

## **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) of the City of McKinney Zoning Ordinance except as follows:

### **TRACTS 1 AND 2**

1. No vehicular access to the site shall be allowed from Naphill Road.
2. The required screening adjacent to any single family residential zoning or use and Naphill Road shall consist of a 10' landscape buffer with a living screen including one canopy tree for each 30 linear feet and evergreen shrubs. The evergreen shrubs shall be a minimum of three feet in height when measured immediately after planting and placed no further apart than three feet on center.
3. In addition, where fencing does not already exist adjacent to Naphill Road and along any single family residential zoning or use, an ornamental iron fence with masonry columns spaced a maximum of 20' on center shall be constructed and located at least 10' from the property line.