

DATE: August 20, 2024
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Mike Bell, AICP, Development Review Manager acting as Secretary of the Planning & Zoning Commission
Christina D. Day, AICP, Director of Planning
SUBJECT: Results of Planning & Zoning Commission Meeting of August 19, 2024

MB

AGENDA ITEM NO. 2 - ZONING CASE 2024-014
PETITIONER: OAK POINT PLAZA I, LLC

Request for a Specific Use Permit for Used Vehicle Dealer on one lot on 0.1 acre located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #ZC2024-014.

APPROVED: 7-0

Speaker Card(s) Received:	Support:	<u>2</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>0</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>0</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

RESULTS:

The Commission recommended the item for approval subject to the following restriction:

Outdoor vehicle storage and staging are prohibited.

To view the hearing, please click on the provided link:

<https://planotx.new.swagit.com/videos/312746?ts=254>

DW/lm

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Justin Cozart, Sr. GIS Technician
Jeanna Scott, Building Inspections Manager
Dorothy Alatorre, Sr. Administrative Assistant - Neighborhood Services

AGENDA ITEM NO. 2

PUBLIC HEARING: Zoning Case 2024-014

PETITIONER: Oak Point Plaza I, LLC

CASE PLANNER: Destiny Woods

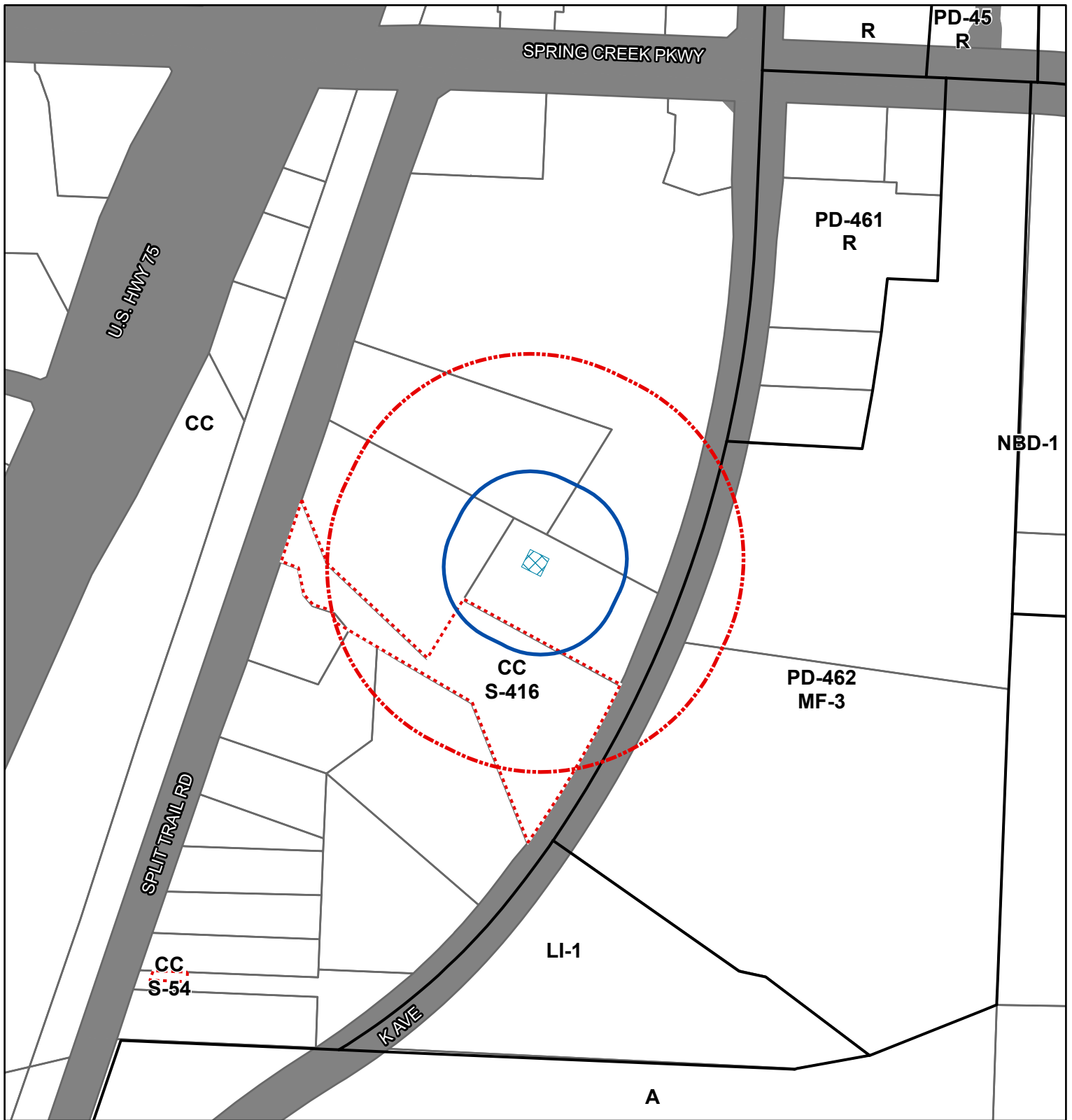
DESCRIPTION: Request for a Specific Use Permit for Used Vehicle Dealer on one lot on 0.1 acre located on the west side of K Avenue, 1,285 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #ZC2024-014.

EXECUTIVE SUMMARY

The petitioner is requesting a Specific Use Permit (SUP) for a used vehicle dealer to be located within an existing building at 5025 K Avenue. Major topics of consideration of this request include:

- Indoor Vehicle Storage and Display – The proposed dealership will specialize in the sale of classic cars. All vehicle inventory will be stored within a 2,708-square-foot suite in an existing building located towards the rear of the subject property. No outside storage or display will be permitted.
- Conformance to the Comprehensive Plan – The subject property is designated as Suburban Activity Centers (SA) on the Future Land Use Map of the Comprehensive Plan and Commercial Node on the Community Vision Map of the Envision Oak Point Small Area Plan. A typical used-vehicle dealership with outdoor storage and display would not be consistent with these designations; however, staff finds the applicant’s request for indoor sales only within an existing building to be an appropriate transitional use of the property until more extensive redevelopment of the area is proposed.

Staff recommends approval as submitted.



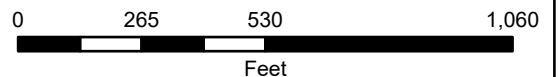
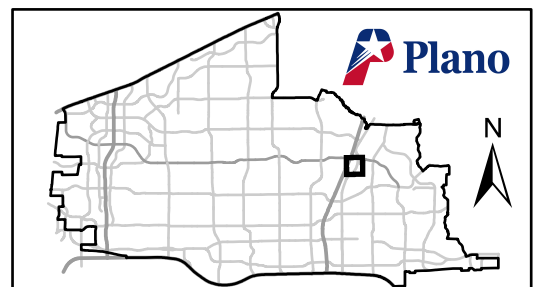
Zoning Case: 2024-014

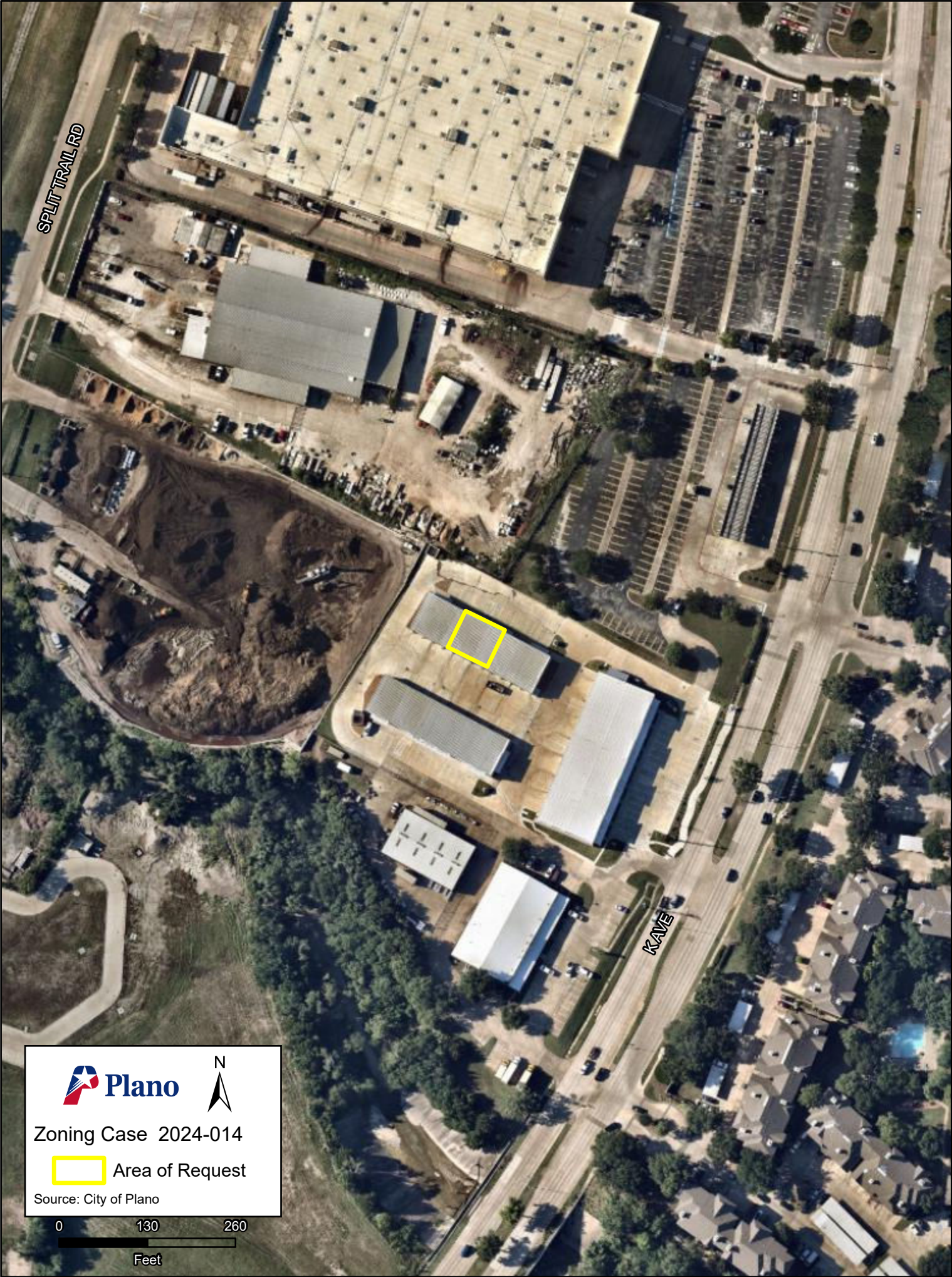
Existing Zoning: Corridor Commercial

Proposed Zoning: Specific Use Permit for Used Vehicle Dealer

- - - 500' Notification Buffer
- Subject Property
- · · Zoning Boundary Change/SUP
- 200' Notification Buffer
- Streets
- Zoning Boundary
- Municipal Boundaries
- · · Specific Use Permit

Source: City of Plano






SPLIT TRAIL RD

KAYE



Zoning Case 2024-014

 Area of Request

Source: City of Plano



Feet

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The purpose of the request is for a Specific Use Permit for a Used Vehicle Dealer on a property currently zoned Commercial Corridor (CC).

Zoning

Subsection 10.600.1 of the Zoning Ordinance states the purpose of the CC district is as follows:

Corridor Commercial (CC): The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

Specific Use Permits

Subsection 6.100.2 (Specific Use Permits) of the Zoning Ordinance states the purpose of SUPs is as follows:

The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established.

Additionally, Subsection 6.100.3 (Specific Use Permits) states the following:

The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to ensure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

Proposed Use

Section 8.200 (Terms Defined) of the Zoning Ordinance defines the proposed use as follows:

Vehicle Dealer (Used): Retail sales and leasing of used personal vehicles or light commercial vehicles.

Proposed SUP Restrictions

Outdoor vehicle staging and storage are prohibited.

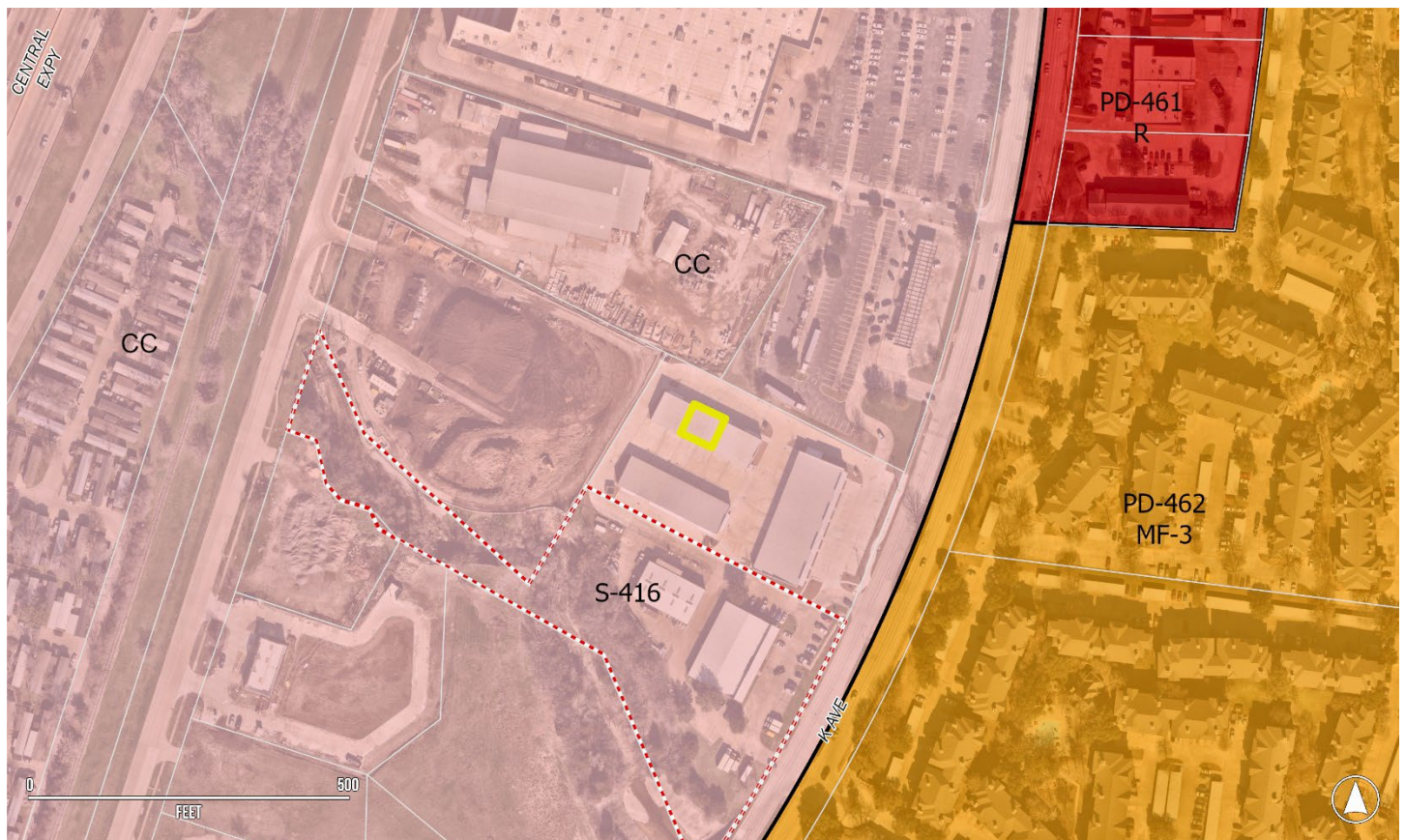
Site History

In 2000, the subject property was rezoned from Light industrial-1 (LI-1) to Corridor Commercial (CC) as part of a city-initiated effort to rezone the U.S. Highway 75 corridor. In 2023, the site was developed with three retail and office showroom/warehouse buildings.

Surrounding Land Use and Zoning

The subject property is a 2,708-square-foot suite on a larger 2.4-acre property zoned Corridor Commercial (CC) and developed with vacant retail and office (showroom/warehouse) buildings.

North	The properties to the north are zoned CC and are developed with a superstore with fueling station and office (showroom/warehouse) with open storage.
East	The properties to the east across K Avenue are zoned Planned Development-462-Multifamily Residence-3 (PD-462-MF-3) and are developed with multifamily residences.
South	The property to the south is zoned CC with Specific Use Permit No. 416 (S-416) for Truck/Bus Leasing and is developed with a retail store with truck/bus leasing.
West	The property to the west is zoned CC and is developed with an outdoor manufacturing and distribution center for landscape materials including open storage.



STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

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 of the 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.

Future Land Use Map – The subject property is located within the Oak Point [Suburban Activity Centers \(SA\)](#) category of the Future Land Use Map.



Envision Oak Point

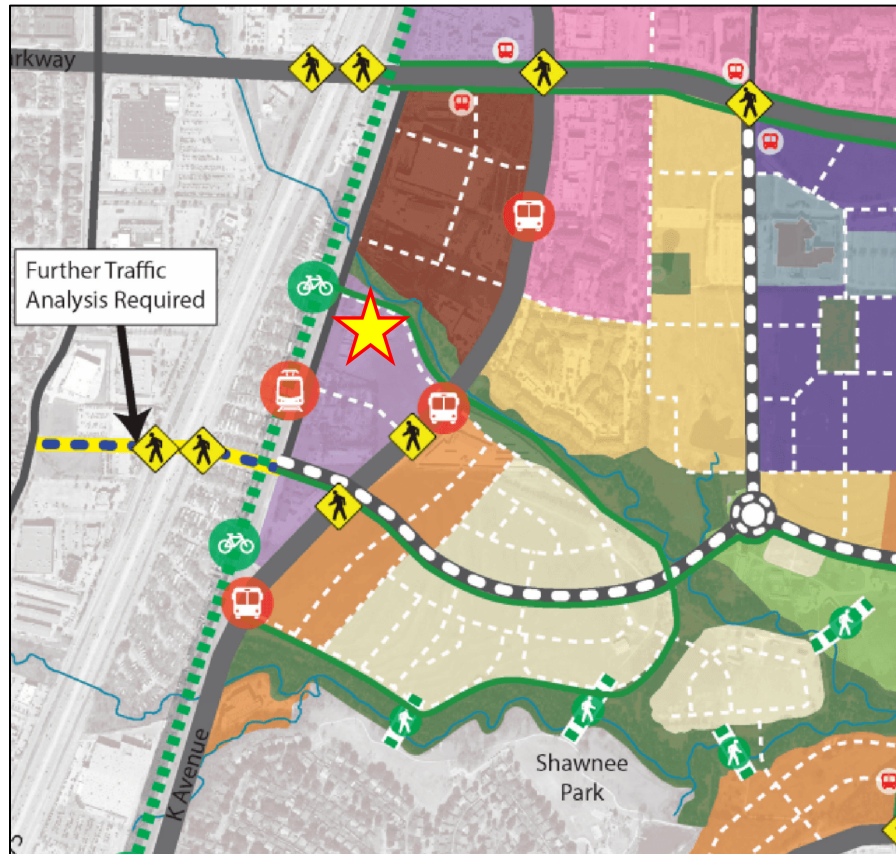
This area is guided by the [Envision Oak Point](#) small area plan. Small area plans are considered an extension of the Comprehensive Plan and provide greater direction on the community's vision for specific locations within the city due to their extensive public outreach efforts and additional detail within the plans. Adopted in 2018, Envision Oak Point (EOP) serves as a guide for development for approximately 730 acres in northeast Plano, including the subject property. The plan's vision states:

“Oak Point enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area's diverse population to its vast network of natural features and civic spaces.”

Community Vision Map – The EOP Community Vision Map guides future development, mobility improvements, and social amenities within the plan area. The subject property is within an area designated as a Commercial Node, defined as follows:

“Commercial Node areas serve as employment centers, and accommodate a mix of office, retail, and commercial buildings. Buildings in Commercial Node are larger in scale, and include traditional office buildings, big box stores and other regional destination retail, as well as grocery stores, restaurants, and other compatible commercial services. Strong access to transit and the Oak Point Street and pedestrian network will help this area thrive.”

A typical used-vehicle dealership with outdoor storage and display would not be consistent with the Commercial Node designation; however, staff finds the applicant's request for indoor sales only within an existing building to be an appropriate transitional use of the property until more extensive redevelopment of the area is proposed. As there are no proposed improvements associated with the use, the request does not impact the development, the Commercial Node Character Defining Elements are not applicable, and the request does not impact the policies of the Envision Oak Point Area Plan.



Mix of Uses – The proposed used vehicle dealership will occupy a suite within an existing retail/office (showroom/warehouse) development and will result in no change to the current mix of uses.

EOP Community Vision Map – Commercial Node Description & Mix of Uses	
Commercial Node Description	Meets
Land Use Mix	No Change
Employment Mix	No Change
Open Space	N/A

Character Defining Elements – This request does not impact the development of the property; therefore, the Commercial Node Character Defining Elements are not applicable.

EOP Community Vision Map – Commercial Node Character Defining Elements	
Building Height	N/A
Block Pattern & Streetscape	N/A
Parking Orientation	N/A
Civic/Open Space	N/A

Parks, Open Space & Mobility Improvements – The scope of the request would not require improvements applicable to the EOP Community Vision Map.

EOP Community Vision Map – Other Improvements	
Parks & Open Space Improvements	N/A
Mobility Improvements	N/A

Other Envision Oak Point Policies

Reinvestment Policy – *Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point’s major roadway corridors.*

The proposed use promotes investment and retail occupancy in an underutilized portion of a major roadway corridor within the area.

Other Comprehensive Plan Maps

The request is in conformance with and would not require improvements to the Thoroughfare Plan Map, Bicycle Transportation Plan Map, Parks Master Plan Map, or Expressway Corridor Environmental Health Map.

Other Comprehensive Plan 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.*

The requested SUP provides an additional nonresidential use which is aligned with the mix of uses within EOP. Since the use is restricted to within the building, the request will respect the viability and quality of life for the surrounding area.

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.*

As proposed, the used vehicle dealer will not impact the built environment and will respect the development pattern of the surrounding area.

Adequacy of Public Facilities

Water and Sewer – Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

Traffic Impact Analysis (TIA) – A TIA is not required for this rezoning request.

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 3.

Libraries – The subject property is located within the Gladys Harrington Library's service area.

Conformance to the Comprehensive Plan Summary

As the request is consistent with the Commercial Node development area of the Envision Oak Point plan and other policies and maps of the Comprehensive Plan, staff finds the request in conformance with the Comprehensive Plan.

STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

The applicant is proposing to use the 2,708-square-foot suite in the existing building to sell used vehicles. No services, repairs, or test drives will occur onsite. Additionally, all vehicles will be stored inside. The applicant intends to have the suite function as a showroom and signing office. An SUP restriction prohibiting outdoor display and storage is proposed accordingly.

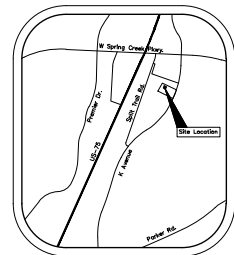
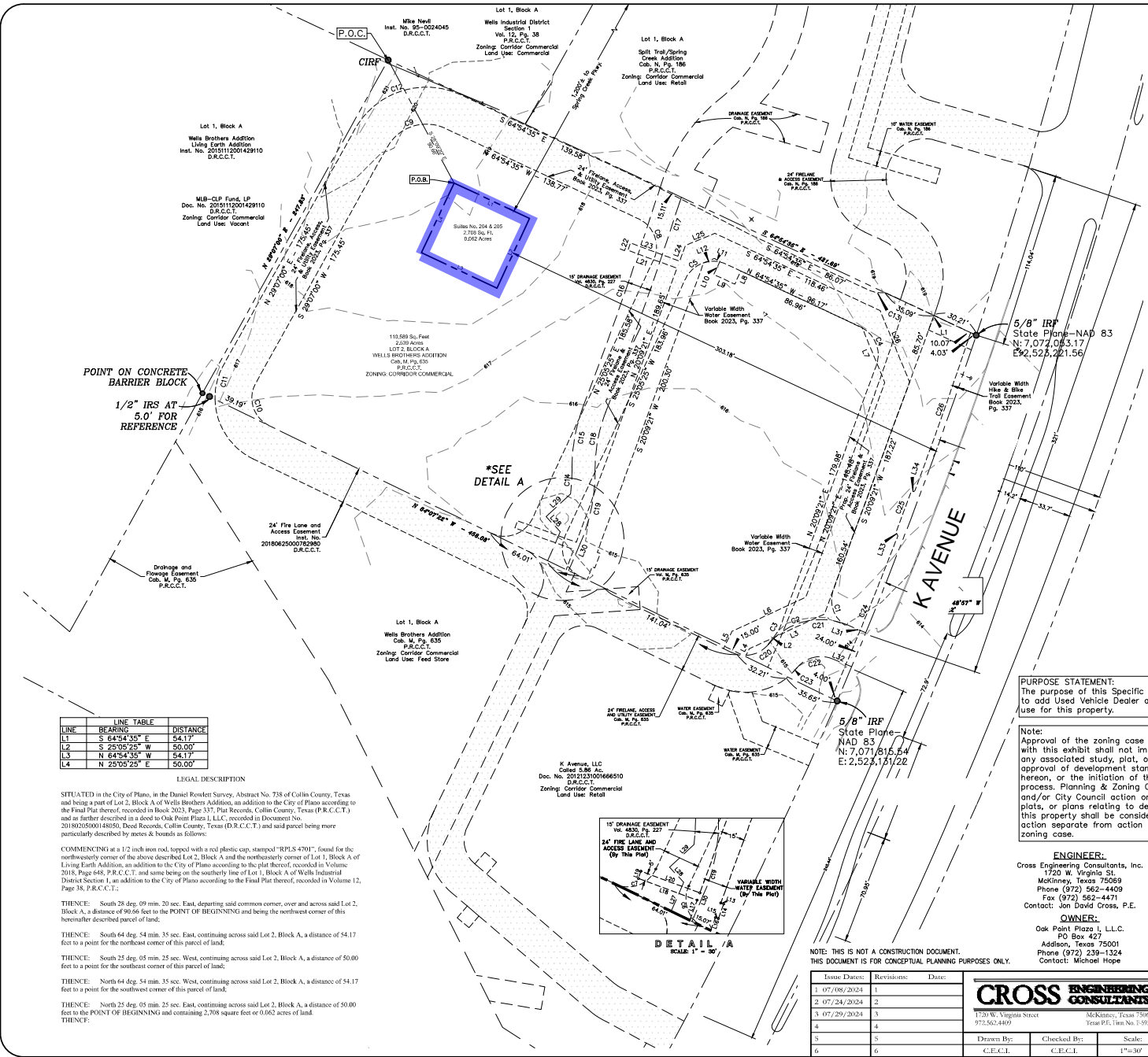
SUMMARY:

This request for a Specific Use Permit for Used Vehicle Dealer is in conformance with the recommendations and policies of the Comprehensive Plan.

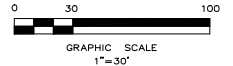
RECOMMENDATION:

Recommended for approval with the following restriction:

Outdoor vehicle storage and staging are prohibited.



VICINITY MAP
NTS



LINE TABLE					
LINE	BEARING	DISTANCE	LINE BEARING	DISTANCE	
L1	S 21°49'24\"	2.40	L18	N 69°50'38\"	40.68
L2	N 20°29'21\"	4.11	L19	N 20°29'21\"	5.09
L3	S 69°50'38\"	53.81	L20	S 69°50'38\"	40.68
L4	N 64°54'36\"	54.17	L21	N 64°54'36\"	25.00
L5	N 25°05'25\"	50.00	L22	N 25°05'25\"	5.00
L6	N 64°54'36\"	54.17	L23	S 69°50'38\"	34.00
L7	N 25°05'25\"	38.50	L24	N 20°29'21\"	10.74
L8	N 64°54'36\"	9.50	L25	S 67°21'24\"	20.78
L9	N 25°05'25\"	9.50	L26	S 67°21'24\"	20.78
L10	N 25°05'25\"	9.50	L27	N 25°05'25\"	20.46
L11	N 64°54'36\"	4.07	L28	N 42°50'11\"	13.43
L12	S 67°21'24\"	7.60	L29	N 47°00'59\"	21.61
L13	S 69°50'38\"	3.00	L30	N 61°24'48\"	13.37
L14	N 20°29'21\"	10.00	L31	S 67°21'24\"	13.37
L15	S 69°50'38\"	6.94	L32	N 61°24'48\"	13.37
L16	N 20°29'21\"	8.94	L33	N 25°05'25\"	7.83
L17	N 20°29'21\"	13.94	L34	N 68°27'31\"	2.83

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	68°19'24\"	20.00	S 143°07'28\"	22.33
C2	68°19'24\"	44.00	S 143°07'28\"	47.62
C3	18°15'24\"	20.00	N 29°28'05\"	6.04
C4	18°15'24\"	20.00	S 70°55'24\"	28.28
C5	90°00'00\"	20.00	S 70°55'24\"	28.28
C6	89°24'14\"	20.00	N 19°24'14\"	28.28
C7	89°24'14\"	20.00	S 70°55'24\"	28.28
C8	85°58'25\"	20.00	S 72°06'13\"	27.97
C9	85°58'25\"	144.00	S 72°06'13\"	27.97
C10	85°58'25\"	44.00	N 72°06'13\"	60.00
C11	85°58'25\"	44.00	N 72°06'13\"	60.00
C12	85°58'25\"	44.00	N 72°06'13\"	60.00
C13	85°58'25\"	3.00	N 70°05'45\"	4.24
C14	85°58'25\"	109.50	N 03°48'58\"	15.30
C15	85°58'25\"	119.50	N 101°05'45\"	17.26
C16	308°25'00\"	2725.00	N 19°21'44\"	149.35
C17	308°25'00\"	2725.00	N 19°21'44\"	149.35
C18	308°25'00\"	2725.00	S 101°12'56\"	36.13
C19	308°25'00\"	117.00	S 117°05'00\"	48.58
C20	308°25'00\"	117.00	S 117°05'00\"	48.58
C21	308°25'00\"	44.00	S 117°05'00\"	50.87
C22	308°25'00\"	44.00	S 117°05'00\"	50.87
C23	110°00'00\"	44.00	S 45°03'40\"	8.97
C24	110°00'00\"	44.00	S 45°03'40\"	8.97
C25	031°48'00\"	2934.00	N 20°45'45\"	27.18
C26	207°52'00\"	2941.00	N 19°23'45\"	109.10

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°54'36\"	54.17
L2	S 25°05'25\"	50.00
L3	N 64°54'36\"	54.17
L4	N 25°05'25\"	50.00

LEGAL DESCRIPTION
SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 337, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, LLC, recorded in Document No. 2018020500148050, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northwesterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 688, P.R.C.C.T.; and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 38, P.R.C.C.T.;

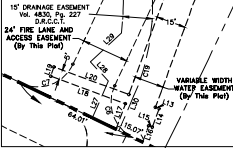
THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.66 feet to the POINT OF BEGINNING and being the northeast corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.602 acres of land.



DETAIL A
SCALE: 1" = 30'

PURPOSE STATEMENT:
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

Note:
Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

Note:
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Phone (972) 562-4471
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

OWNER:
Oak Point Plaza I, L.L.C.
PO Box 427
Addition, Texas 75001
Phone (972) 239-1324
Contact: Michael Hope

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

ARCHITECT:
Batten Architects, Inc.
1802 Thornhill Way
Wylie, Texas 75098
Phone (214) 763-6815
Contact: Michael Batten

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 07/08/2024	1	
2 07/24/2024	2	
3 07/29/2024	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas PE, 17th No. 5-9755

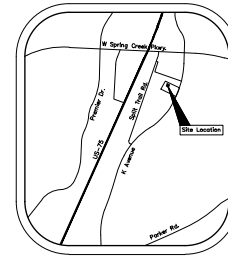
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

ZONING EXHIBIT ZC2024-014
SPECIFIC USE PERMIT
USED VEHICLE DEALER
0.602 Acres, 2,708 Sq. Ft.
Part of LOT 2, BLOCK A
WELLS BROTHERS ADDITION
CITY OF PLANO, COLLIN COUNTY, TEXAS
DANIEL ROWLETT SURVEY, ABST. NO. 738

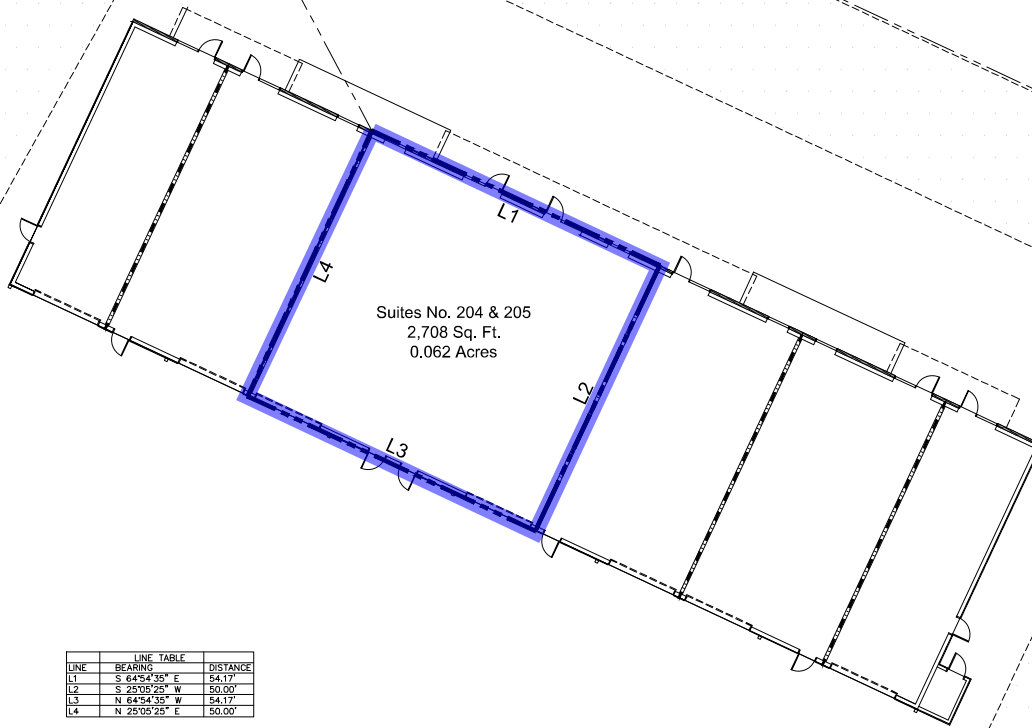
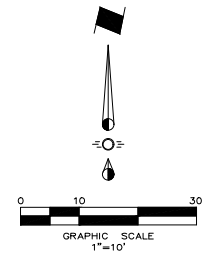
City Case# _____ Date: 07-08-2024

ZONING EXHIBIT	Sheet No.
5025 K AVENUE OFFICE	ZE
OAK POINT PLAZA I, LLC	Project No.
PLANO, TEXAS	17157

CIRF



VICINITY MAP
NTS



Suites No. 204 & 205
2,708 Sq. Ft.
0.062 Acres

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°54'35" E	54.17'
L2	S 25°08'25" W	50.00'
L3	N 84°54'25" W	54.17'
L4	N 25°08'25" E	50.00'

LEGAL DESCRIPTION

SITUATED in the City of Plano, in the Daniel Rowlett Survey, Abstract No. 738 of Collin County, Texas and being a part of Lot 2, Block A of Wells Brothers Addition, an addition to the City of Plano according to the Final Plat thereof, recorded in Book 2023, Page 137, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to Oak Point Plaza I, L.L.C., recorded in Document No. 2018020900488095, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

COMMENCING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northwesterly corner of the above described Lot 2, Block A and the northwesterly corner of Lot 1, Block A of Living Earth Addition, an addition to the City of Plano according to the plat thereof, recorded in Volume 2018, Page 648, P.R.C.C.T. and same being on the southerly line of Lot 1, Block A of Wells Industrial District Section 1, an addition to the City of Plano according to the Final Plat thereof, recorded in Volume 12, Page 38, P.R.C.C.T.;

THENCE: South 28 deg. 09 min. 20 sec. East, departing said common corner, over and across said Lot 2, Block A, a distance of 90.06 feet to the POINT OF BEGINNING and being the northwest corner of this hereinafter described parcel of land;

THENCE: South 64 deg. 54 min. 35 sec. East, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the northeast corner of this parcel of land;

THENCE: South 25 deg. 05 min. 25 sec. West, continuing across said Lot 2, Block A, a distance of 50.00 feet to a point for the southeast corner of this parcel of land;

THENCE: North 64 deg. 54 min. 35 sec. West, continuing across said Lot 2, Block A, a distance of 54.17 feet to a point for the southwest corner of this parcel of land;

THENCE: North 25 deg. 05 min. 25 sec. East, continuing across said Lot 2, Block A, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2,708 square feet or 0.062 acres of land.

THENCE:

Note:
All vehicle inventory associated with the Used Vehicle Dealer will be stored within the building with none utilizing exterior site parking.

PURPOSE STATEMENT:
The purpose of this Specific Use Permit is to add Used Vehicle Dealer as an approved use for this property.

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Contact: Michael Batten

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 07/08/2024	1	
2 07/24/2024	2	
3 07/29/2024	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas PE, 18a No. 1-9705

Drawn By: C.E.C.L. Checked By: G.E.C.L. Scale: 1"=10'

ZONING EXHIBIT ZC2024-014
SPECIFIC USE PERMIT
USED VEHICLE DEALER
0.062 Acres, 2,708 Sq. Ft.
Part of LOT 2, BLOCK A
WELLS BROTHERS ADDITION
CITY OF PLANO, COLLIN COUNTY, TEXAS
DANIEL ROWLETT SURVEY, ABST. NO. 738

City Case#: _____ Date: 07-08-2024

BUILDING PLAN Sheet No. **BP**

5025 K AVENUE OFFICE

OAK POINT PLAZA I, LLC Project No. 17157

PLANO, TEXAS