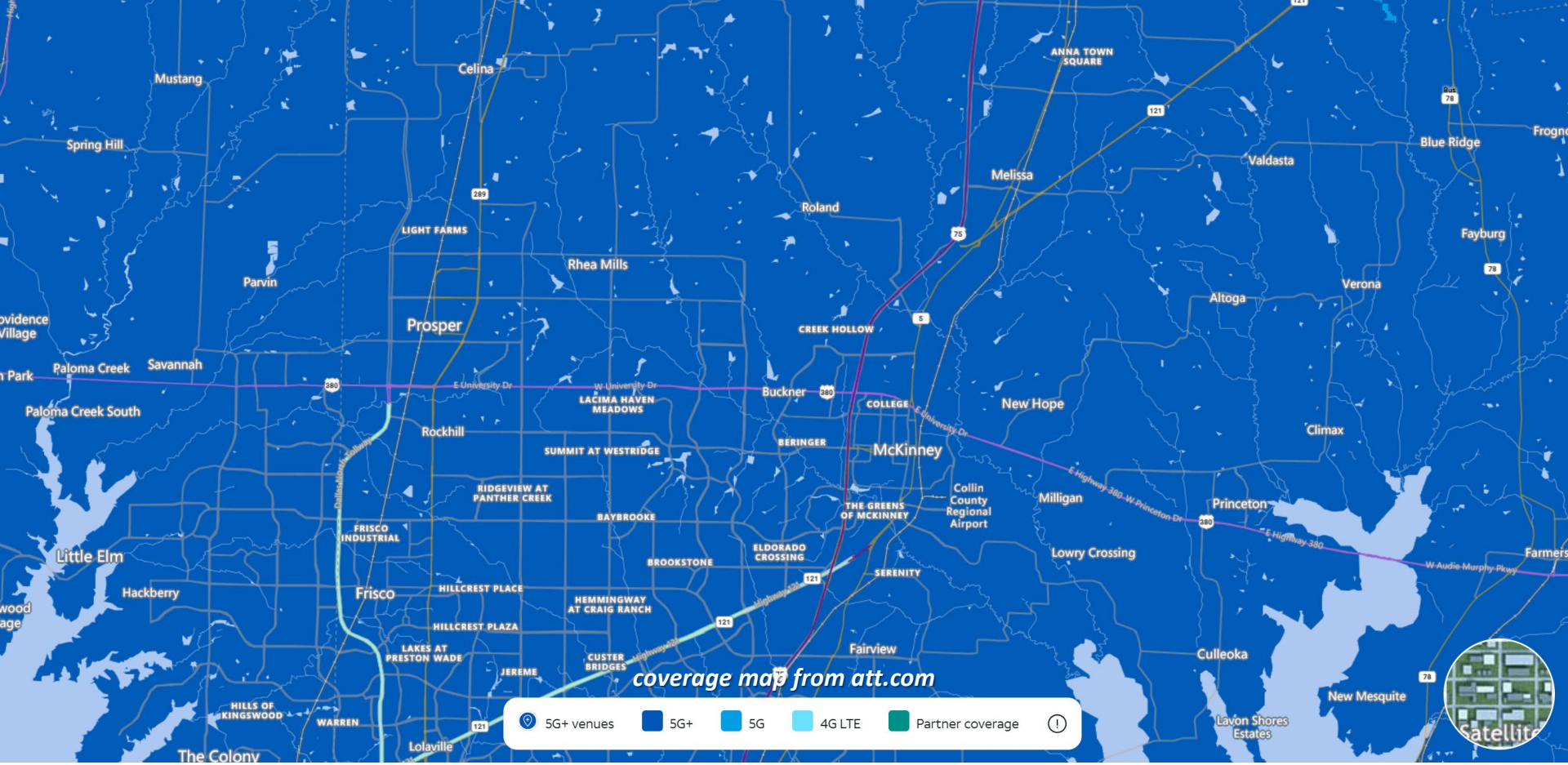

Telecommunication Structures in McKinney

June 3, 2025 City Council Work Session

McKINNEY TEXAS
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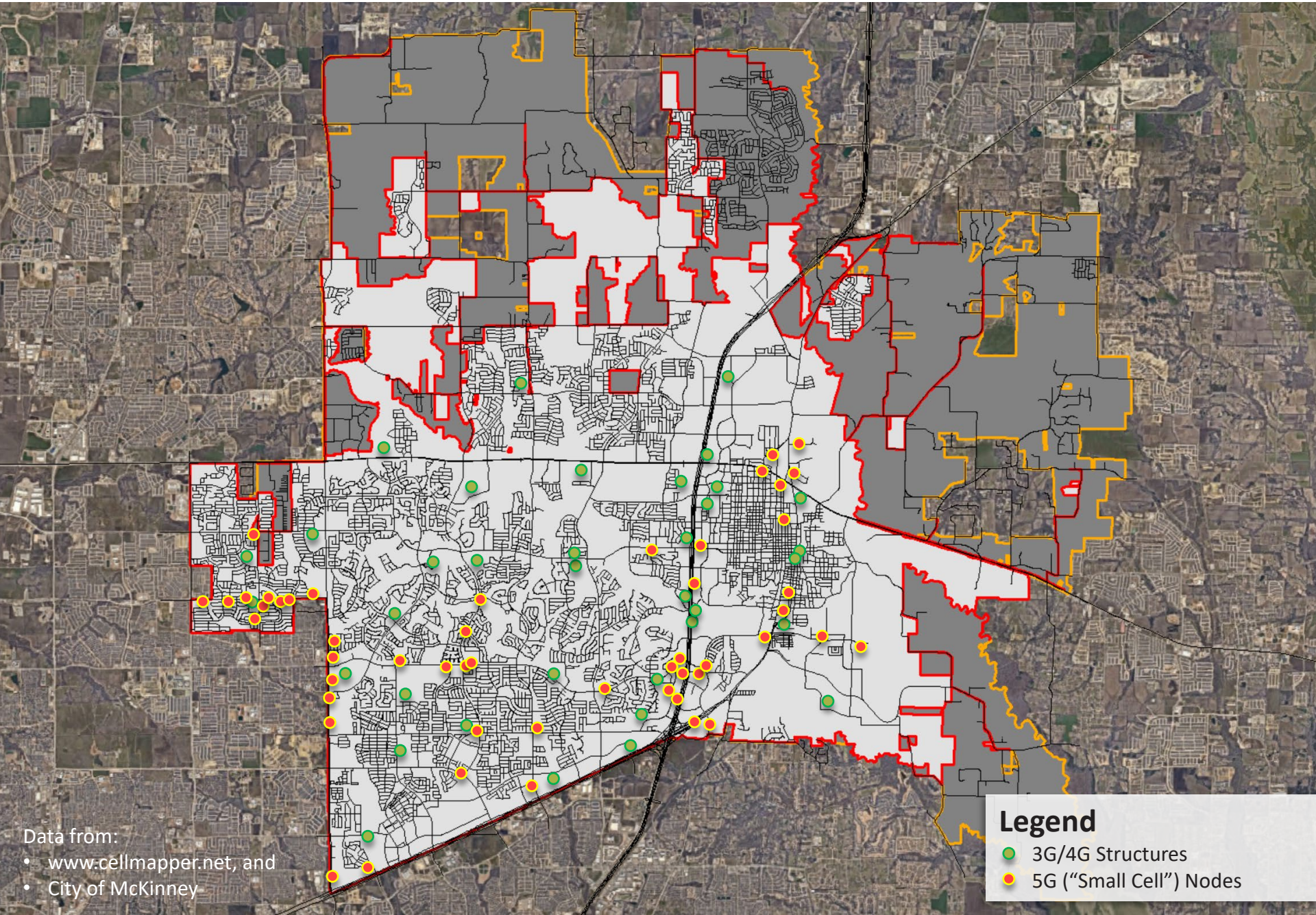
Background

- Last discussed telecommunications structures in southwest McKinney on 2/4/25.

- McKinney, TX:
  - Home to approximately 225,000 residents
  - Approximately 69.7 mi^2 in size
  - Dozens of telecommunications structures and nodes exist

- Things to remember:
  - Telecommunication (cellular) services are a private utility.
  - Telecommunication (cellular) services 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.
  - Different cellular services (3G/4G/5G) use different structure types ("cell towers" vs "small cell nodes").

Telecommunication Structure Locations in McKinney



McKinney's Current Role in Providing Telecommunication Coverage

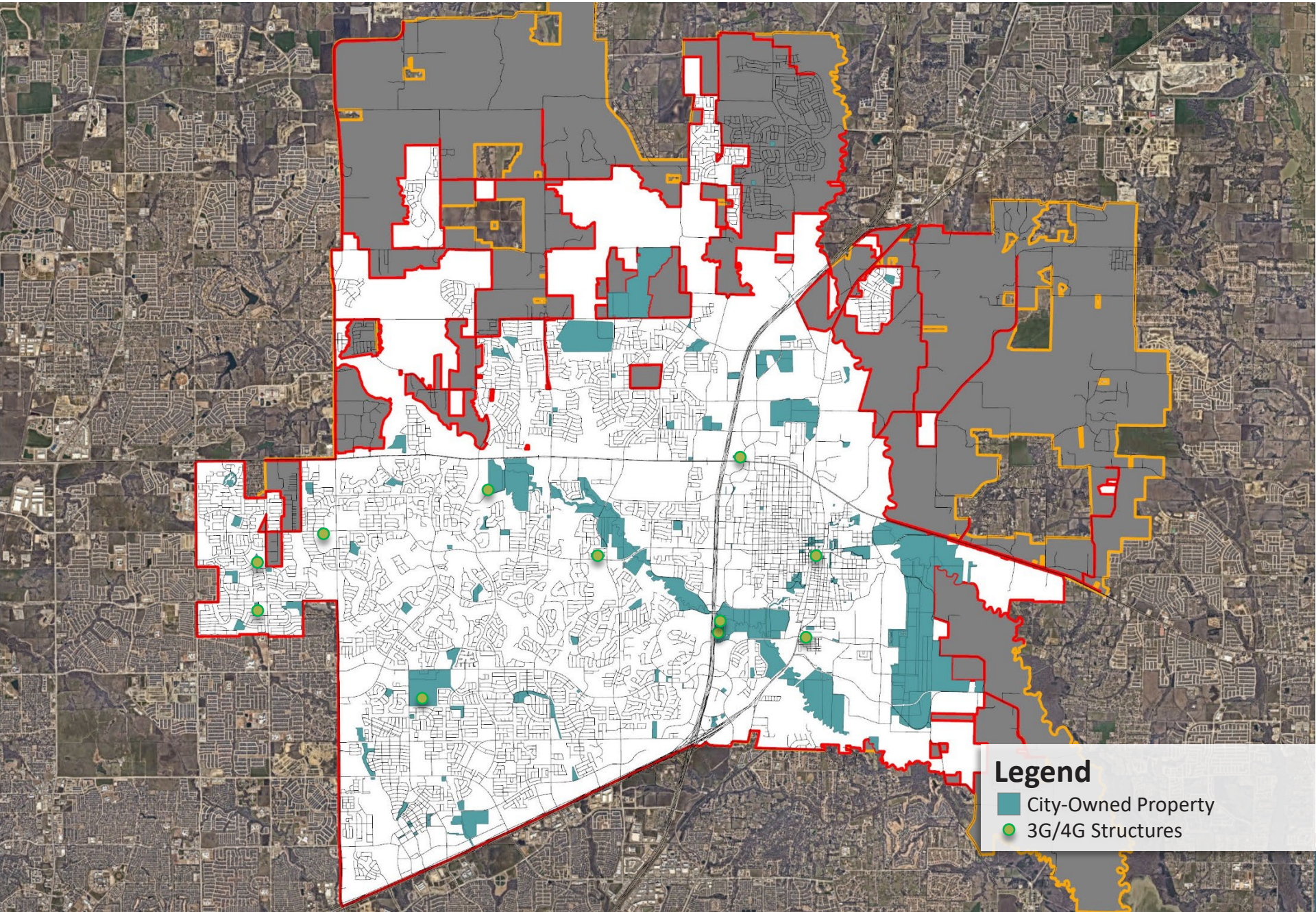
Regulatory Role

- The city is responsible for:
  - Reviewing and permitting installation proposals (right-of-way and private property).
  - Reviewing and processing Specific Use Permits (SUP) for telecommunications structures that are not permitted by right.
- In November 2022, the Unified Development Code (UDC) was adopted.
  - ***The UDC streamlined the siting of telecommunication structures.***
  - Low-Rise Telecommunication Structures (up to 40 feet) are allowed by right within every zoning district with criteria.
  - High-Rise 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.

Property Owner Role

- The city hosts cellular communication antennas on its elevated storage tanks for a fee (lease).
- The city may allow the installation of telecommunication structures on other city-owned properties (ex: parks, buildings, etc.) for a fee (lease).
- The city hosts small cell nodes within the public right-of-way.

Location of City-Owned Properties



Options for the City to Improve Telecommunication Service

- Continue current practices:
  - Offer lease options to carriers seeking to collocate on elevated storage tanks,
    - 7 of 9 existing elevated storage tanks have cellular equipment.
  - Review and permit the installation of small cell nodes within the right-of-way,
  - Review and process applications for new telecommunication structures and equipment, and
  - Consider requests to install telecommunication structures on city property on a case-by-case basis.

- Seek a Partnership:
  - Issue an RFP/RFQ,
  - Identify a company that could help leverage city property to improve coverage,
  - Company could proactively coordinate with carriers regarding new opportunities on city property, and
  - Company could operate and maintain the telecommunication structure.

Using City (Park) Property: Things to Consider

- To place a telecommunications tower on property purchased with parks funds or designated as a park, the city must determine:
  - No feasible/prudent alternatives exist; and
  - The project minimizes harm to the land.

- If grant funds were used to purchase park property, additional restrictions may prohibit use of the property.

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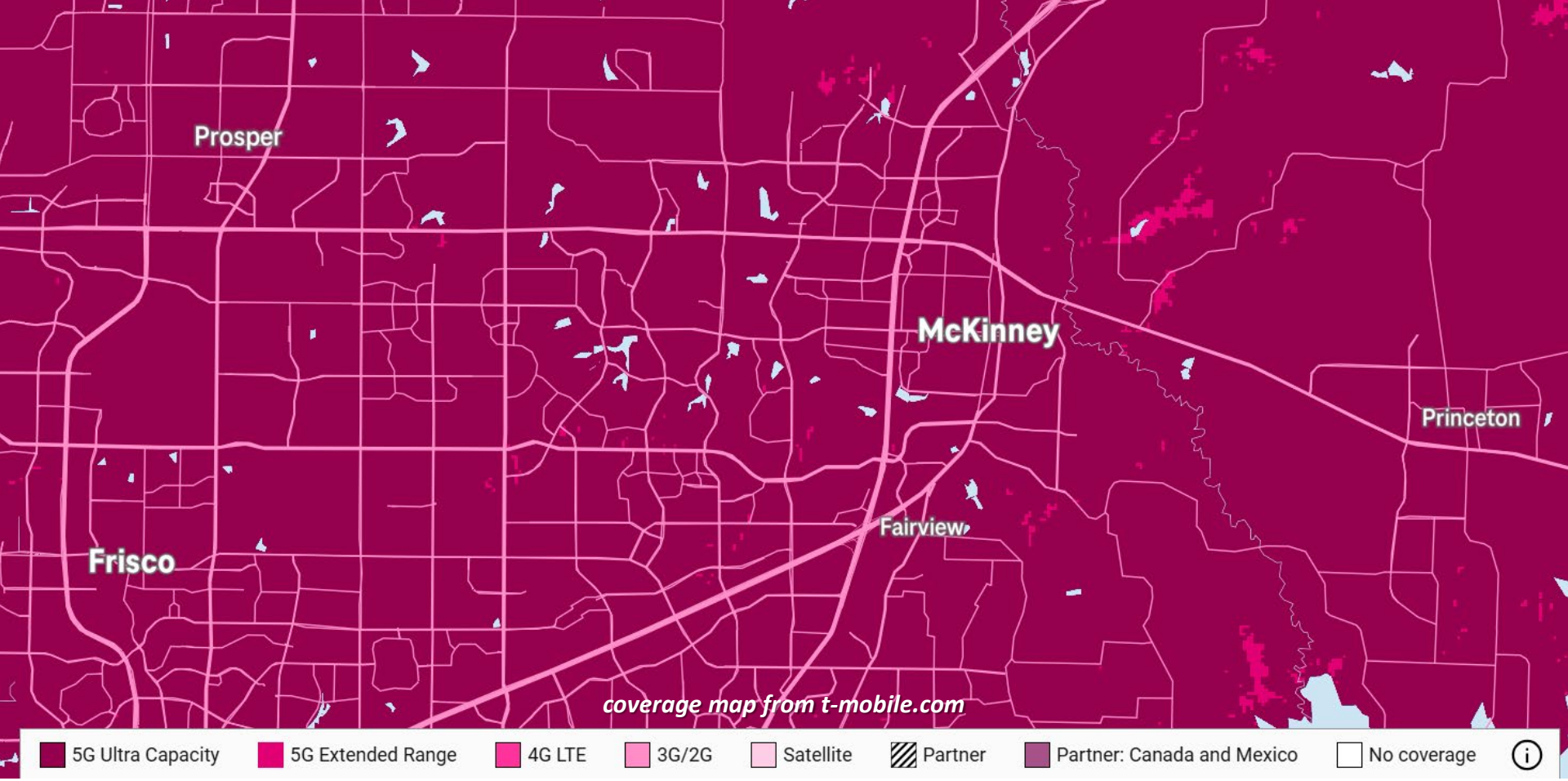

Discussion?

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