



Memorandum

April 24, 2025

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 #CUP2025-06)**

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.

STATUS OF ISSUE:

The project reflects the main ceremonial temple building, secured by a 4'-6' tall ornamental metal fence, surrounding parking, landscaped grounds, and a remote building which provides mechanical and ground maintenance support. Included within this remote building is a distribution center that provides ceremonial clothing for members attending the temple services. This is a private function and is not open to the general public.

The main temple building is 30,742 Square Feet (SF) and consists of a ground floor with a partial basement and a 120' tall spire that is centered on the building form. The combined grounds/distribution building will measure 3,705 SF and consist of a single-story structure, measuring approximately 16' in height, with an exterior façade which compliments the main temple building. Of this structure, approximately 1,051 SF is used for the distribution area.

The main temple structure is 228 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 lite honed limestone for the main wall facade material. 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. The plan calls for a landscape islands in the parking lot for every eight (8) spaces, which is consistent with commercial design standards.

Building Height: Within the (RE-1) One-acre Ranch Estate district, building height is limited to 35 feet. As shown, the proposal reflects a “stair-stepped” façade with building heights that range from 32’-11” to 44’-7” to the top of parapets. Next, a tower base rises to a height of 54’-11.” The tower then extends to a height of 78’-6.” Finally, a decorative metal steeple extends with a finial element to 120 feet.

Buffering: 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, the plan meets the 35’ buffering requirement along all property lines.

Lot Coverage: The RE-1 district requires a maximum 35% lot coverage. As shown, the site has a lot coverage of 38.8%. Historically, the Town has approved other religious facilities with a lot coverages up to 42%.

Engineering Elements

- *Drainage:* The runoff from the proposed site is captured into a detention basin prior to release, thus mitigating any adverse effects downstream. The proposed release rate from the two discharge points is designed to not exceed the pre-developed flows.
- *Utilities:* There is adequate water to supply for the development. The City of Allen has confirmed that there is adequate downstream sewer capacity to serve the proposed Temple.
- *Traffic and Access:*
 - 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 along the North side of Stacy Road. The only road access into the site is from Stacy Road, there is no access from this site to Meandering Way.
 - The location of the proposed new shared driveway onto Stacy Road, has been reviewed and accepted by TxDOT.
 - The property owners to the East (Twin Creeks Church of Christ) have agreed to the shared driveway location.

- *Lighting:* The lighting submittal have been reviewed and returned with comments. Staff will be continuing to coordinate with the applicant regarding fixture and light display compliance. Staff will update the Commission prior to the meeting.
 - This application does not include the offer to turn building lights off when the subject development is not in use.

Correspondence

Staff will update the Commission regarding correspondence prior to the meeting.

STAFF COMMENTS:

Staff is supportive of the site and landscape development plans, however, further clarification and refinement on the lighting is still necessary. Additionally, 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