

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) 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 monopole 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 school complex is shown on sheet C1-1 of the drawings provided.
2. The minimum setback requirement for a stealth monopole shall be 167 feet from the center of the monopole to the nearest property line. All other uses permitted within Section 146-93 shall follow the requirements of the zoning district.
3. The maximum height for the stealth monopole telecommunications tower shall be 80 feet with a 5-foot lightning rod. All other uses permitted within Section 146-93 shall follow the requirements of the zoning district.
4. The site is to include an 8-foot masonry wall around the telecommunications facility compound as shown in the compound layout on sheet C2-1 of the drawings submitted. The wall is designed to match the brick and stone architecture of the existing school building consistent with sheet C6-1 of the drawings submitted.
5. The site is to include a landscape buffer of Spartan Juniper to match existing landscape plantings at the school. Plantings will be at least 36" tall at planting, with layout and 3' on center spacing in accordance with sheet L1-1 of the drawings submitted.