



Vincent Gerard & Associates, Inc.

City of McKinney Texas
C/O Kaitlin Sheffield
221 N Tennessee Drive
McKinney, Texas 75069

December 6, 2021

RE: Verizon Eldorado Custer Stealth Design Rezoning for PD Stonebridge Ranch Master development Plan Area 8 - Office Node; Custer Creek Development Center 3109 S Custer Road, McKinney Texas. Case No. ZONE2021-0188

Ms. Sheffield,

On Behalf of Verizon Wireless (Cellco Partnership) and with landowner authorization by Mr. John Wise, we would like to file the stealth wireless communications facility located at 3109 S Custer Road, McKinney Texas. As per previous meetings and discussions, 3109 S. Custer is within the stonebridge Ranch Master Plan Planned development, Area 8, and requires a PD zoning for a wireless facility based on wireless applications in the McKinney zoning jurisdiction. The Stonebridge Ranch Board and Architectural Control Committee have granted us an approval of the design elements of this structure (attached). The following information & documents, based on your provided checklist, are included in the zoning request;

- 1) Rezoning application with Landowners signature,
- 2) Zoning Site plan for the wireless structure, including an elevation,
- 3) Radio Frequency Maps indicating the search ring and lack of in building coverage in the immediate area,
- 4) Approval documents from the Stonebridge HOA & Board,
- 5) Legal description and survey of the lease area within Lot 41R,
- 6) Photo-simulations shown in Exhibit A below,
- 7) A copy of the Stonebridge Master Plan,
- 8) A copy of the preliminary construction documents provided to Stonebridge Ranch HOA.

This request is for a 100' engineered structure proposed and designed as a stealth bell tower that will be constructed for up to 3 carriers antenna and carriers' equipment. The primary carrier will be Verizon Wireless. Materials will be fiberglass and steel with the fiberglass manufactured to resemble stone and stucco exterior. No lights are proposed for this stealth tower.

At this time, we would welcome the Planning staff's input for the City of McKinney zoning submittals & your jurisdictional review and recommendation to Planning and Zoning

commission. Pending a Commercial Flood Plain development permit with McKinney Engineering and Public Works department, we would like planning to review and recommend approved for zoning before the engineering documents for floodplain development are prepared & filed. Final design review of the construction documents will be required from the Stonebridge ACC for final construction approval, similar to your building permit process. If you have any questions or require any additional information please contact us immediately.

Sincerely



Vincent G Huebinger

EXHIBIT A

