



Memorandum

April 11, 2024

TO: Planning and Zoning Commission
Julie Couch, Town Manager

FROM: Israel Roberts, AICP
Planning Manager

SUBJECT: **CONDITIONAL USE PERMIT FOR THE MCKINNEY LDS TEMPLE
(CASE #CUP2024-04)**

BACKGROUND: This is a request for approval of a Conditional Use Permit (CUP) for a religious facility. The 8.1-acre site is located on the north side of Stacy Road, west of Meandering Way and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Tom Coppin, Kimley-Horn and Associates representing owners The Church of Jesus Christ of Latter-Day Saints.

Development along Stacy Road:

Along this section of Stacy Road, immediately to the west of this site is the Chase Oaks Church (2013) and the LDS Chapel (2013). The Twin Creeks Church of Christ owns the adjacent 5-acre parcel to the east, and is anticipated to submit for CUP consideration later this year.

STATUS OF ISSUE:

The project reflects the main ceremonial temple building, surrounding parking and landscaped grounds, and a remote building which provides mechanical and ground maintenance support. Included within this remote building is a small distribution center that provides ceremonial clothing for members attending the temple. This is a private function and is not open to the general public.

The main temple building is 45,375 Square Feet (SF) and consists of two above-ground floors and a partial basement. A 173'-8" spire will be located on the south end of the building. The combined grounds/distribution building will measure 5,042 SF and consist of a single-story structure, measuring 16' in height, with an exterior façade which compliments the main temple building.

The main temple structure is over 220' feet from the northern property line, far exceeding the 160' building setback that would typically be required in the CPDD area of town.

The building design features a granite base course and imported limestone for the main wall facade material; highlighted by stained glass glazing and bronze-finished aluminum trim. Exterior doors and windows will be clad in decorative stained glass with no views in or out of the temple to adjacent properties.

The landscape plan reflects a heavily planted site featuring various tree types, shrubbery, ground cover and seasonal planting areas to provide a park-like setting for temple patrons and to compliment the reverent nature of the temple. The plan calls for a landscape island in the parking lot for every eight (8) spaces, which is consistent with commercial design standards.

As part of this request, the applicants are asking for two (2) deviations from the typical development standards. The first relates to building height, the second involves reduced buffering on the east and west property lines.

Building Height: Within this district, building height is limited to 35 feet. As shown, the proposal reflects a height that exceeds the 35'. Historically, the town has approved higher building heights for religious facilities of varying degrees on a case-by-case basis. Provided below is a chart that compares the proposed structure with a number of other religious facility approvals.

Project	Date	Height	Feature Height
LDS Temple (proposed)		42' mechanical level 56' upper roof 65' bottom steeple	107' top steeple 173'-8" top spire
Faith Anglican Church	2019	39'	48' bell tower
LDS Chapel	2013	30'	68' spire
Chase Oaks Church	2013	42'	
Creekwood UMC	2006	38'	154' bell tower
redesign	2017		51' spire
Fairview Water Towers		140' – 150'	
Radio Tower on HWY 5		163'	
Town Hall		64'	

Landscape Buffer: When a religious facility located with a residential district a minimum 35' landscape buffer is required along all property lines. The intent of the setback/buffer is to maintain a landscape area between the religious facility and adjacent residential development. In this case, various religious organizations own both of the adjacent properties to the east and west, with the River Oaks neighborhood to the north. The plan maintains the 35' buffer along Stacy Road and provides a 75'-80' buffer along the northern property line adjacent to the existing River Oaks neighborhood. Within the northern buffer, the existing trees will remain, but will be supplemented with additional screening trees and vegetation.

Along the western property line, the plan proposes no buffer. The subject site and the adjacent property to the west have common ownership. When the adjacent chapel was built, the LDS did not have ownership of the subject site, therefore, they provided an extended buffer. Since they now own both properties, buffering from themselves seems unnecessary.

On the eastern property line, they are requesting a reduced 20' buffer. The property to the west is owned by the Twin Creeks Church of Christ. It is anticipated that they will be submitting

for CUP approval sometime this year. The two organizations have been in contact with each other to coordinate development needs (utilities, drainage, etc.). Since both sites will be developed for religious facilities, requiring a 35' buffer from each other seems excessive.

Drainage

The runoff from the proposed site is captured into a detention basin prior to release, thus mitigating any adverse effects downstream.

Utilities

There is adequate water to supply the development and they are coordinating with the City of Allen to provide sanitary sewer, similar to the existing churches to the West.

Traffic

The traffic impact analysis has determined that there are no additional deceleration lanes or left turning lanes needed to meet the needs of the peak hour traffic demands. TxDOT has established the criteria necessary for additional deceleration lanes and they are well below the thresholds. There is adequate access from Stacy Rd to accommodate the turning movements and the through traffic.

Lot Coverage

The RE-1 district requires a maximum 35% lot coverage. The percentage varies by zoning district (25%-35% outside of the CPDD area). Traditionally, the Town has not applied the lot coverage standards from residential zoning district to intuitional uses. As shown, the lot coverage for this project is 50%. For reference, the lot coverage for the Chase Oaks Church and the adjacent LDS church is 39%. The lot coverage for the Anglican Church on Highway 5, is 42%.

Public Input

The town has notified 24 adjacent property owners within 500 feet of the subject property in accordance with Town requirements and to date, has not received any written correspondence.

STAFF COMMENTS:

Staff is supportive of the site and landscape development plans. However, the proposed height is quite taller than anything previously approved by the Town. As such, staff considers the proposed height of the main building to be a policy decision by Town Council.

ATTACHMENTS:

- Locator
- Development plans



Breadwing Dr

Hawkswood Dr

Forest Oaks Ct

Oak Ridge Dr

Oakdale Cir

Forest Oaks Dr

Timberwood Ln

Horseshoe Bend

Paddock Trl

Meandering Way

Palomino Way

Stacy Rd



MEMORANDUM

To: Israel Roberts – Town of Fairview

From: Thomas G. Coppin, P.E. – Kimley-Horn and Associates, Inc.

Date: March 11, 2024
Revised April 2, 2024

Subject: McKinney LDS Temple – Conditional Use Permit Request / Narrative

Project Description

The proposed McKinney Temple project is proposed to be constructed on 8.16 ac on the north side of Stacy Road by The Church of Jesus Christ of Latter-day Saints. It will be the third of four religious facilities to occupy this portion of Stacy Road. The existing Chase Oaks Church and a chapel also owned by the Church are located to the west. The Church of Christ is currently in the planning stages and intends to construct a new church to the east of the temple site at the corner of Stacy Road and Meandering Way. The temple project will include the main temple building, surrounding parking field and landscaped grounds, and a remote grounds building which will provide mechanical and grounds support to the temple. A small distribution facility will be incorporated as part of the grounds building. The distribution facility will provide ceremonial clothing for members attending the temple and will not be open to the general public.

The main temple building will measure 45,375 sf and consist of two above-ground floors and a partial basement. A spire will be located on the south end of the building. The combined grounds / distribution building will measure 5,042 sf and consist of a single-story structure, measuring 16 ft in height, with an exterior façade which compliments the main temple building.

The exterior grounds and parking areas will be fully landscaped to provide a park-like setting for temple patrons and to compliment the reverent nature of the temple. Exterior doors and windows will be clad in decorative stained glass with no views in or out of the temple to adjacent properties.

Water and fire service will be provided by the Town of Fairview. Sewer services will be requested from the City of Allen, consistent with the way Chase Oaks Church and the existing LDS chapel are being served. Access will be directly from Stacey Road via driveways at the SE and SW corners of the temple property. The SW driveway will provide shared access to the adjacent LDS chapel.

The Church has requested that Oncor explore the possibility of underground the existing OHE poles adjacent to the temple and chapel frontages to improve the view to the front of the temple. It's currently unknown if this is possible.

Requested Variances

The project is requesting the following two variances from the Town’s zoning ordinance as part of the CUP approval:

Variance 1

Building Height: 65 feet to top of parapet / 173’-8” feet to top of spire. The current zoning allows for 35 feet or two stories whichever is lower.

Variance 2

Landscape Setbacks:

Setback	Current Zoning Required	Requested Variance
Front	35 ft	35 ft
West Side	35 ft	0 ft ¹
East Side	35 ft	20 ft ²
Rear	35 ft	35 ft ³

- 1 Four church facilities will occupy the north side of Stacy Road once complete. No residential uses will side on any of the churches. Due to the similar uses and common ownership, we are requesting that the temple’s west landscape setback be reduced to 0 feet between the existing LDS chapel and the temple. We propose that the existing 43 ft of landscaping between the chapel parking lot and the proposed temple parking lot be maintained in its entirety. This will maintain a landscape buffer between the two similar uses as well as enhance the pedestrian connectivity between the temple and the chapel with new sidewalk connections.
- 2 Based on discussions with the Church of Christ (east of the temple), we understand they will be requesting a 20 ft landscape setback between their parking field and their west property line. We are requesting the same 20 ft landscape setback be maintained from the grounds / distribution building to the temple’s east property line. The combined 40 ft landscape buffer will match what is proposed on the west side as described above. The remainder of the east side will maintain more than the required 35 ft landscape setback from parking field to property line.
- 3 The temple project will maintain the existing 35 ft landscape setback on the north side of the property as well as the 160 ft building setback from neighboring residential properties to the north.

Project Purpose

The Church of Jesus Christ of Latter-day Saints currently has 335 temples in operation or in various stages of planning and construction throughout the world. The McKinney Temple will be the third temple in the DFW area with the Dallas temple currently in operation and a new Fort Worth Temple currently under construction. Temples are built and dedicated as houses of the Lord Jesus Christ and as such are constructed to the highest standards of both materials and workmanship. They differ from chapels / meeting houses in their form and function. Chapels host Sunday services and weekday activities which support the needs of local membership congregations of the Church. While temples serve as dedicated places of instruction, and the location where sacred religious ordinances and services, such as weddings, are performed. They also serve a larger geographic area than chapels. The McKinney temple will generally serve members living in northeastern Texas and as far away as parts of Oklahoma, Arkansas, and Louisiana.

Hours of Operation

Typical hours of operation are 6:00 a.m. – 10:00 p.m. Tuesday – Saturday.

The temple will be closed on Sundays, Mondays and holidays. It will also be closed for one month each year when deep cleaning and maintenance operations are performed.

Traffic / Shifts / Parking

On a typical day, temple services are divided into multiple sessions. Each session consists of approximately a two-hour block. Members living within the temple service area volunteer as workers to staff the temple. 30-60 workers will staff (4) 4 hours shifts each day. Approximately 30-40 patrons will arrive every 30 minutes and stay for a two-hour session. Approximately 120-160 patrons are expected within the temple at any given time throughout the day.

A total of 255 parking spaces will be provided on the temple grounds. The Town of Fairview requires 94 stalls (160 patrons + 120 works (accounting for shift changes) / 3 stalls per seat = 94 required stalls). Additional driveway connections between the temple and the chapel will allow the chapel's 193 parking stalls to function as overflow parking if needed (Total parking available 255 +193 =448 stalls).

Lighting

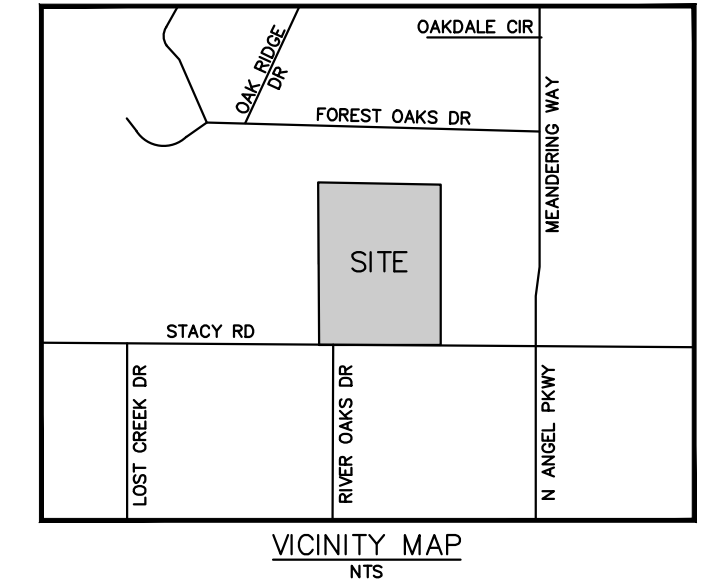
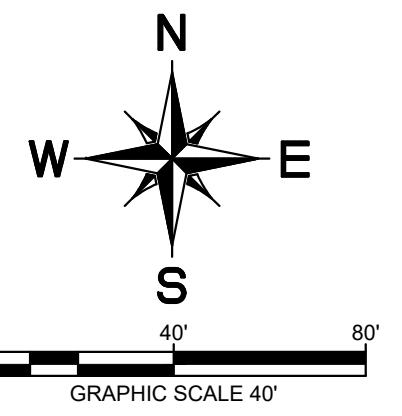
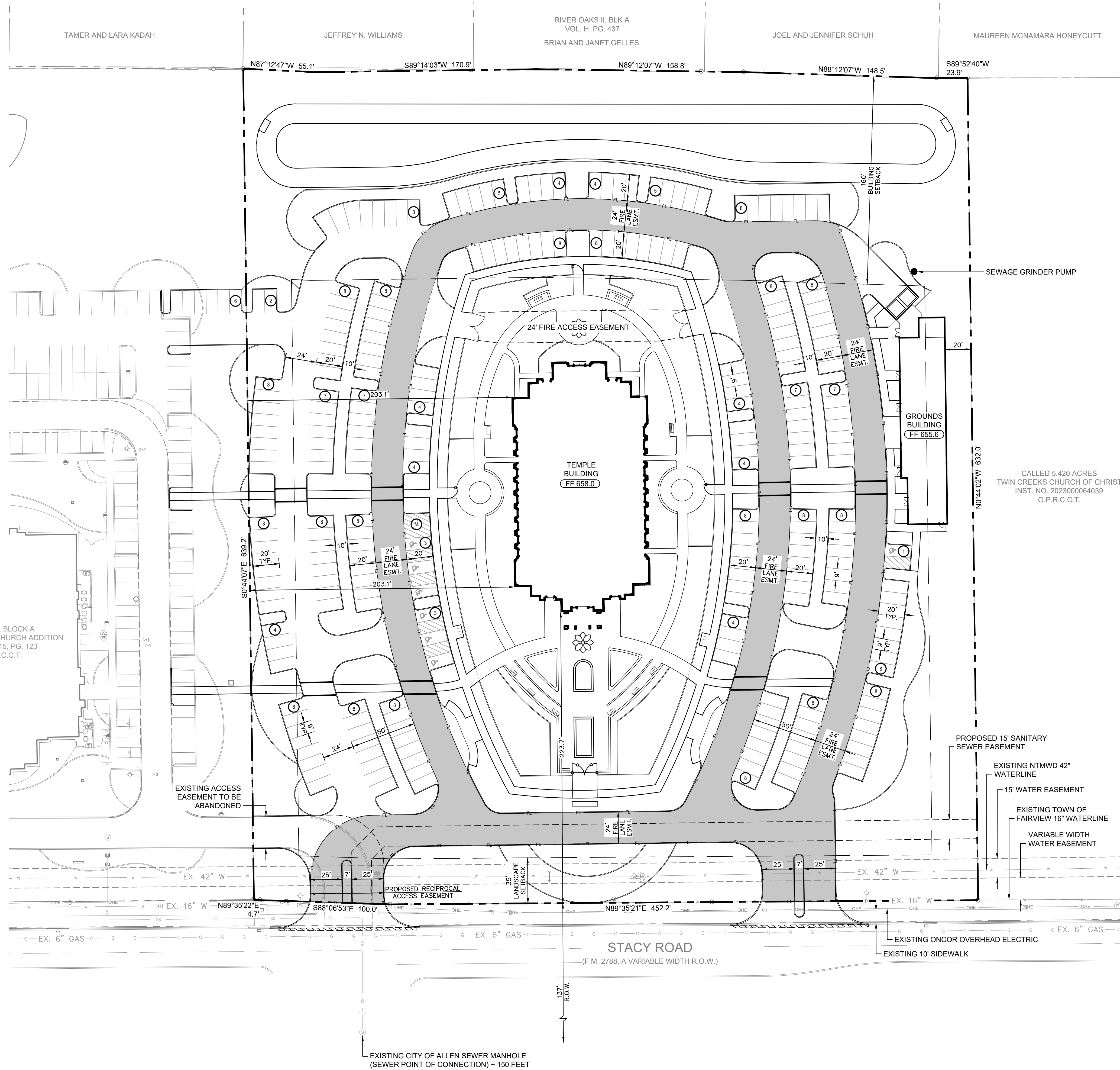
Site lighting will comply with the Town of Fairview's lighting ordinance and restrictions. Site lighting will consist of both parking lot and building lighting intended to enhance the exterior façade of the temple and its grounds while maintaining safety and functionality of the parking lot and exterior grounds. Parking lot lighting will be shielded to avoid light trespass to neighboring properties. Building lighting will be directed at the building surfaces. Exterior lighting levels will extend one hour before and one hour after the temple hours of operation and will then dim to code minimum for security purposes.

Landscaping / Tree Protection

Exterior landscaping will consist of both landscape and hardscape elements which are intended to compliment the exterior façade of the temple and enhance the reverent, meditative atmosphere which is conducive to the purposes of the temple. Trees, shrubs, turf, numerous flower beds, several plazas and seating areas will be maintained year-round to provide a park-like setting for the enjoyment of the community and temple patrons alike. Tree counts, landscape and hardscape elements will exceed the current Town of Fairview minimum requirements.

The existing tree line at the north property line will be rejuvenated and enhanced with additional trees and landscape to maintain a buffer between the existing residences and the temple facilities.

Plotted By: Whitley, stacy Date: March 08, 2024 08:36:57am File Path: K:\V\1\061275909-McKinney Temple\061275909-McKinney Temple\061275909-McKinney Temple\Site Plan.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE SUMMARY

ZONING	RE-1
LOT AREA	8.16 AC (355,327 SF)
BUILDING AREA	
TEMPLE	45,375 SF
GROUNDS	5,042 SF
PARKING REQUIRED	94 (280 MAX OCC. / 3)
PARKING PROVIDED	
TOTAL STALLS	255
ADA STALLS	7
MOTORCYCLE SPACES	5
BICYCLE SPACES	12
WATER PROVIDER	TOWN OF FAIRVIEW
SEWER PROVIDER	CITY OF ALLEN
TELEPHONE	AT&T
ELECTRICAL	ONCOR
GAS	ATMOS

LEGEND

	PROPERTY LINE
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED FENCE
	PROPOSED BENCH
	PARKING STALL COUNT
	PROPOSED ADA PARKING / LOADING ZONE
	PROPOSED DUMPSTER ENCLOSURE
	PROPOSED FIRE LANE
	SETBACK LINE
	PROPOSED EASEMENT

FLOOD ZONE

THE SITE IS LOCATED IN ZONE X AS SHOWN ON FEMA FIRM MAP 48085C0270K, DATED 06/07/2017.

ENVIRONMENTAL CONSTRAINTS

THERE ARE NO KNOWN ENVIRONMENTAL CONSTRAINTS ON THE SITE.

OWNER

THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS
50 E. NORTH TEMPLE, 10TH FLOOR
SLAT LAKE CITY, UT 84150
PHONE: 801-240-9543
CONTACT: MARK BERRY

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
PHONE: 972-731-3814
CONTACT: THOMAS G. COPPIN, P.E.

BENCHMARKS

BM 1: "X" CUT SET ON TOP OF A CONCRETE CURB AT THE NOSE OF A PARKING MEDIAN LOCATED NORTH OF THE CHURCH BUILDING LOCATED AT 651 E. STACY ROAD. THE MARK IS APPROXIMATELY 100 FEET EAST OF THE WEST EDGE OF THE PARKING LOT.	ELEV. = 649.67
BM 2: "X" CUT SET ON TOP OF A CONCRETE CURB ON THE EAST EDGE OF THE PARKING LOT LOCATED AT 651 E. STACY ROAD. THE MARK IS APPROXIMATELY 454 FEET NORTH OF THE NORTH CURB LINE OF E. STACY ROAD.	ELEV. = 651.87
BM 3: "X" CUT SET ON TOP OF A CONCRETE CURB ON THE EAST EDGE OF THE PARKING LOT LOCATED AT 651 E. STACY ROAD. THE MARK IS APPROXIMATELY 272 FEET NORTH OF THE NORTH CURB LINE OF E. STACY ROAD.	ELEV. = 651.85

NO.	REVISIONS	DATE	BY

Kimley Horn

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PHONE: 972-335-3660
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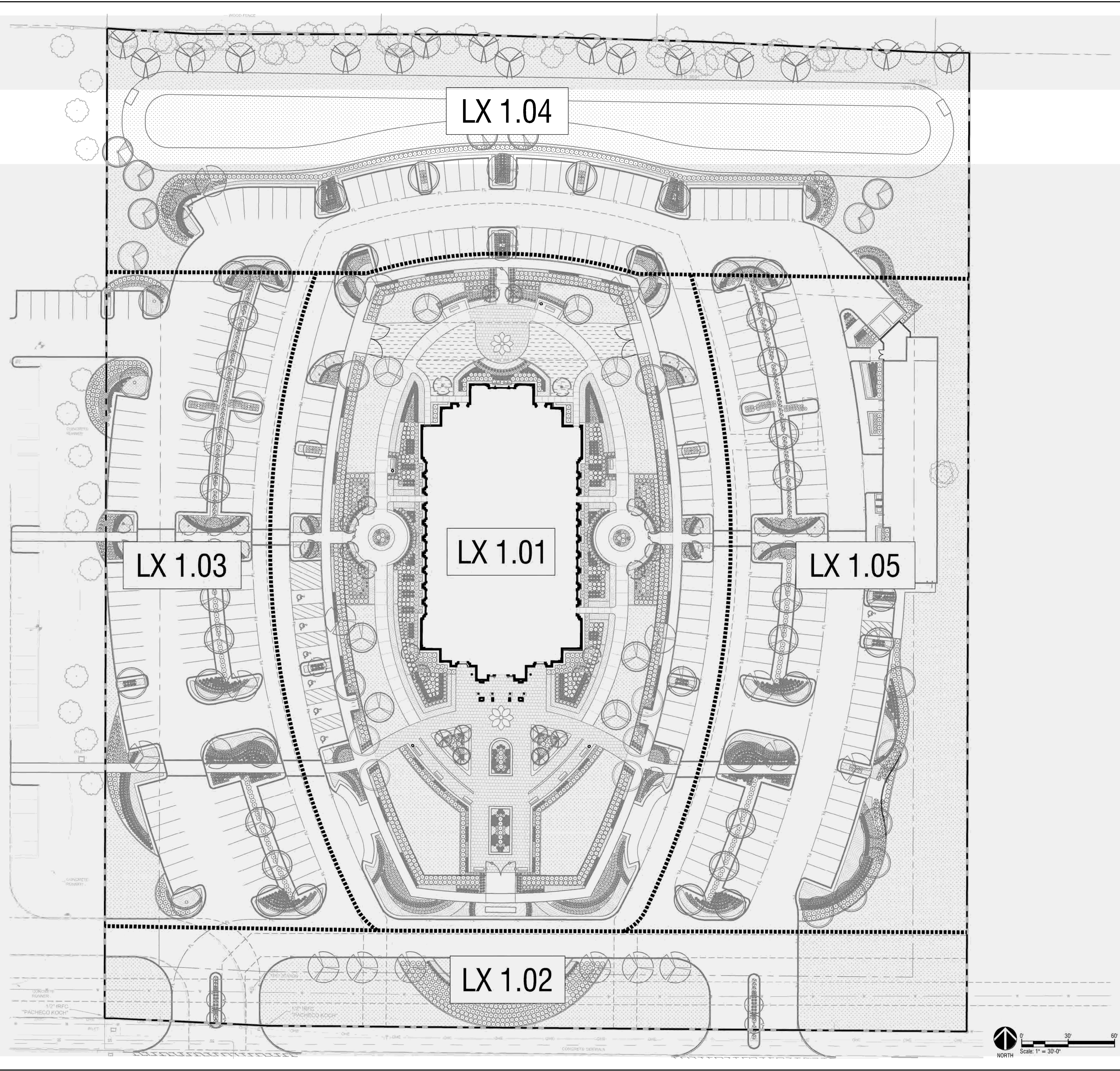
THOMAS G. COPPIN
P.E. No. 128275 Date XXXXXXXXXX

KHA PROJECT	061275909
DATE	FEBRUARY 2024
SCALE	AS SHOWN
DESIGNED BY	MRM
DRAWN BY	JTW
CHECKED BY	TGC

SITE PLAN

MCKINNEY TEMPLE TOWN OF FAIRVIEW COLLIN COUNTY, TEXAS

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<h2 style="margin: 0;">McKINNEY TEMPLE</h2> <p style="margin: 0; font-size: small;">TOWN OF FAIRVIEW COLLIN COUNTY, TEXAS</p>	<h2 style="margin: 0;">OVERALL PLAN</h2>	<h2 style="margin: 0;">SHEET NUMBER</h2> <h1 style="margin: 0;">LC 1.00</h1>
KHA PROJECT: 061275909 DATE: FEBRUARY 2024 SCALE: AS SHOWN DESIGNED BY: KHA DRAWN BY: KHA CHECKED BY: MER	<p style="font-size: x-small; margin-top: 5px;"> FOR REVIEW ONLY Not for construction or permit purposes. KIMLEY-HORN & ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3660 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928 </p>	REVISIONS No. DATE BY

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PLANT SCHEDULE

SYMBOL COMMON / BOTANICAL NAME

TREES












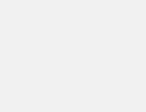

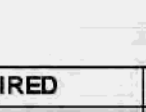
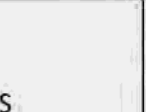
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-  Eastern Redcedar / Juniperus virginiana
-  Lacebark Elm / Ulmus parvifolia
-  Live Oak / Quercus virginiana
-  Pecan / Carya illinoensis
-  Red Maple / Acer rubrum

ORNAMENTAL TREES

-  Crepe Myrtle / Lagerstroemia indica
-  Texas Redbud / Cercis canadensis texensis
-  Vitex / Vitex agnus-castus

SYMBOL COMMON / BOTANICAL NAME

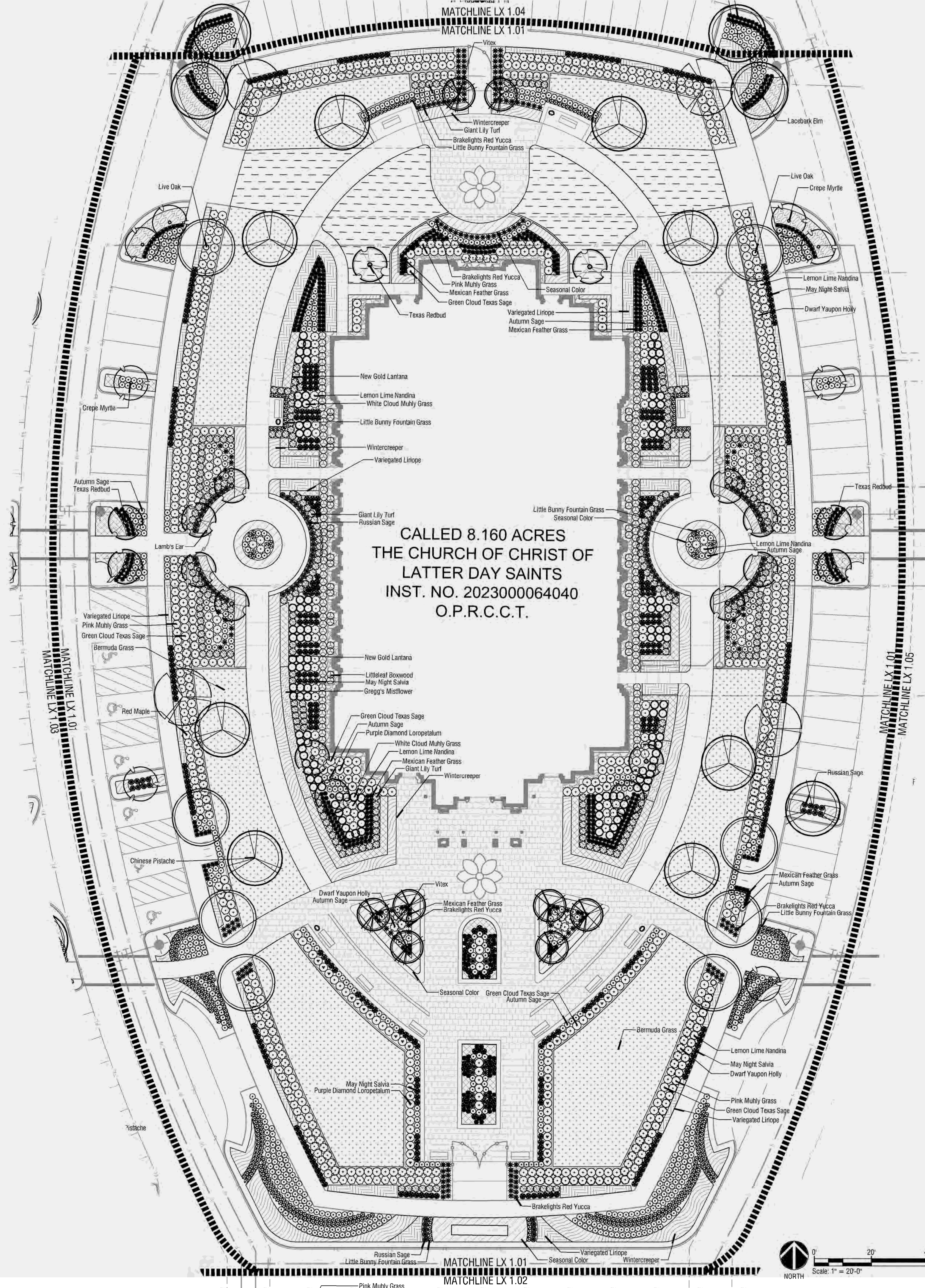
SHRUBS

-  Autumn Sage / Salvia greggii
-  Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
-  Dwarf Yaupon Holly / Ilex vomitoria 'Nana'
-  Giant Lily Turf / Liriope gigantea
-  Green Cloud Texas Sage / Leucophyllum frutescens 'Green Cloud' TM
-  Lemon Lime Nandina / Nandina domestica 'Lemon-Lime'
-  Little Bunny Fountain Grass / Cenchrus alopecuroides 'Little Bunny'
-  Littleleaf Boxwood / Buxus microphylla
-  May Night Salvia / Salvia x sylvestris
-  Mexican Feather Grass / Nassella tenuissima
-  Pink Muhly Grass / Muhlenbergia capillaris
-  Purple Diamond Loropetalum / Loropetalum chinense rubrum 'Shang-hi'
-  Russian Sage / Perovskia abrotanoides
-  Sunshine Ligustrum / Ligustrum sinense 'Sunshine'
-  White Cloud Muhly Grass / Muhlenbergia capillaris 'White Cloud'

SYMBOL COMMON / BOTANICAL NAME

GROUND COVERS

-  Bermuda Grass / Cynodon dactylon
-  Gregg's Mistflower / Conoclinium greggii
-  Lamb's Ear / Stachys byzantina
-  New Gold Lantana / Lantana x 'New Gold'
-  Seasonal Color / Seasonal Color
-  Variegated Liriope / Liriope muscari 'Variegata'
-  Wintercreeper / Euonymus fortunei



CALLED 8.160 ACRES
 THE CHURCH OF CHRIST OF
 LATTER DAY SAINTS
 INST. NO. 2023000064040
 O.P.R.C.C.T.

Town of Fairview Landscape Requirements		
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
14.03.092 Landscape and Screening		
Buffer strips at least 35' minimum width must be provided where a proposed nonresidential development abuts other nonresidential properties, and 75' minimum where a proposed nonresidential development abuts residential properties.	YES	N/A - REFERENCE SITE VARIANCE REQUEST FOR ALTERNATE BUFFER REQUIREMENTS
CPDD 3.11.1 Parking Lot Landscape		
Parking lots will not exceed eight (8) spaces in a row without being interrupted by a landscape island planted with one (1) large tree.	YES	YES

McKINNEY TEMPLE
TOWN OF FAIRVIEW
COLLIN COUNTY, TEXAS

SHEET NUMBER
LP 1.01

Kimley»Horn

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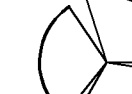
NO.	REVISIONS	DATE	BY

KHA PROJECT 061275909	DATE FEBRUARY 2024	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY MER
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PLANT SCHEDULE

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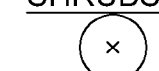


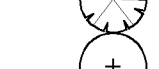




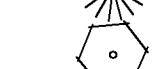




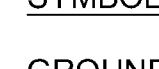
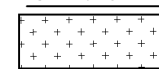
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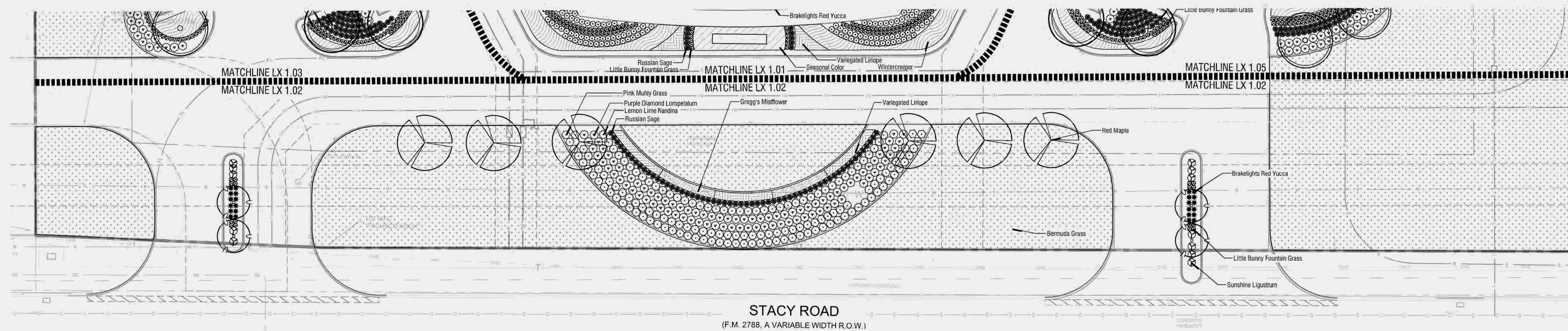
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-  Lamb's Ear / Stachys bysanina
-  New Gold Lantana / Lantana x 'New Gold'
-  Seasonal Color / Seasonal Color
-  Variegated Liriope / Liriope muscari 'Variegata'
-  Wintercreeper / Euonymus fortunei



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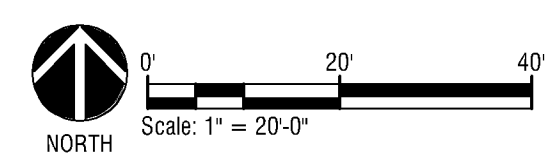
FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 L.A. No. 3389 Date 3/7/2024

KHA PROJECT 061275909	DATE FEBRUARY 2024	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY MER
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PLANTING PLAN

McKINNEY TEMPLE
 TOWN OF FAIRVIEW
 COLLIN COUNTY, TEXAS







SHEET NUMBER
LP 1.02













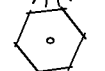





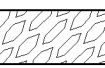

Plotted By: Roberts, Mark - United/Mark LP - 02/27/2024 09:57:08am - File Path: \\M:\L\AIP_projects\061275909 - McKinney Temple\CAD\Sheets\LP 1.01.dwg
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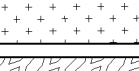
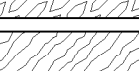
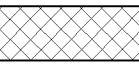


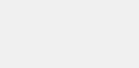
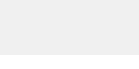
PLANT SCHEDULE

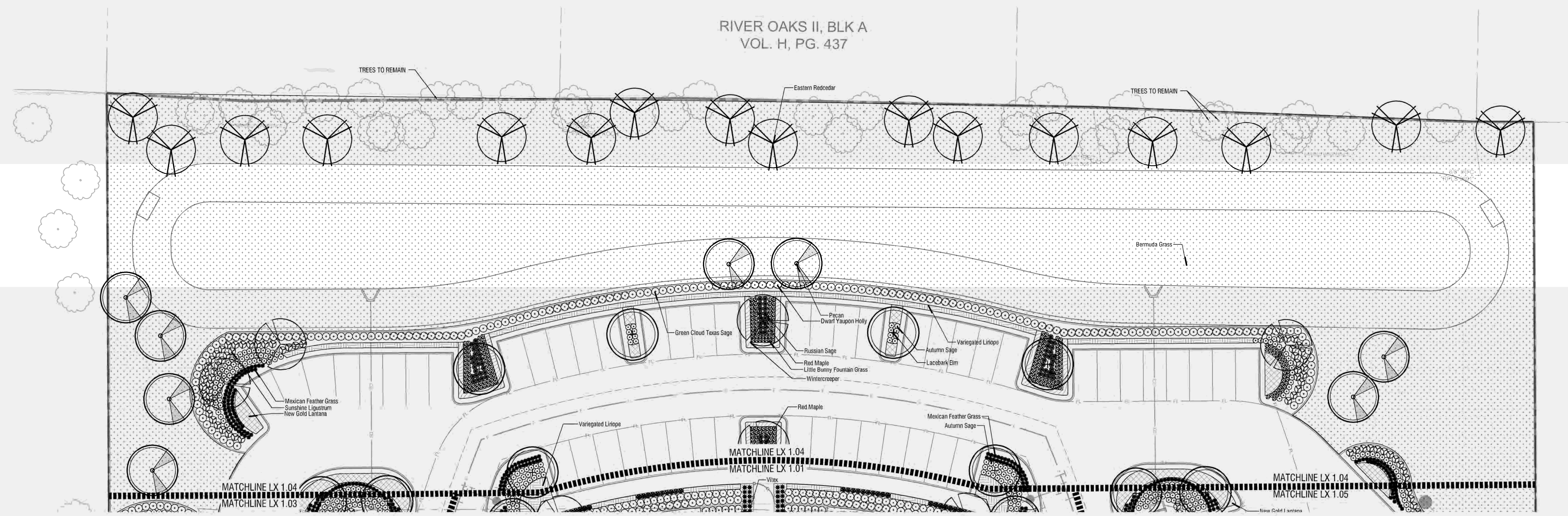
SYMBOL **COMMON / BOTANICAL NAME**

- TREES**
-  Chinese Pistache / Pistacia chinensis
 -  Eastern Redcedar / Juniperus virginiana
 -  Lacebark Elm / Ulmus parvifolia
 -  Live Oak / Quercus virginiana
 -  Pecan / Carya illinoensis
 -  Red Maple / Acer rubrum

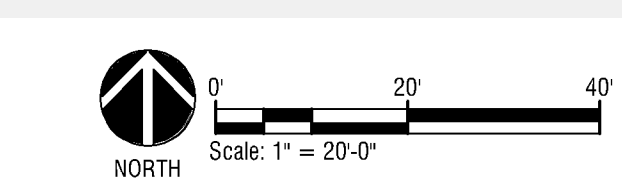
 - ORNAMENTAL TREES**
 -  Crepe Myrtle / Lagerstroemia indica
 -  Texas Redbud / Cercis canadensis texensis
 -  Vitex / Vitex agnus-castus

- SYMBOL** **COMMON / BOTANICAL NAME**
- SHRUBS**
-  Autumn Sage / Salvia greggii
 -  Brakelights Red Yucca / Hesperaloe parviflora 'Brakelights' TM
 -  Dwarf Yaupon Holly / Ilex vomitoria 'Nana'
 -  Giant Lily Turf / Liriope gigantea
 -  Green Cloud Texas Sage / Leucophyllum frutescens 'Green Cloud' TM
 -  Lemon Lime Nandina / Nandina domestica 'Lemon-Lime'
 -  Little Bunny Fountain Grass / Cenchrus alopecuroides 'Little Bunny'
 -  Littleleaf Boxwood / Buxus microphylla
 -  May Night Salvia / Salvia x sylvestris
 -  Mexican Feather Grass / Nassella tenuissima
 -  Pink Muhly Grass / Muhlenbergia capillaris
 -  Purple Diamond Loropetalum / Loropetalum chinense rubrum 'Shang-hi'
 -  Russian Sage / Perovskia abrotanoides
 -  Sunshine Ligustrum / Ligustrum sinense 'Sunshine'
 -  White Cloud Muhly Grass / Muhlenbergia capillaris 'White Cloud'

- SYMBOL** **COMMON / BOTANICAL NAME**
- GROUND COVERS**
-  Bermuda Grass / Cynodon dactylon
 -  Gregg's Mistflower / Conoclinium greggii
 -  Lamb's Ear / Stachys byantina
 -  New Gold Lantana / Lantana x 'New Gold'
 -  Seasonal Color / Seasonal Color
 -  Variegated Liriope / Liriope muscari 'Variegata'
 -  Wintercreeper / Euonymus fortunei

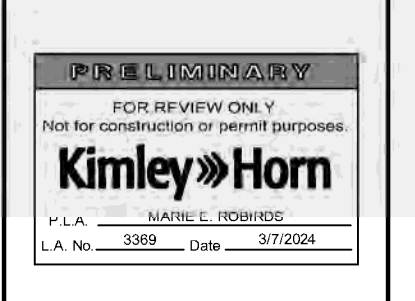


RIVER OAKS II, BLK A
VOL. H, PG. 437



REVISIONS	No.	DATE	BY

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 PHONE: 972-335-3660
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
061275909	FEBRUARY 2024	AS SHOWN	KHA	KHA	MER

PLANTING PLAN

McKINNEY TEMPLE
 TOWN OF FAIRVIEW
 COLLIN COUNTY, TEXAS







SHEET NUMBER
LP 1.04

Plotted By: Robyn Morris - lastsave: 07_2024_09:59:30am - File Path: \\mckimleyhorn.com\projects\2024\LP_1.05\Drawings\LP_1.05.dwg
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PLANT SCHEDULE

SYMBOL COMMON / BOTANICAL NAME

TREES


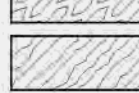

-  Chinese Pistache / *Pistacia chinensis*
-  Eastern Redcedar / *Juniperus virginiana*
-  Lacebark Elm / *Ulmus parvifolia*
-  Live Oak / *Quercus virginiana*
-  Pecan / *Carya illinoensis*
-  Red Maple / *Acer rubrum*

ORNAMENTAL TREES

-  Crepe Myrtle / *Lagerstroemia indica*
-  Texas Redbud / *Cercis canadensis texensis*
-  Vitex / *Vitex agnus-castus*

SYMBOL COMMON / BOTANICAL NAME

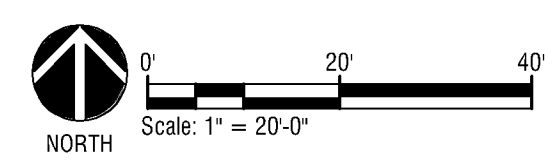
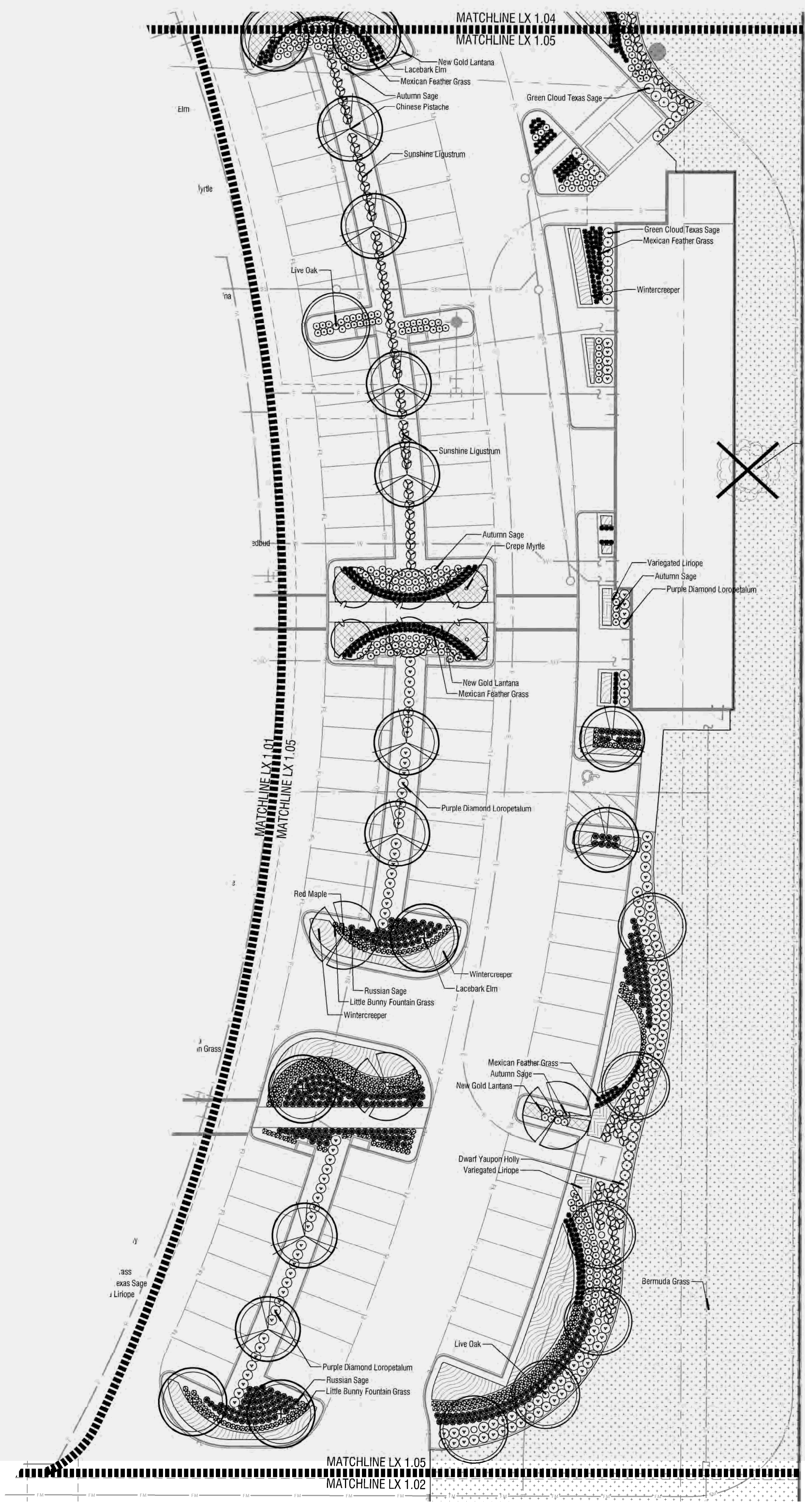
SHRUBS

-  Autumn Sage / *Salvia greggii*
-  Brakelights Red Yucca / *Hesperaloe parviflora* 'Brakelights' TM
-  Dwarf Yaupon Holly / *Ilex vomitoria* 'Nana'
-  Giant Lily Turf / *Liriope gigantea*
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-  Bermuda Grass / *Cynodon dactylon*
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-  New Gold Lantana / *Lantana x New Gold*
-  Seasonal Color / *Seasonal Color*
-  Variegated Liriope / *Liriope muscari* 'Variegata'
-  Wintercreeper / *Euonymus fortunei*



NO.	REVISIONS	DATE	BY

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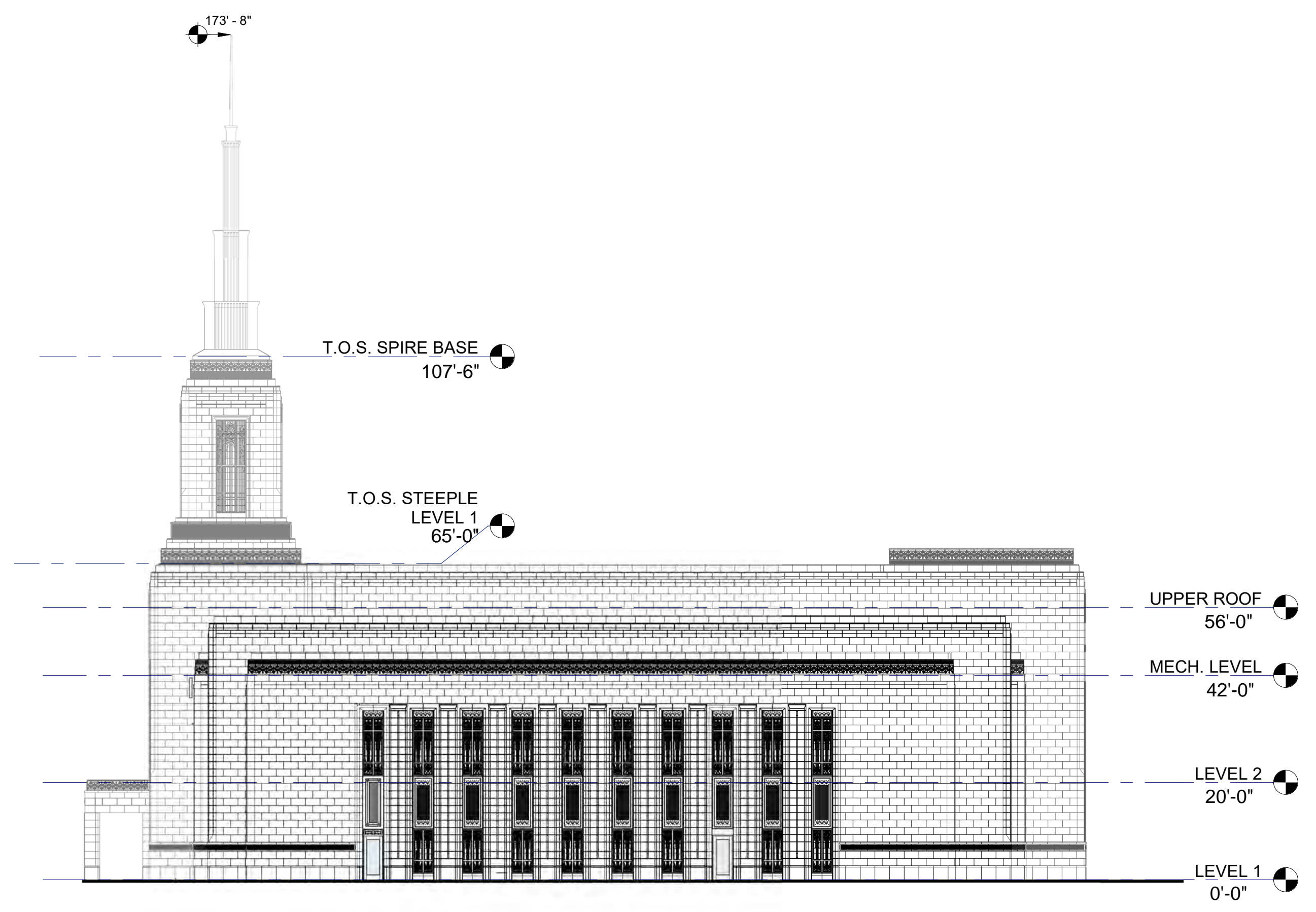
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Kimley»Horn
 L.A. No. 3889 Date: 3/7/2024

KHA PROJECT	061275909
DATE	FEBRUARY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	MER

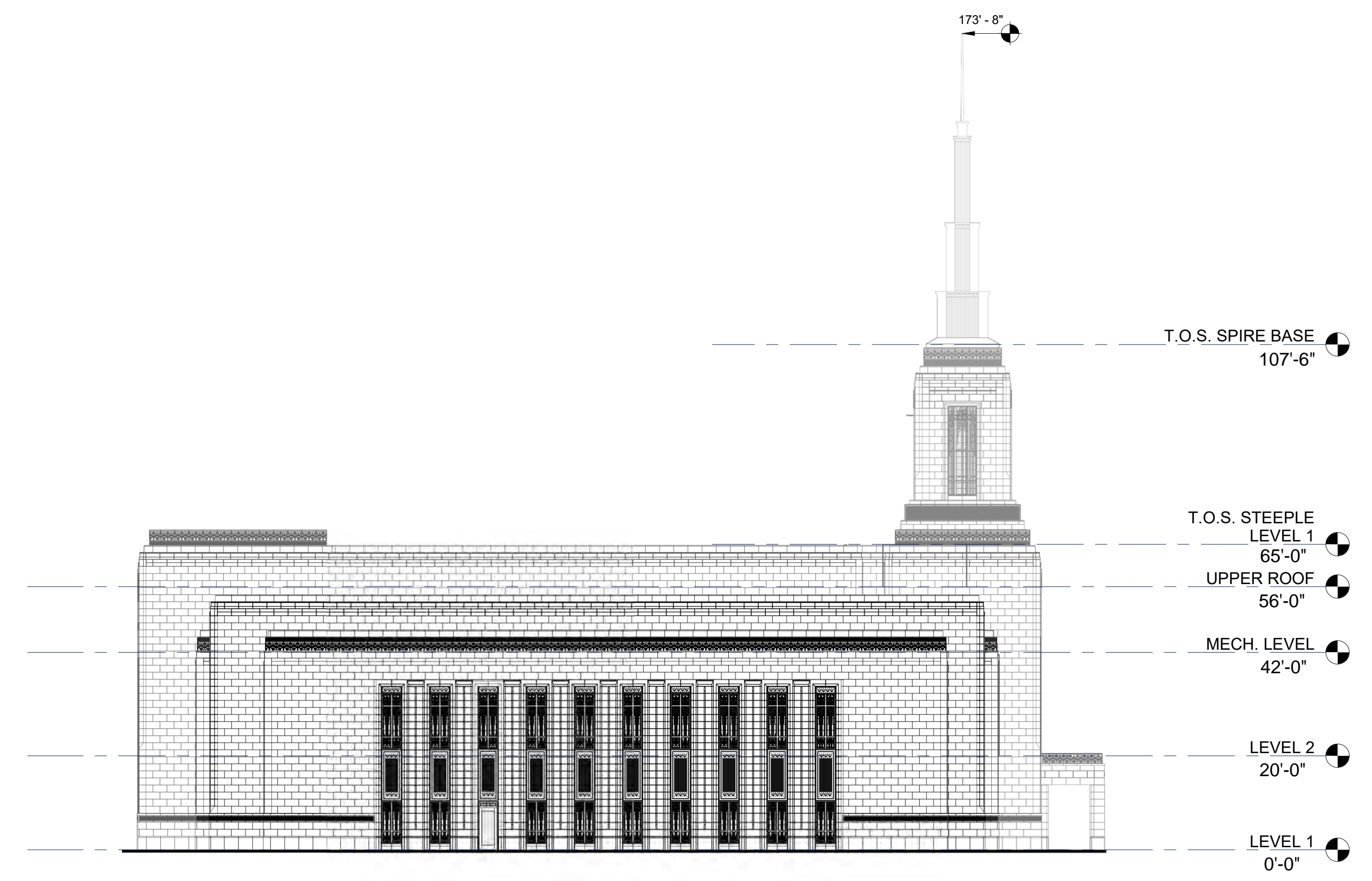
PLANTING PLAN

McKINNEY TEMPLE
 TOWN OF FAIRVIEW
 COLLIN COUNTY, TEXAS

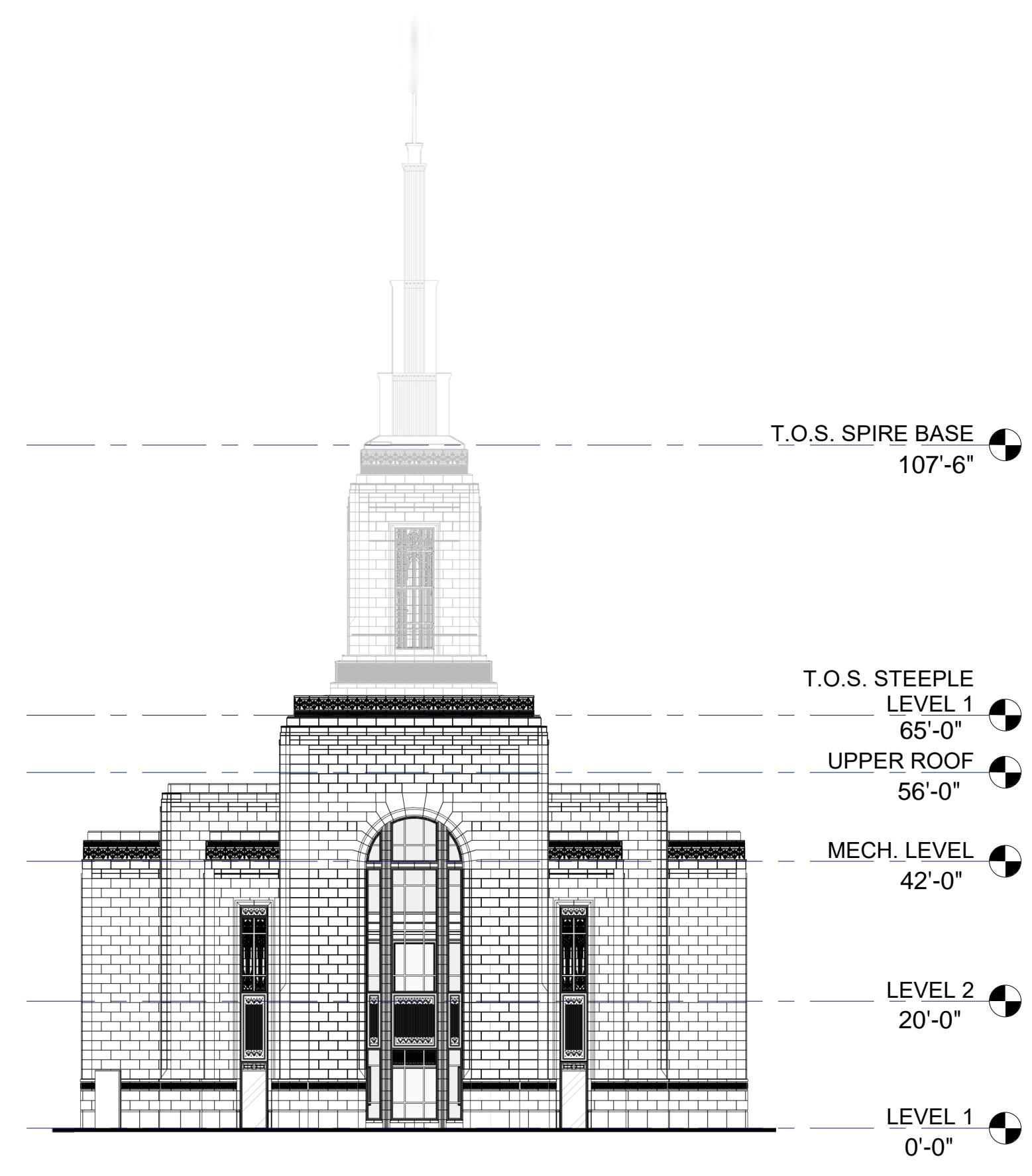
SHEET NUMBER
LP 1.05



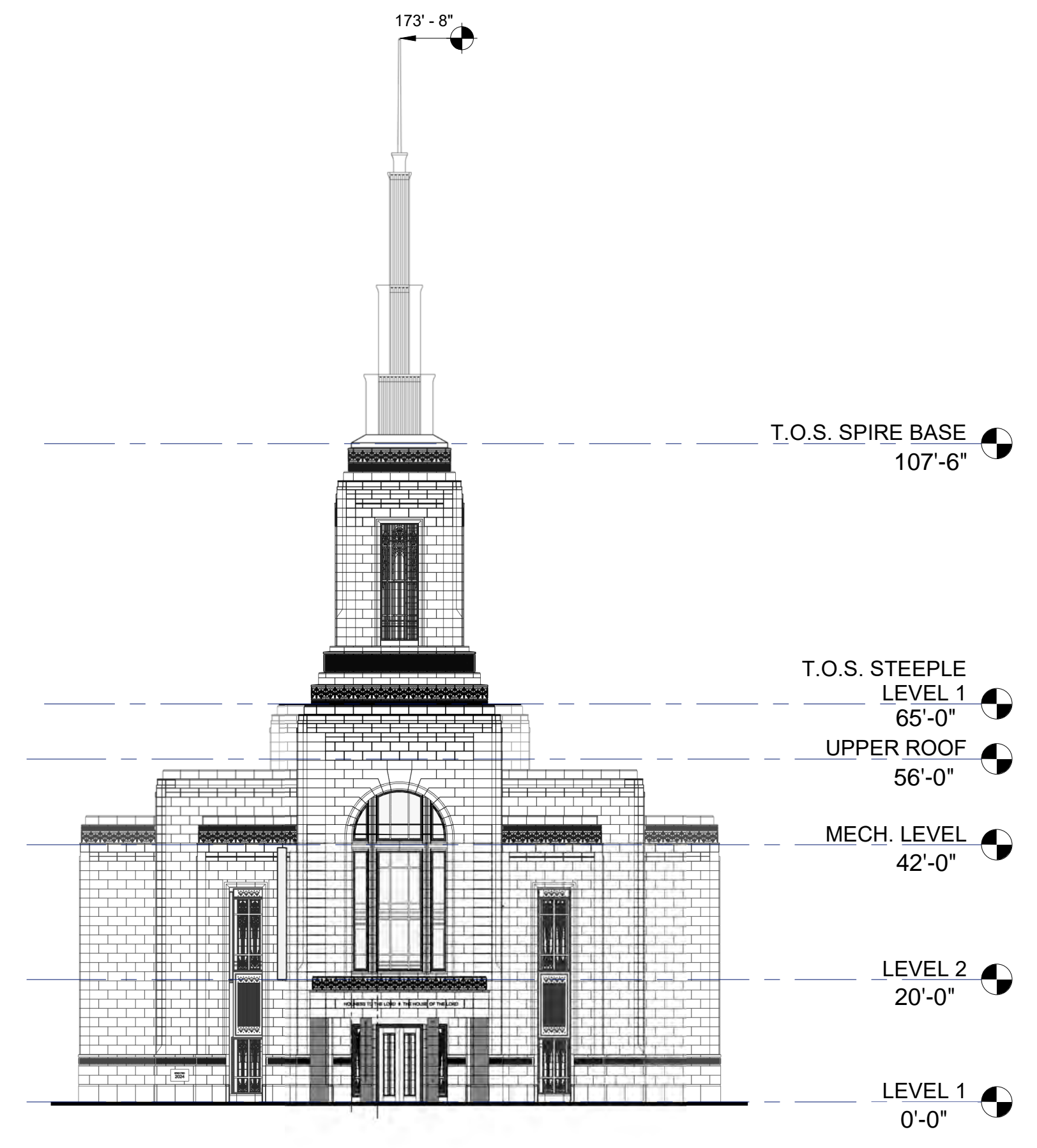
1 EXTERIOR ELEVATION - EAST
1" = 20'-0"



2 EXTERIOR ELEVATION - WEST
1" = 20'-0"



3 EXTERIOR ELEVATION - NORTH
1" = 20'-0"



4 EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

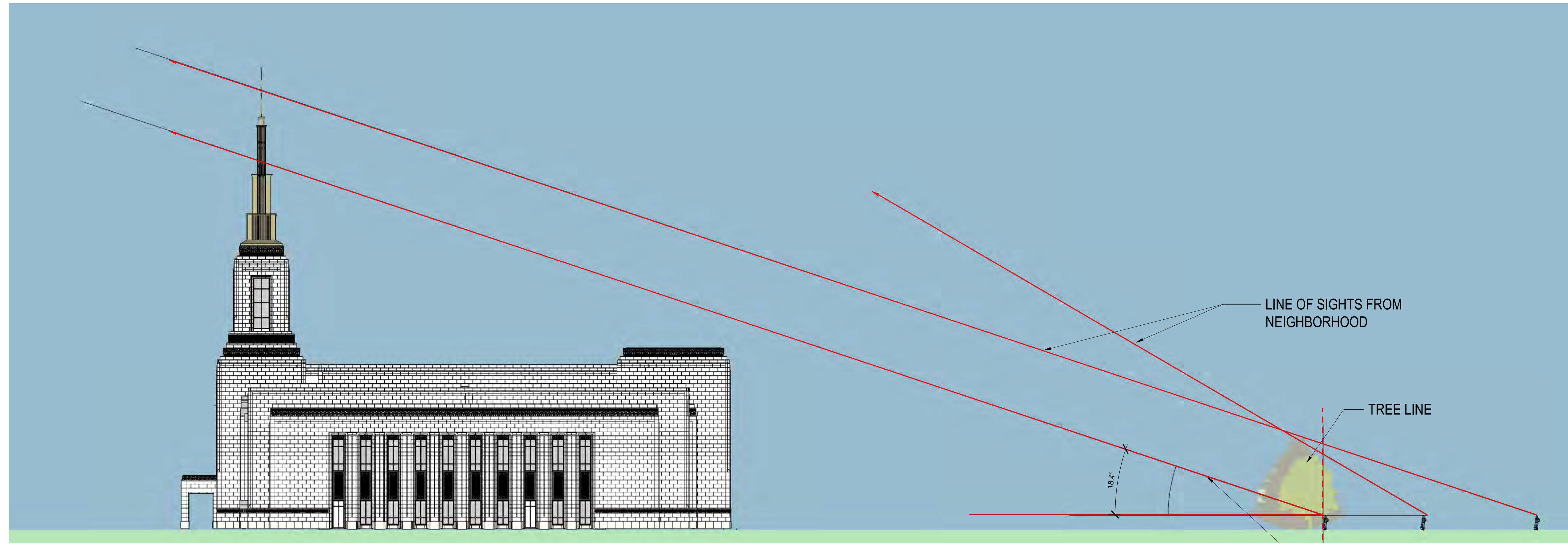
EXTERIOR MATERIALS	
	CARVING LIMESTONE
	FIELD - LIMESTONE
	BASE COURSE - GRANITE
	GLAZING - ART GLASS
	SPANDREL - ALUMINUM WITH BRONZE FINISH

MCKINNEY TEXAS TEMPLE EXTERIOR ELEVATIONS

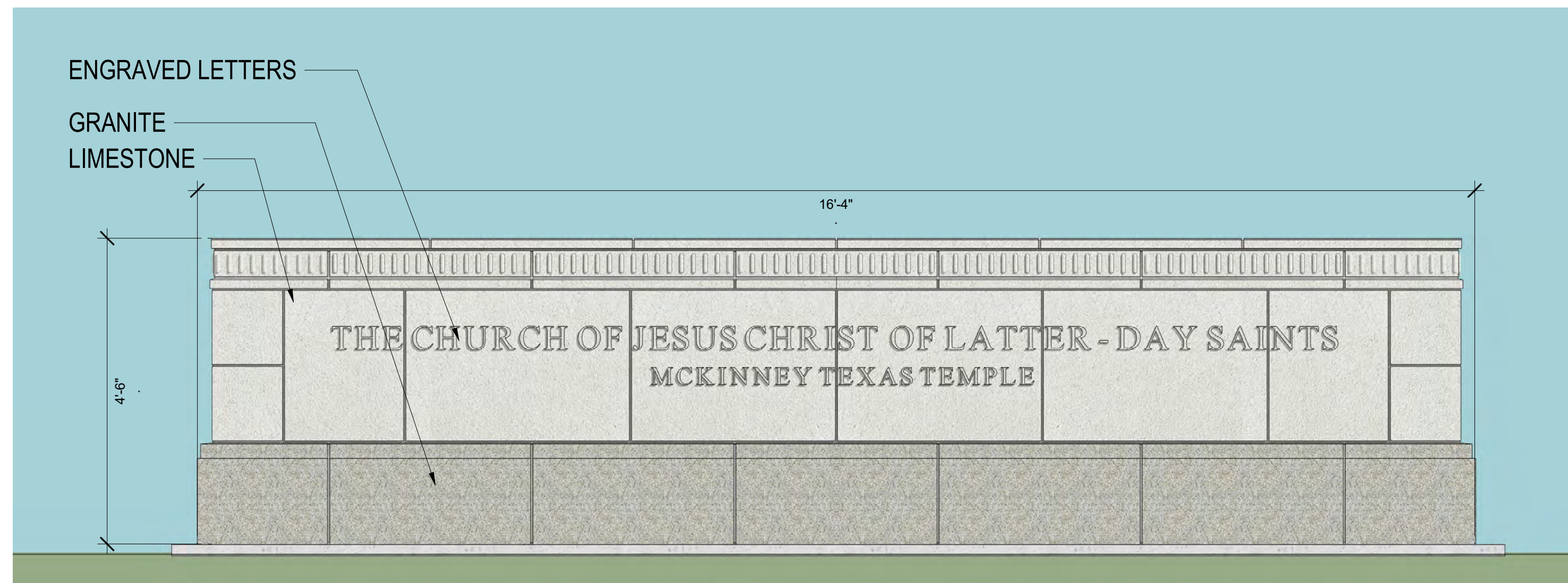
MARCH 11, 2024



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1 LINE OF SIGHT
3/64" = 1'-0"



2 MONUMENT SIGN CONCEPT
3/32" = 1'-0"

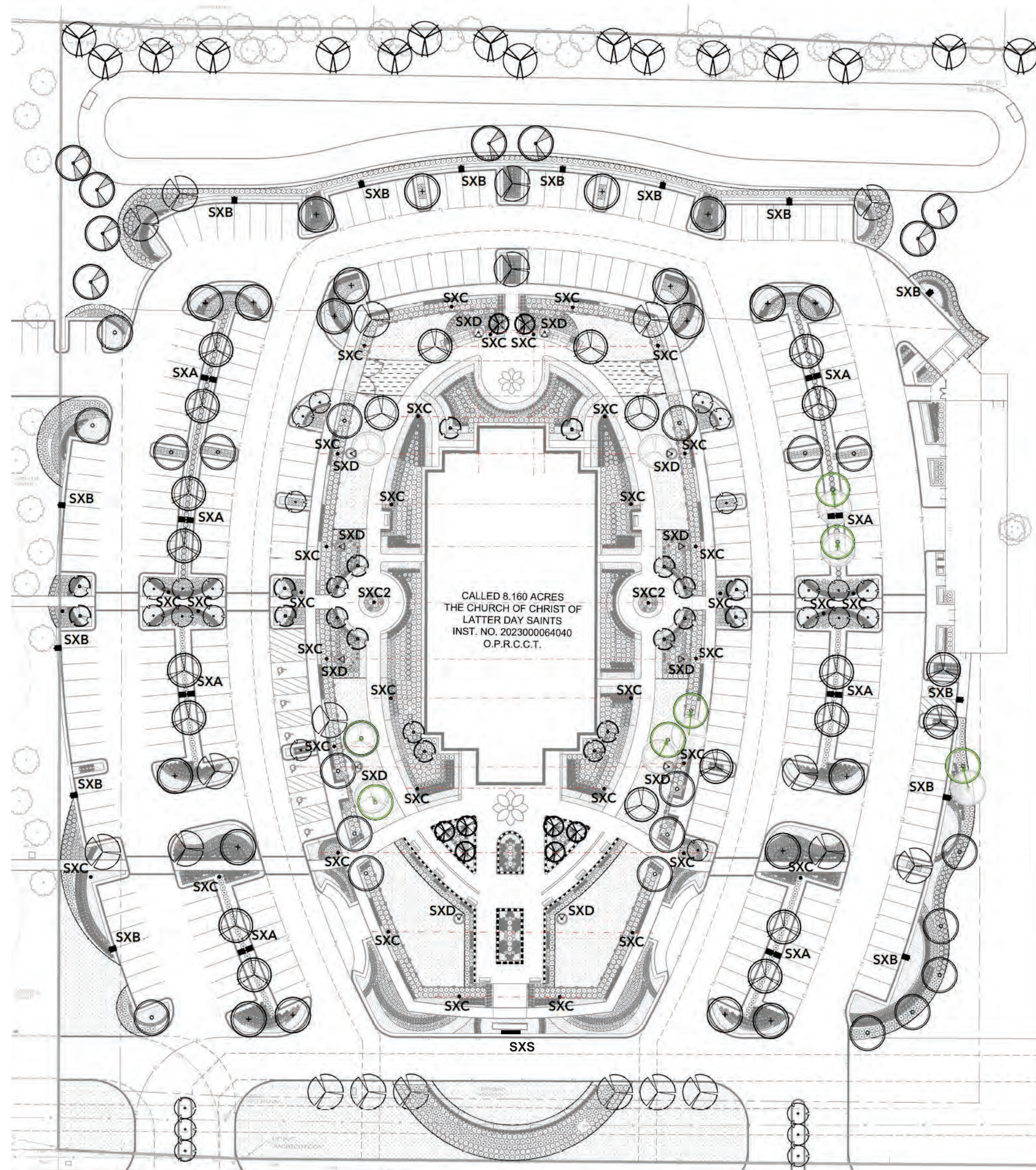
MCKINNEY TEXAS TEMPLE SIGHT LINE ELEVATION

FEBRUARY 21, 2024



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MCKINNEY TEXAS TEMPLE

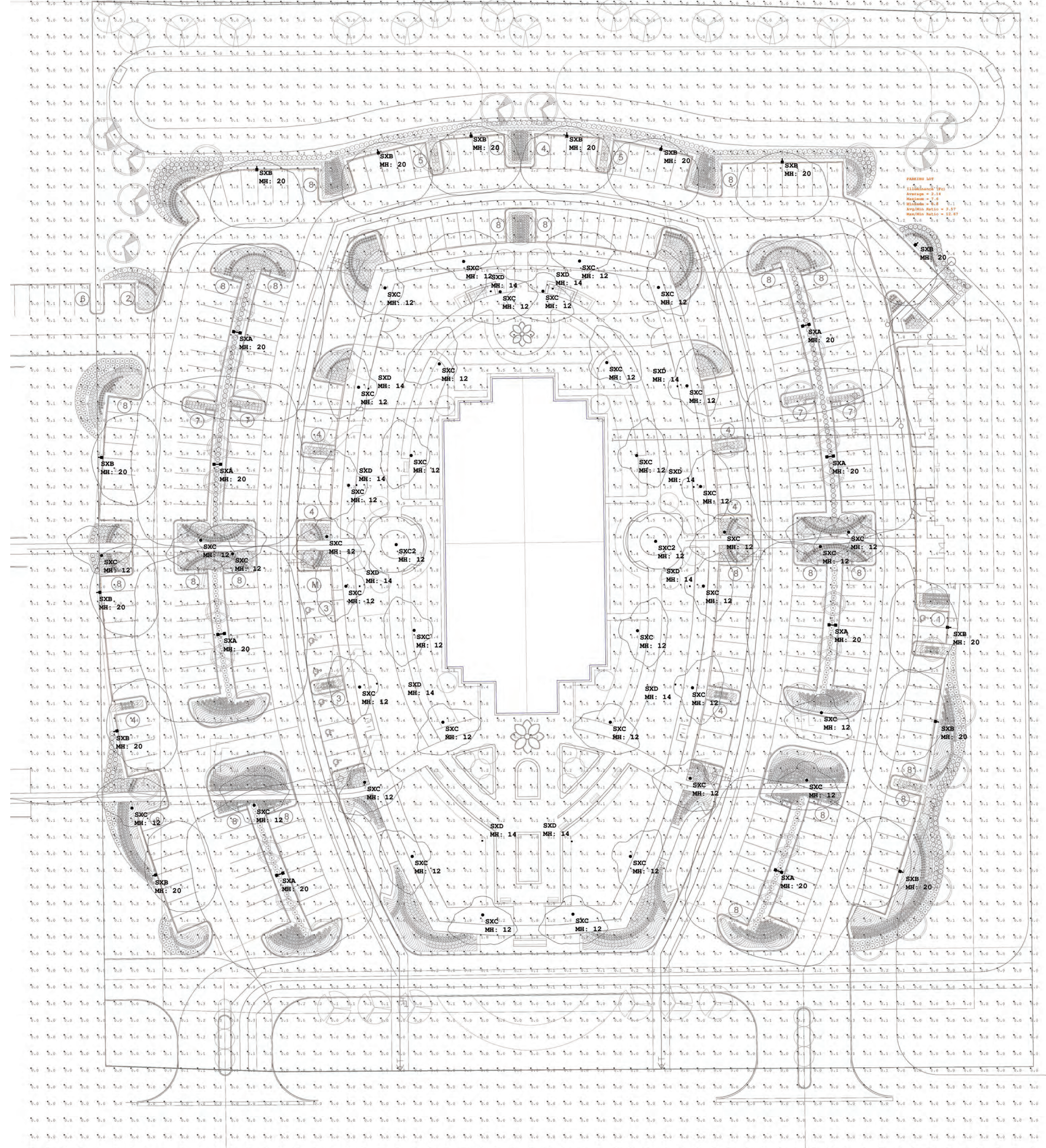
Site Lighting Plan

FEBRUARY 21, 2024



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Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
SXA	8	LITHONIA DSX1 LED P2 40K 70CKI TSW DM28AS 20' POLE	29204	204.34	0.850	1.000	
SXB	14	LITHONIA DSX1 LED P2 40K 70CKI TSW HS DM18AS 20' POLE	8523	67.793	0.850	1.000	
SXC	39	NERI LU6000x TYPE III 4000K 3500 12' POLE	2970	36	0.850	1.000	
SXC2	2	NERI LU6000x TYPE IV 4000K 3500 12' POLE	2983	36	0.850	1.000	
SXD	12	BEGA PERFORMANCE FLOOD	1917	20	0.850	1.000	

Calculation Summary	Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
PARKING LOT	2.14	Fc	2.14	7.6	0.6	3.97

Oldner Lighting, LLC - DALLAS
 c 214-293-1910
 4645 Greenville Avenue Studio B
 Dallas, TX 75206



MCKINNEY TEXAS TEMPLE

Site Lighting Photometric Plan - Calculation

FEBRUARY 21, 2024



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Type SXA & SXB: 20'/22' Area/Parking Post-Top Luminaire

D-Series Size 1 LED Area Luminaire

Specifications:

- EPA: 0.69 ft (0.21 m)
- Length: 32.71" (0.83 m)
- Width: 14.26" (0.36 m)
- Height H1: 7.88" (0.20 m)
- Height H2: 2.73" (0.07 m)
- Weight: 34 lbs (15.4 kg)

Ordering Information

Order ID	P8	40K	70CRI	T5M(sssx) / T2M(ssxb)	MVOLT	RPA
Series	LED	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting

DSX1 LED McKinney Temple SXA & SXB

Introduction:

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with equal energy savings of 65% and expected.

Type SXC & SXC2: 12' Pedestrian Post-Top Luminaire

NERI

Light 600

- Source: LED
- Voltage: 120-277V
- Frequency: 50/60Hz
- EPA: 2.92 sq ft
- Weight: 38.66 lb
- Height: 31 1/2" - 31 1/8"
- Width: 11" - 8 1/2"
- Length: 11" - 6 1/2"

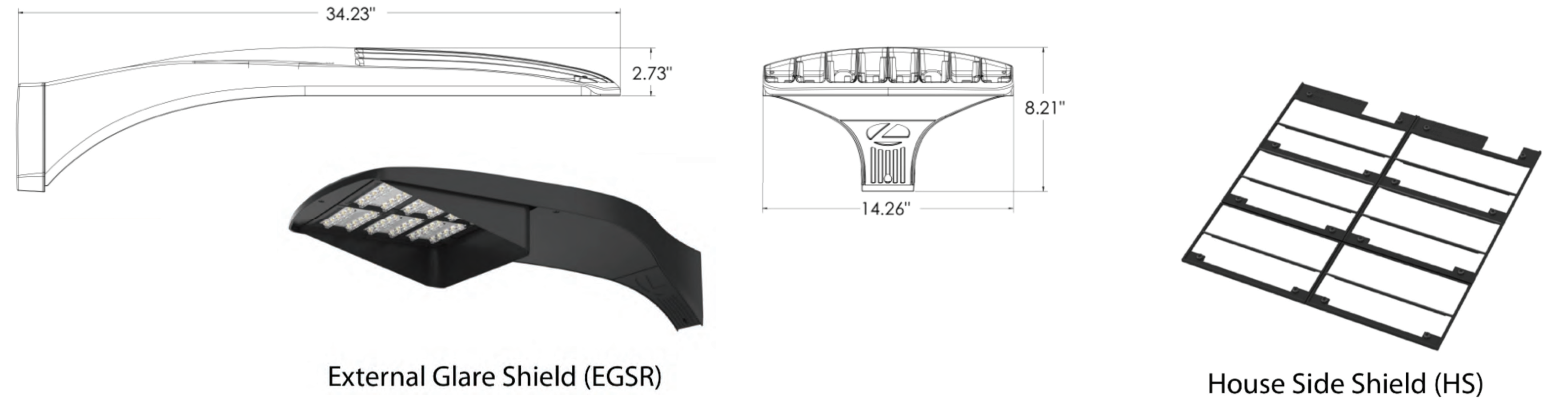
Project Location: _____ Fixture type: _____

Project Name: _____ Date: _____

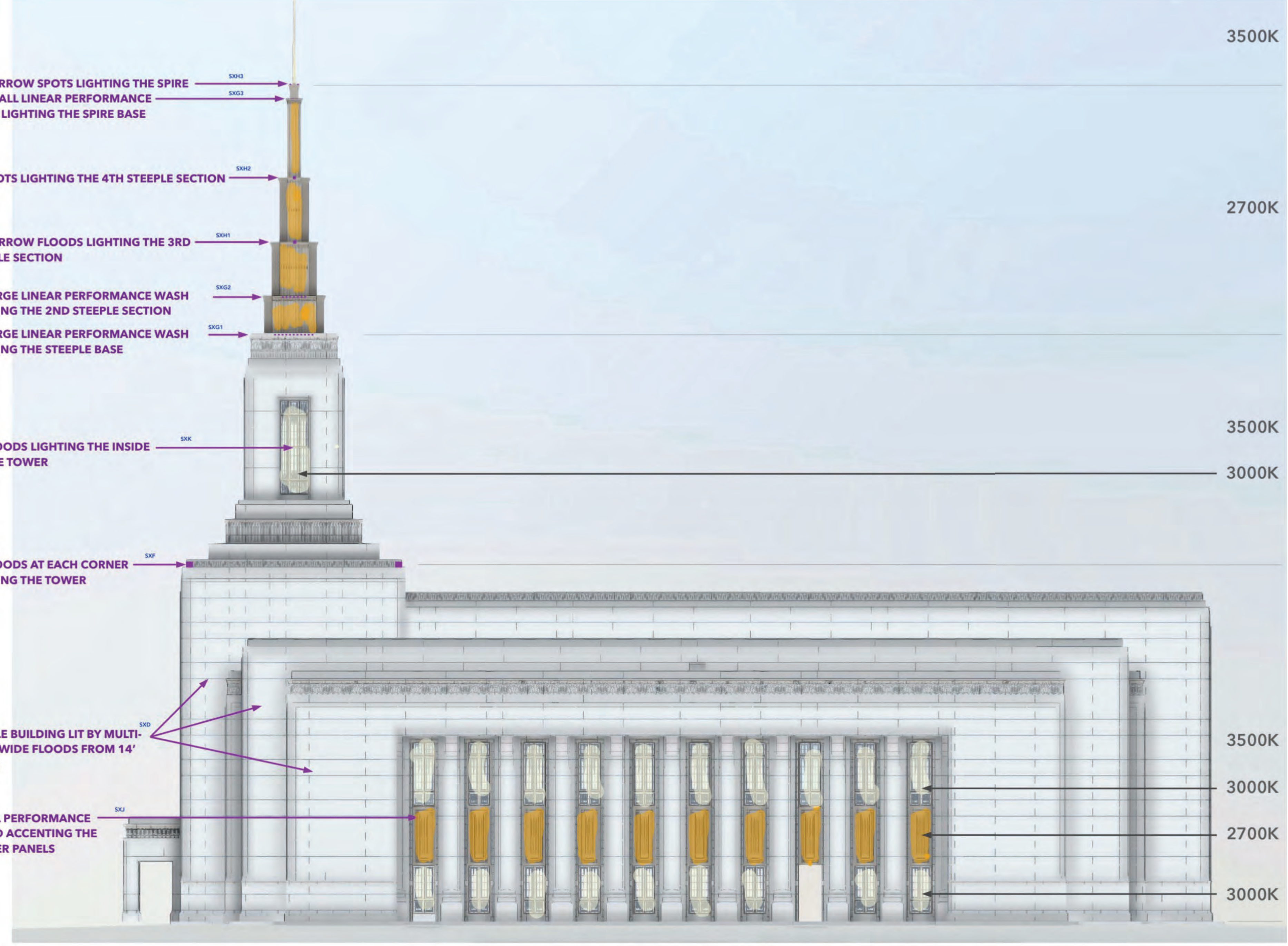
Model code: _____

Mounting	Series	Optic system	CCT	Lumen output	Driver function	Screen
Post-top / Suspended	LUR0000	Type I	5,000K	1,800	ON/OFF + NCL	Satin glass
	LUR0001	Type II	4,000K	2,200	0-10V + NCL	
		Type III		3,500		
		Type IV		4,500		
		Type V		6,000		
				7,500		

Imagery (continued):



Temple 'Layering of Light' Schematic Elevation



Type SXL: Continuous Wet Listed Linear Flex Luminaire

NEOFLEX

Accessories:

777-CLIP-N3ST

Mounting clips (included)

Channels:

777-FLEX-N3ST

Flexible Channel (optional)

777-RIGID-N3ST

Rigid Channel (optional)

Imagery:



MCKINNEY TEXAS TEMPLE

Site Lighting Luminaire's and Lighting Design Concepts

FEBRUARY 21, 2024



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