

**From:** Andrew Van Kirk

**Sent:** Thursday, August 11, 2022 2:34 PM

**To:** Caitlyn Strickland <cstrickland@mckinneytexas.org>; Jennifer Arnold <jarnold@mckinneytexas.org>; Rainey Rogers <rrogers@mckinneytexas.org>; Kaitlin Sheffield <ksheffield@mckinneytexas.org>

**Cc:** Shannon Frink; Eric Austin

**Subject:** Letter re: Zoning Issue 21-0072Z (Corner of Silverado and McKinney Ranch Pkwy)

**\*\*\*CITY OF MCKINNEY SECURITY NOTICE\*\*\***

**THIS IS AN EXTERNAL EMAIL: Do not click links or open attachments from unknown sender and be sure the content is safe.**

Mayor Pro Tem Rogers, Ms. Arnold, Ms. Strickland, and Ms. Sheffield,

Please see the attached letter and supporting documents, sent on behalf of St. Andrew's Episcopal Church, regarding Zoning Case 21-0072Z (Corner of Silverado Trail and McKinney Ranch Parkway). While generally supportive of the zoning request, we do have some significant concerns we hope can be addressed before, or as part of, the Council's approval of the request.

Sincerely,

The Rev. Andrew Van Kirk and St. Andrew's Episcopal Church

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**The Rev. Andrew Van Kirk** | Rector  
St. Andrew's Episcopal Church  
6400 McKinney Ranch Parkway | McKinney, TX 75070



**ST. ANDREW'S**  
*A faith for all ages*

The Rev. Andrew Van Kirk, Rector  
The Rev. Logan Hurst, Deacon  
The Rev. Paulette Magnuson, Priest Associate

August 11, 2022

**The Honorable Rainey Rogers**

Mayor Pro Tem / Council Member District 2  
McKinney City Council  
222 N. Tennessee St.  
McKinney, TX 75069

**Ms. Jennifer Arnold**

Director of Planning  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

**Ms. Caitlyn Strickland**

Planning Manager  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

RE: Proposed Zoning Case 21-0072Z (Corner of Silverado Trail and McKinney Ranch Parkway)

Mayor Pro Tem Rogers, Ms. Arnold, and Ms. Strickland,

On behalf of the congregation of St. Andrew's Episcopal Church in the Episcopal Diocese of Dallas, located at 6400 McKinney Ranch Parkway, we would like to present the following comments to the Mayor, the Mayor Pro Tem, members of the City Council, and the City Planning Department concerning the Proposed Zoning Case 21-0072Z for property at the northwest corner of Silverado Trail and McKinney Ranch Parkway.

As an adjacent property owner, obviously any development directly in front of the main entrance to our property (especially the sanctuary) is of concern – blocked visibility, location of future dumpsters, signage, adequate parking spaces, and the possible commercial uses that may not be appropriate in front of our church.

However, and more importantly, the future development of our property may be hindered by the proposed development contained in the zoning case as presented to the Planning and Zoning Commission at its recent meeting. Specifically, we take exception to the fire lane connection to St. Andrew's property in the "concept plan" which seems to ignore all the history and direction that the City made compulsory upon our site during the development phase starting back in 2009 through 2011. We are asking for the zoning approval to make following this direction from the City regarding the fire lanes compulsory for development to take place.

To gather background information, we examined our files and coordinated with our various consultants to locate a variety of plans and exhibits prepared starting in the fall of 2009 when we at St. Andrew's first started considering the development of our existing site (we have attached them to this letter and the details of each are explained in the attachment; copies should also be in the City records). We worked collaboratively with the City to locate certain future fire lanes on our Site Plan to run adjacent to the now abandoned City of Frisco water pump station located on the southwest corner of our property. The final future fire lane configuration for circulation and cross-access to the property in question in this zoning was ultimately approved by the City of McKinney.

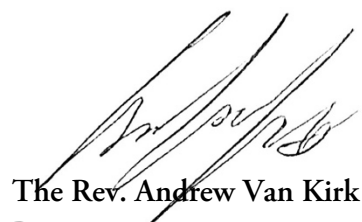
This final fire lane configuration, and the rejected alternatives leading up to it, clearly exhibits the City's intent, our intent, and the understanding of all concerned that the future fire lanes on the west side of our property would ultimately be developed and connect directly out to McKinney Ranch Parkway at the existing median opening. Our future plans envision growth to the west and north of the existing building – plans that were carefully conceived and discussed with the City of McKinney, especially the rationale for the north-south fire lane on our western property. This is not just a matter of convenience, but a matter of safety.

We understand that although zoning does not dictate the exact location of improvements, roads and fire lanes, the zoning process itself is the most viable opportunity for us to effectively voice the concerns of St. Andrew's and its parishioners. Once the zoning is approved, the developer only has to meet the site plan and platting rules, and we would have no real input.


We want to emphasize that we, as a church, do not oppose the proposed rezoning of this site to allow townhomes. In fact, we look forward to having neighbors and possibly future parishioners living nearby. St. Andrew's has a long history of commitment to working productively with our with our neighbors at this corner, and while we are not a large church, our members individually and our church corporately have contributed significantly to McKinney in the seventeen years we've been here.

Therefore, it is with hope and expectation that, working together with the City and the developer, we can get this issue resolved now. We ask that the City not only respect its own decisions and guidance from the past, which provided us with direction when we first developed our property, but that the City would codify those expectations as part of the zoning process to show that the fire lane on the west side of our property would need to connect directly to the median opening on McKinney Ranch Parkway.

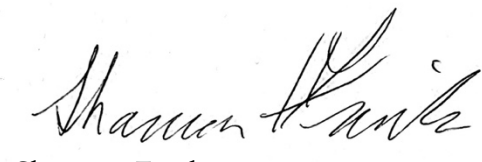
Respectively submitted, on behalf of our more than 600 members and parishioners,



**The Rev. Andrew Van Kirk**  
Rector



**Eric Austin**  
Senior Warden



**Shannon Frink**  
Representative of the Corporation of  
the Episcopal Diocese of Dallas



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The Rev. Paulette Magnuson, Priest Associate

**Attachments RE: Proposed Zoning Case 21-0072Z**

**10-GDP Layout.pdf** – This concept design was disallowed by the city, our understanding was that the rejection was primarily due to access and circulation.

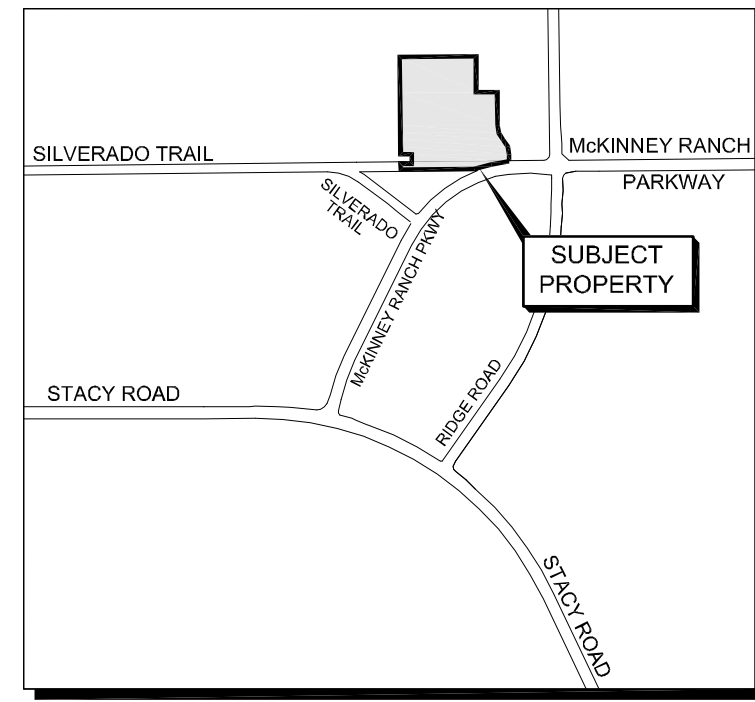
**10C-Site-Layout.pdf** – Rejected by the city due to the lack of “cross-access” to the site in question in this zoning case, the triangular piece of property at Silverado and McKinney Ranch.

**10C-site layout-v2.pdf** – While this is closer to the layout we have now, and was developed with the City staff to provide cross-access to the triangle south of the church, this too was disallowed. As far as we can tell, this was because the city required us to locate fire lanes adjacent to the now longer-extant City of Frisco pump station at the southwest corner of our property.

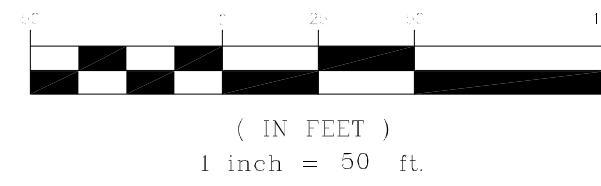
**Plat 2 4-15-2011 and Site Layout.pdf** – These show the final future fire lane configurations that were ultimately approved.

**20E-Episcopal Diocese Layout.pdf** - This exhibit shows how the ultimate site would develop (consistent with the **Site Layout.pdf**) as required and ultimately approved by the City of McKinney. *This document clearly shows the City's intent, our intent and the understanding of all concerned as to how the future fire lanes on the west side of our property would ultimately develop and connect out to McKinney Ranch Parkway and the existing median opening. We are asking that the approval of the rezoning request include the requirement of this access.*

**LOCATION MAP**  
N.T.S.

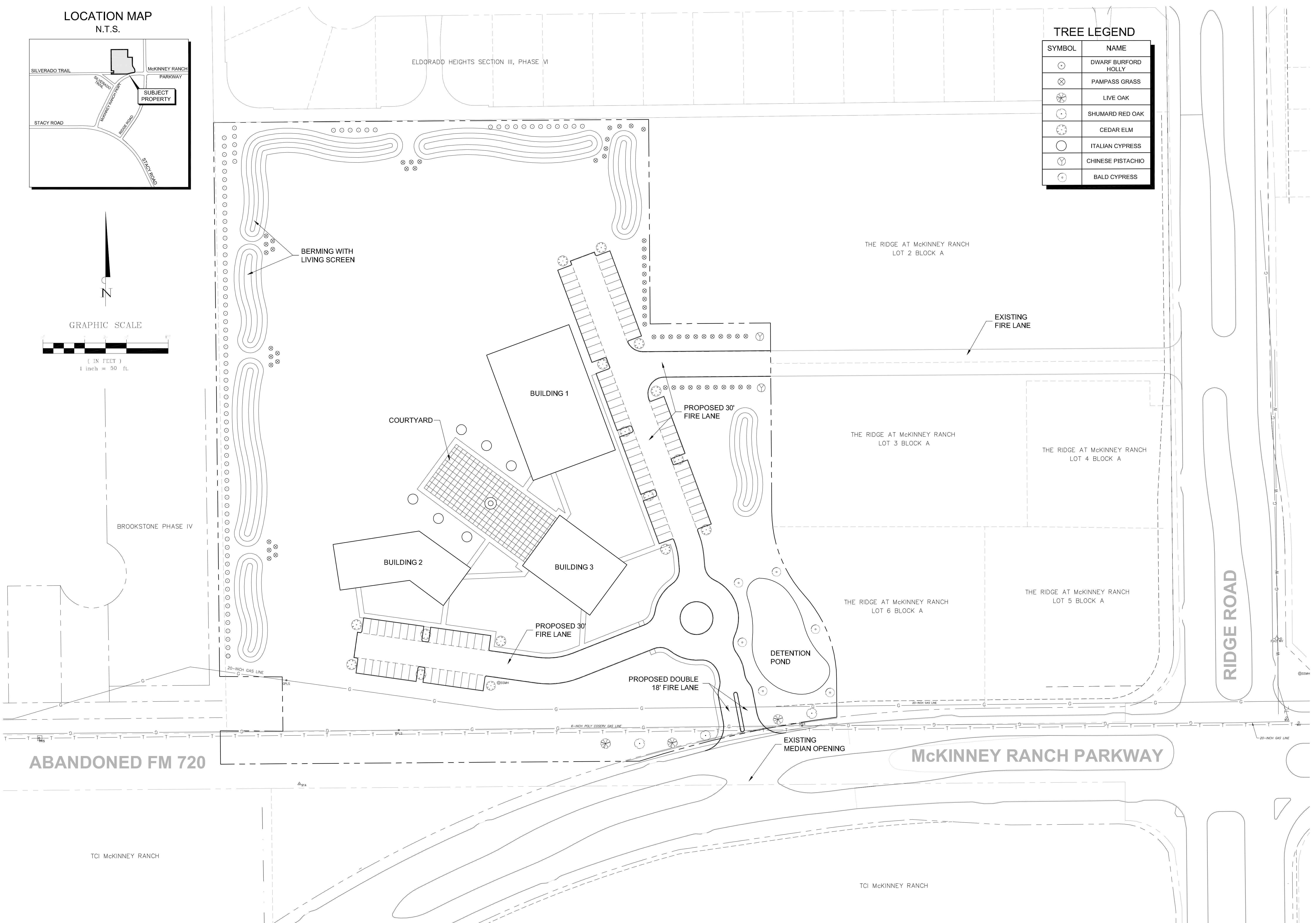


**GRAPHIC SCALE**



**TREE LEGEND**

SYMBOL	NAME
	DWARF BURFORD HOLLY
	PAMPASS GRASS
	LIVE OAK
	SHUMARD RED OAK
	CEDAR ELM
	ITALIAN CYPRESS
	CHINESE PISTACHIO
	BALD CYPRESS



Master Planning  
Civil Engineering  
Land Development

220 East Virginia Street  
McKinney, TX 75069  
Tel: 972.544.3200  
Fax: 972.544.3200  
Certificate of Registration No. F-5865

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**ST. ANDREWS CHURCH**

**GENERAL DEVELOPMENT PLAN**

Scale: SEE GRAPHIC SCALE

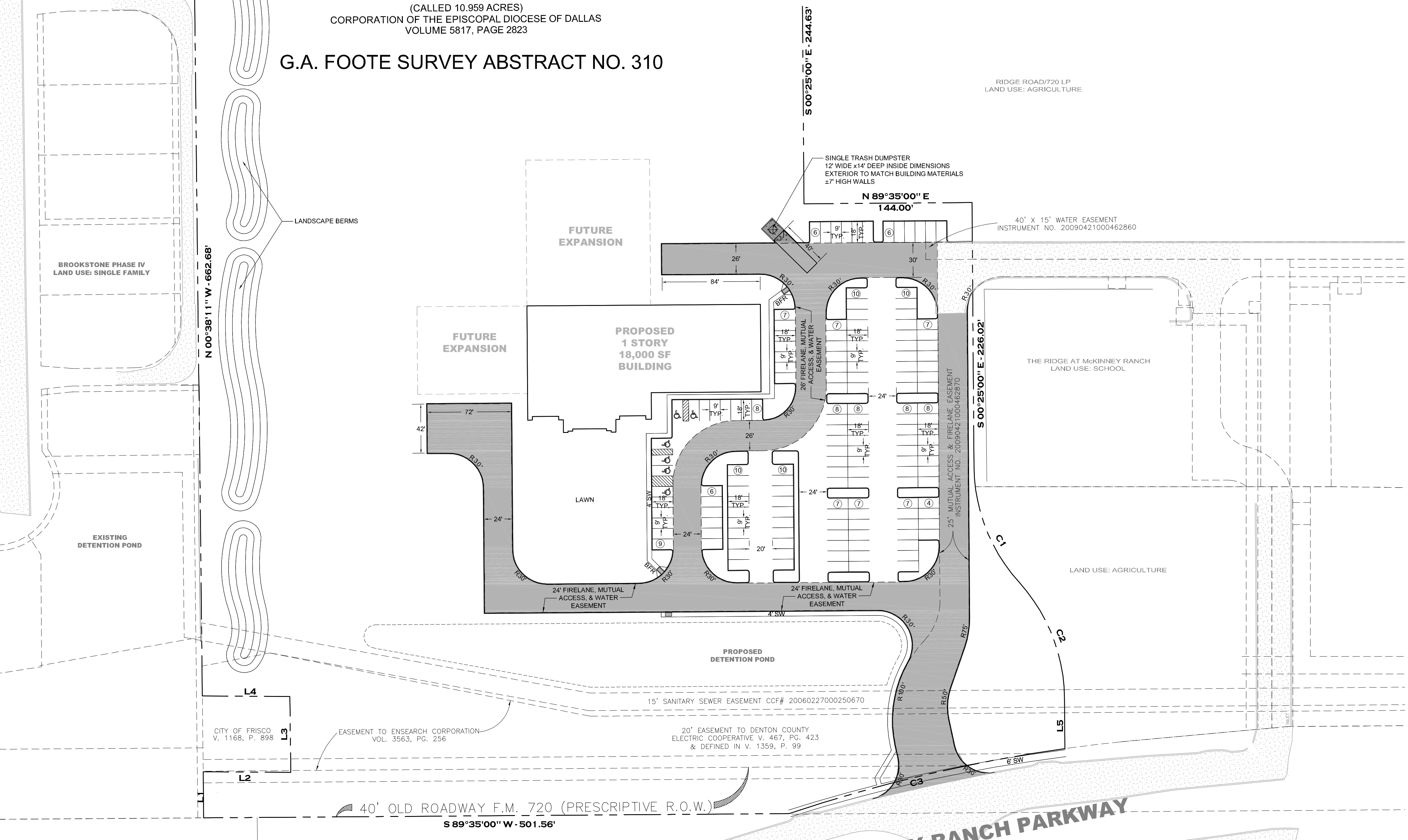
Designed by:	LAW
Drawn by:	LAW
Checked by:	KDS
Date:	OCTOBER 2009
Project No.:	02078.001

Project: C:\Projects\2009\02078\02078.dwg  
User: KDS  
Date: 10/22/09 10:00 AM

**EXHIBIT**

**PAVING LEGEND**

	8" REINFORCED 4000 PSI CONCRETE PAVEMENT (DUMPSTER PAD)
	6" REINFORCED 4000 PSI CONCRETE PAVEMENT (FIRELANE)
	5" REINFORCED 3000 PSI CONCRETE PAVEMENT (PARKING)
	4" REINFORCED 3000 PSI CONCRETE PAVEMENT (SIDEWALK)
	X SW
	NUMBER OF PARKING SPACES
	RADIUS
	TYPICAL BARRIER FREE RAMP
	BUILD TO LINE
	SIDE WALK
	FIRE HYDRANT



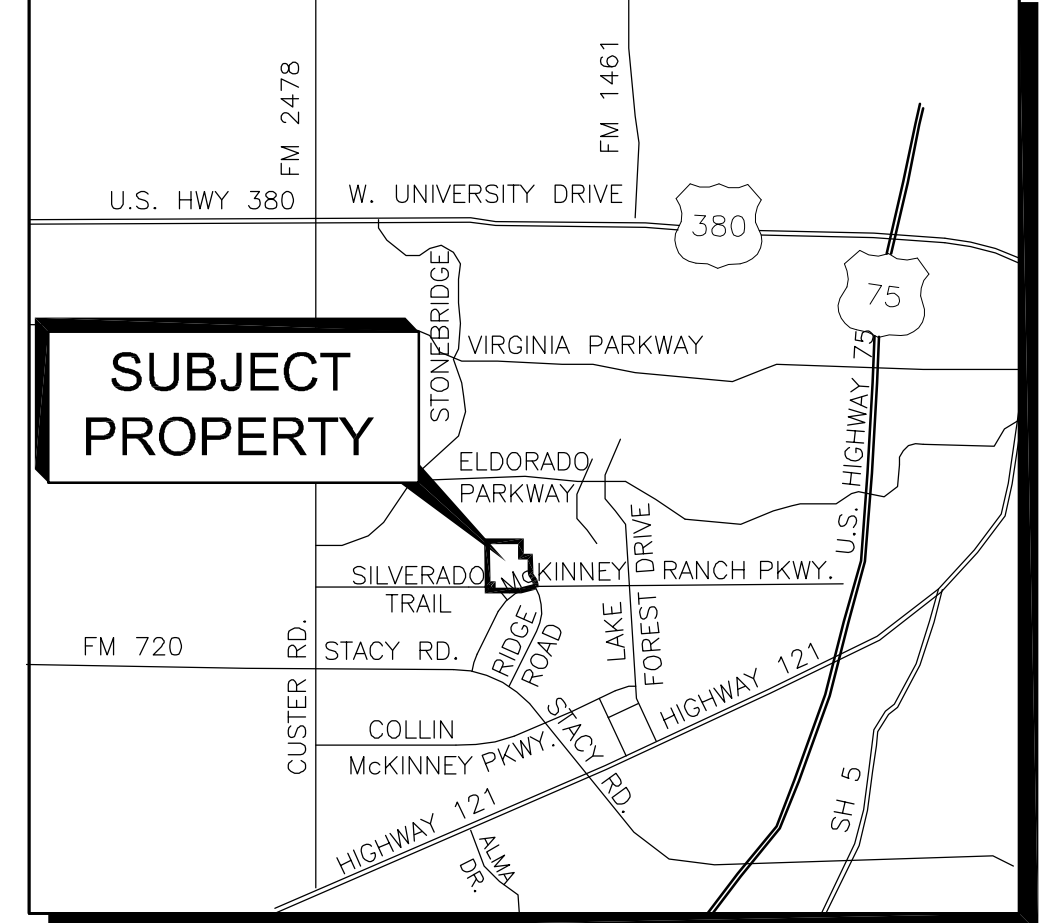
**PROPERTY LINE CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	41°44'44"	150.00'	109.29'	S 21°17'22" E	106.89'
C2	41°44'44"	150.00'	109.29'	S 21°17'22" E	106.89'
C3	10°33'04"	1320.00'	243.08'	S 76°43'42" W	242.74'

**PROPERTY LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N 00°38'11" W	39.52'
L2	S 89°37'11" E	75.00'
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L5	S 00°25'00" E	42.79'

**LOCATION MAP**

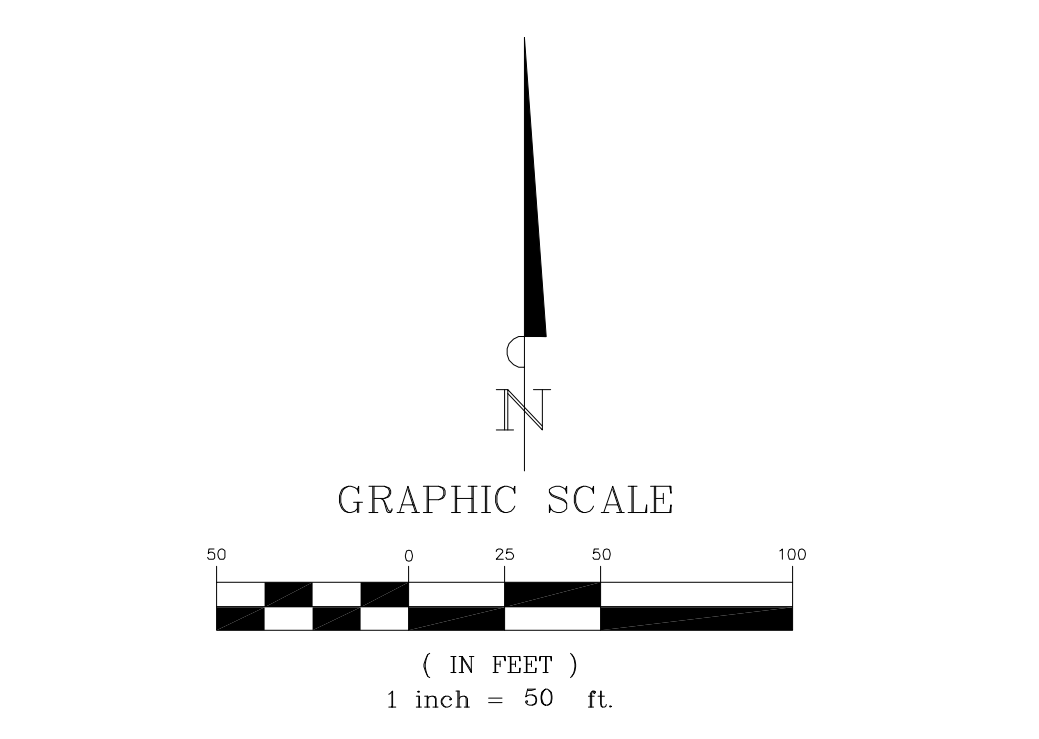


**CITY OF MCKINNEY SITE PLAN NOTES**

1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE. PRIMED AND PAINTED. AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS. THE HEIGHT OF THE SCREENING WALL SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 8' 4".
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. ALL PARKING LOT LIGHT POLES SHALL BE A MAXIMUM OF 16 FEET IN HEIGHT. ALL OTHER LIGHT POLES SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.

**SITE DATA SUMMARY TABLE**

ZONING:	PD-2007-01-005
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	CHURCH
LOT AREA:	10.96 ACRES / 477,374 SQ. FT.
BUILDING HEIGHT:	1 STORY
TOTAL BLDG. SQ. FOOTAGE:	18,000 SQ. FT.
PARKING RATIO	1 SPACE / 3 SEATS IN MAIN AUDITORIUM
SEATS IN MAIN AUDITORIUM	350 SEATS
PARKING REQUIRED	117 SPACES
PARKING PROVIDED	153 SPACES
HANDICAP PARKING REQUIRED	6 SPACES
HANDICAP PARKING PROVIDED	6 SPACES
LOT COVERAGE	3.7% (17,676 SQ. FT.)
LANDSCAPE DATA	
INTERIOR LANDSCAPING	22,483 SQ. FT.
IMPERVIOUS AREA:	369,043 SQ. FT.



**SITE PLAN FOR ST. ANDREW'S CHURCH**  
BEING 10.94 ACRES OUT OF THE G. A. FOOTE SURVEY, ABSTRACT NO. 310  
CITY OF MCKINNEY, COLLIN COUNTY TEXAS

**OWNER:** CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS  
5956 SHERRY LANE  
DALLAS, TX 75225  
(214) 346-2921

**APPLICANT:** SANCHEZ AND ASSOCIATES, LLC.  
220 EAST VIRGINIA STREET  
MCKINNEY, TEXAS 75069  
PH: (469) 424-5900  
FX: (214) 544-3200  
EMAIL: levi.wild@sanchezassociates.net

**ENGINEER:** SANCHEZ AND ASSOCIATES, LLC.  
220 EAST VIRGINIA STREET  
MCKINNEY, TEXAS 75069  
PH: (469) 424-5900  
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Master Planning  
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Land Development

220 East Virginia Street  
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Tel: 469.424.5900  
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Certificate of Registration No. F-5865

**SANCHEZ & ASSOCIATES**

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**ST. ANDREW'S CHURCH**

**SITE PLAN**

Scale: SEE GRAPHIC SCALE

Designed by: LAW  
Drawn by: LAW  
Checked by: KDS  
Date: MAY 2010  
Project No. 02078.001

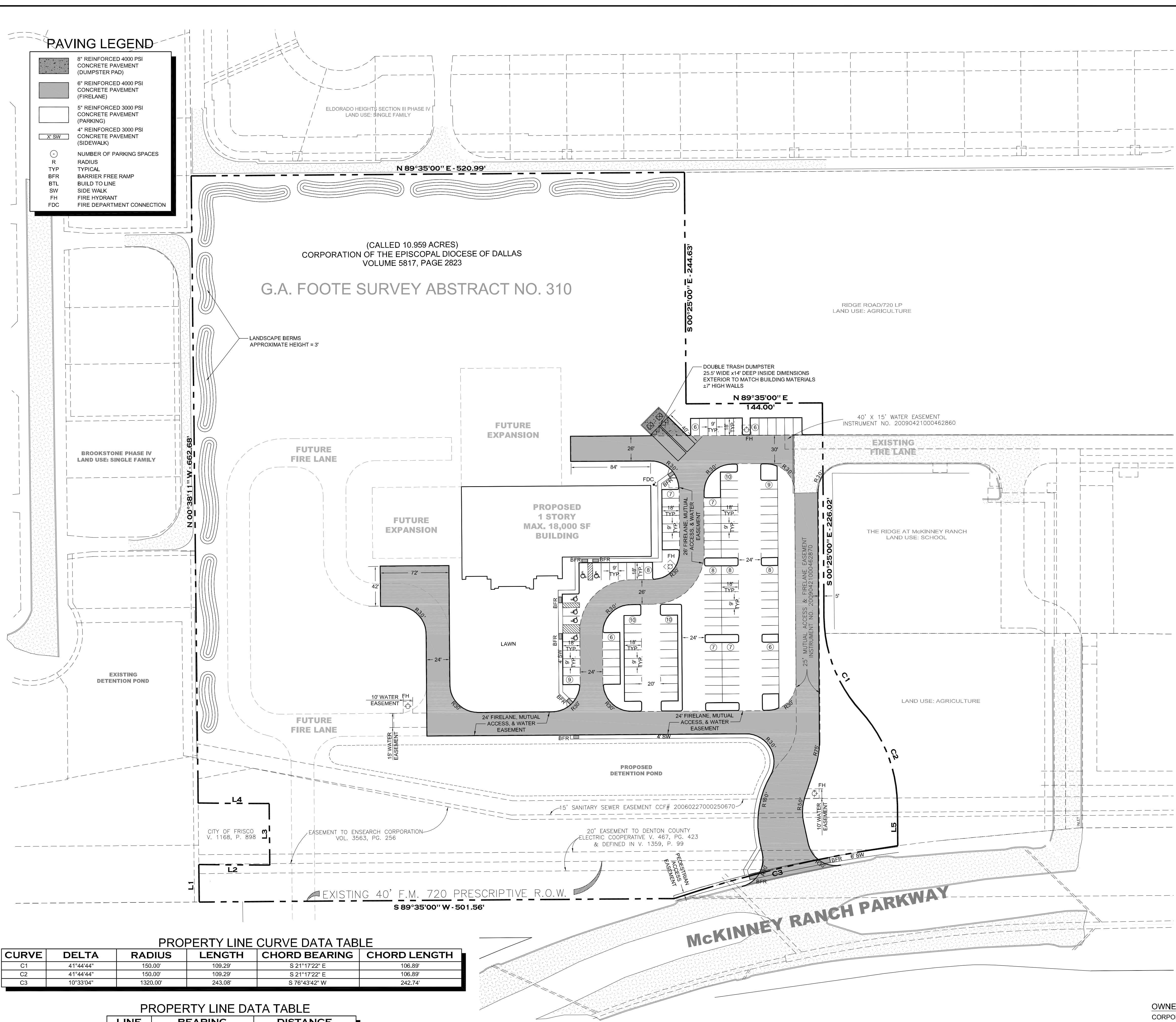
Site: 02078-31 - 10.94 Acres Episcopal Diocese of Dallas (10-Prelim)  
xref: 02435 - S & A - Site /Site\_xref.dwg

Plot: 24 May 2010 - 10:04am  
Plotted by: cward

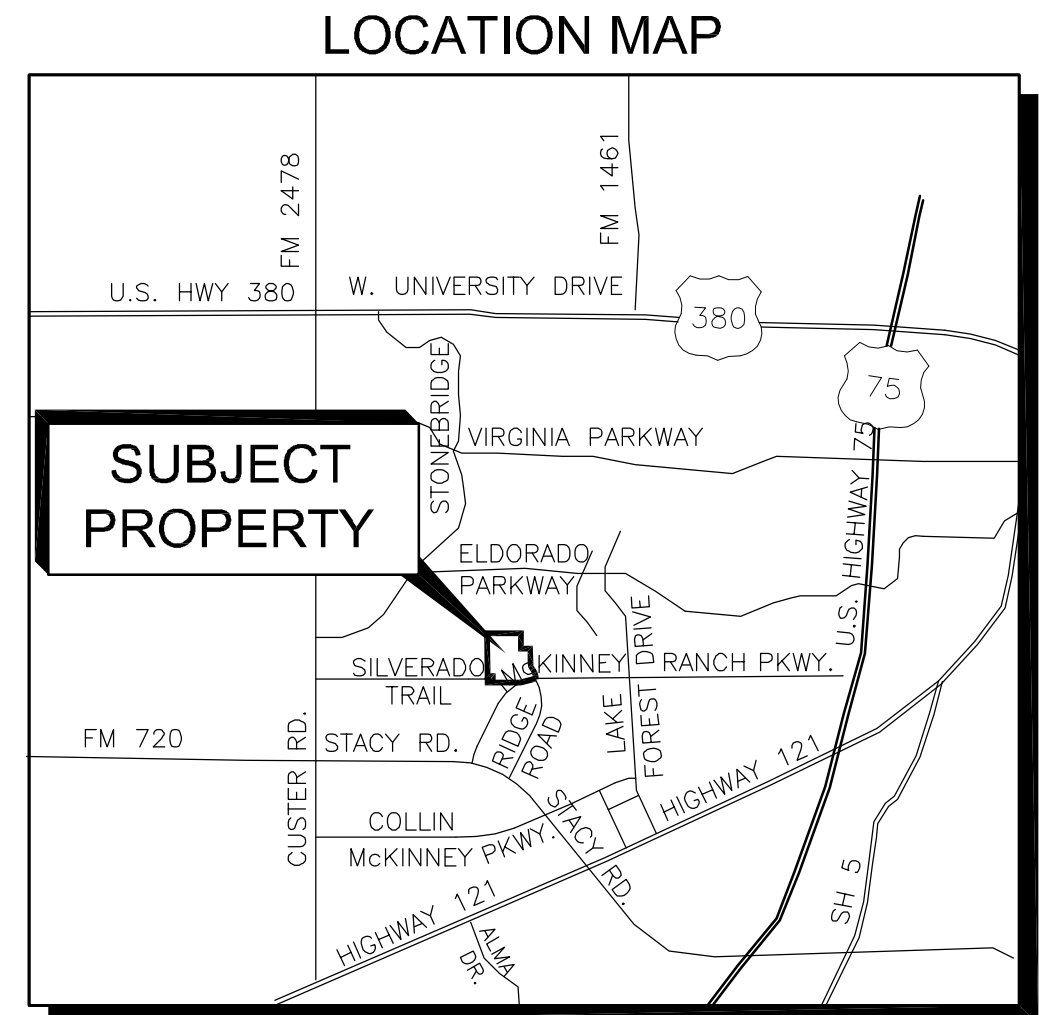
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	FIRE DEPARTMENT CONNECTION



(CALLED 10.959 ACRES)  
CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS  
VOLUME 5817, PAGE 2823  
**G.A. FOOTE SURVEY ABSTRACT NO. 310**



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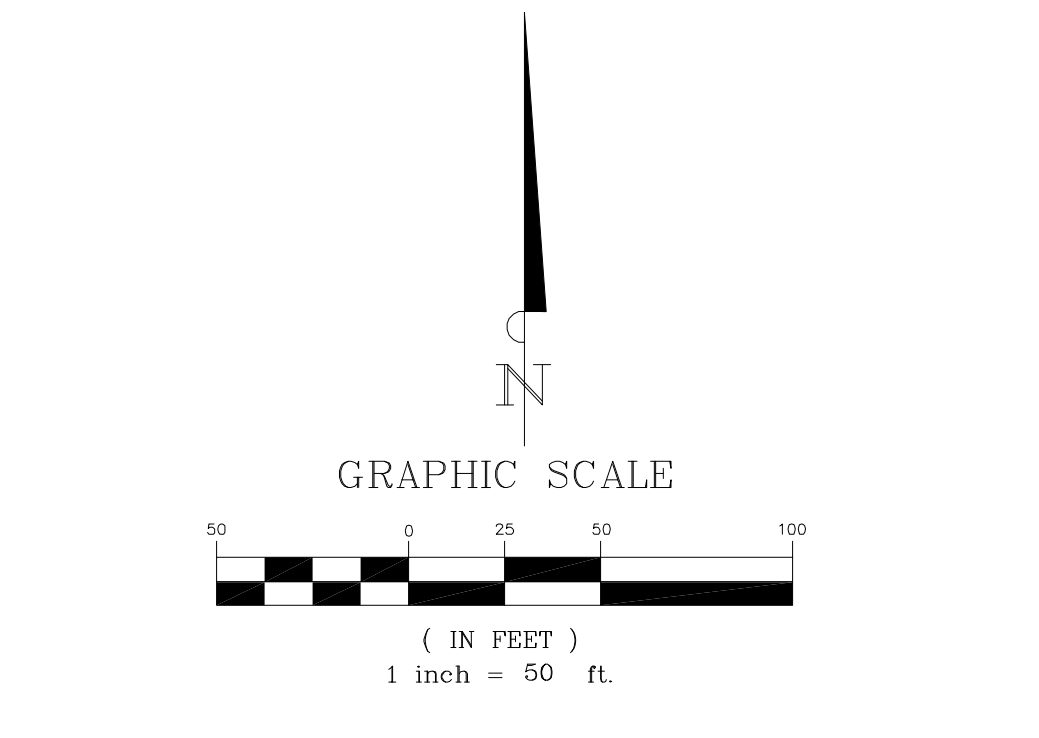
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**ST. ANDREW'S CHURCH**

**SITE PLAN**

**Scale:** SEE GRAPHIC SCALE

Designed by:	LAW
Drawn by:	LAW
Checked by:	KDS
Date:	JUNE 2010
Project No.:	02078.001

**EXHIBIT**

**FLOOD NOTE**  
 According to the Federal Emergency Management Agency (FEMA) - National Flood Insurance Program (NFIP) - Flood Insurance Rate Map (FIRM) - for the Collin County, Texas and Incorporated areas - Map No. 48085C0265 J, Map revised, June 02, 2009, the property shown hereon lies in Zone "X" (Other Areas).  
 Zone "X" (Other Areas) is defined as "Areas determined to be outside the 0.2% annual chance floodplain".

**THE PURPOSE OF THIS PLAT IS TO DEVELOP LOT 1, BLOCK A.**

**~ EASEMENT LINE TABLE ~**

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 89°35'00" W	450.08'	L26	N 89°35'00" E	240.11
L2	N 00°25'00" W	63.68'	L27	N 00°02'48" W	12.44'
L3	N 89°35'00" E	36.00'	L28	N 89°57'12" E	10.00'
L4	S 89°35'00" W	146.50'	L29	S 00°02'48" E	8.45'
L5	S 89°35'00" W	57.64'	L30	N 00°25'00" W	64.93'
L6	N 00°25'00" W	53.32'	L31	N 00°25'00" W	112.48'
L7	N 89° 35' 00" E	28.00'	L32	S 89°35'00" W	10.67'
L8	N 00°25'00" W	55.32'	L33	N 00°25'00" W	10.00'
L9	N 89°35'00" E	28.00'	L34	N 89°35'00" E	8.50'
L10	N 00°25'00" W	67.68'	L35	N 00°25'00" W	10.00'
L11	S 89°35'00" W	94.00'	L36	N 45°25'00" W	11.95'
L12	N 00°25'00" W	26.00'	L37	N 45°25'00" W	0.63'
L13	S 00°25'00" E	261.33'	L38	N 89°35'00" E	8.81'
L14	S 00°25'00" E	41.75'	L39	S 00°25'00" E	20.00'
L15	S 00°25'00" E	261.33'	L40	S 89°35'00" W	15.83'
L16	S 19°01'52" W	37.21'	L41	S 19°01'52" W	19.13'
L17	S 12°16'29" E	15.83'	L42	N 45°25'00" W	29.01'
L18	N 12°16'29" W	16.38'	L43	N 44°35'00" E	10.00'
L19	S 89°35'00" W	257.85'	L44	S 45°25'00" E	27.70'
L20	N 79°44'25" W	205.24'	L45	N 00°38'11" W	103.66'
L21	NORTH	29.62'	L46	N 89°35'00" E	8.43'
L22	S 89°48'23" E	262.77'	L47	S 00°13'11" E	103.75'
L23	N 89°35'00" E	185.36'	L48	N 89°35'00" E	28.18'
L24	N 00° 26' 00" W	33.76'	L49	S 89°35'00" W	12.03'

**~ EASEMENT CURVE TABLE ~**

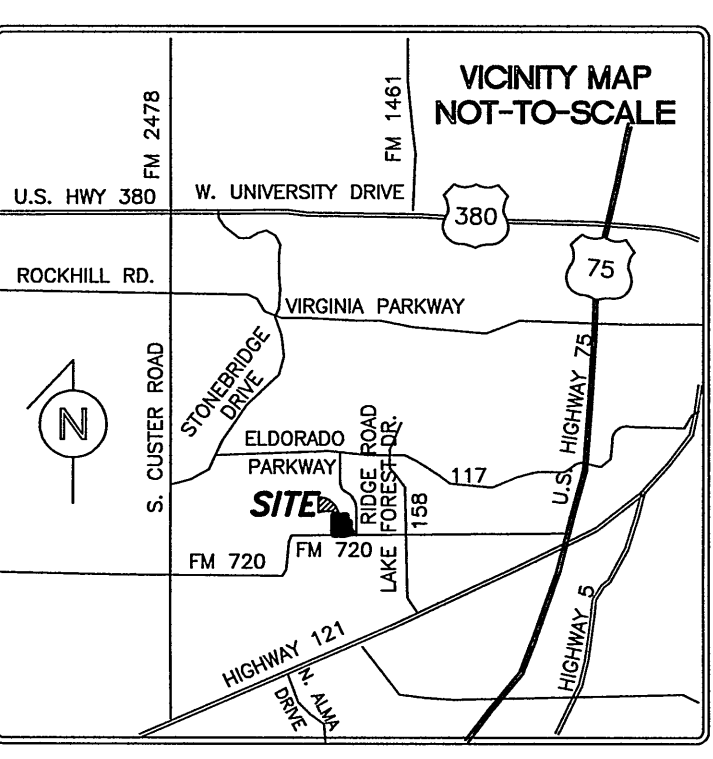
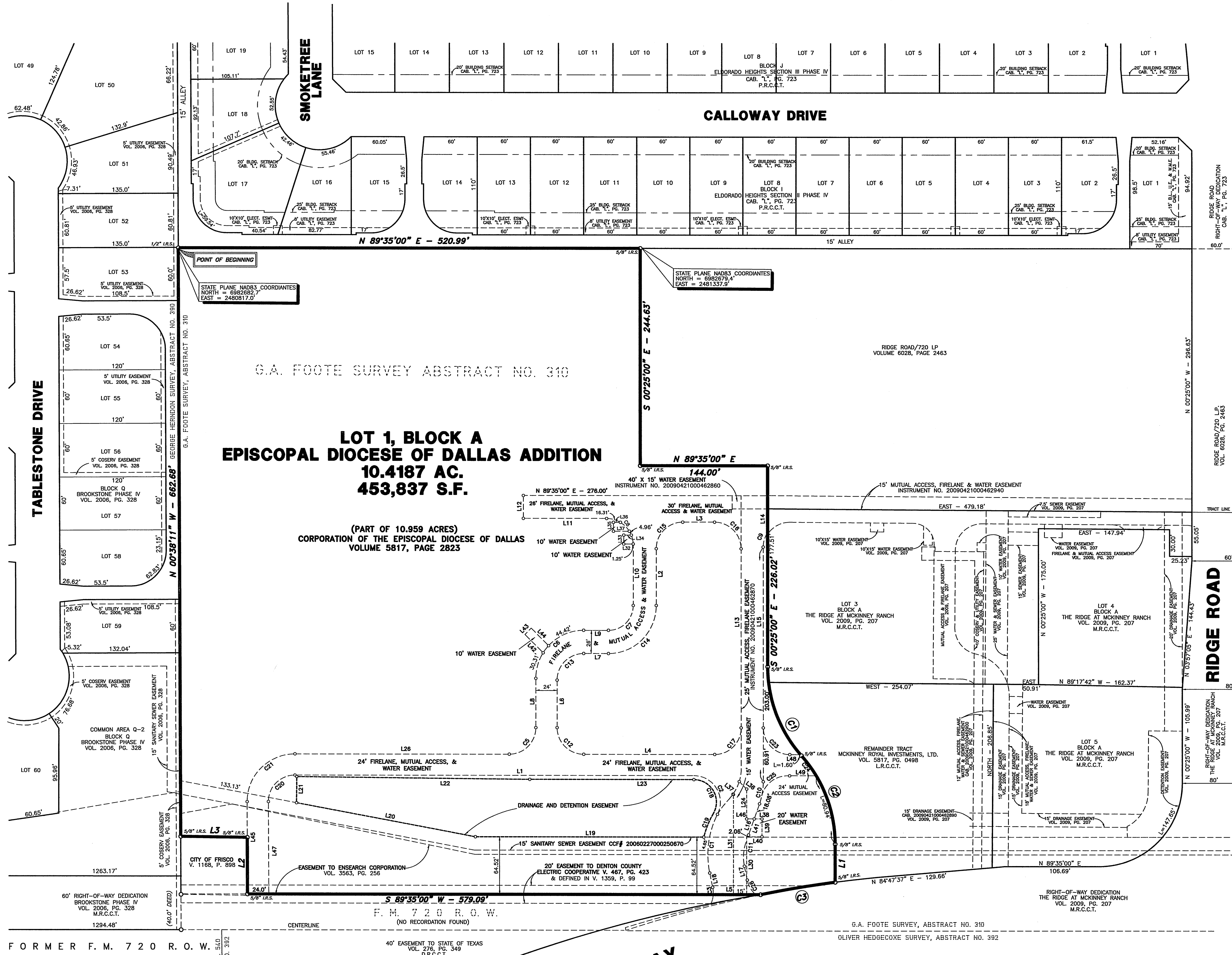
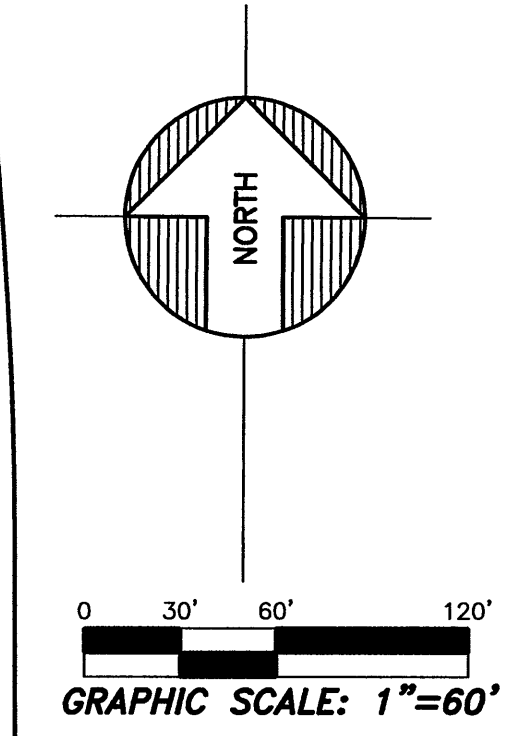
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	100.00'	38°54'41"	67.91'	N 07°10'51" E	66.62
C2	30.00'	117°03'12"	61.29'	N 31°53'24" W	51.17'
C3	30.00'	15°39'49"	8.20'	S 04°26'34" E	8.18
C4	30.00'	90°00'00"	47.12'	S 45°25'00" E	42.43'
C5	30.00'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C6	54.00'	90°00'00"	84.82'	N 44°35'00" E	76.37'
C7	30.00'	90°00'00"	43.98'	N 44°35'00" E	39.60'
C8	30.00'	90°00'00"	47.12'	N 45°25'00" W	42.43'
C9	30.00'	32°54'44"	17.23'	S 16°41'27" W	17.00'
C10	75.01'	19°26'52"	25.46'	S 09°18'26" W	25.34'
C11	50.00'	32°51'17"	28.67'	S 02°36'11" W	28.28'
C12	30.00'	90°00'00"	47.12'	N 45°25'00" W	42.43'
C13	30.00'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C14	54.00'	90°00'00"	84.82'	N 44°35'00" E	76.37'
C15	42.43'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C16	30.00'	90°00'00"	47.12'	S 45°25'00" E	42.43'
C17	30.00'	90°00'00"	47.12'	S 44°35'00" W	42.43'
C18	25.50'	120°07'49"	53.47'	S 30°21'06" E	44.20'
C19	104.50'	15°46'29"	28.77'	S 21°49'34" W	28.68'
C20	30.00'	90°13'11"	47.24'	S 44°28'25" W	42.51'
C21	54.00'	90°13'11"	85.03'	N 44°28'25" E	76.51'
C22					
C23	30.00'	90°00'00"	47.12	N 45°25'00" W	42.43'
C24	150.00'	10°49'40"	28.35'	S 36°44'54" E	28.31'
C25	24.00'	44°02'21"	18.45'	S 67°00'18" W	18.00'
C26	30.00'	36°37'26"	19.18	S 30°35'12" E	18.85'

**~ BOUNDARY CURVE TABLE ~**

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	150.00'	41°44'44"	109.29'	S 21°17'22" E	106.89'
C2	150.00'	41°44'44"	109.29'	S 21°17'22" E	106.89'
C3	1320.00'	03°42'34"	85.46'	S 80°08'57" W	85.44'

**~ BOUNDARY LINE TABLE ~**

NO.	BEARING	DISTANCE
L1	S 00°25'00" E	42.79'
L2	N 00°38'11" W	63.47'
L3	N 89°37'11" W	75.00'
L4	N 00°38'11" W	39.52'
L5	S 89°37'11" E	75.00'



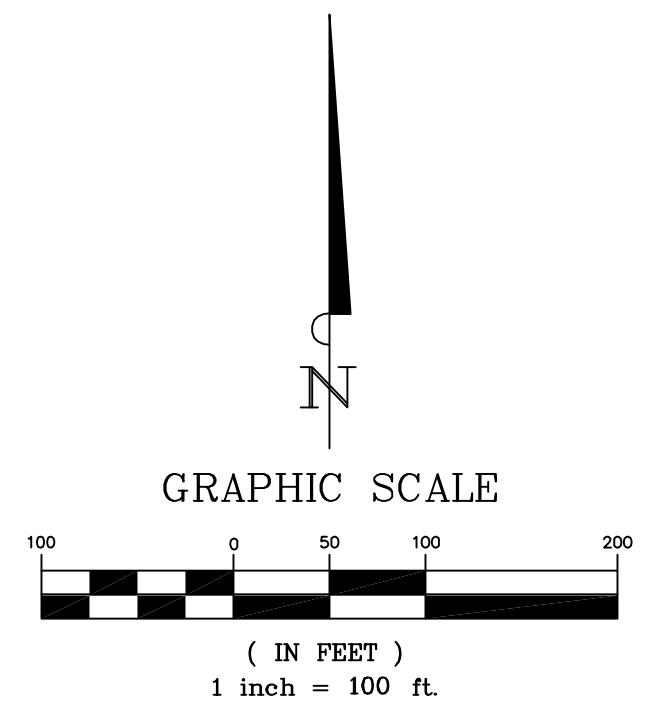
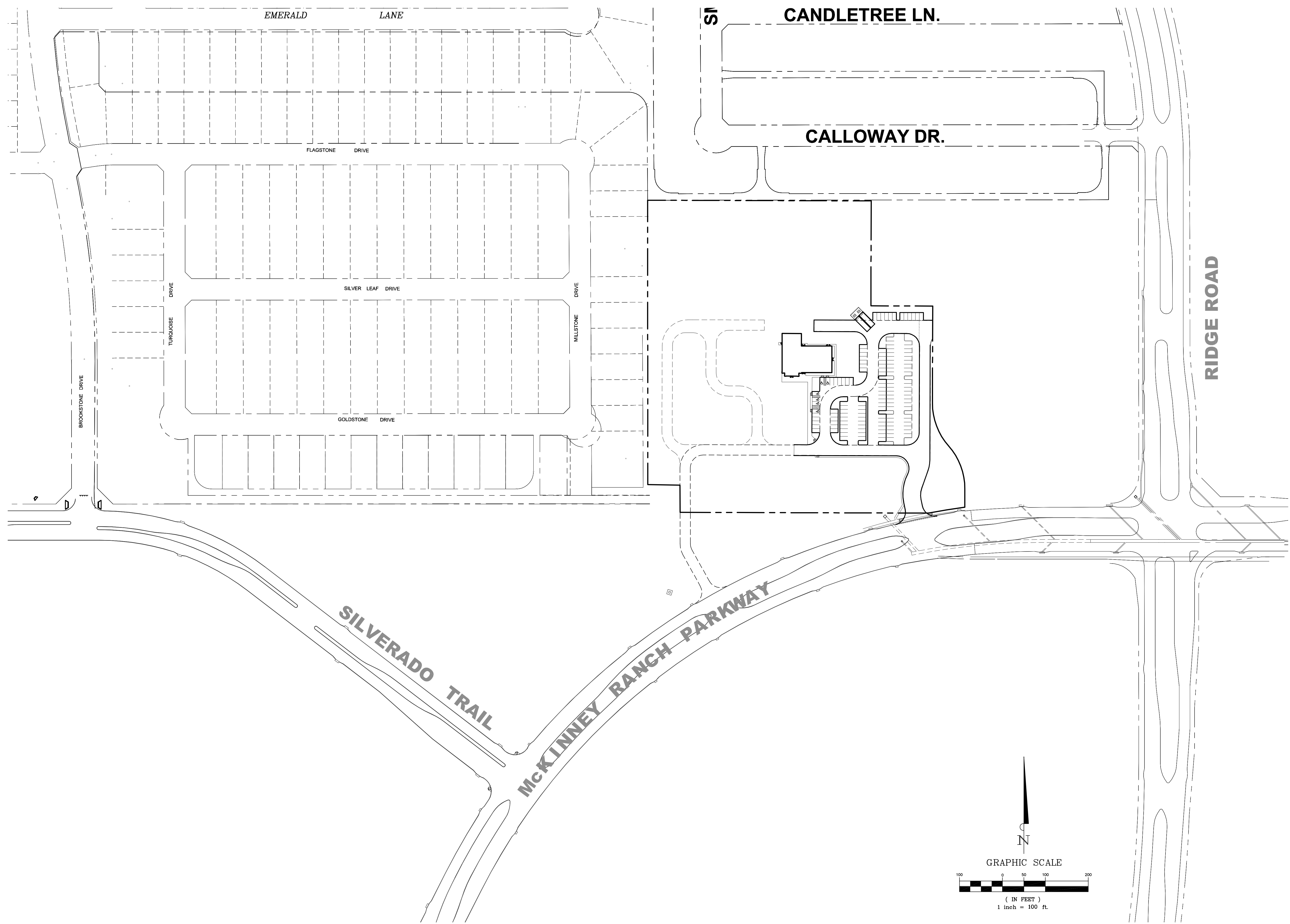
**NOTE:**  
 The owners of Block 1, Lot A of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced system, although it retains the right to enter upon the easement for public purposes.

**OWNER**  
 CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS  
 1630 N. GARRETT AVENUE  
 DALLAS, TEXAS 75206  
 (214) 826-8310  
 FAX (214) 826-5968

**SURVEYOR**  
 DAVID PETER  
 11015 MIDWAY ROAD  
 DALLAS, TEXAS 75229  
 (214) 358-4500  
 FAX (214) 358-4600

RECORD PLAT  
**EPISCOPAL DIOCESE OF DALLAS ADDITION**  
**LOT 1, BLOCK A**  
 10.4187 ACRES OF LAND IN THE G.A. FOOTE SURVEY, ABSTRACT NO. 310  
 RECORDED IN VOLUME 5817, PAGE 2823, D.R.C.C.T.  
 IN THE  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS  
 APRIL 10, 2011





Scale: SEE GRAPHIC SCALE  
 Designed by: SDT  
 Drawn by: SDT  
 Checked by: SDT  
 Date: JULY 2007  
 Project No. 02001 - 001

EXHIBIT

**EPISCOPAL DIOCESE  
OF DALLAS**

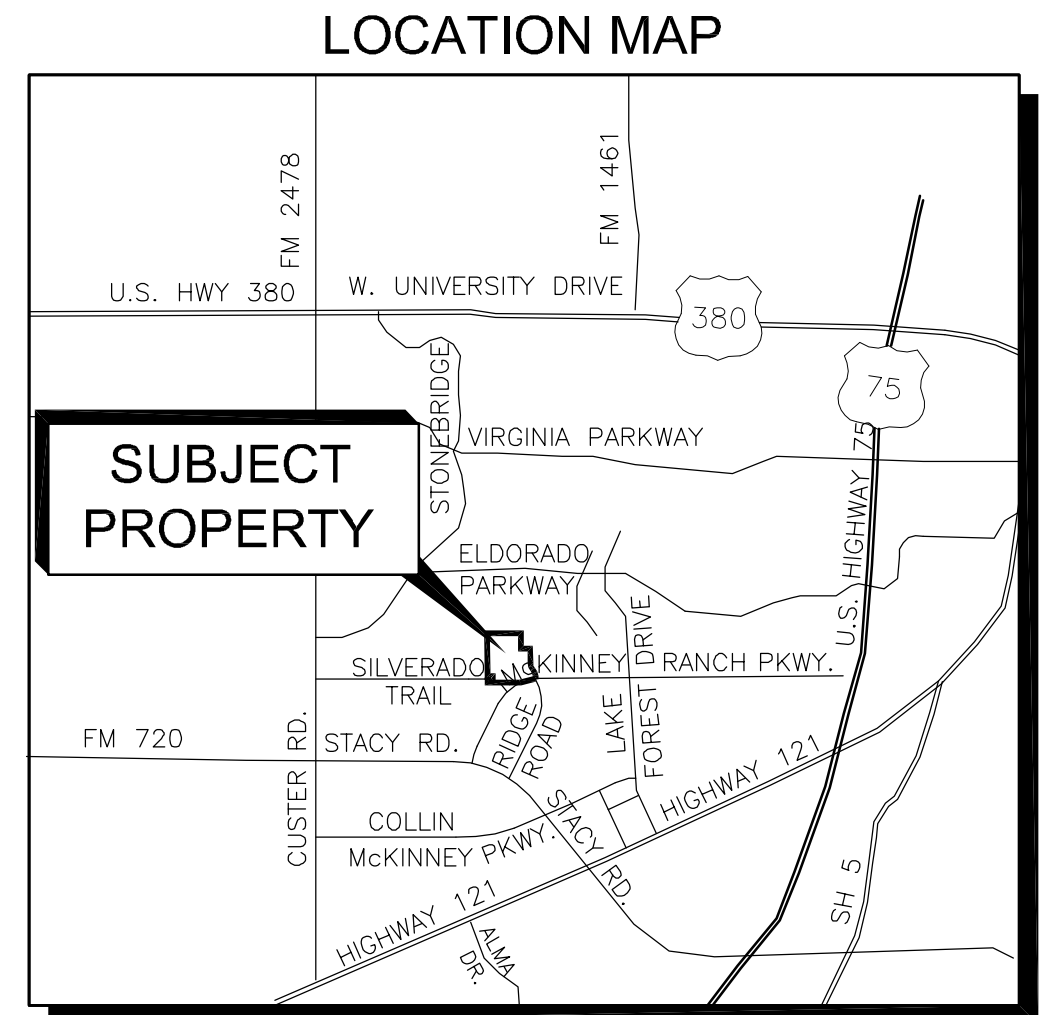
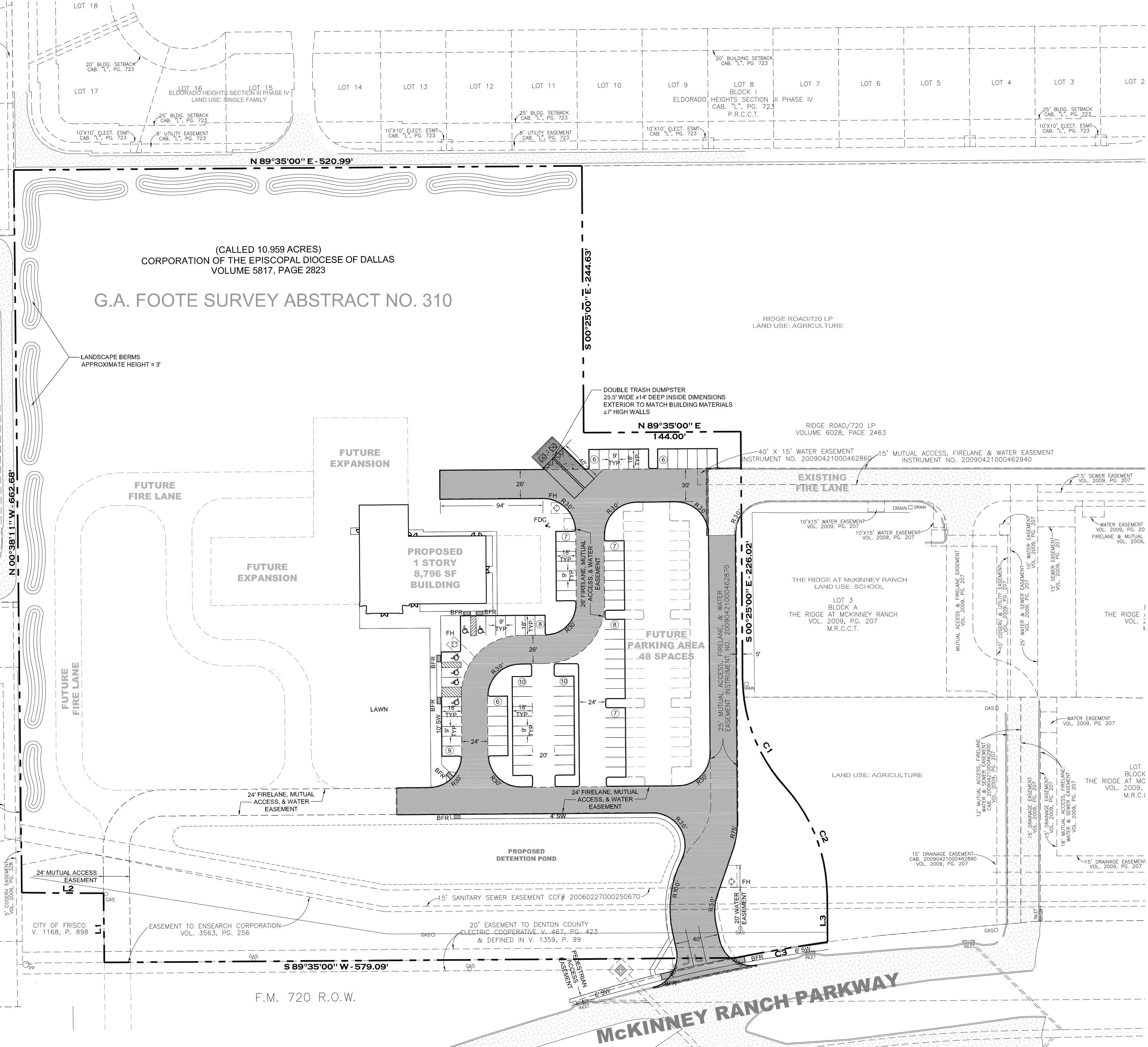
THIS  
DRAWING IS TO  
BE  
USED FOR  
EXHIBIT  
PURPOSES  
ONLY



Master Planning  
 Civil Engineering  
 Land Development  
 220 East Virginia Street  
 McKinney, TX 75069  
 Tel: 469.424.5900  
 Fax: 214.544.3200

**PAVING LEGEND**

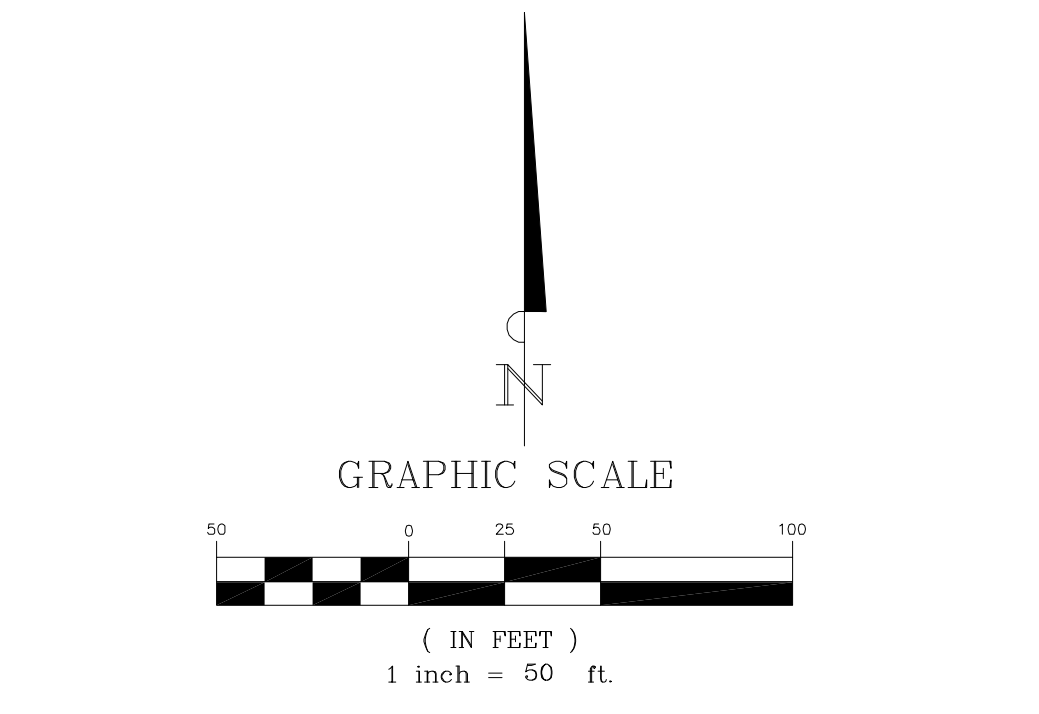
- 8" REINFORCED 4000 PSI CONCRETE PAVEMENT (DUMPSTER PAD)
- 6" REINFORCED 4000 PSI CONCRETE PAVEMENT (FIRELANE)
- 5" REINFORCED 3000 PSI CONCRETE PAVEMENT (PARKING)
- 4" REINFORCED 3000 PSI CONCRETE PAVEMENT (SIDEWALK)
- X SW
- R
- TYP
- BFR
- BTL
- SW
- FH
- FDC



- CITY OF MCKINNEY  
SITE PLAN NOTES**
1. THE SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE. PRIMED AND PAINTED. AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY DESIGN SPECIFICATIONS. THE HEIGHT OF THE SCREENING WALL SHALL BE A MINIMUM OF 7' AND A MAXIMUM OF 8' 4".
  2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 LIGHTING AND GLARE REGULATIONS OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
  4. ALL PARKING LOT LIGHT POLES SHALL BE A MAXIMUM OF 16 FEET IN HEIGHT. ALL OTHER LIGHT POLES SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.

**SITE DATA SUMMARY TABLE**

ZONING:	PD-2007-01-005
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	CHURCH
LOT AREA:	10.42 ACRES / 453,837 SQ. FT.
BUILDING HEIGHT:	1 STORY/40' MAXIMUM
TOTAL BLDG. SQ. FOOTAGE:	8,796 SQ. FT.
PARKING RATIO	1 SPACE / 3 SEATS IN MAIN AUDITORIUM
SEATS IN MAIN AUDITORIUM	250 SEATS
PARKING REQUIRED	84 SPACES
PARKING PROVIDED	84 SPACES
HANDICAP PARKING REQUIRED	4 SPACES
HANDICAP PARKING PROVIDED	6 SPACES
LOT COVERAGE	3.7% (17,676 SQ. FT.)
LANDSCAPE DATA	
INTERIOR LANDSCAPING	22,483 SQ. FT.
IMPERVIOUS AREA:	84,794 SQ. FT.



**SITE PLAN FOR  
ST. ANDREW'S CHURCH**  
BEING 10.42 ACRES OUT OF  
THE G. A. FOOTE SURVEY,  
ABSTRACT NO. 310  
CITY OF MCKINNEY, COLLIN COUNTY TEXAS

**PROPERTY LINE CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	41°44'44"	150.00'	109.29'	S 21°17'22" E	106.89'
C2	41°44'44"	150.00'	109.29'	S 21°17'22" E	106.89'
C3	3°42'34"	1320.00'	85.46'	S 76°43'42" W	85.44'

**PROPERTY LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N 00°38'11" W	63.47'
L2	N 89°37'11" W	75.00'
L3	S 00°25'00" E	42.79'

**OWNER:**  
CORPORATION OF THE  
EPISCOPAL DIOCESE  
OF DALLAS  
5956 SHERRY LANE  
DALLAS, TX 75225  
(214) 346-2921

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC.  
220 EAST VIRGINIA STREET  
MCKINNEY, TEXAS 75069  
PH: (469) 424-5900  
FX: (214) 544-3200  
EMAIL: levi.wild@sanchezassociates.net

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, LLC.  
220 EAST VIRGINIA STREET  
MCKINNEY, TEXAS 75069  
PH: (469) 424-5900  
FX: (214) 544-3200  
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Master Planning  
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220 East Virginia Street  
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E: levi.wild@sanchezassociates.net

**SANCHEZ & ASSOCIATES**  
Certificate of Registration No. F-5865

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**ST. ANDREW'S CHURCH**

**SITE PLAN**

Scale: SEE GRAPHIC SCALE

Designed by:	LAW
Drawn by:	GAS
Checked by:	KDS
Date:	MARCH 2011
Project No.:	02078.001

**EXHIBIT**