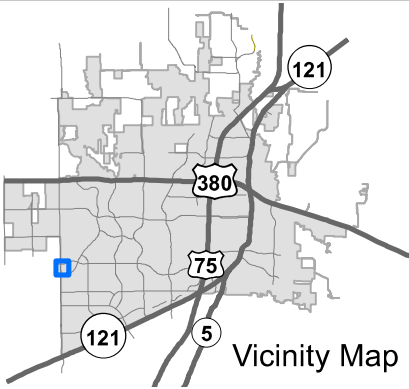
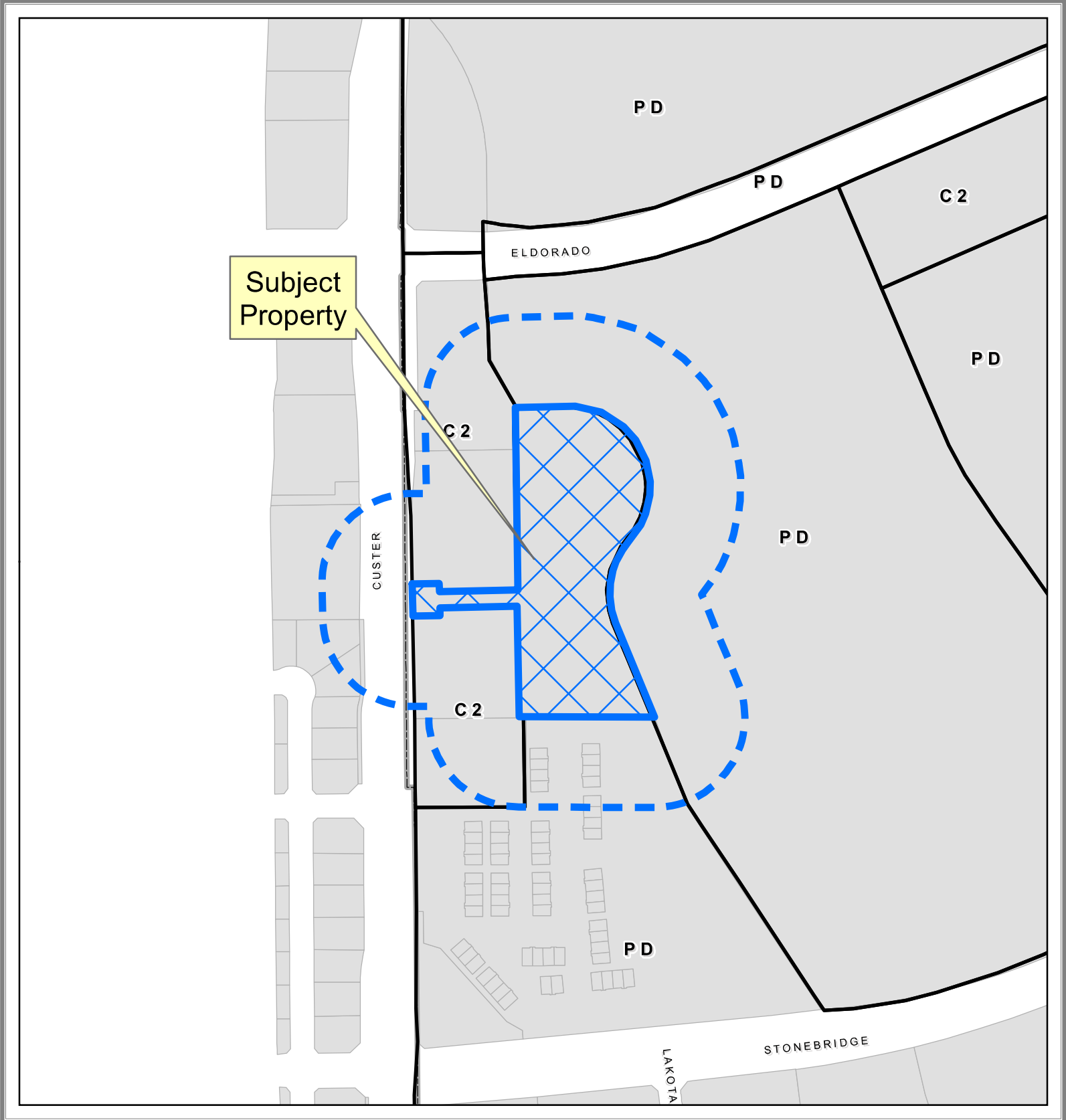
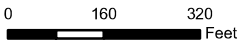


EXHIBIT A



Property Owner Notification Map

ZONE2021-0188



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



EXHIBIT B



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

SITE INFORMATION
 3109 S CUSTER ROAD
 MCKINNEY, TEXAS 75070
 COLLIN COUNTY

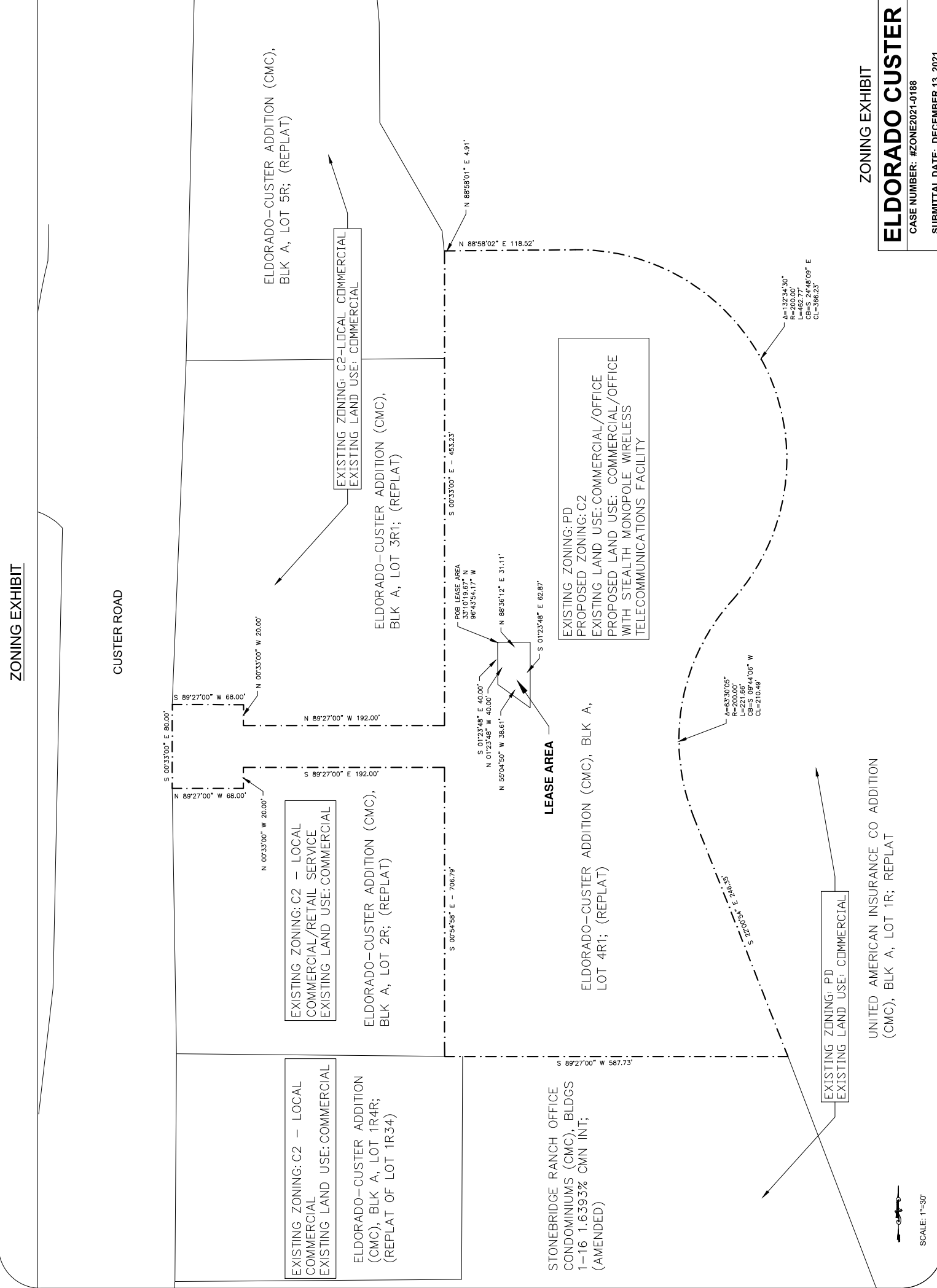
PROPERTY OWNER
 CUSTER CREEK PROF
 CTR LTD
 1816 W FOREST GROVE RD
 LUCAS, TX 75002-8487

TOWER OWNER
 VERIZON WIRELESS

REVISIONS	NO.	DATE	DESCRIPTION

DATE	REVIEWED BY

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



SCALE: 1"=30'

ZONING EXHIBIT

CUSTER ROAD

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

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

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

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

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

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

STONEBRIDGE RANCH OFFICE CONDOMINIUMS (CMC), BLDGS 1-16 1:639.5% CMN INT; (AMENDED)

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

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

EXISTING ZONING: PD
 EXISTING LAND USE: COMMERCIAL

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

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

EXHIBIT D

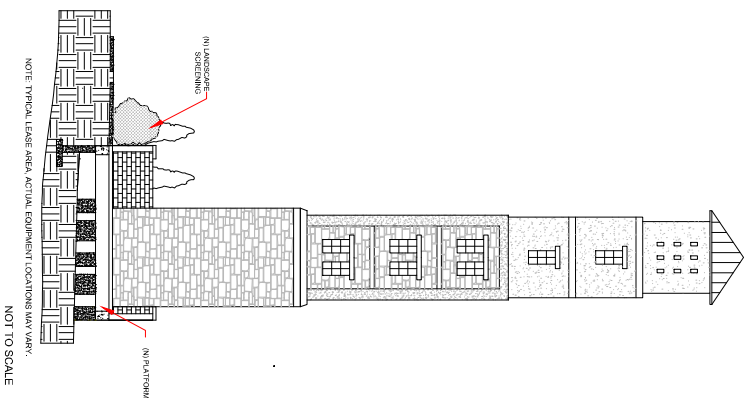
PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-112 (C2 - Local Commercial District) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as follows:

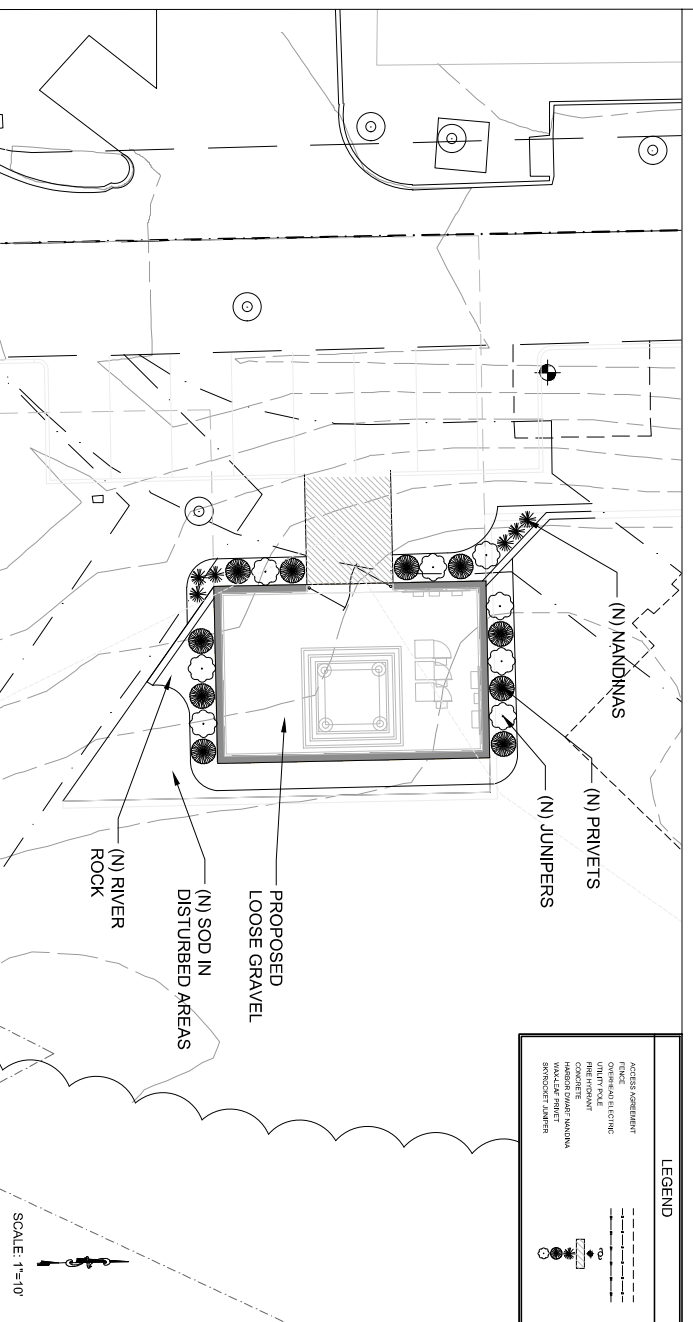
1. A stealth Telcom tower may be constructed on the subject property and shall be generally developed in accordance with the drawings submitted.
2. The minimum setback requirement for a stealth Telcom tower shall be 67 feet from the center of the monopole to the nearest property line. All other uses permitted within Section 146-112 shall follow the requirements of the zoning district.
3. The maximum height for the stealth Telecommunications tower shall be 100 feet. All other uses permitted within Section 146-112 shall follow the requirements of the zoning district.
4. The site is to include a 6-foot masonry wall around the telecommunications facility compound as shown on the attached exhibit. The wall is designed to match the brick and stone architecture of surrounding buildings.
5. The site is to provide a landscape area adjacent to the screening wall of the facility on the north, south, and west sides. The landscape area shall be required to plant evergreen shrubs and/or trees per the following:
 - a. Evergreen shrubs shall be at least 3 feet tall and spaced 3 feet on center at the time of planting.
 - b. Evergreen trees shall be at least 6 feet tall and spaced 6-8 feet on center at the time of planting.

EXHIBIT E

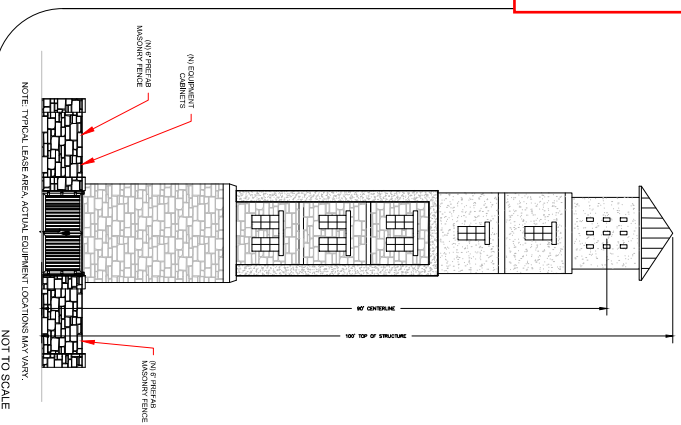
TOWER - SIDE VIEW



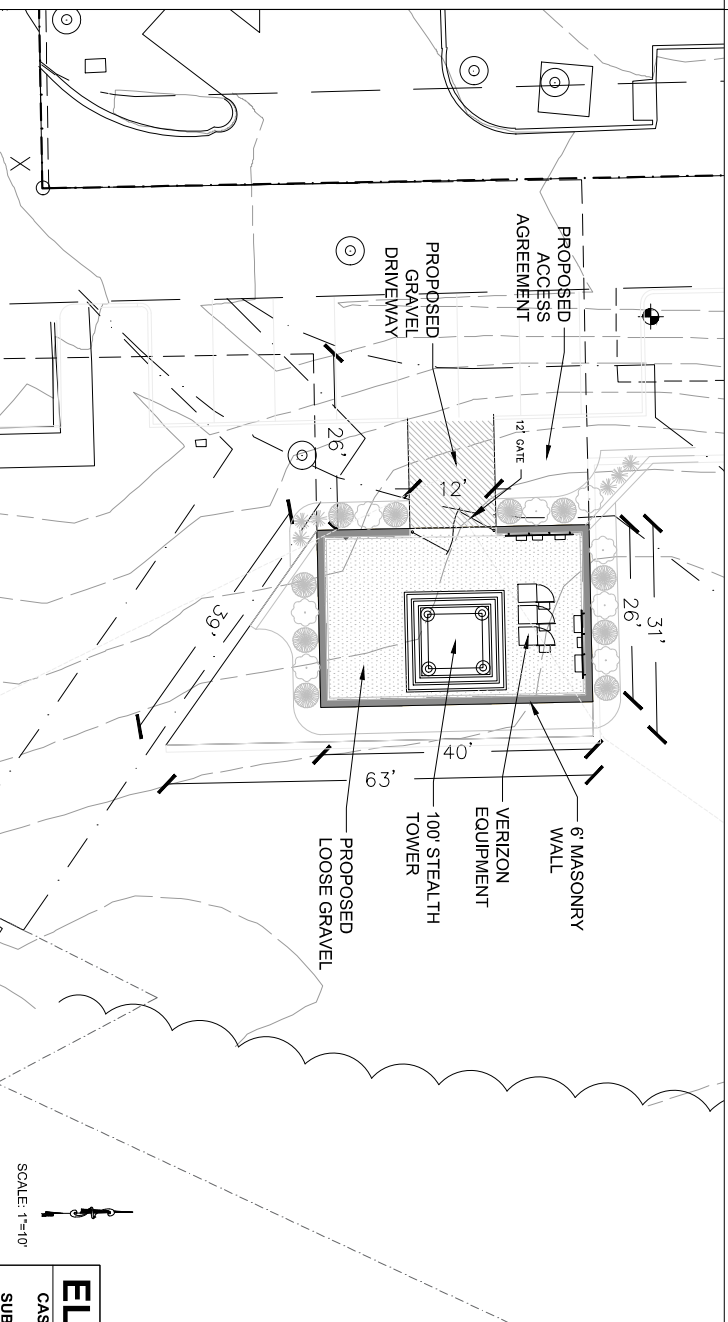
LANDSCAPING PLAN



TOWER - STREET VIEW



DETAILED SITE PLAN



ZONING EXHIBIT

ELDORADO CUSTER

CASE NUMBER: #ZONE2021-0188

SUBMITTAL DATE: DECEMBER 13, 2021



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

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL DR STE 400 SOUTH WYOMING
MCKINNEY, TEXAS 75069
(972) 948-2899 • vgerard@vgaconsult.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

REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN BY	LOH
REVIEWED BY	VGH