

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

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.

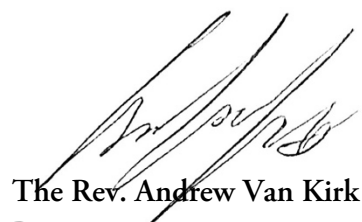
This final fire lane configuration, and the rejected alternatives leading up to it, clearly exhibits the City's intent, our intent, and the understanding of all concerned that the future fire lanes on the west side of our property would ultimately be developed and connect directly out to McKinney Ranch 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.

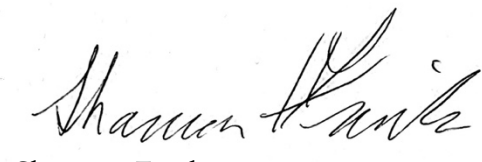
Respectively submitted, on behalf of our more than 600 members and parishioners,



The Rev. Andrew Van Kirk
Rector



Eric Austin
Senior Warden



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



ST. ANDREW'S
A faith for all ages

The Rev. Andrew Van Kirk, Rector
The Rev. Logan Hurst, Deacon
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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.

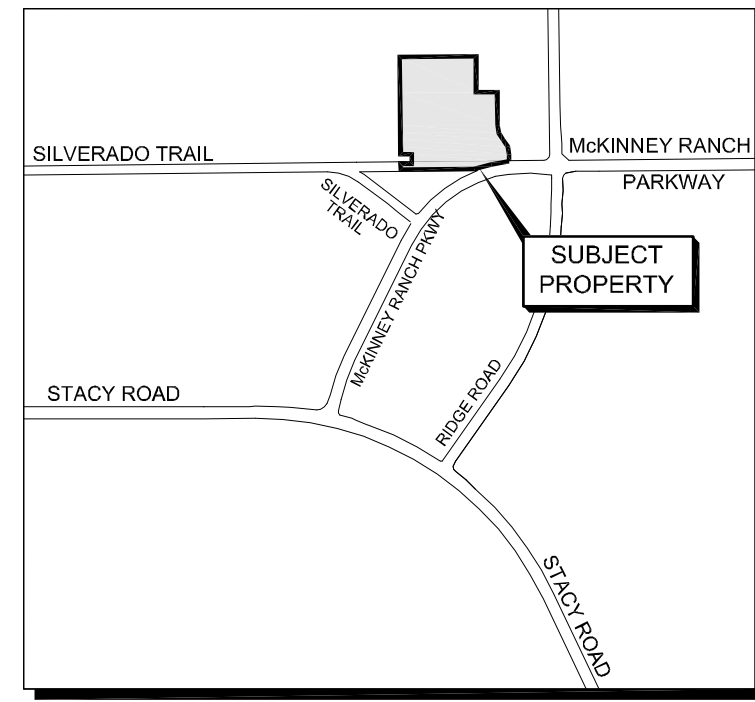
10C-Site-Layout.pdf – Rejected by the city due to the lack of “cross-access” to the site in question in this zoning case, the triangular piece of property at Silverado and McKinney Ranch.

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.

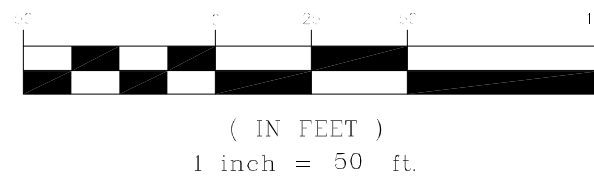
Plat 2 4-15-2011 and Site Layout.pdf – These show the final future fire lane configurations that were ultimately approved.

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.

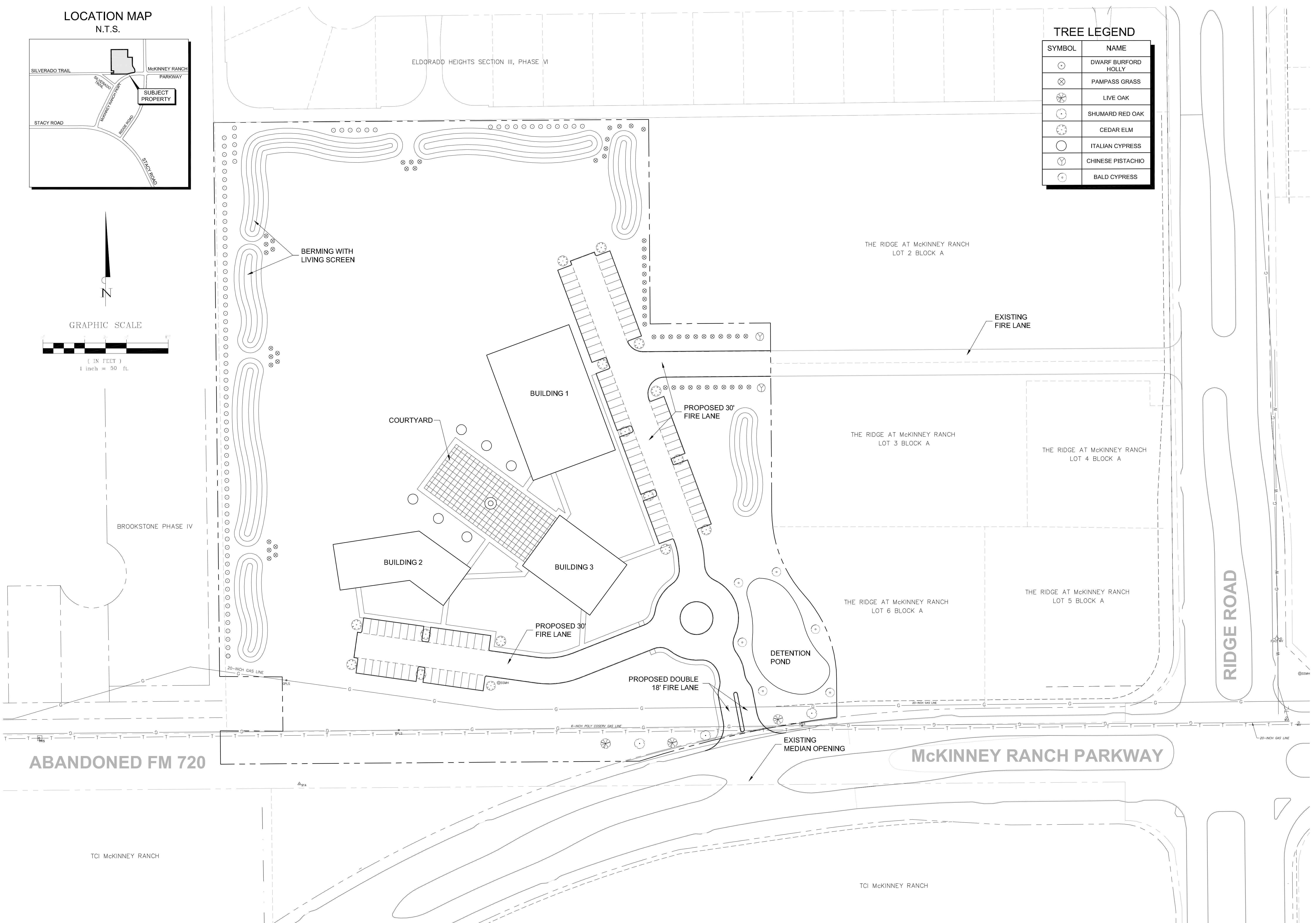


GRAPHIC SCALE



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

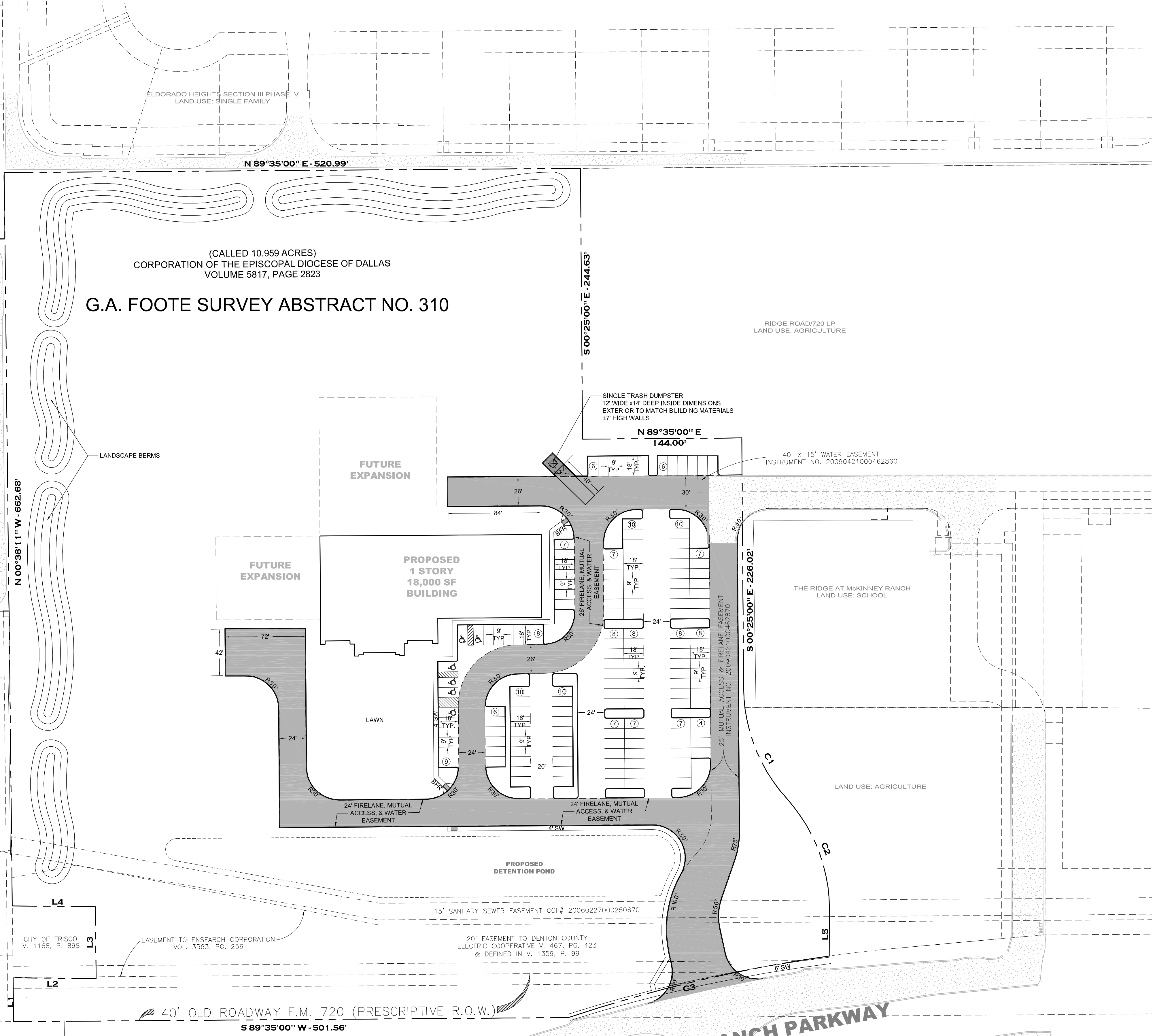
Scale:	SEE GRAPHIC SCALE
Designed by:	LAW
Drawn by:	LAW
Checked by:	KDS
Date:	OCTOBER 2009
Project No.:	02078.001

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

LANDSCAPE BERMS



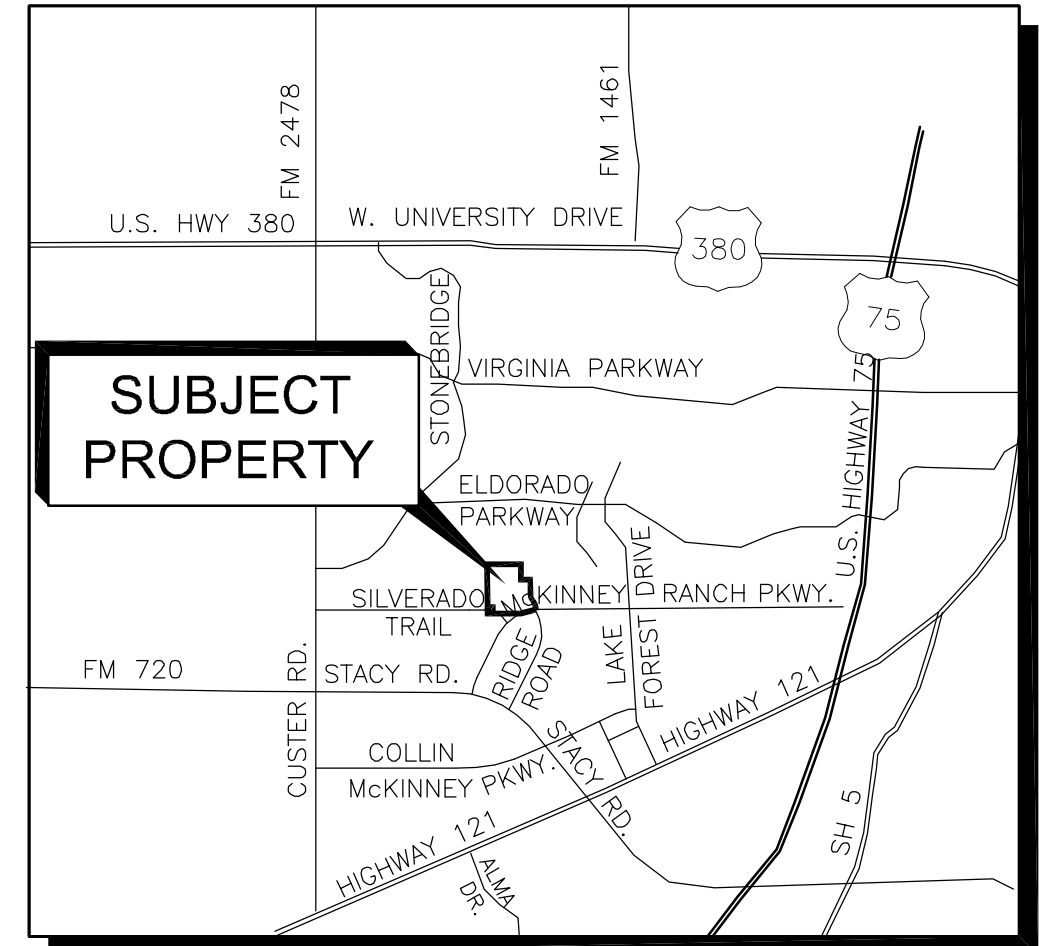
PROPERTY LINE CURVE DATA TABLE

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'
L3	N 00°38'11" W	65.00'
L4	N 89°37'11" W	75.00'
L5	S 00°25'00" E	42.79'

LOCATION MAP

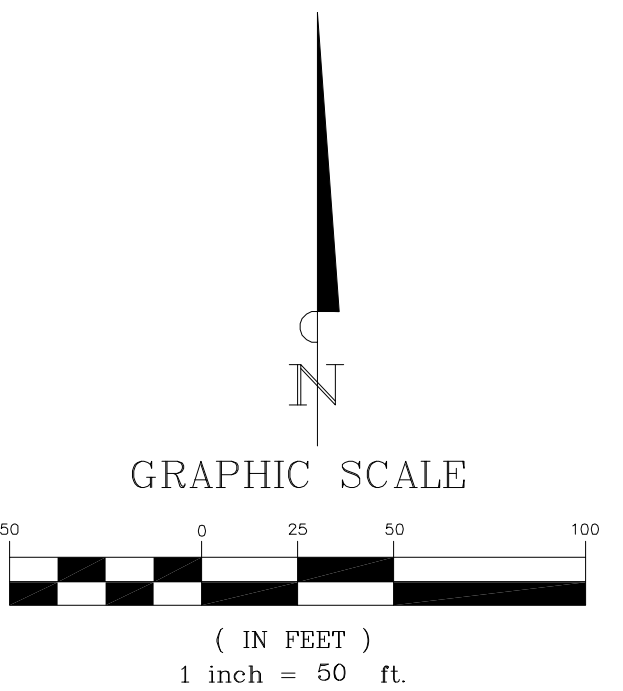


**CITY OF MCKINNEY
SITE PLAN NOTES**

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.
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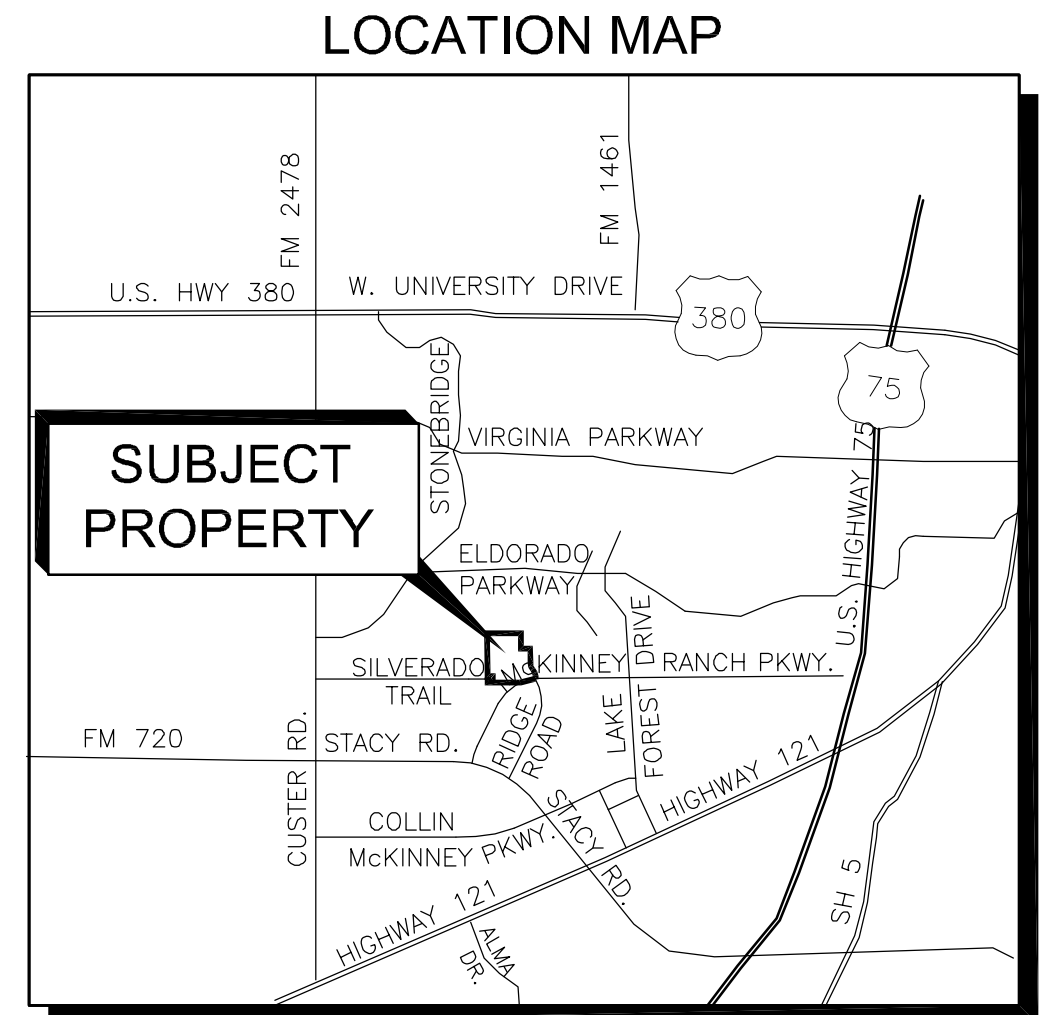
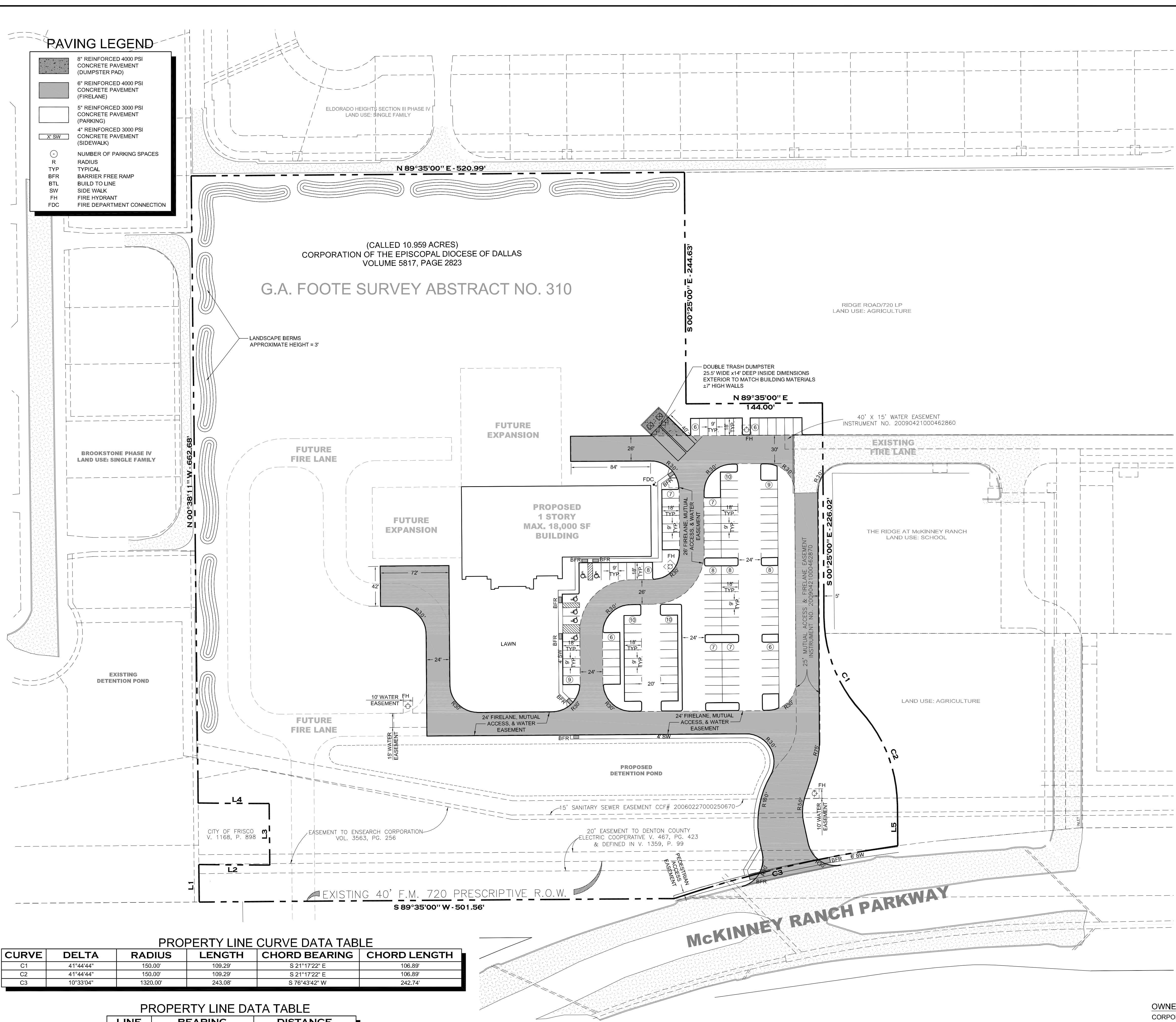
SITE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: LAW
Checked by: KDS
Date: MAY 2010
Project No. 02078.001
Drawn by: SANCHEZ AND ASSOCIATES, LLC.
Project Manager: SANCHEZ AND ASSOCIATES, LLC.
Project Engineer: SANCHEZ AND ASSOCIATES, LLC.

EXHIBIT

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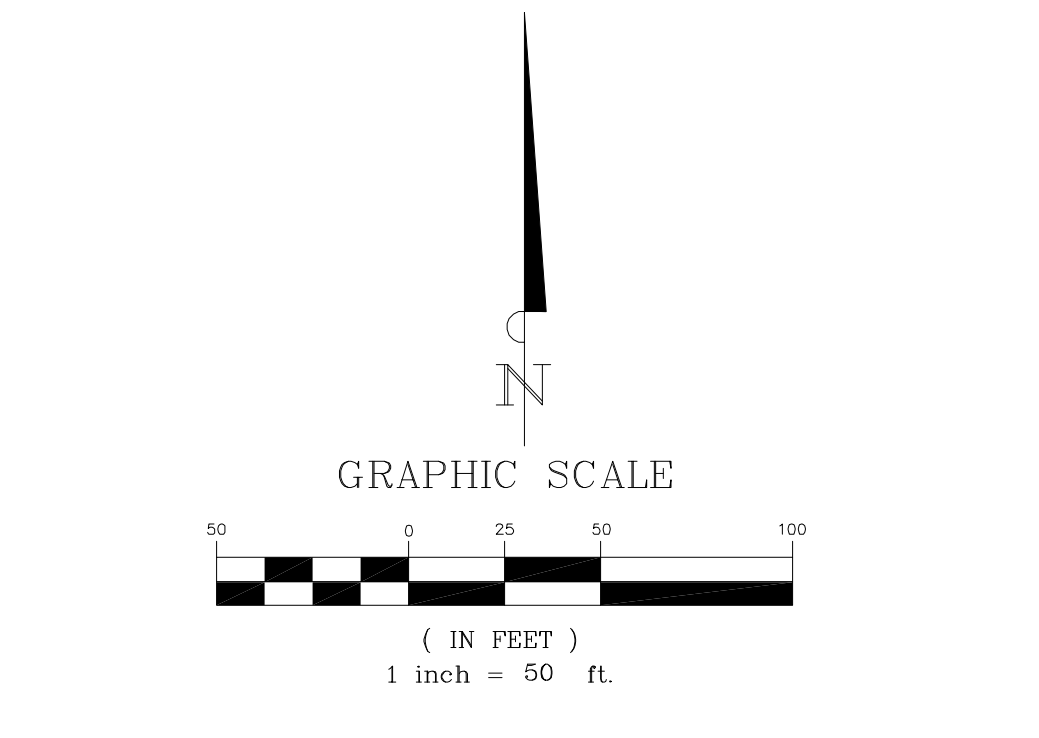
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	FIRE DEPARTMENT CONNECTION



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 CITY OF MCKINNEY, COLLIN COUNTY TEXAS

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 Certificate of Registration No. F-5865

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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 ~

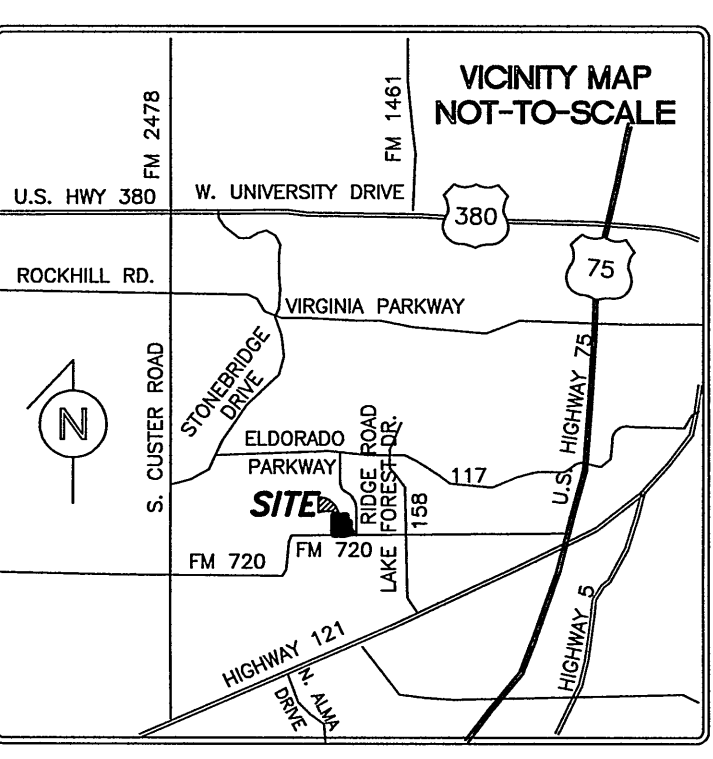
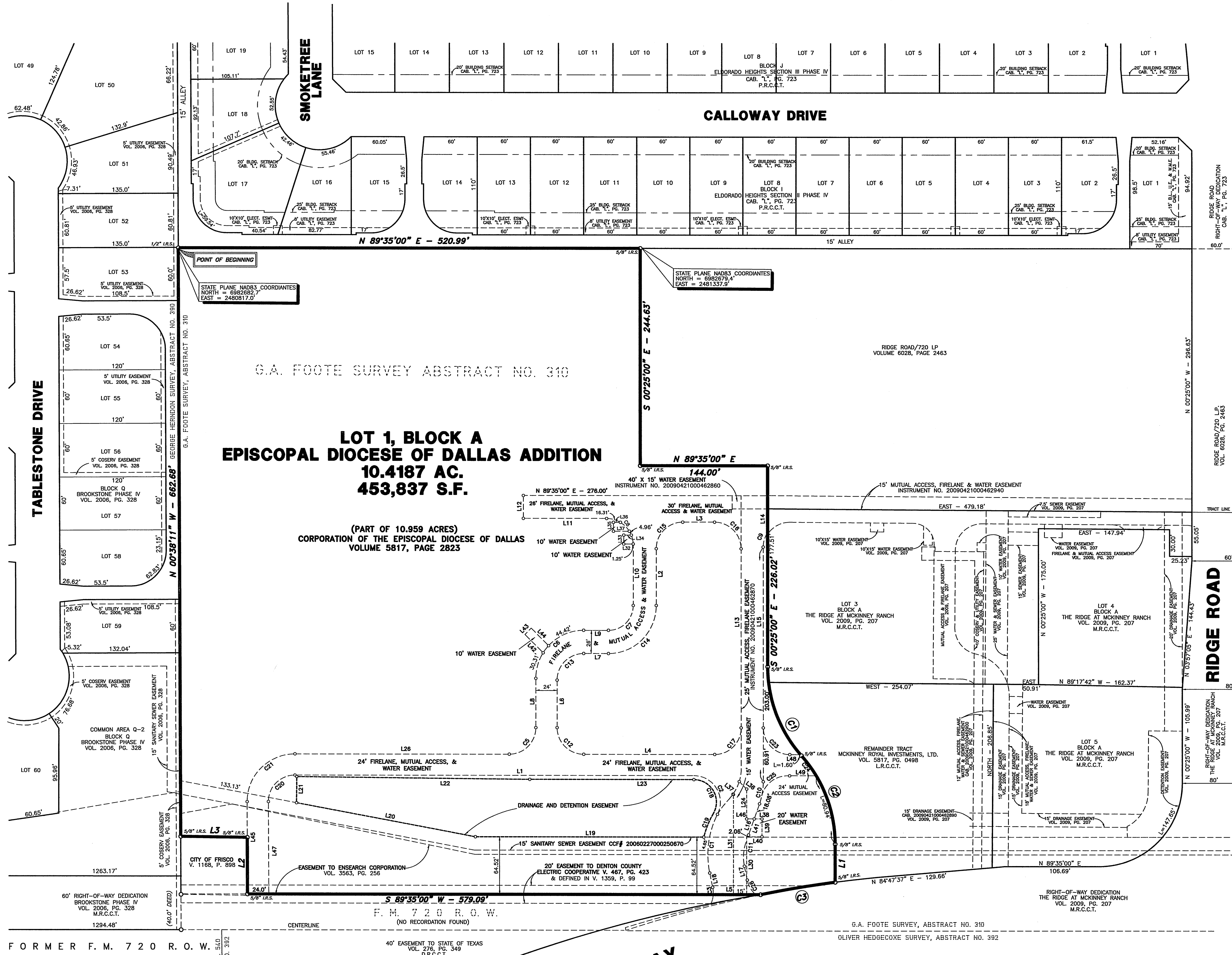
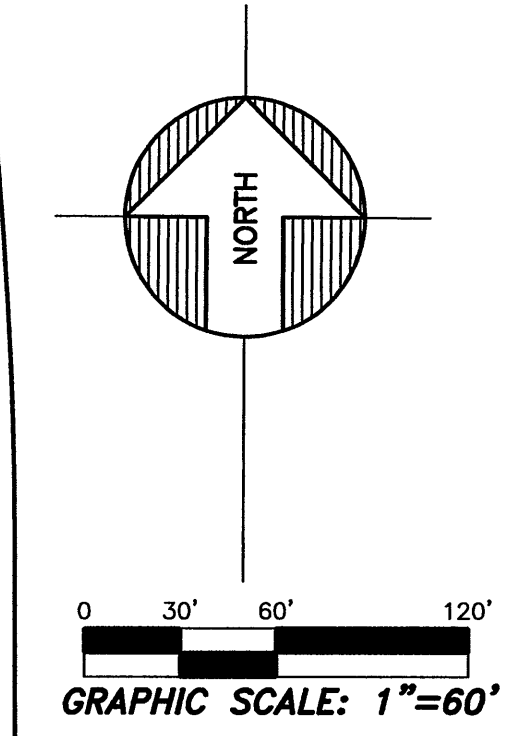
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	100.00'	38°54'41"	67.91'	N 07°10'51" E	66.62
C2	30.00'	117°03'12"	61.29'	N 31°53'24" W	51.17'
C3	30.00'	15°39'49"	8.20'	S 04°26'34" E	8.18
C4	30.00'	90°00'00"	47.12'	S 45°25'00" E	42.43'
C5	30.00'	90°00'00"	47.12'	N 44°35'00" E	42.43'
C6	54.00'	90°00'00"	84.82'	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'

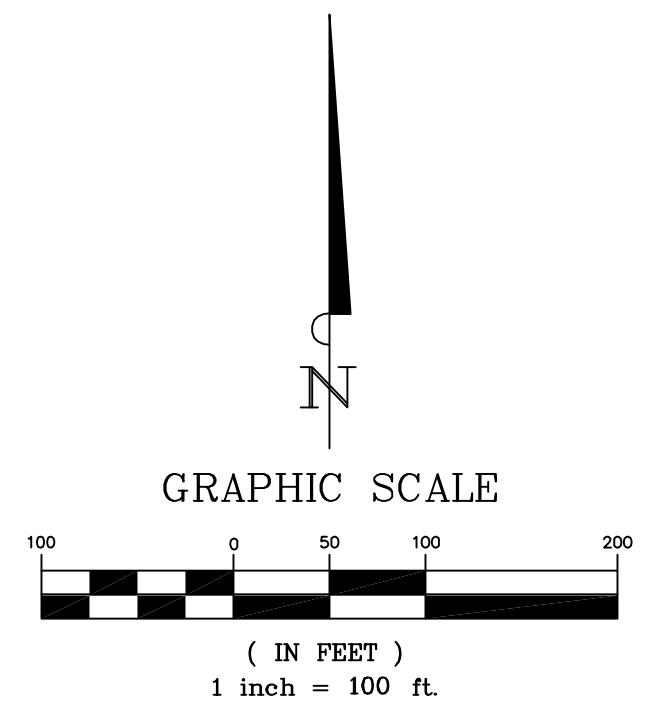
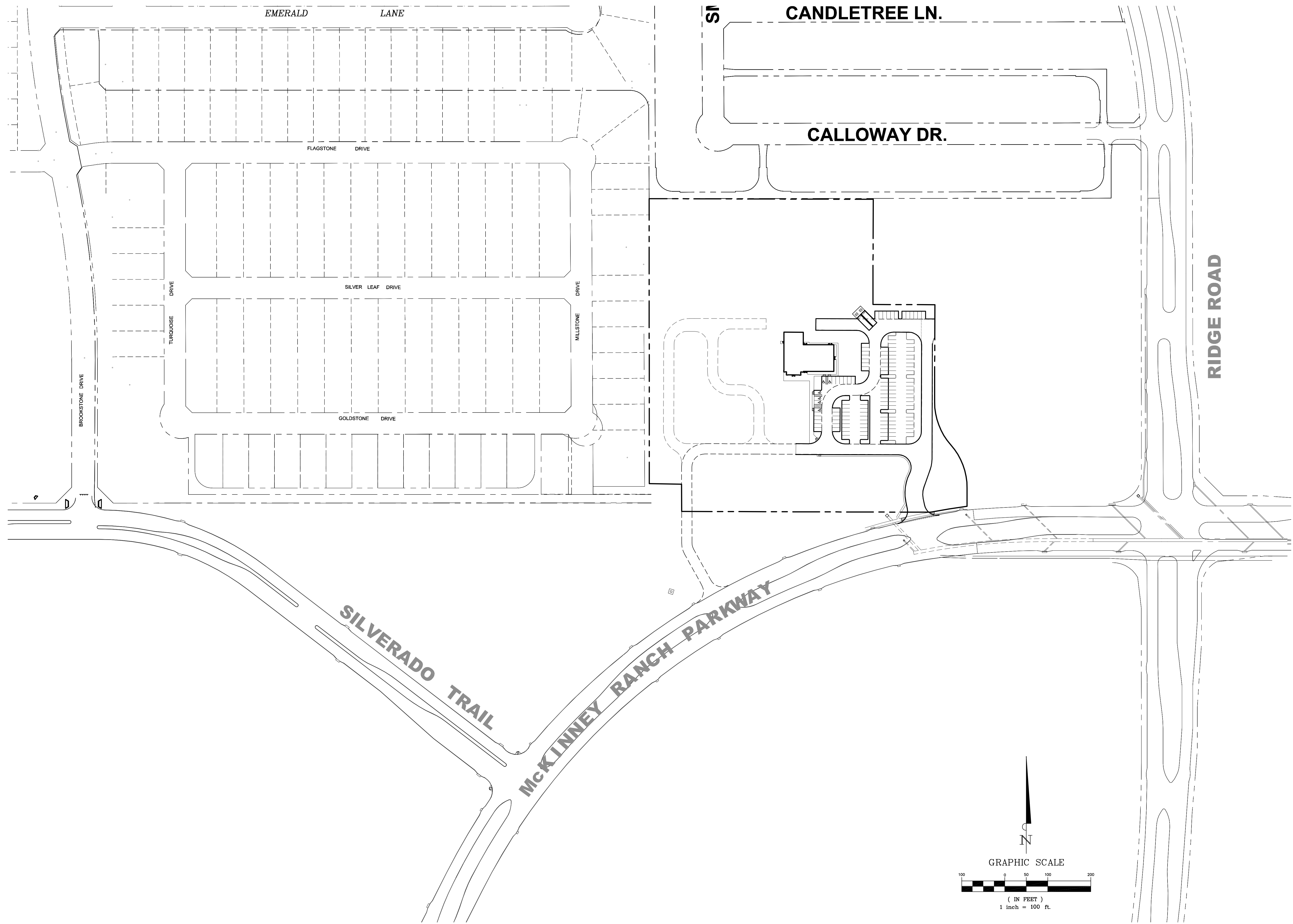


NOTE:
 The owners of Block 1, Lot A of this plat shall be solely responsible for the maintenance of the storm water detention system. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. 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

**SANCHEZ
& ASSOCIATES**

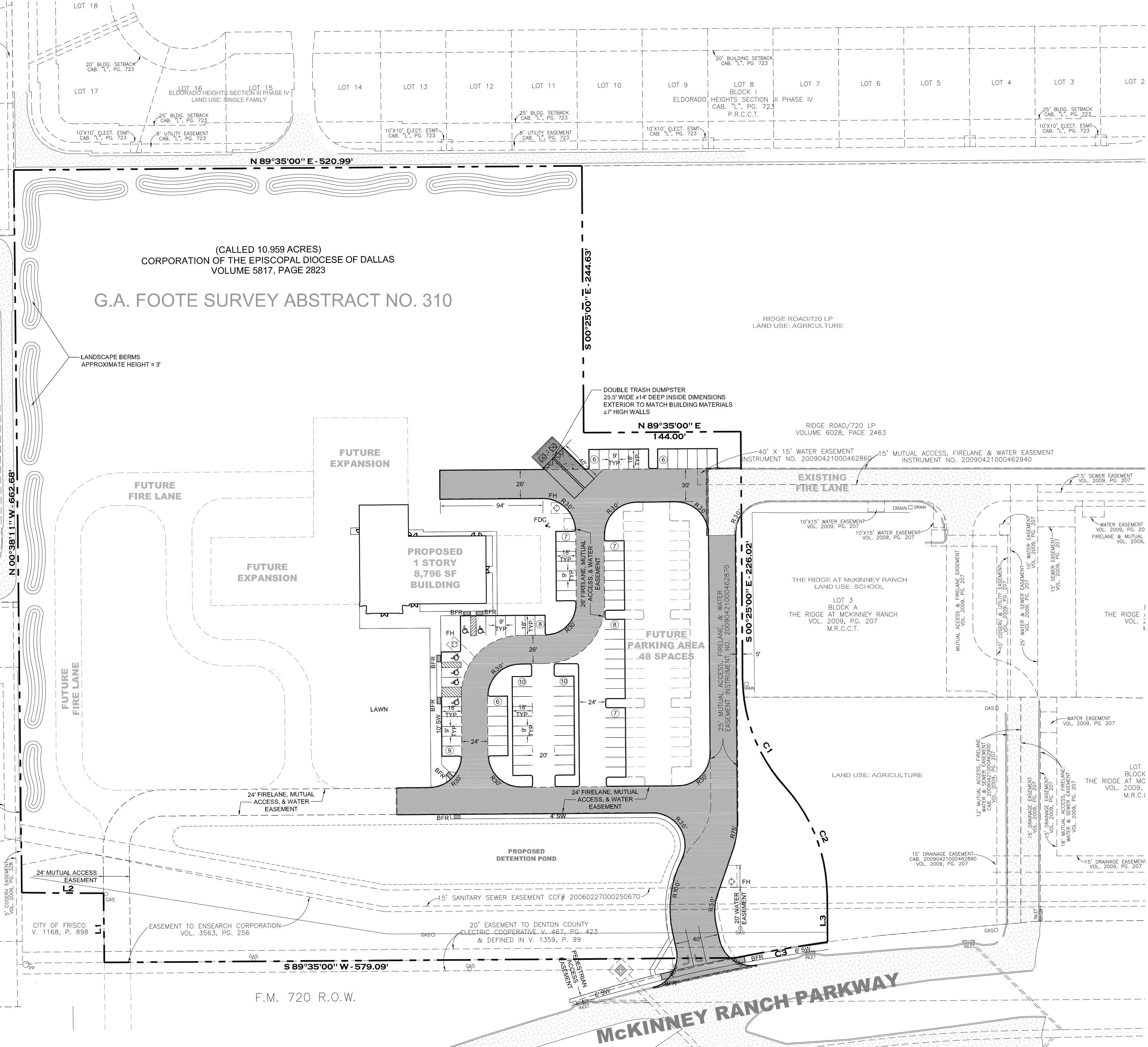
Master Planning
Civil Engineering
Land Development

200 East Virginia Street
McKinney, TX 75069
Tel: 469.424.5000
Fax: 214.544.3200

File: 204-EPISCOPAL DIOCESE OF DALLAS - EXHIBIT - EPISCOPAL DIOCESE OF DALLAS EXHIBIT.dwg
 xref: X:\SITE\204-EPISCOPAL DIOCESE OF DALLAS - EXHIBIT - EPISCOPAL DIOCESE OF DALLAS EXHIBIT.dwg
 Plotter: S & A Logo.plt
 Plot Date: 30 Apr 2007 5:40pm
 Printed by: cmls
 Layout: Layout1

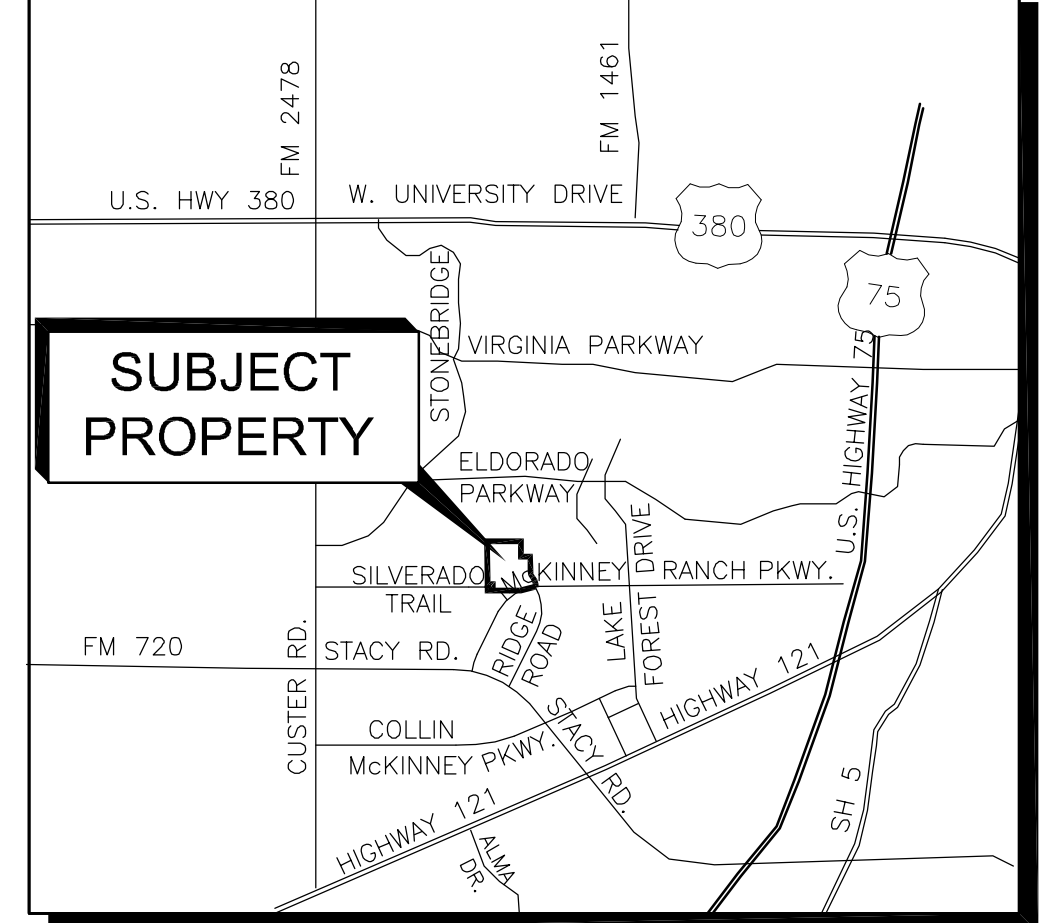
PAVING LEGEND

- 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



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

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

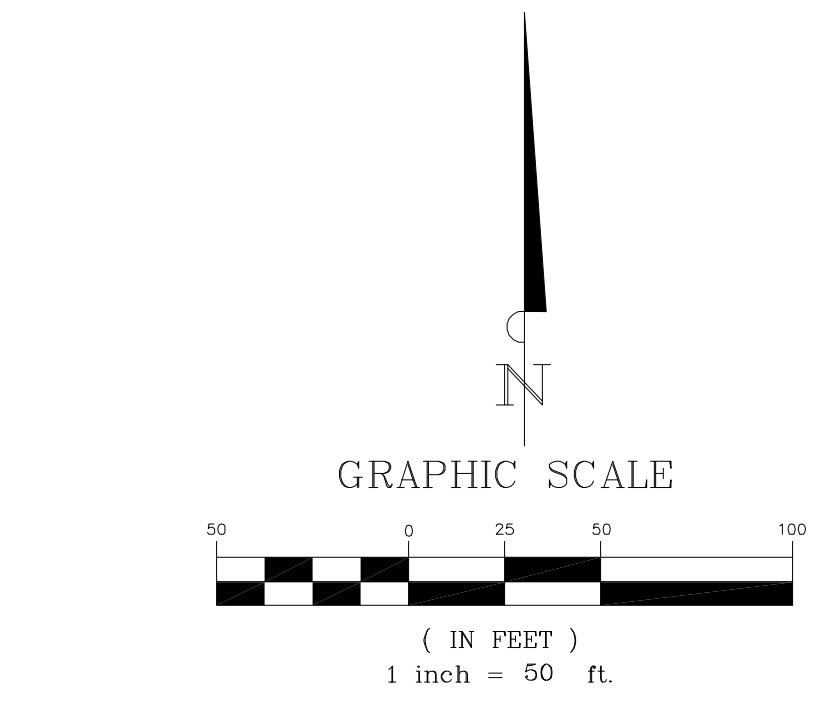
ZONING:	PD-2007-01-005
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	CHURCH
LOT AREA:	10.42 ACRES / 453,837 SQ. FT.
BUILDING HEIGHT:	1 STORY/40' MAXIMUM
TOTAL BLDG. SQ. FOOTAGE:	8,976 SQ. FT.
PARKING RATIO	1 SPACE / 3 SEATS IN MAIN AUDITORIUM
SEATS IN MAIN AUDITORIUM	250 SEATS
PARKING REQUIRED	84 SPACES
PARKING 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.

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'



**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

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
EMAIL: levi.wild@sanchezassociates.net

Master Planning
Civil Engineering
Land Development

220 East Virginia Street
McKinney, TX 75069
Tel: 469.424.5900
Fax: 469.424.3200
E: levi.wild@sanchez.com
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:	GAS
Checked by:	KDS
Date:	MARCH 2011
Project No.:	02078.001

EXHIBIT

From: Andrew Van Kirk

Sent: Thursday, September 1, 2022 2:58 PM

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

Cc: Eric Austin; Shannon Frink

Subject: 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 document, sent on behalf of St. Andrew's Episcopal Church, regarding Zoning Case 21-0072Z (Corner of Silverado Trail and McKinney Ranch Parkway). We still hope to resolve these issues before, or as part of, the Council's consideration of the request.

Sincerely,

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

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

September 1, 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,

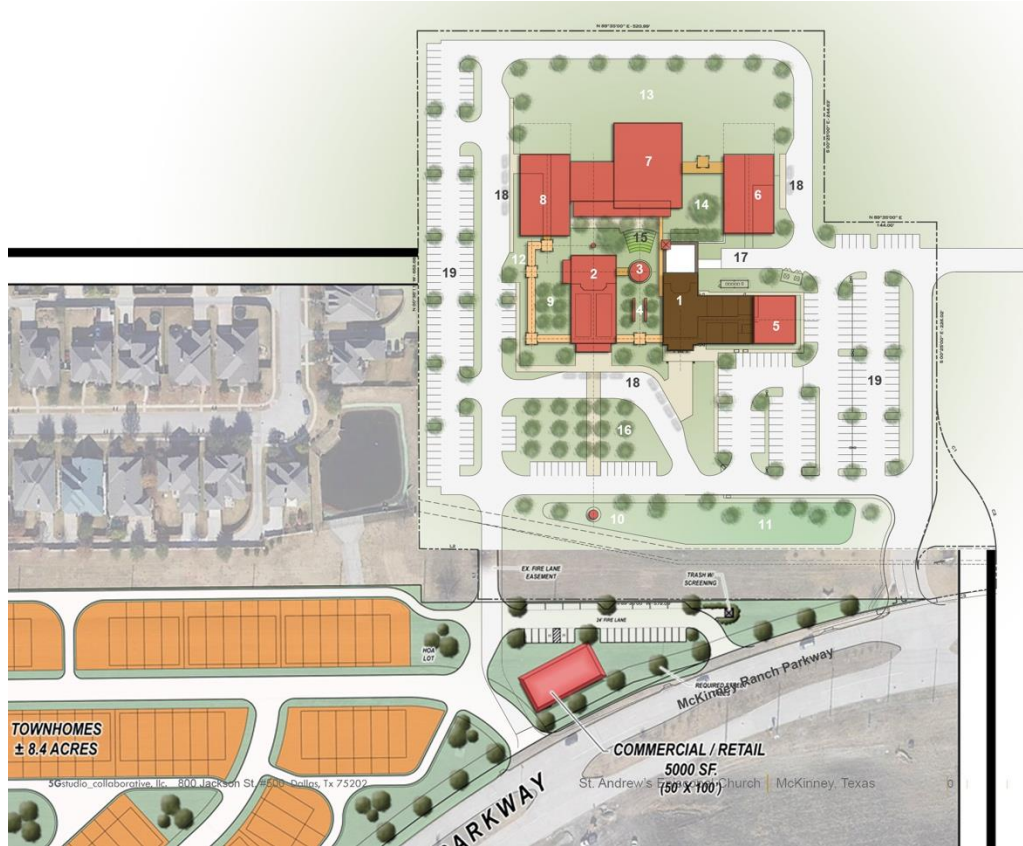
After the City Council's last meeting on August 16, 2022, at which Zoning Case 21-0072Z was tabled to resolve the issues raised about access and potential types of use on the proposed retail section in front of St. Andrew's Episcopal Church, we had hoped for substantive engagement around these issues. Our only truly substantive discussions on the issue have all taken place between 10:00 am on the day all these materials are due to be submitted to the council agenda, and we have been the only ones proactively reaching out.

To say there has been no movement would be untrue. We appreciate the list of restricted uses developed by Peloton and city staff, and understand there has been some language added to the PD description that requires access to the fire lane on our property to be added. All of this language was developed without our input or participation and then given to us, and we've had little time to digest what it actually means. This leaves us stuck trying to explain our concerns in public letters to the City Council and at the public hearing. This is less than ideal.

Our honest appraisal of the zoning request is far less sanguine than we've publicly stated, for there's much about this zoning request that seems problematic. To be clear, the *whole* property is being zoned for either C-2 commercial use or townhomes. That means the conceptual plan is not actually representative of the possibilities the zoning provides, and the developer has refused to include the site plan in the PD description with the explicit goal of not being limited by it. There's no guarantee that what we see is what we're going to get; *indeed, the property is currently being marketed with more retail and less townhomes (see the attached screenshot of the Ecbatana website; even if those drawings have been rejected by the city,*

the marketing shows the retail possibilities being zoned for). The only guarantee is that securing this open-ended zoning will make the property is more flexible and more valuable.

As it is though, the site plan puts the single, small commercial building in the one place that *maximizes its negative effect* on the visibility of the church. To show the point, I have laid the church's master plan over the most recent conceptual plan associated with this case (buildings 1 and 5 are currently built):



The impact on visibility for north/eastbound traffic on McKinney Ranch Parkway is obvious. Drivers will be headed away before their line of sight is clear of the proposed building. We have consequently asked for this one portion of the property to be limited to C-1 or Office (as Council suggested at the last meeting), but they have refused, ostensibly due to the delay advertising any zoning change would entail. A small delay for a decision that will affect us for decades doesn't seem unreasonable, but in lieu of that we have asked for a 25' height restriction on the commercial/retail property directly in front of the church. The developer has refused that too; again, seeing maximum flexibility rather than the smallest of compromises.

Mid-block retail is already a questionable use case, one that I understand the city has already rejected repeatedly elsewhere. Why it is being considered here is unclear; but if it's not outright rejected in favor of office, at the very least it seems reasonable to minimize its obtrusiveness and impact with a height restriction. If the mind of the City Council is to pass the zoning request, we ask that it first be amended to include a 25' height restriction.

To the language added to the PD about a "complete vehicular connection," we're simply not able to ascertain at this point whether that gets us the access we're looking for. Despite this being an explicit issue at the last Council meeting 3 weeks ago, we've literally had less than 3 hours to review

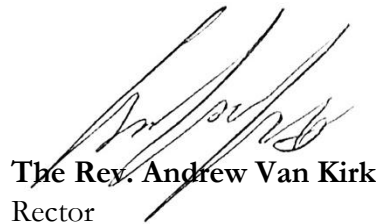
this language because no one has communicated with us until then. Again, the conceptual plan – while not the way we want it – is something that we can live with provided the PD description requires it or something equivalent. But because the site plan is *not* a part of what is being approved, we need explicit language to be included in the PD. We cannot argue about pretty pictures; we need actual words.

We appreciate the small steps taken, and we understand that developer's desire to maintain the greatest amount of flexibility possible. They believe that is in their best interest. To be clear, we believe it is in our best interest is that this zoning request be rejected – the conceptual plan obscures and overbroad request for flexibility to maximize value. However, we have tried to be constructive and collaborative partners in reaching a compromise. Where the developer has been unwilling to compromise, we ask that the council either:

- (a) Step in and codify a compromise position in the PD description, specifically by adding a height restriction and mandating the width of the access, before passing the request, or
- (b) reject the zoning request.

The clear mind of the Council at the last meeting was to go back and place some limits on the request in terms of use, visibility, and access so as not to harm the interests of the church and still make possible the productive development of the land. We hope and pray that is still the mind of the Council at the next meeting.

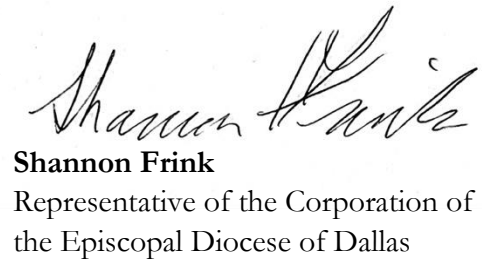
Again, respectfully submitted, on behalf of our more than 600 members and parishioners,



The Rev. Andrew Van Kirk
Rector



Eric Austin
Senior Warden



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



ABOUT
PORTFOLIO
NOW SELLING
CONTACT

* VERGE AT MCKINNEY RANCH |

MCKINNEY

NOW SELLING

LOCATION

McKinney, TX

PROPERTY OVERVIEW

61 Townhomes and 20,000 SF of
Retail Space

DETAILS

- Verge is masterplanned for townhomes from the \$300s
- Located at McKinney Ranch PKWY and Silverado TRL
- Generous open space and walkability to retail shops
- Award winning Frisco School District

DESCRIPTION

Verge at McKinney Ranch is a masterplanned community situated on almost 10 acres located on the Southern part of McKinney. The development affords easy access to both TX-121 and Eldorado PKWY.

All
San Francisco Bay Area
Dallas-Fort Worth Metroplex

