

The subject property shall develop in conformance with Section 146-113 ("C3" – Regional Commercial District) of the City of McKinney Zoning Ordinance, and as amended, except as follows:

- The following uses shall be prohibited on the subject property:
 - Boarding house or rooming house
 - Independent living facility (retirement community)
 - Watchman or caretaker quarters
 - Halfway house
 - Amusement, commercial (outdoor)
 - Country Club
 - Golf course (public)
 - Golf course (private)
 - Auto painting or body shop
 - Auto parts sales (indoor)
 - Automobile, trailer, light truck, tool rental
 - Automobile, motorcycle, boat (sales, repair, or storage)
 - Bus station
 - Garage, auto repair
 - Service station or motor vehicle fuel sales
 - Taxi or shuttle service
 - Building material sales or monument sales
 - Frozen food lockers
 - Pawnshops
 - Mini-warehouse
 - Warehousing
 - Creamery (dairy products)
 - Livestock auction
 - Stable, commercial

- A utility substation be allowed on Tract 1 as shown on the attached Zoning Exhibit and Site Layout.

- A support tower with communication antennas be allowed on Tract 1 as shown on the attached Zoning Exhibit and Site Layout.
 - The commercial antenna support structure shall be a stealth monopole design with no visible antennas, wires, or transmitters.
 - The maximum height of the commercial antenna support structure shall be 80 feet.
 - The commercial antenna support structure may be located at a distance less than three times the height of the support structure from any property line.

- The commercial antenna support structure may be located at a distance less than twice the height of the support structure from any residential district boundary or dwelling.
 - The communication tower will be solely for the use of the Grayson County Electrical Cooperative (GCEC) utility substation.
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- Development of the electrical substation on Tract 1 shall generally conform to the attached Site Layout.
 - An 8' tall solid masonry screening wall and evergreen shrubs (3' tall at the time of planting, acceptable for six foot screening from the Approved Plan List in the Zoning Ordinance) shall be provided as shown on the attached Site Layout.
 - A solid living plant screen composed of evergreen shrubs (3' tall at the time of planting, acceptable for six foot screening from the Approved Plat List in the Zoning Ordinance) shall be provided within a 5' wide landscape buffer along property lines adjacent to Tract 2, as shown on the attached Site Layout.
- Any regulations not modified herein shall follow the regulations of the Zoning Ordinance, and as amended.