



# Telecommunication Structures in Southwest McKinney Update

February 4, 2025 City Council Work Session



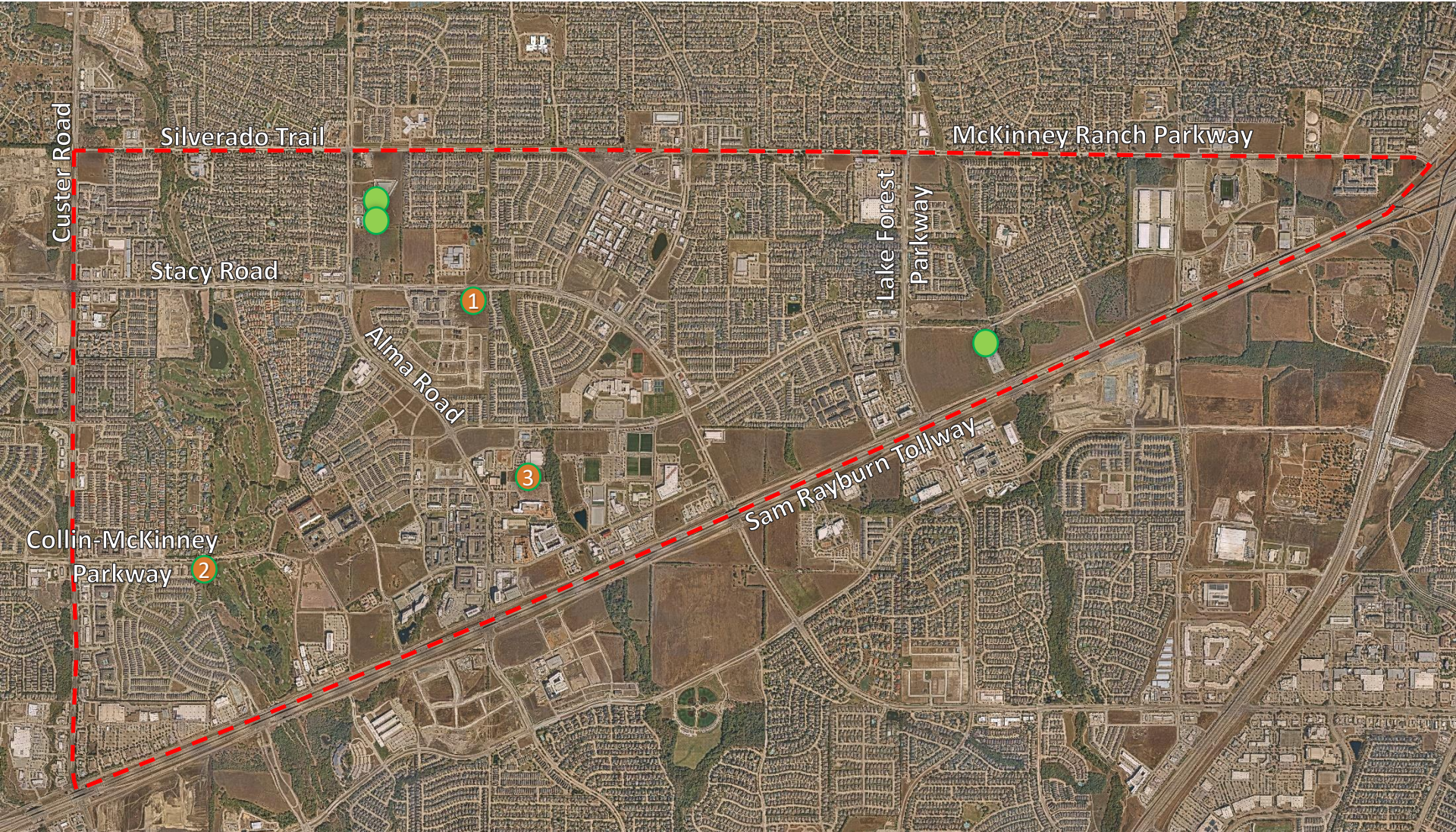
## Background.

- Southwest McKinney:
  - Home to approximately 38,000 residents
  - Approximately 4,000 acres (6.25 mi<sup>2</sup>) in size
- Only three (3) FCC-registered telecommunication structures exist
  - Two (2) of these structures are extremely close to one another.
- Things to remember:
  - Telecommunication (cellular) services are a private utility (like power, gas, and telephone) and are not installed or operated by the city.
  - The number and timing of the construction of telecommunication structures are not dictated by the city.
  - The presence of a telecommunication structure will only improve cellular service if your cellular provider collocates onto the structure.

## What is Changing?

- The Unified Development Code (UDC) was adopted by the City Council in November 2022.
  - ***The UDC streamlined the siting of telecommunication structures.***
  - Low Telecommunication Structures (up to 40 feet) are allowed by right within every zoning district with criteria.
  - High Telecommunication Structures (over 40 feet) are allowed with Specific Use Permit (SUP) approval.
  - Stealth Telecommunication Structures (up to 70 feet) are allowed by right within every zoning district with criteria.
- ***Three (3) new telecommunication structures are currently under construction or in development.***

# Telecommunication Structures in Southwest McKinney



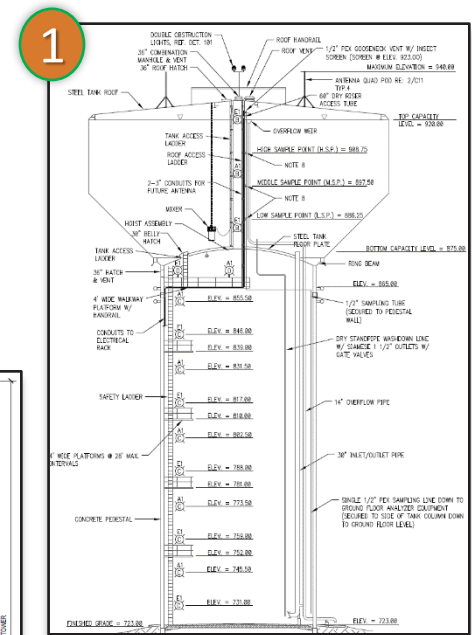
## Legend

-  Existing FCC- Registered Telecommunication Structure
-  Pending Telecommunication Structure

# Status of Pending Telecommunication Structures

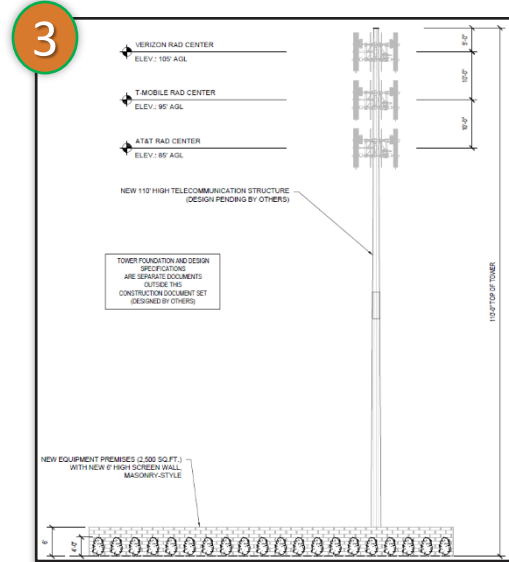
## 1 Stacy Road Elevated Water Storage Tank (Under Construction)

- 217' tall
- Collocation opportunities up to approximately 140' tall
- Estimated completion: January 2026



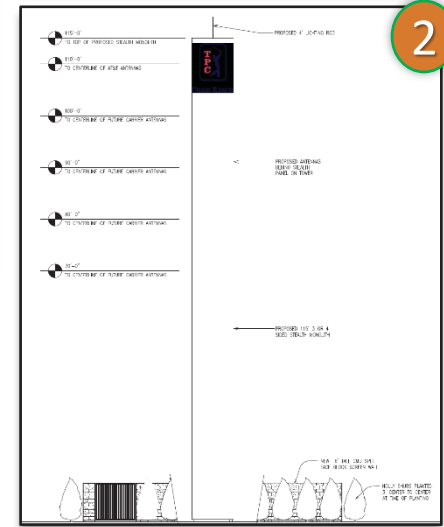
## 2 TPC Craig Ranch (Under Construction)

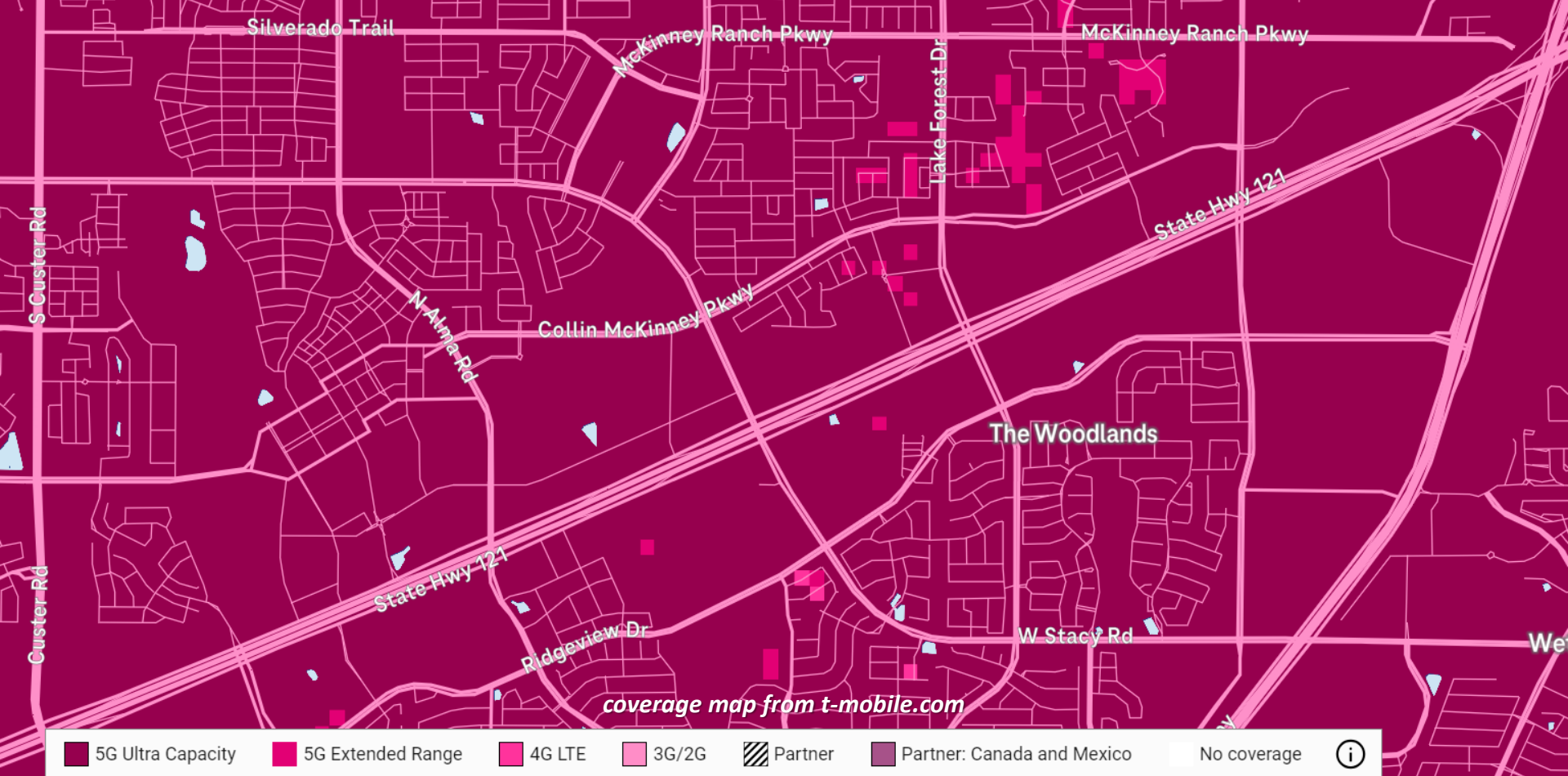
- Building permit issued September 2024
- 115' tall
- Opportunities for collocation with 5 carriers
- Estimated completion: April 2025



## 3 Craig Ranch – Star Center (Under Development)

- Specific Use Permit under review by staff
- 110' tall
- Opportunities for collocation with 3 carriers
- Estimated completion: To be determined





Discussion?

