

**SITE DATA**

EXISTING ZONING:	PD 1565
EXISTING LAND USE:	HOTEL

LOT 1, BLOCK A

McKINNEY HOTEL VENTURE LLC  
C/O ATLANTIC HTOELS LLC  
CCP#202204122010001420

**SITE DATA-SUBJECT TRACT**

EXISTING ZONING:	PD 2004-04-045
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	C2
PROPOSED LAND USE:	MEDICAL OFFICE

LOT 1R1D, BLOCK A  
1.861 ACRES

PK ELDORADO PLAZA LP & E PLAZA III LP

WHITESTONE ELDORADO PLAZA LLC  
INST#20170504000573580

LOT 1R1A, BLOCK A  
ELDORADO PARK ADDITION  
CAB. Q, PG. 217

**SITE DATA**

EXISTING ZONING:	C2
EXISTING LAND USE:	COMMERCIAL

LOT 1R1CR, BLOCK A  
1.082 ACRES

WHITESTONE ELDORADO PLAZA LLC  
INST#20170504000573580

**SITE DATA**

EXISTING ZONING:	C2
EXISTING LAND USE:	COMMERCIAL

LOT 2, BLOCK A  
ELDORADO PARK ADDITION  
CAB. O, PG. 272

CCP ROCKFISH MCKINNEY  
2021/09/11/001902350

**SITE DATA**

EXISTING ZONING:	PD 1589
EXISTING LAND USE:	ROCKFISH

**SITE DATA**

EXISTING ZONING:	C2
EXISTING LAND USE:	COMMERCIAL

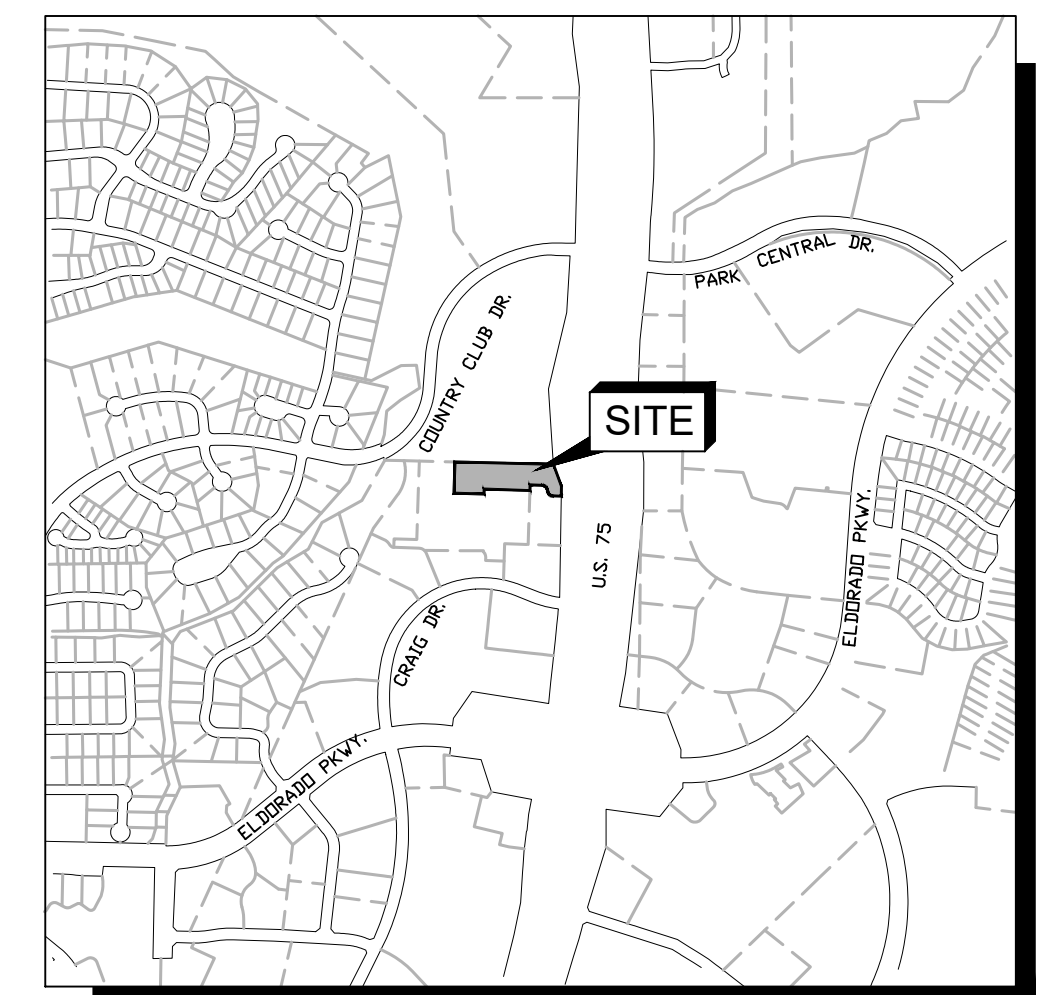
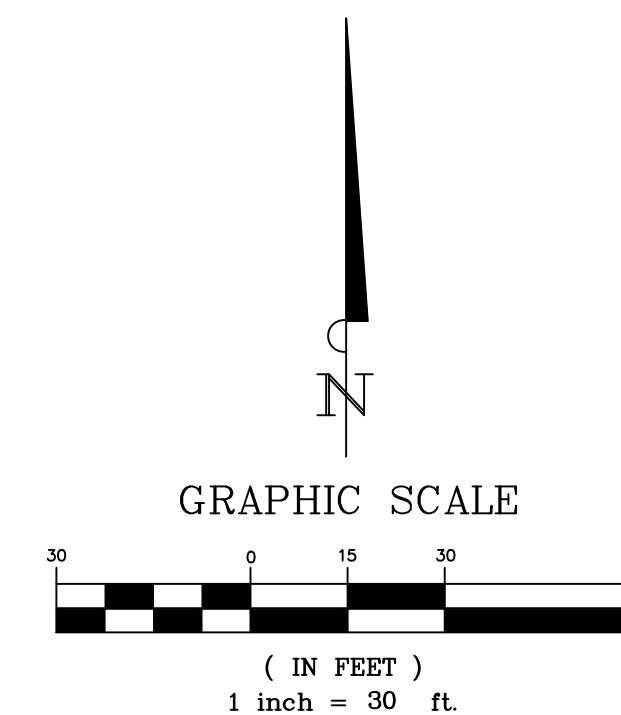
LOT 1R1B, BLOCK A  
ELDORADO PARK ADDITION  
CAB. Q, PG. 217

WHITESTONE ELDORADO PLAZA LLC  
INST#20170504000573580

**OWNER:**  
PK ELDORADO PLAZA LP & E PLAZA III LP  
4645 N CENTRAL EXPY STE 200  
DALLAS, TX 7525-7315  
(214) 628-7162  
ATTN: JOHN DICKEY

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE



**LOCATION MAP**  
SCALE: N.T.S.

**US HIGHWAY 75**  
VARIABLE WIDTH  
R.O.W.

**ELDORADO PARK  
ZONING ADDITION**  
LOT 1R1D, BLOCK A  
ELDORADO PARK ADDITION  
SITUATED IN THE WILLIAM RYAN SURVEY  
ABSTRACT NO. 746  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Master Planning  
Civil Engineering  
Land Development  
2000 N. McDonald Street, Suite 100  
McKinney, TX 75071  
Tel: 469 424 5900  
Fax: 214 544 5300  
Certificate of Registration No. F-8665

**SANCHEZ**  
& Associates

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**ELDORADO PARK  
ADDITION ZONING**

**ZONING EXHIBIT**

Scale:	SEE GRAPHIC SCALE
Designed by:	CDR
Drawn by:	CDR
Checked by:	RCG
Date:	B/11/2022
Project No.:	02191-XXX

**EXHIBIT**

File: Y:\Projects\2022\2022-08-11\001902350 - Eldorado Park Addition\0-Prelim\...  
 User: SANCHEZ, CASEY  
 Title: 11 Aug 2022 - 11:56am  
 Plotted by: scrgmndc  
 Layout: Layout1