

Proposed Planned Development Regulations – 29.36 Acres  
Case no. 08-060Z

- I. **Land Use.** The uses allowed on the subject property shall be as follows:
- A. No retail service of vehicles will be permitted on the subject property.
  - B. **Zoning Area 1** – The use and development of this area shall conform to the REC Office District and the REC Neighborhood Center District as defined and provided for in the City of McKinney Zoning Ordinance. Additionally, the following uses shall be permitted in Zoning Area 1:
    - 1. Veterinarian (with outside runs), subject to outside runs being no closer than 200 feet to a platted single family subdivision.
    - 2. Greenhouse or plant nursery
  - C. **Zoning Area 2** – The use and development of this area shall conform to the REC Office District and the REC Neighborhood Center District as defined and provided for in the City of McKinney Zoning Ordinance. Additionally, the following uses shall be permitted in Zoning Area 2:
    - 1. Uses permitted in Area 1
    - 2. Utility shop or yard
    - 3. Cleaning plant, laundry
    - 4. Printing plant
    - 5. Sign shop
    - 6. Appliance sales, repair & service
    - 7. Auto parts sales (indoor only including tires, batteries and accessories)
  - D. **Zoning Area 3** – The use and development of this area shall conform to the REC Office District and the REC Neighborhood Center District as defined and provided for in the City of McKinney Zoning Ordinance. Additionally, the following additional uses shall be permitted in Zoning Area 3:
    - 1. Uses permitted in Area 1 & 2
    - 2. Mini-warehouses (self-storage)
    - 3. Covered or open boat / recreational vehicle storage and service (service by individuals only; no retail service), subject to the following requirements:
      - a. being screened by a 10' masonry wall, or
      - b. being enclosed within the interior of a self-storage facility having at least one wall that is 10' in height so that the above screening objective is met. Gaps between the perimeter buildings should be filled in by an 8' tall wrought iron fence with masonry columns spaced every 20' along with evergreen shrubs acceptable for 6' screening.
  - E. **Zoning Area 4** – The use and development of this area shall conform to the REC Office District and the REC Neighborhood Center District as defined and provided for in the City of McKinney Zoning Ordinance. Additionally, the following uses shall be permitted in Area 4:
    - 1. Utility Substation or regulating station – including communications towers, both guy wire supported and free standing. Free standing towers shall be limited to 180' in height and guy wire supported towers shall be limited to 450' in height.
    - 2. Accessory buildings for electronic, communication, and other equipment required for or ancillary to communication towers.
  - F. **Zoning Area 5** – This area shall be zoned "AG" – Agricultural District in accordance with the City of McKinney Zoning Ordinance.