

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. Location in relation to the existing commercial complex is shown on sheet 1 of the drawings provided.
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 Telcommunications 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 in the compound layout on sheet 3 of the drawings submitted. 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.