

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 146-93 (GC – Government Complex District) of the City of McKinney Zoning Ordinance except as follows:

1. A monopole tower may be constructed on the subject property with approval of a Specific Use Permit in accordance with the requirements in Section 146-41(Specific Use permits) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers), except as provided herein:

- The minimum setback requirement for a monopole shall be limited to a location that is 10 feet from the northern property line, 10 feet from the eastern property line, 540 feet from the southern property line, and 330 feet from the western property line as measured from the center of the monopole.
- The maximum height for the telecommunications tower shall be 80 feet with a 5-foot lightning rod.
- An 8-foot masonry screening wall shall be required around the telecommunications facility compound.
- Two rows of landscaping shall be planted adjacent to the screening wall consisting of Little Gem Magnolias planted 5 feet on center, minimum of 3 feet in height and ornamental grasses planted 3 feet on center.
- The ingress-egress drive to the telecommunications facility compound may be constructed with a flex base or an approved alternate material by the Director of Engineering, until such time that the site is further developed. When the site further develops, a paved surface meeting all requirements of the Engineering Design Manual shall be required.