

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 146-111 (C1 - Neighborhood 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 unipole telecommunication tower may be constructed on the subject property and shall be generally developed in accordance with Exhibit C and Exhibit D.
2. The minimum setback requirement for a stealth unipole telecommunications tower shall be 145 feet from the property line of the adjacent RS 84 - Single Family Residence District. All other uses permitted within Section 146-111 shall follow the setback limits of the zoning district.
3. The maximum height for the telecommunications tower shall be 95 feet with a 4-foot lightning rod.
4. All other uses permitted within Section 146-111 shall follow the height limits of the zoning district, except that the maximum building height for the northern half of the subject property shall be 50 feet.
5. This site is to include an eight (8) foot masonry wall telecommunications facility compound designed as a decorative split-faced compound wall to be painted to match the existing Church.
6. The site is to include Texas Sage shrubs (three (3) foot height at planting) which are to be placed on the north and south sides of the compound in accordance with Exhibit D.

EXHIBIT C

NOTES:

1. THE BASIS OF THE BEARINGS AND COORDINATES IS THE TEXAS STATE PLANE COORDINATE ZONE CENTRAL SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON SEPTEMBER 19, 2018 AND COLLIN COUNTY GIS
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 48085C0260K, EFFECTIVE JUNE 07, 2017.

PLANS PREPARED FOR:


SKYWAY TOWERS
 3637 MADACA LN.
 TAMPA, FL 33618
 OFFICE: (813) 960-6217

PROJECT INFORMATION:

PEACHTREE
SKYWAY SITE #: TX-09380

2705 VIRGINIA PARKWAY
 MCKINNEY, TX 75069
 (COLLIN COUNTY)

PLANS PREPARED BY:


TOWER ENGINEERING PROFESSIONALS
 326 TRYON ROAD
 RALEIGH, NC 27603-3530
 OFFICE: (919) 661-6351
 www.tepgroup.net
 TX FIRM # F - 19415

SEAL:

REV	DATE	ISSUED FOR:
7	05-12-20	SUP EXHIBIT
6	05-08-20	SUP EXHIBIT
5	11-07-19	SUP EXHIBIT
4	07-18-19	SUP EXHIBIT

DRAWN BY: GSM CHECKED BY: JKW

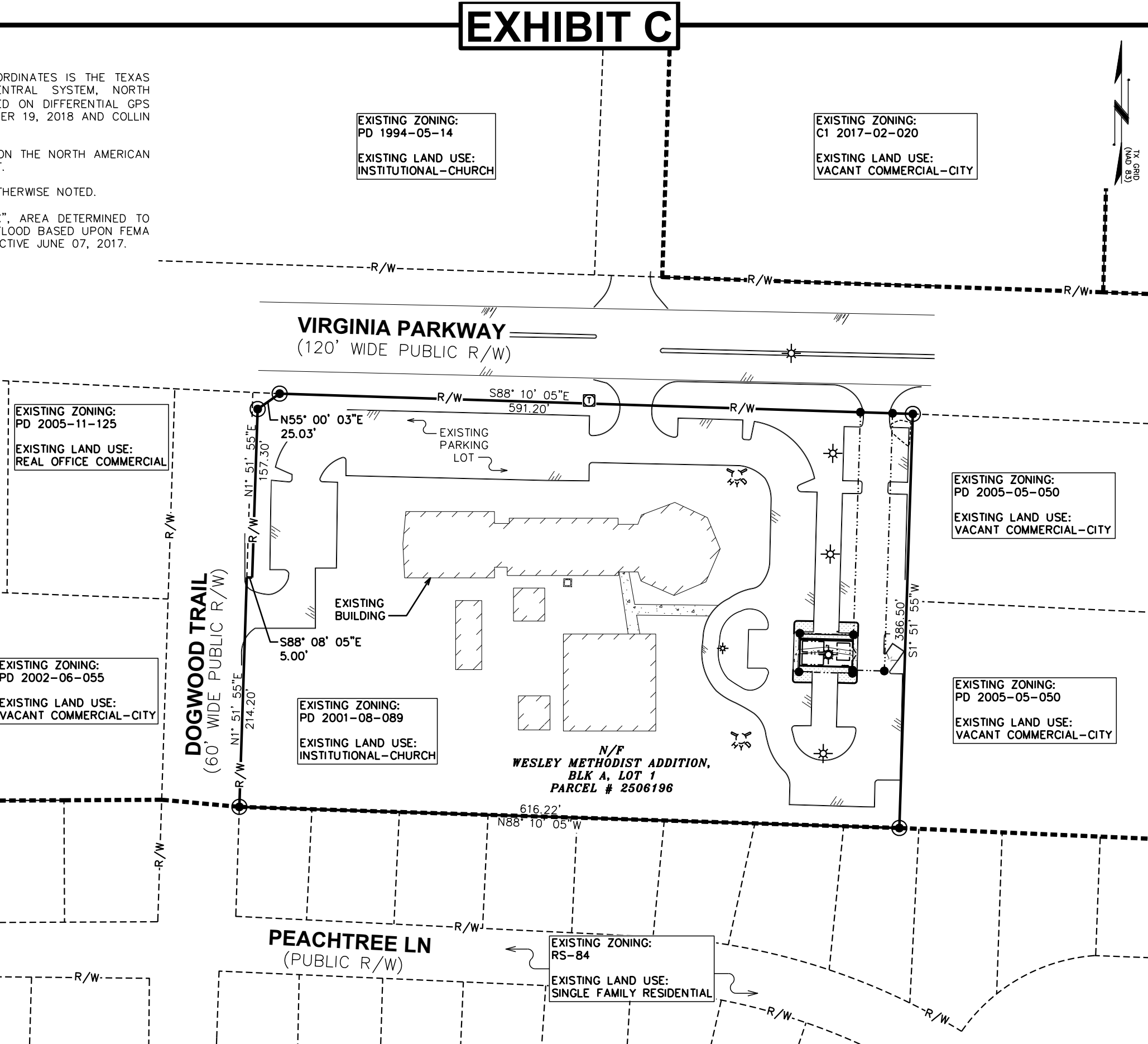
SHEET TITLE:

ZONING EXHIBIT

SHEET NUMBER:	REVISION:
C-1	7
	TEP #: 144363

LEGEND

- EXIST. PROPERTY LINE
- ADJ. PROPERTY LINE
- ⊙ EXIST. UTILITY POLE
- ⊛ EXIST. LIGHT POLE
- ⊕ EXIST. HYDRANT
- ⊞ EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- LEASE/EASE. CORNER
- EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRE
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- EXISTING TREE LINE

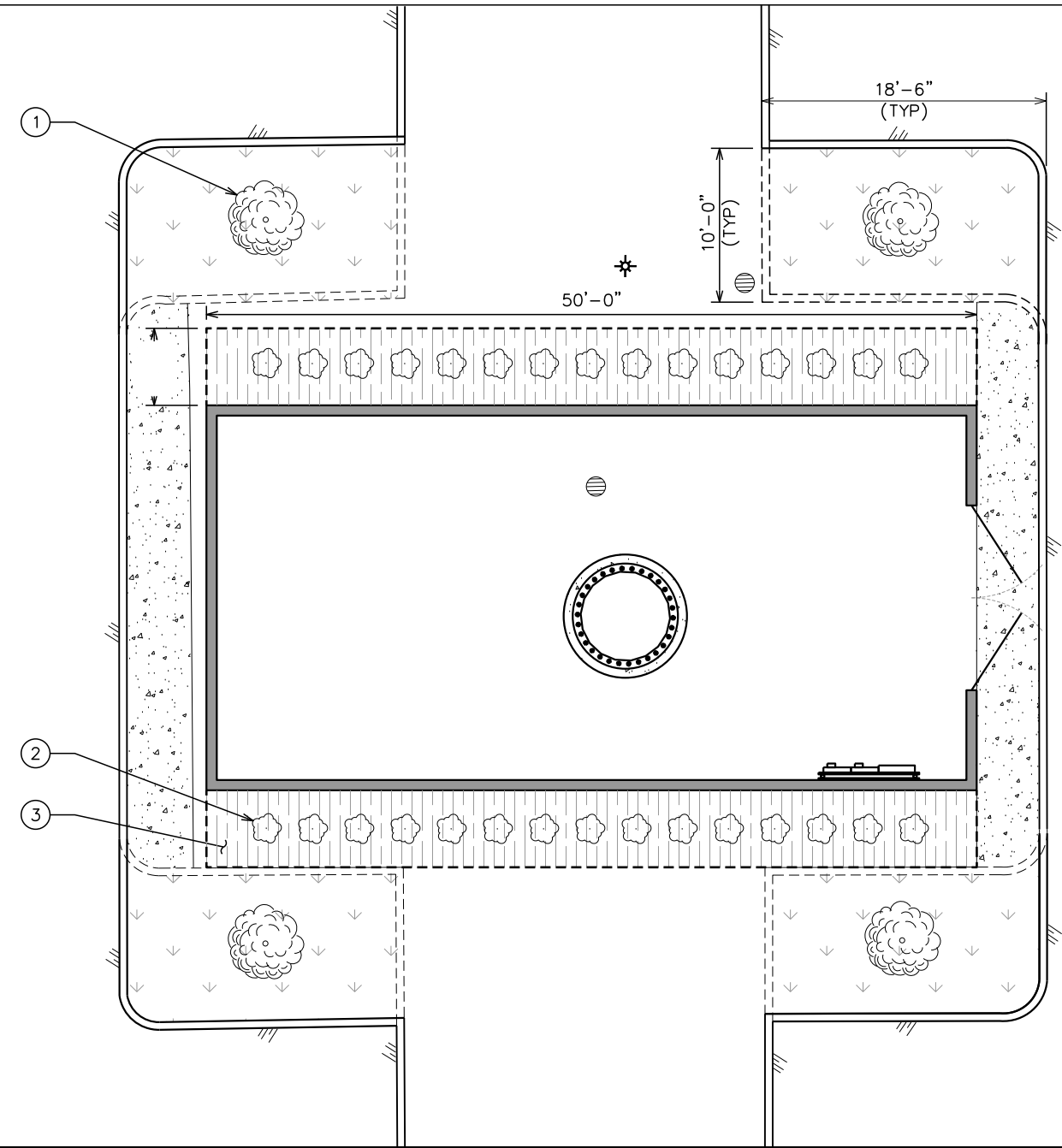


ZONING EXHIBIT

SCALE: 1" = 100'

EXHIBIT D

PLANTING SCHEDULE								
ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	CALIPER/ SPREAD	SPACING	REMARKS
CANOPY TREES								
①	4	<i>Aesculus argute</i>	TEXAS BUCKEYE	12'-0"	35'-40"	4"	-	SHOWN AS
MULCH								
②	30	<i>Leucophyllum frutescens</i>	TEXAS SAGE	3'-0"	8'-0" (MIN)	-	3'-0" (MIN)	SHOWN AS
MULCH								
③	-	-	-	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER - APPLY 1"-2" DEEP.



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SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: L-1	REVISION: 7 TEP #: 144363
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LANDSCAPING PLAN
 SCALE: 3/32" = 1'-0"

