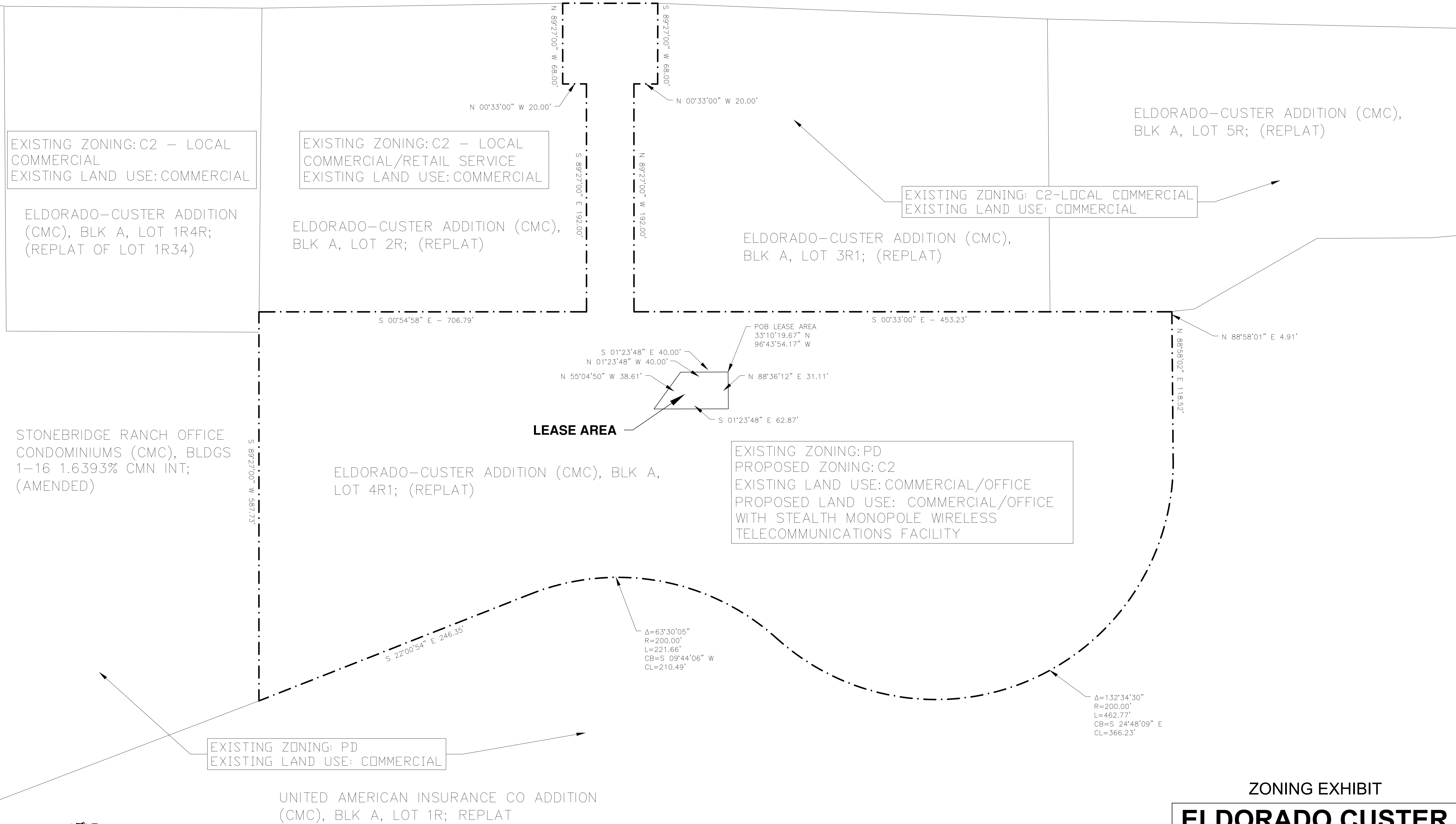


ZONING EXHIBIT

CUSTER ROAD



EXISTING ZONING: C2 – LOCAL COMMERCIAL
EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: C2 – LOCAL COMMERCIAL/RETAIL SERVICE
EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: C2-LOCAL COMMERCIAL
EXISTING LAND USE: COMMERCIAL

ELDORADO-CUSTER ADDITION (CMC),
BLK A, LOT 3R1; (REPLAT)

ELDORADO-CUSTER ADDITION (CMC),
BLK A, LOT 5R; (REPLAT)

ELDORADO-CUSTER ADDITION (CMC),
BLK A, LOT 1R4R;
(REPLAT OF LOT 1R34)

ELDORADO-CUSTER ADDITION (CMC),
BLK A, LOT 2R; (REPLAT)

LEASE AREA

EXISTING ZONING: PD
PROPOSED ZONING: C2
EXISTING LAND USE: COMMERCIAL/OFFICE
PROPOSED LAND USE: COMMERCIAL/OFFICE
WITH STEALTH MONOPOLE WIRELESS
TELECOMMUNICATIONS FACILITY

ELDORADO-CUSTER ADDITION (CMC), BLK A,
LOT 4R1; (REPLAT)

STONEBRIDGE RANCH OFFICE
CONDOMINIUMS (CMC), BLDGS
1-16 1.6393% CMN INT;
(AMENDED)

EXISTING ZONING: PD
EXISTING LAND USE: COMMERCIAL

UNITED AMERICAN INSURANCE CO ADDITION
(CMC), BLK A, LOT 1R; REPLAT

SCALE: 1"=30'



TOWER SITE PLAN
ELDORADO CUSTER
VERIZON WIRELESS
CITY OF MCKINNEY, TEXAS 75070
COLLIN COUNTY

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH, STE. 207
(972) 228-2052 • vgerard@vgerard.com

SITE INFORMATION

3109 S CUSTER ROAD
MCKINNEY, TEXAS 75070
COLLIN COUNTY

PROPERTY OWNER

CUSTER CREEK PROF
CTR LTD
1815 W FOREST GROVE RD
LUCAS, TX 75002-8467

TOWER OWNER

VERIZON WIRELESS

SET ISSUED FOR PERMIT DATE

NO.	DATE	DESCRIPTION

DRAWN BY: LCH
REVIEWED BY: VGH

ZONING EXHIBIT
ELDORADO CUSTER
CASE NUMBER: #ZONE2021-0188
SUBMITTAL DATE: DECEMBER 13, 2021

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