zoning within the Park & Preston area. With a maximum allowance of 250 units, the proposed independent living facility would have a density of approximately 39 DUA, exceeding the recommended density and providing an abrupt transition in height and scale from the adjacent primarily one-story, single-family neighborhood to the east.

The following priorities are applicable to this request:

Priority #1: *Creating destination shopping and entertainment centers.*

The request partially meets Priority #1. While the proposal does not directly introduce new destination shopping or entertainment uses, the addition of residential development could support the Suburban Activity Center by increasing the local customer base for nearby retail and services.

Priority #2: *Activated open space, quality building materials, and walkable streetscapes internal to the development.*

The request partially meets Priority #2. The redevelopment would improve walkability with wider sidewalks along existing streets; however, the proposal does not include activated open spaces or internal pedestrian-oriented amenities.

Priority #3: *Thoughtfully and cohesively planned mix of uses.*

The request does not meet Priority #3. The SA development pattern emphasizes a highly walkable form, with low- to mid-rise residential located on minor, pedestrian-friendly interior streets to reinforce walkability and provide appropriate transitions within the center. Mid-rise residential along major streets adjacent to established neighborhoods is generally not recommended; however, when appropriately scaled, lower-scale residential on exterior parcels may support the overall development pattern and transitions.

FLUM – SA Description and Priorities

| Description | |
|--|--|
| Priority #1: <i>Creating destination shopping and entertainment centers.</i> | Does Not Meet Partially Meets |
| Priority #2: <i>Activated open space, quality building materials, and walkable streetscapes internal to the development.</i> | Partially Meets |
| Priority #3: <i>Thoughtfully and cohesively planned mix of uses.</i> | Does Not Meet |

Mix of Uses – The SA dashboard recommends a Housing Mix of no more than 60% Multifamily Types. As the Park & Preston SA area is already at 100% Multifamily Types, the request for additional independent living facility units is inconsistent with the SA Dashboard’s recommended Housing Mix. As a result, findings are required to approve the request.

Desirable Character Defining Elements in SA Designation – The request is inconsistent with the development intensity, density, and open space Character Defining Element recommendations of the SA Dashboard but is consistent with the maximum height and parking orientation. As the site exceeds the recommended density, findings are required to approve the request.

FLUM – SA Desirable Character Defining Elements

| Element | Recommended | Proposed | Analysis |
|-----------------------------|--|---|----------------------|
| Building Height | 1 to 5 Stories | 5 stories | Meets |
| Density | MF: 10 to 22 DUA (within 400 ft. of single-family zoning districts) | 38.9 DUA | Does Not Meet |
| Intensity | Moderate (50 to 75% Lot Coverage) | Low (40% Lot coverage) | Does Not Meet |
| Open Space | 15% to 20% Active Open Space | 20% Passive Open Space and less than 1% of Active Open Space in the form of a dog park | Does Not Meet |
| Parking Orientation | Res: Structured, on-street Non-res: Mix of structured, on-street, surface lots, valet | Res: 1 story Structured Parking and Surface Parking | Meets |
| Block Pattern & Streetscape | Short to Medium Block Grid Urban and Traditional Streets | Wider sidewalks are proposed along existing streets | Meets |

Other Comprehensive Plan Maps – The request is in conformance with and would not require improvements applicable to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, or Parks Master Plan Map.

Additional Comprehensive Plan Policies – The following policies are applicable on a case-by-case basis depending upon the type, location, and general nature of the request.

[Redevelopment and Growth Management Policy, Action 1 \(RGM1\):](#) Review zoning change requests for consistency with the [Future Land Use Map and Dashboards](#). Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Occasionally allow proposals that do not strictly conform to these criteria, yet are found consistent with the [Guiding Principles](#) of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and [justified by findings](#), after gathering and considering substantial community input.

The request does not conform to the SA mix of uses and density and is therefore inconsistent with the policy. As a result, findings will be required to approve the request.

[Redevelopment and Growth Management Policy, Action 8 \(RGM8\)](#): *Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city's Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.*

The request does not conform to the mix of uses and density recommendations of the SA Dashboard. However, the proposed Independent Living Facility addresses a special housing need as defined by this action. As a result, the request partially meets RGM8.

[Revitalization of Retail Shopping Centers Policy](#): *Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.*

The request would replace a vacant retail use with new residential development, supporting reinvestment in the center. However, it does not provide appropriate transitions consistent with the SA Development Pattern description, and it exceeds the recommended density adjacent to single-family zoning districts. As a result, the request partially meets the Revitalization of Retail Shopping Centers Policy.

[Special Housing Needs Policy](#): *Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs should be afforded the same health and safety considerations as other housing.*

The request for an Independent Living Facility is consistent with this policy, as it would support the housing needs of seniors.

[City of Plano Housing Study](#) – The City of Plano Housing Study aims to understand and prioritize needs and gaps in the rental and for-sale housing market, identifying several supply-side constraints affecting housing production. The study notes that with few remaining greenfield sites, most new opportunities depend on redevelopment, which often requires higher development intensity to be financially viable. Additionally, higher housing prices make new construction or rehabilitation in established neighborhoods financially challenging. The proposed 250 multifamily units would help address these supply-side barriers by adding to the stock of new housing units.

[Findings Policy Assessment](#) – Findings are required to approve this request, because the request does not conform to the mix of uses and maximum density recommendations of the SA Dashboard.

Adequacy of Public Facilities – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#).

- Water and Sewer – The site has existing water and sanitary sewer service and is anticipated to be adequate to service the site and the proposed use, however the petitioner may be responsible for making improvements to the water and/or sanitary sewer system to increase the system if required.

- Traffic – The city or petitioner may be responsible for making proportional improvements on or off-site, consistent with the city’s Street Design Standards. An analysis of the traffic generation estimates is provided below.

Trip Generations by Use

| | Weekday AM (7 AM – 9 AM) | Weekday PM (4 PM – 6 PM) | Daily Total |
|---|-----------------------------|-----------------------------|-------------|
| Independent Living Facility (248 Units) | 49.6 | 62.0 | 803.5 |
| Multifamily Mid-Rise (4-10 Stories) | 91.8 | 96.7 | 1,125.9 |
| Health/Fitness Center (48,000 SF) | 62.9 | 165.6 | 1,580.6 |
| General Office (75,000 SF) | 114.0 | 108.0 | 813.0 |
| Single-Family Detached (32 Homes) | 22.4 | 30.1 | 320.0 |

Note: Trip generations are based on the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition.

- School Capacity – Plano Independent School District has provided a letter regarding school capacity, which staff has included in this report.
- Public Safety Response Time – Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.
- Parks – The subject property is located within Park Fee Service Area 11. Residents can access Eldorado Park, which is located within a 0.3-mile walking distance to the southeast of the subject property. Of note, because the project was initiated prior to the effective date of the city’s updated Park fees on September 1, 2025, park fees will be charged at a rate of \$1,442.66 per unit consistent with the previous ordinance. Updated park fees are at a rate of \$4,359 per unit.
- Libraries – The subject property is located within the Haggard Library’s service area, approximately 1 mile to the northeast of the site.

Conformance to the Comprehensive Plan Summary

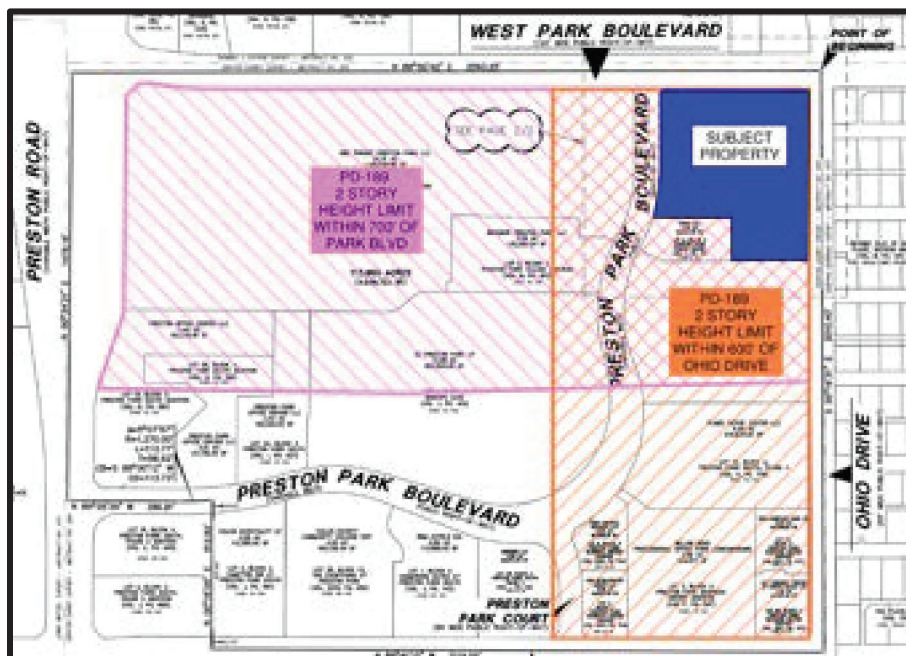
| Policy or Study | Analysis |
|---|------------------------|
| Future Land Use Map and Dashboards: Description | Does Not Meet |
| Future Land Use Map and Dashboards: Priorities | Partially Meets |
| Future Land Use Map and Dashboards: Mix of Uses | Does Not Meet |
| Future Land Use Map and Dashboards: Character Defining Elements | Partially Meets |
| Other Comprehensive Plan Maps | N/A |
| Redevelopment & Growth Management Policy, Action 1 (RGM1) | Does Not Meet |
| Redevelopment & Growth Management Policy, Action 8 (RGM8) | Partially Meets |
| Revitalization of Retail Shopping Centers Policy | Partially Meets |
| Special Housing Needs Policy | Meets |
| City of Plano Housing Study | Meets |
| Facilities & Infrastructure Policy | Meets |

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

Planned Development-189-R/O-2 (PD-189-R/O-2) includes 113.9 total acres at the southeast corner of Preston Road and Park Boulevard. Although the proposed rezoning is inclusive of the entire Planned Development (PD), the proposed changes are effectively limited to a single 6.3-acre lot at the southwest corner of Park Boulevard and Ohio Drive. These include a request to allow independent living facility as a permitted use with up to 250 dwelling units and a height of 5 story (65 feet), reduce front yard setbacks on Preston Park Boulevard from 50 feet to 25 feet, to increase the required landscape edge along Preston Park Boulevard from 10 feet to 25 feet, ♦ [require additional trees and landscaping along Ohio Drive, and to limit visibility from the fifth floor to the adjacent neighborhood to the east.](#) ♦

Proposed Changes to Planned Development Stipulations

- *Independent Living Facility Use* – PD-189-R/O-2 stipulates that only specific non-residential uses are permitted in the area bound by Park Boulevard, Ohio Drive, Old Shephard Place, and Preston Park Boulevard, which includes the site. Part of the request is to allow an independent living facility as a permitted use with a maximum of 250 units. The use would only be allowed on the site and not the remainder of the PD. Details of the proposed development are included with the associated concept plan. Staff is supportive of an independent living facility use on the site if appropriately scaled for compatibility with adjacent neighborhoods.
- *Building Height & Residential Adjacency* – PD-189-R/O-2 restricts the height of all buildings to two stories within 600 feet of Ohio Drive and 700 feet of Park Boulevard, as shown in the image below. These setbacks were intended to limit the location of high-rise office towers proposed in the original PD to the southwest side of the district due to the residential adjacency to the east. The request proposes to increase the height for independent living facilities on the subject project from 2 stories to 5 stories, 65 feet.



Due to the adjacency of single-family residential to the east and policies of the Comprehensive Plan, staff recommended the applicant consider sloping the height so that the tallest portions of

the building were located on the west side of the property. The applicant did shift the building away from Ohio Drive but maintained a consistent 5-story height.

◆ At the January meeting, the applicant presented an exhibit depicting a residential proximity slope from the adjacent neighborhood to the east. While the exhibit did not accurately reflect Zoning Ordinance requirements, staff has verified that the proposed design meets the city's standard slope requirement formula. For simplicity, a PD stipulation has been added that requires any portion of the building above two stories to be set back a minimum of 120 feet from the property line along Ohio Drive, which meets the Zoning Ordinance requirement.

To illustrate potential viewpoints from the fifth floor of the building, the applicant provided aerial imagery captured by a drone at 45 and 55 feet from four points along Ohio Drive, set back approximately 120 feet (see attached). Although the request complies with the Zoning Ordinance requirements, staff finds the additional height inappropriate for this site due to the residential proximity and height limitations on other similarly situated properties in the PD. ◆

- *Setbacks* – The site is currently subject to a front yard setback of 50 feet along Park Boulevard, Ohio Drive, and Preston Park Boulevard. The applicant is requesting to reduce the setback along Park Boulevard to 25 feet so that the building can be located farther away from the single-family neighborhood to the east, while maintaining the desired building footprint. Although this reduction may be beneficial for the nearby properties, the consistent 5-story building height remains a staff concern.

- *Landscape Edges* – A 10-foot landscape edge is required along Preston Park Boulevard. The applicant is proposing to increase the minimum landscape edge required from 10 feet to 25 feet to provide additional landscaping along the street.

◆ In response to concerns about visibility from the adjacent neighborhood, the applicant is proposing additional landscaping along Ohio Drive to enhance screening at both the street level and higher elevations. At the street level, this includes a double-row, offset pattern of a minimum six-foot-tall evergreen living screen, as shown in the attached graphic. This is intended to restore similar landscaping that was damaged and removed following Winter Storm Uri in 2021. The applicant is also proposing shade trees at 50-foot intervals along the Ohio Drive frontage, which will provide additional screening from upper floors as the trees mature. Staff supports the enhanced landscape edge and the additional required landscaping as proposed. ◆

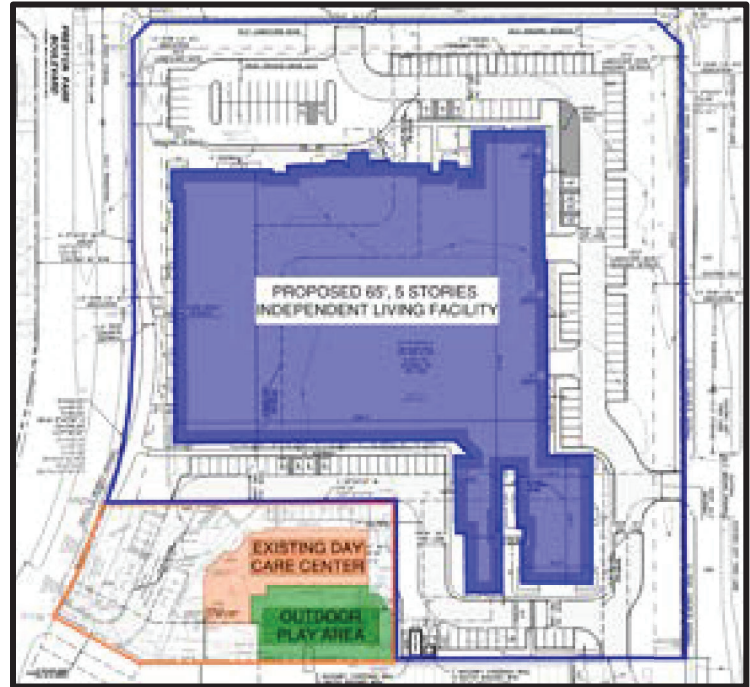
- ◆ *Upper Floor Visibility Stipulations* – As part of the request, the applicant is proposing to limit the number of residential units on the fifth floor along Ohio Drive to no more than seven. A conceptual floor plan is attached to demonstrate the proposed design, but is subject to change. This restriction is intended to reduce the number of units facing Ohio Drive and improve privacy for nearby residents. If amenity centers or other indoor spaces are included along the fifth floor, clerestory-style windows with higher sill heights must be used to allow light but limit visibility. If outdoor space is used, screening must be provided as approved by the Director of Planning. ◆
- ◆ *Dog Park* – In order to provide more amenities for the building's residents, the applicant is proposing a dog park on the site with a minimum size of 2,000 square feet. On the associated concept plan, the dog park is proposed to be located at the northeast corner of the site. ◆

The table below summarizes the requested changes:

| Development Standard | Existing | Proposed |
|---|---------------|-----------------|
| Independent Living Facility Use | Not Permitted | Permitted |
| Max. Height | 2 story | 5 story, 65 ft. |
| Min. Setback on Preston Park Blvd. | 50 ft. | 25 ft. |
| Min. Landscape Edge on Preston Park Blvd. | 10 ft. | 25 ft. |

Adjacent Day Care Center/School – There is an existing day care center/school directly south of the property, which shares an access drive with the subject property. A fire lane that connects across the two properties will be reconfigured with the construction of the proposed development.

Owners of the day care center/school shared concerns regarding the health and safety of the students during the construction process. Specifically, potential impacts include noise, dust, and debris affecting outdoor play and rest periods, as well as safety concerns from parents navigating through an active construction site near the school. The graphic to the right details the proximity and scale of the independent living facility in relation to the existing day care center.



The proximity of the proposed building to the day care center/school and the proposed height do create additional construction risks than those for a smaller building. Staff encouraged the owners and the petitioner to discuss ways to coordinate construction times to mitigate concerns. The petitioner has stated that access and fire lane connectivity for the adjacent school will be maintained so that its operations are not directly impacted by any access closures.

Potential Impacts of Recent Changes in Law – On June 20, 2025, the Governor of Texas signed into law Senate Bill 840 (SB 840) which allows multifamily and mixed-use by right in many commercial properties within cities, such as Plano, with populations over 150,000 and counties with populations over 300,000. More information about these changes and the corresponding updates to city development regulations for compliance with the law can be viewed at the [City Council meeting on August 25, 2025](#). Due to this change, a new development application for this district would allow the following:

- Independent Living uses with a maximum height of 45 feet;
- Building setbacks of no more than 25 feet;
- No lot coverage restrictions.

However, under a new development application, the city will have additional authority in the following areas:

- Earlier detailed review of infrastructure capacity demands related to the development through water, sewer, drainage, floodplain, and traffic studies;

- Requirement for a development agreement to ensure proportional reimbursement for any necessary city infrastructure costs;
- [Design standard requirements](#) supporting site quality and sustainable design;
- Notice of the project sent to adjacent owners and posted on site;
- Internal street network requirements; and
- Additional park fees to cover open space costs for new residents.

Because the zoning petition was submitted prior to enactment of the new state law, the petitioner had the option to be reviewed under the previous regulations or the current city regulations, which were updated to align with state standards. The petitioner opted to move forward with the request under the previous regulations.

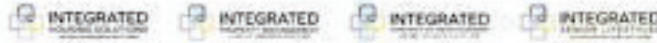
As the proposed increase the maximum height to 5 story, 65 feet is the only requested change inconsistent with current regulations, staff finds this request to be inconsistent with the stated purposes of PDs in the Zoning Ordinance to protect the public, further the comprehensive plan, accommodate innovative design, mitigate development impacts, and enhance the visual quality of development.

SUMMARY:

The applicant is requesting amendments to PD-189-R/O-2 to allow an independent living facility with up to 250 units, a reduced setback, increased landscape edges, ♦ [landscape screening](#) ♦, and a building height of five stories, 65 feet. While the proposed use, setbacks, and landscape edges are generally compatible with current standards in the R and O-2 districts, the requested building height is not consistent with the surrounding development and is not appropriate for the area. ♦ [Since the January 20, 2026, P&Z meeting, the applicant has proposed additional updates intended to improve privacy for adjacent residents, however, it does not fully resolve the concerns.](#) ♦ Although the proposal would provide additional senior housing opportunities in Plano, it is generally inconsistent with the Comprehensive Plan. Ultimately, staff finds that the proposed amendment does not meet the purpose of the Planned Development district, as it would remove site-specific protections intended to ensure compatibility with adjacent properties.

RECOMMENDATION:

Recommended for denial. Per the Comprehensive Plan and Findings Policy, this request must be found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest if the Commission wishes to recommend approval to the City Council.



January 12, 2025

RE: **Letter of Support for ZC-25-013**

Dear Commissioners, City Council Members, and The Honorable Mayor of Plano,

As the applicant for the proposed Watermere Plano Senior Independent Living project, I am writing to document our support and reasoning for ZC-25-013. Our company, Integrated Real Estate Group (IREG), would serve as the developer, general contractor, and property manager of Watermere.

IREG is a privately-owned, Southlake-based real estate company that has developed and managed over 15,700 units since our founding in 2003. IREG is a long-term owner and operator of our quality communities, offering a community-oriented mindset where employees are financially invested in the success of our projects. Our core Independent Living communities are called Watermere, of which we've developed 10 in D-FW since the original community in Southlake was built in 2007. Other D-FW locations include Frisco, McKinney, Flower Mound, NRH, and Mansfield, among others.

In late 2024, we identified an unmet need for more senior housing options in Plano, especially for quality Independent Living communities. The City publicized this need through a City-commissioned Housing Study that was issued in June 2025. A few key takeaways of that study include:

- Senior households through 2027 are projected to grow by **21%** (approximately **5,900** households), representing **70%** of total household growth in the city. *(Pg. 6 of the Jobs Housing Balance Study)*
 - Nearly all future household growth in Plano will be driven by seniors. *(Pg. 17)*
- Plano's demographic trend toward older households will continue, **requiring the City to prioritize senior housing solutions.** *(Pg. 13)*
- Many seniors looking to downsize **may not have suitable housing options within Plano.** *(Pg. 27 of the Housing Study).* As a result, **seniors are increasingly aging in place, remaining in homes longer than desired.** *(Pg. 27)*
 - This trend is **reducing housing turnover**, limiting the availability of traditional homes for families. *(Pg. 14).* Plano's 55-64 age group is also growing, indicating continued senior housing demand in the future. *(Pg. 13)*
- **Without additional age-appropriate housing, the housing supply for both seniors and families will remain constrained.** *(Pg. 11)*

We are presenting an option that would directly address many of these concerns. Our proposed Watermere community differs both in design and operation from existing communities within the City.

The reason for the rezoning is twofold. First and foremost, it's consistent with what we've been communicating with the neighborhood since we began our outreach in April 2025. A rezoning requires City approval and thus gives a certain level of control over the use in question. Despite the recent Code changes brought on by SB 840 that would allow an alternative, less public approval route, we believe the transparency of the rezoning process is a win-win for the City and the community at large.

Secondly, the central request at question is whether to grant a height variance for the building. The proposed use is now allowed by right, with a maximum height of 45'. We are requesting an increase to add another story, as our layout contains a first-floor podium parking garage. Senior residents desire this structured parking, which results in a higher-quality design and a more expensive project. Overall, the proposed use is less dense and less disruptive than what could otherwise be built. We prepared a Use Comparison Chart that highlights the differences and is included in your packet. Compared to a regular apartment community, Watermere will

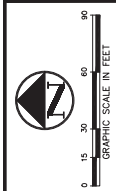
- Be an age-restricted community
- Feature fewer units
- House fewer people
- Be a less dense development
- Generate substantially fewer vehicle trips
- Support local businesses through onsite catering and events
- Provide 17,000+ sq ft more internal amenity space
- Provide meal service 6 days a week with a commercial kitchen, dining room, and bar
- Offer group transportation via a shared bus
- Bring a new, stable source of substantial tax revenue to the City and ISD

In sum, this rezoning allows the City to establish an age-restricted use that limits the number of units and imposes design guardrails, while bringing desperately needed housing for the community as outlined in the City's Housing Study.

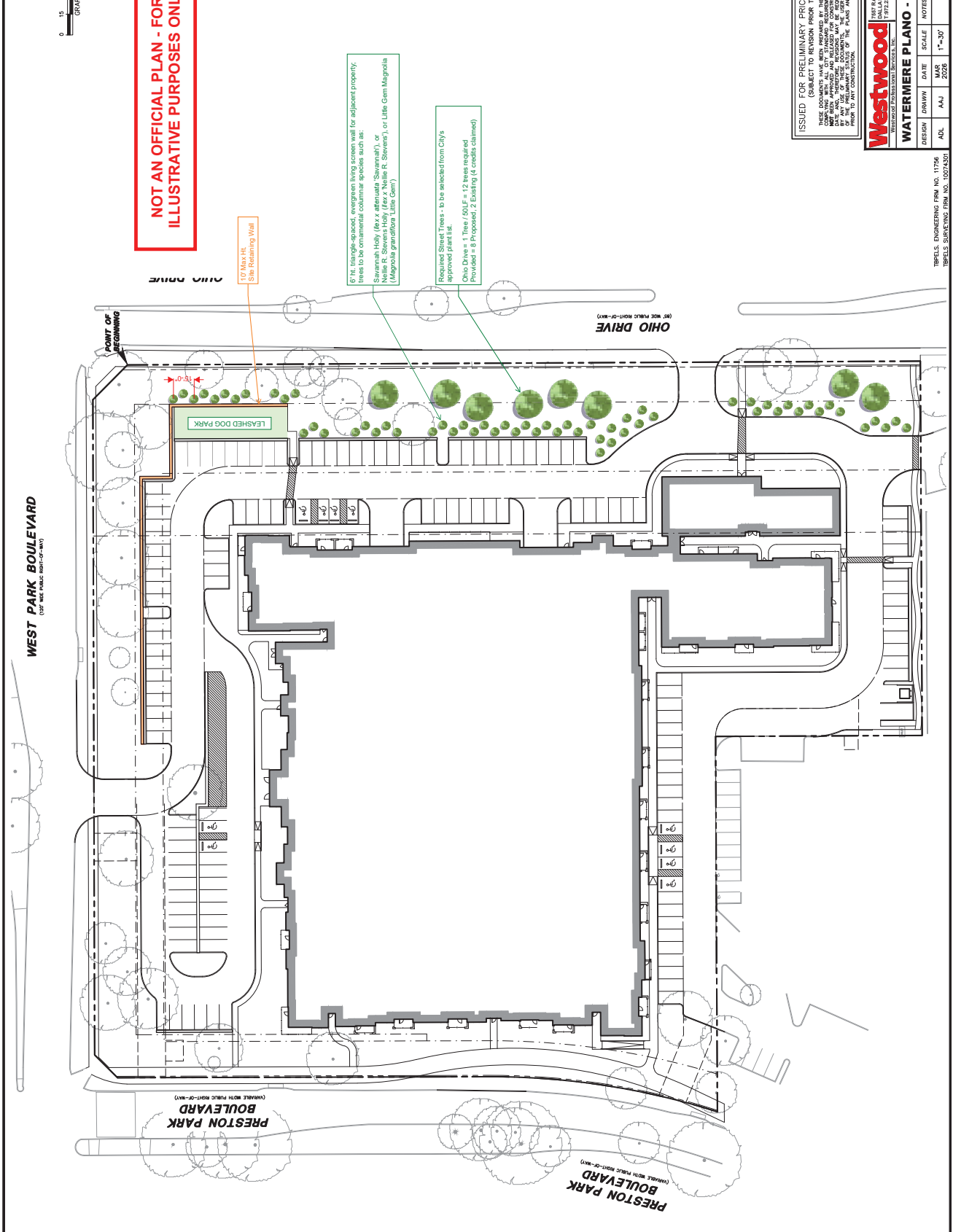
Please feel free to contact me with any questions.

Sincerely,

Trevor D. Armstrong, J.D.
Director of Development & Acquisitions
Tarmstrong@ireg.us
(817) 993-9382



NOT AN OFFICIAL PLAN - FOR ILLUSTRATIVE PURPOSES ONLY



6' Ht. Triangl-spaced, evergreen living screen wall for adjacent property. Trees to be ornamental columnar species such as Savannah Holly (Ilex alternata 'Savannah'), or Magnolia grandiflora (Magnolia 'R. Stevens'), or Little Gem Magnolia (Magnolia grandiflora 'Little Gem').

Revised Street Trees - to be selected from City's approved plant list.
Ohio Drive = 1 Tree (SULF = 12 base required)
Provided = 8 Proposed, 2 Existing (4 credits claimed)

10' Max Ht. Site Retaining Wall

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE AID OF THE ARCHITECT AND THE CITY OF DALLAS. THE CITY OF DALLAS HAS REVIEWED AND APPROVED FOR CONSTRUCTION THE CITY OF DALLAS WATERMERE PLANO - BASE EXHIBIT. THE CITY OF DALLAS HAS REVIEWED AND APPROVED FOR CONSTRUCTION THE CITY OF DALLAS WATERMERE PLANO - BASE EXHIBIT. THE CITY OF DALLAS HAS REVIEWED AND APPROVED FOR CONSTRUCTION THE CITY OF DALLAS WATERMERE PLANO - BASE EXHIBIT. THE CITY OF DALLAS HAS REVIEWED AND APPROVED FOR CONSTRUCTION THE CITY OF DALLAS WATERMERE PLANO - BASE EXHIBIT.

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
1001 S. HANCOCK ROAD SUITE 1400
DALLAS, TX 75231
754.229.3531

| DESIGN | DATE | SCALE | FILE | NO. |
|--------|----------|--------|------|------|
| AAJ | MAR 2026 | 1"=30' | | EXHB |

WATERMERE PLANO - BASE EXHIBIT

TBPELS: ENGINEERING FIRM NO. 11756
TBPELS: SURVEYING FIRM NO. 10274501

WEST PARK BOULEVARD
(OFF WEST PUBLIC RIGHT-OF-WAY)

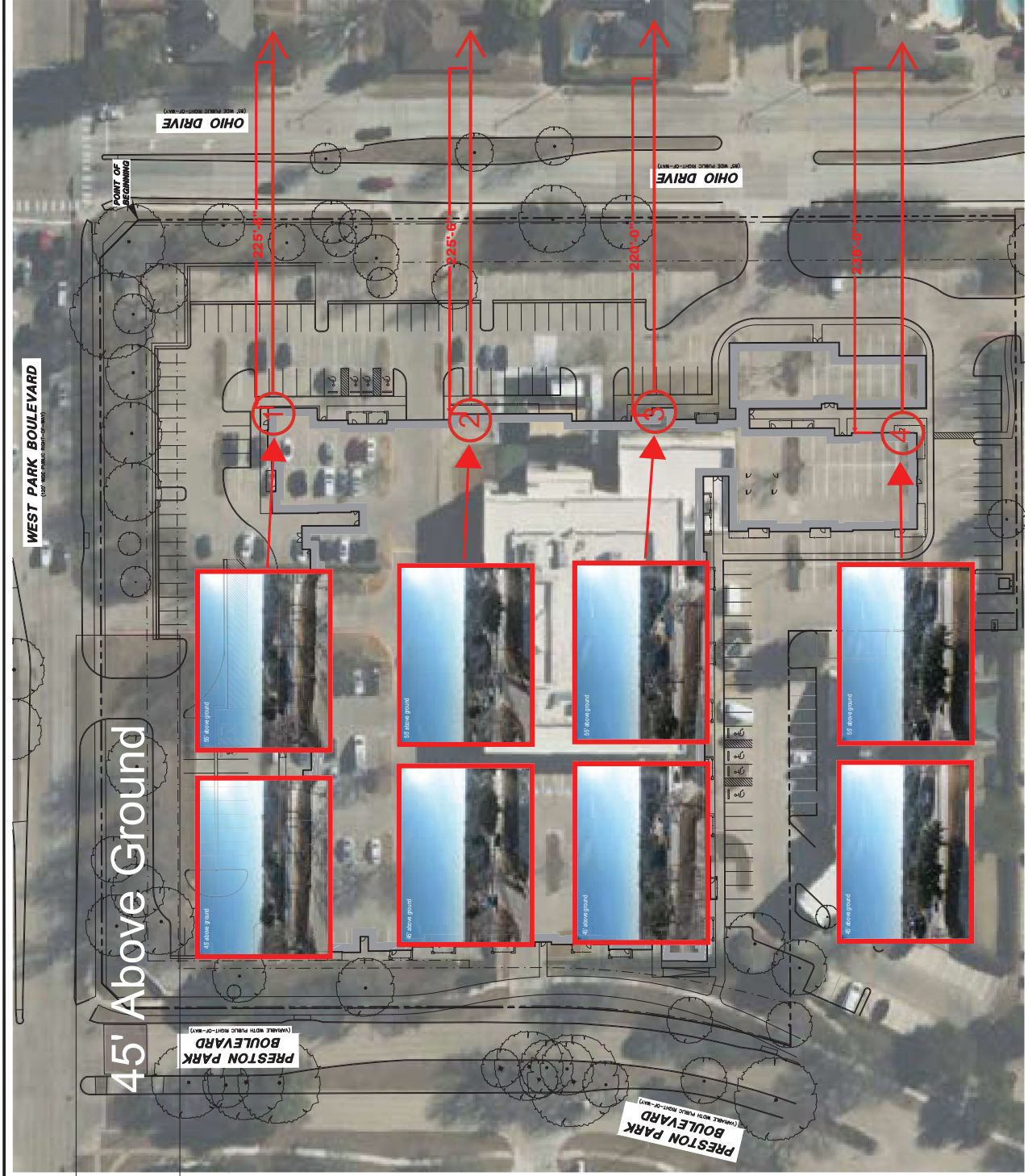
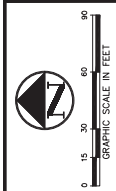
PRESTON PARK BOULEVARD
(OFF WEST PUBLIC RIGHT-OF-WAY)

PRESTON PARK BOULEVARD
(OFF WEST PUBLIC RIGHT-OF-WAY)

OHIO DRIVE
(OFF WEST PUBLIC RIGHT-OF-WAY)

POINT OF BEGINNING

LEASHED DOG PARK



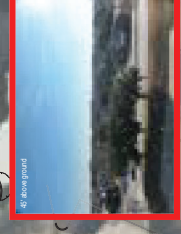
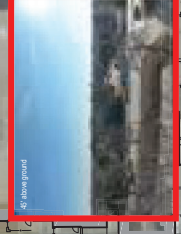
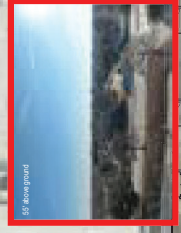
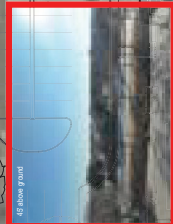
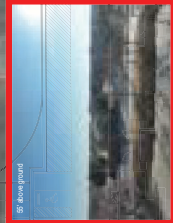
WEST PARK BOULEVARD
(USE PUBLIC RIGHT-OF-WAY)

45' Above Ground

PRESTON PARK BOULEVARD
(MATCH WITH PUBLIC RIGHT-OF-WAY)

OHIO DRIVE
(USE PUBLIC RIGHT-OF-WAY)

OHIO DRIVE
(USE PUBLIC RIGHT-OF-WAY)



22'5"-6"

22'5"-6"

22'0"-0"

22'5"-0"

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE BEST OF HIS SKILL AND KNOWLEDGE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO FOLLOW THE CONTRACT DOCUMENTS OR FOR ANY OTHER REASON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO ANY CONSTRUCTION.

Westwood
WESTWOOD ARCHITECTURAL SERVICES, LLC
1901 S. HANES BLVD. SUITE 1000
DALLAS, TX 75231
1-972-233-3031

WATERMERE PLANO - BASE EXHIBIT

| DESIGN | DATE | SCALE | NOTES | FILE | NO. |
|--------|----------|--------|-------|------|------|
| ADL | JAN 2026 | 1"=30' | | | EXHB |

TIBELS, ENGINEERING FIRM NO. 11756
TIBELS SURVEYING FIRM NO. 10274501

View 1
45' Above Ground



View 1
55' Above Ground



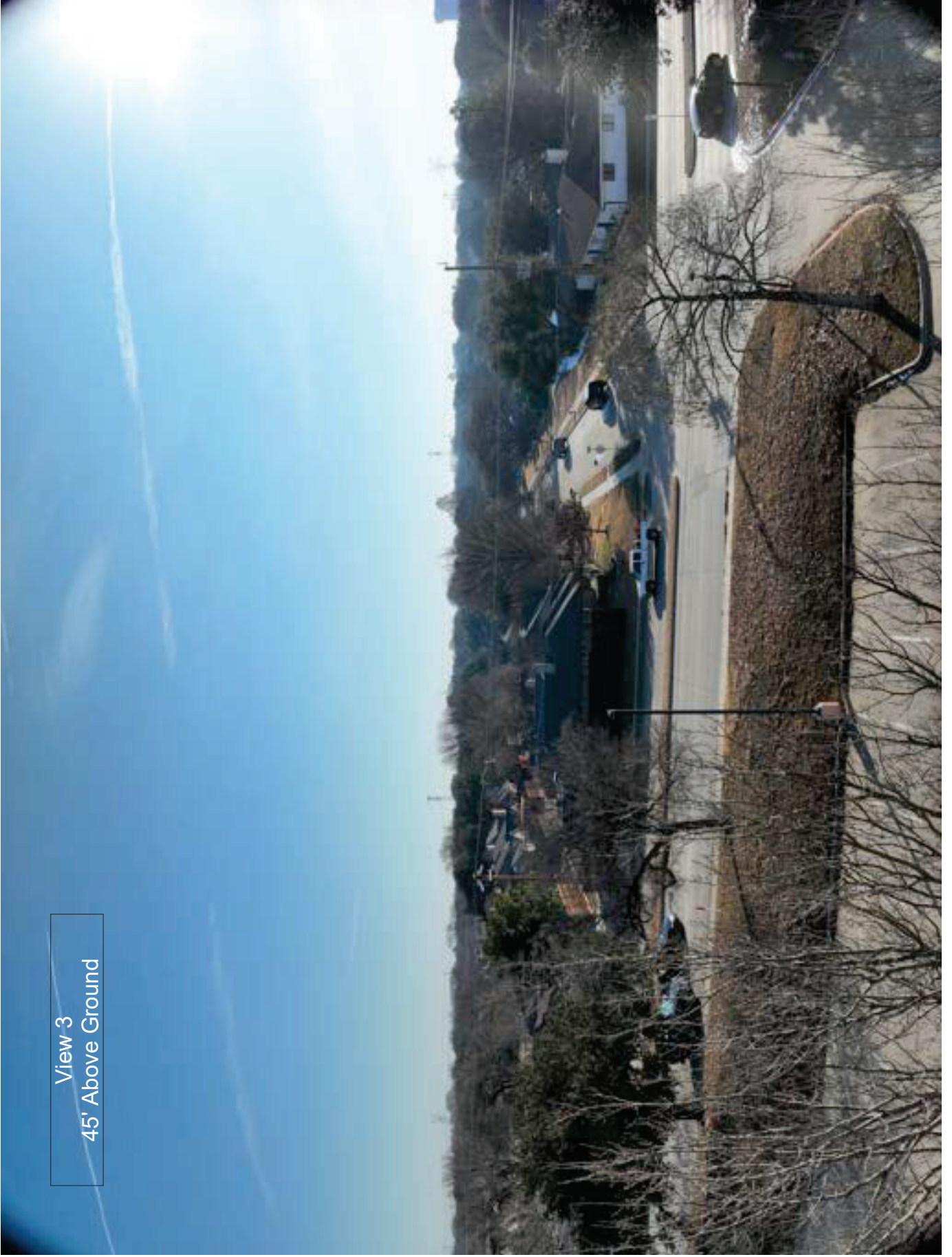
View 2
45' Above Ground



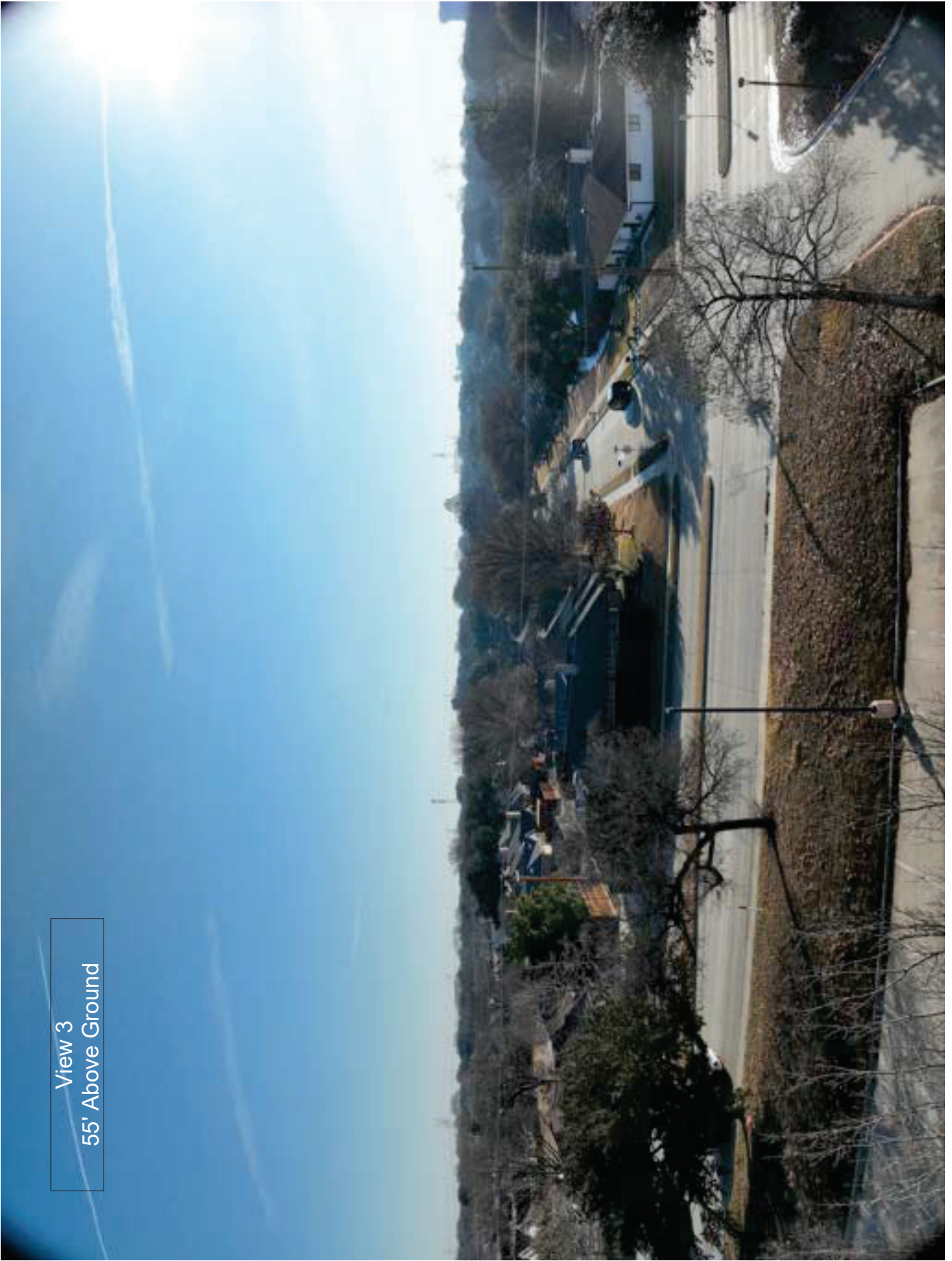
View 2
55' Above Ground



View 3
45' Above Ground



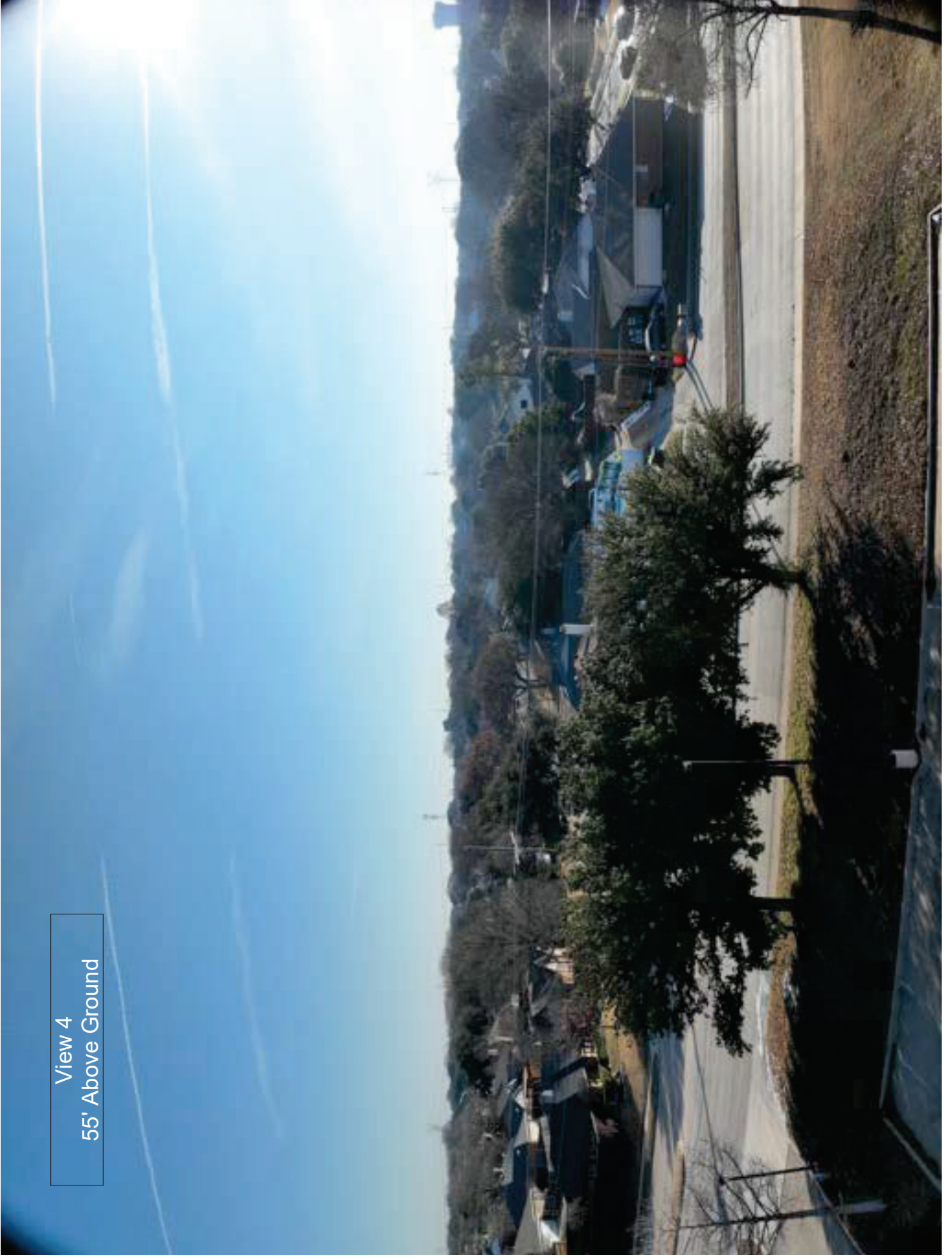
View 3
55' Above Ground



View 4
45' Above Ground



View 4
55' Above Ground



MEETING DATE

Monday, April 13, 2026

RESULTS

I, Chair/Commissioner _____, after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

I agree with the conclusions in the preliminary report provided by staff because:

_____.

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: _____.

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: _____.

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____.

The request is inconsistent with other policies, actions, maps:

Future Land Use Map and Dashboards – Description & Priorities

Future Land Use Map and Dashboards – Mix of Uses

Future Land Use Map and Dashboards – Character Defining Elements

Redevelopment & Growth Management Policy – Action 1 (RGM1)

Redevelopment & Growth Management Policy – Action 8 (RGM8)

Revitalization of Retail Shopping Centers Policy

Other: _____

Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.

Signature

Date

The Guiding Principles establish overarching themes that apply to all policies and actions and express values for Today, 2050, and Together. These Principles are not intended to stand alone but to be 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 of the other principles to be fully and accurately understood.

Guiding Principle 1 | Plano Today

- 1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.
- 1.2. The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth and shaping change that complements the city's suburban character and rich history.
- 1.3. The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.
- 1.4. The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.
- 1.5. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.
- 1.6. Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

- 2.1. The Plan enhances the quality of life in the long term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.
- 2.2. The Plan successfully manages Plano's transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.
- 2.3. The Plan builds on Plano's strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.
- 2.4. Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

- 3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano "home."
- 3.2. The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.
- 3.3. The Plan embraces Plano's position as a leader in the region, demonstrating the city's standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.
- 3.4. The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.
- 3.5. Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.

MEETING DATE

Monday, April 13, 2026

RESULTS

I, Chair/Commissioner _____, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: _____;
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____;
and
3. The request is consistent with other policies, actions, maps:
 - Future Land Use Map and Dashboards – Description & Priorities
 - Future Land Use Map and Dashboards – Character Defining Elements
 - Redevelopment & Growth Management Policy – Action 8 (RGM8)
 - Revitalization of Retail Shopping Centers Policy
 - Special Housing Needs Policy
 - City of Plano Housing Study
 - Facilities & Infrastructure Policy
 - Other: _____
4. Comments on any of the above which further explain my position: _____.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature

Date

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