



Telecommunication Structures in Southwest McKinney Update

February 4, 2025 City Council Work Session



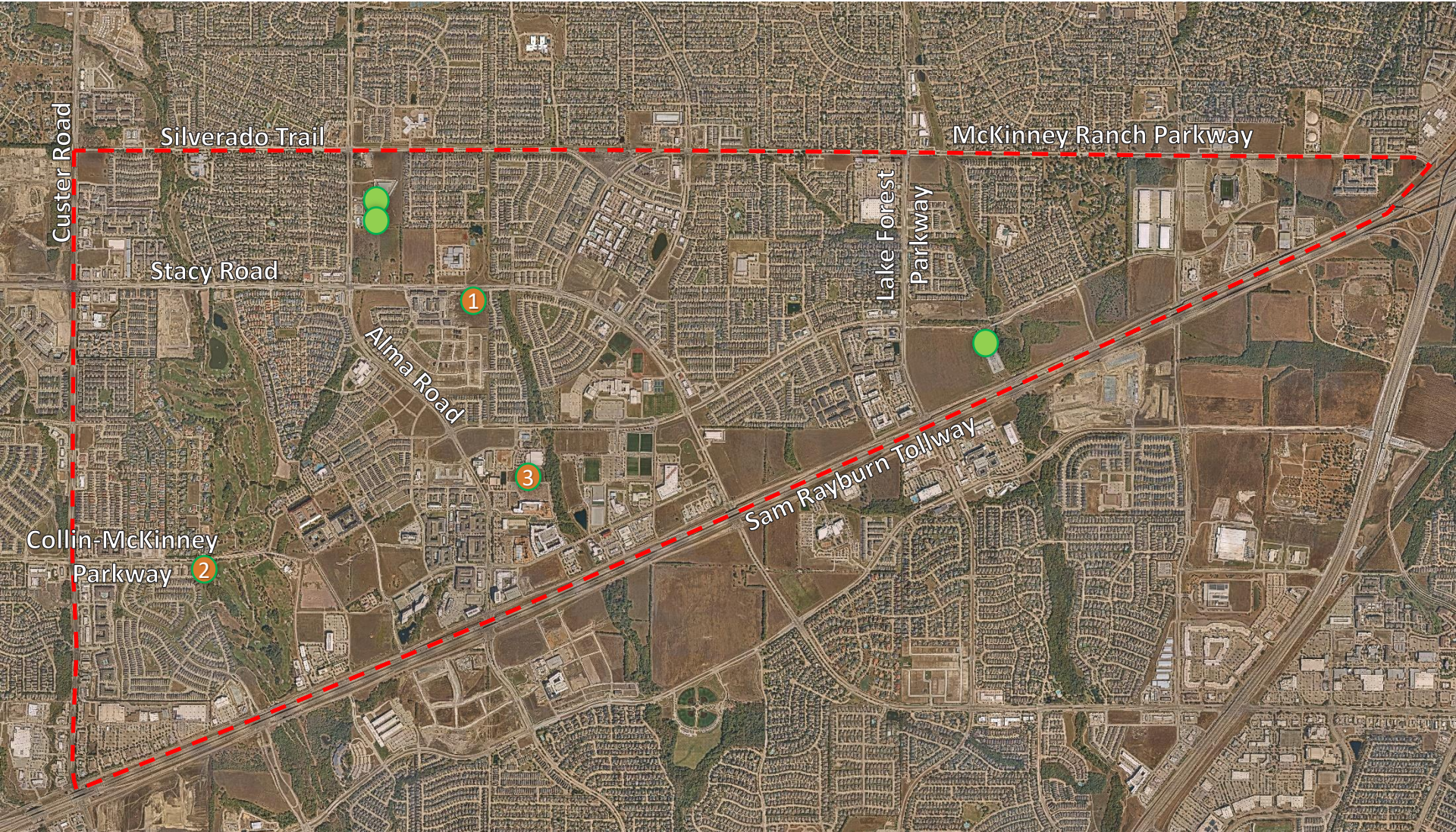
Background.

- Southwest McKinney:
 - Home to approximately 38,000 residents
 - Approximately 4,000 acres (6.25 mi²) 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



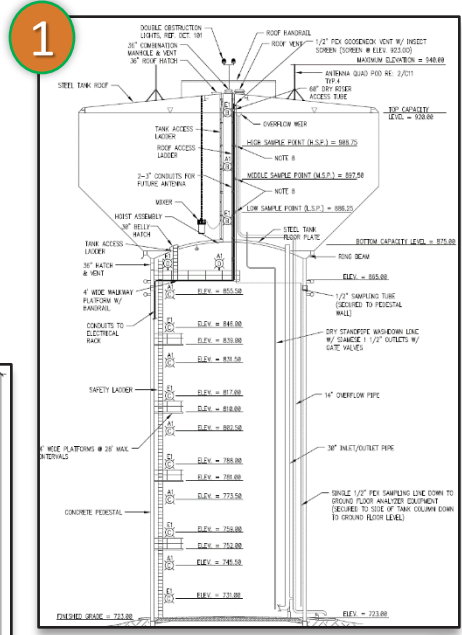
Legend

-  Existing FCC- Registered Telecommunication Structure
-  Pending Telecommunication Structure

Status of Pending Telecommunication Structures

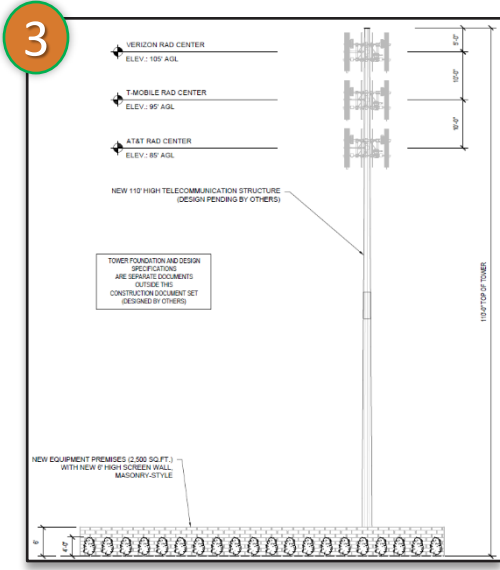
1 Stacy Road Elevated Water Storage Tank (Under Construction)

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



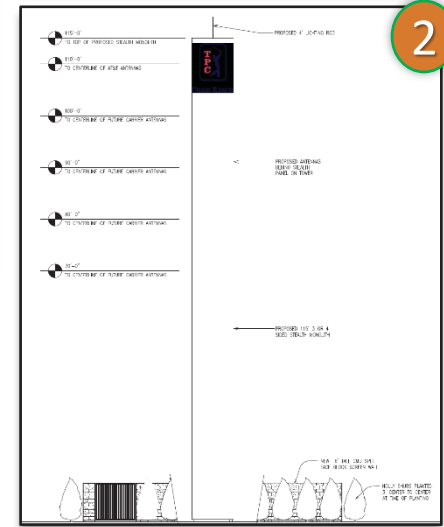
2 TPC Craig Ranch (Under Construction)

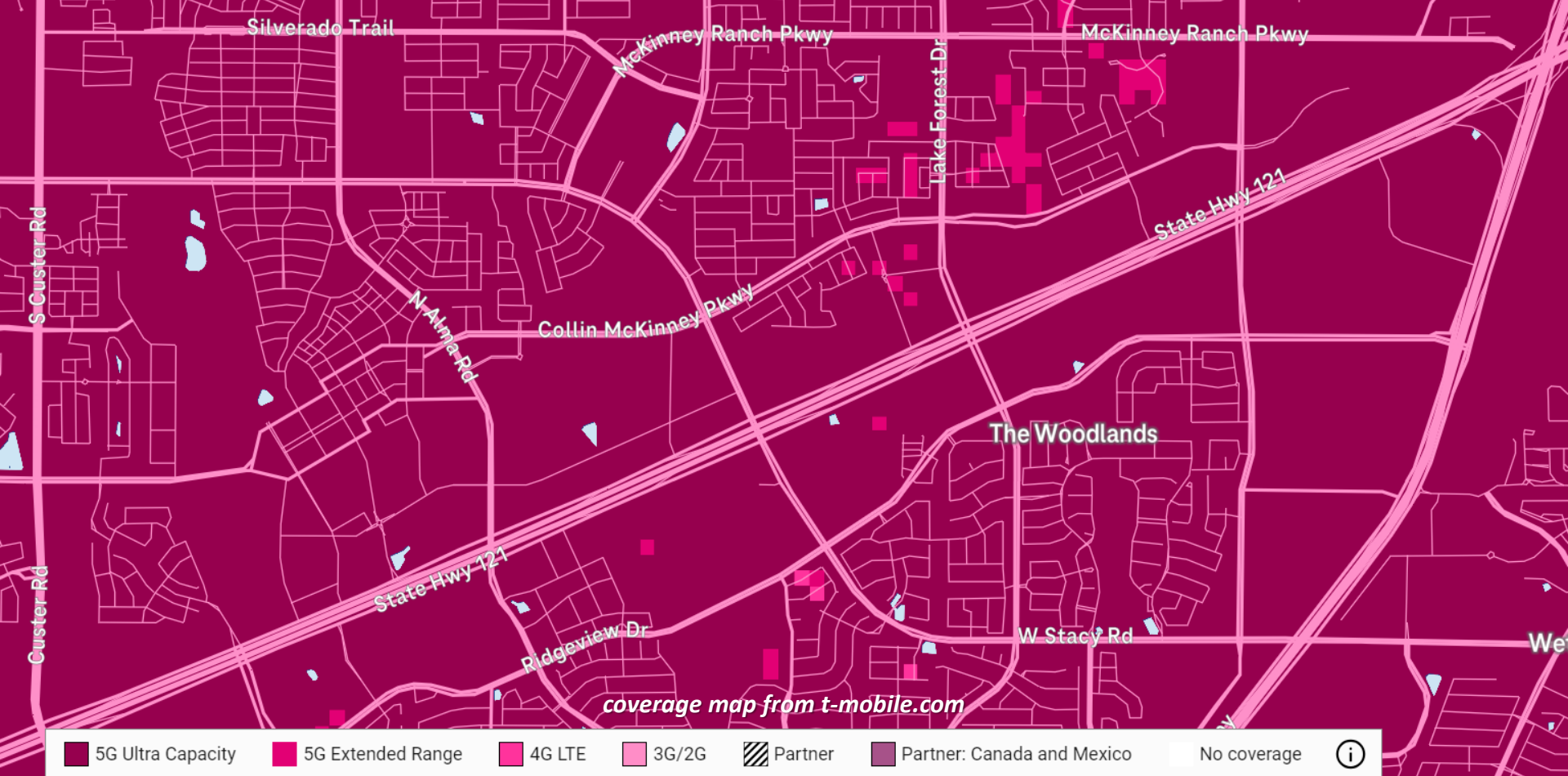
- Building permit issued September 2024
- 115' tall
- Opportunities for collocation with 5 carriers
- Estimated completion: April 2025



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?

