

## LDS McKinney Texas Temple in Fairview

Fellow citizens of Fairview and Allen below is the text of the email that I just sent to the Honorable Mayor, Town Council Members, and Mr. Roberts - planning manager for Fairview:

I wish to express my opposition to approval of the conditional use permit for the construction of the LDS McKinney Texas Temple that is proposed to be located at 671 Stacy Road in Fairview. I understand that churches and temples are allowed to be constructed in RE-1 zoning districts subject to approval of a conditional use permit. I am not opposed to the construction of a church or temple providing that such a building is built within or closely within the zoning requirements for the RE-1 zoning district. It appears that the LDS McKinney Texas Temple likely fails to meet the zoning requirements or town ordinances in at least four categories:

- The building height limits of the zoning district
- The lot coverage requirements
- Compliance with Fairview's "dark sky" ordinance
- The operation of a retail distribution facility that will provide ceremonial clothing for members attending the proposed temple

### Building Height Limits of the Zoning District:

The top of the roof of the proposed LDS McKinney Texas Temple is 56' and the bottom of the steeple is 65' and its top is 107'. The top of the spire is 173'8". The maximum height of a home that residents who build in the RE-1 zoning district is 35'. This temple is proposed to be built on a site that is at an elevation of 659' which is the highest elevation in Fairview east of Highway 5. Consequently, it will be visible throughout most of Fairview and surrounding areas. My request is that the scale of the building be reduced to heights similar to the churches and homes in the adjacent areas of this RE-1 district.

### Lot Coverage Requirements of the Zoning District:

Homes and their hardscapes in RE-1 districts are limited to 35% lot coverage. The proposed LDS McKinney Texas Temple as shown on their site plans has 50% site coverage. Since our homes are limited to 35% lot coverage, this proposed temple should be held at least to no more than the lot coverage of the adjacent Chase Oaks Church and the LDS Church.

### Compliance with Fairview's "Dark Sky" Ordinance:

The typical hours of operation of an LDS temple are 6:00 a.m. – 10:00 p.m.

Tuesday – Saturday with the temple being closed on Sunday and Monday and holidays. However, lighting that washes the face of the building is typically fully illuminated from one hour before the building opens (5:00 am.) until one after the building closes (11:00 pm). It may be safe to assume that the building is also lit on the days that it is closed. Kimley-Horn, the engineering firm, for the proposed LDS temple stated in his memorandum dated March 11, 2024 and revised April 3 to Mr. Roberts, Planning Manager for the Town of Fairview, “Site lighting will comply with the Town of Fairview’s lighting ordinance and restrictions.” However, later in the same paragraph of his memorandum he stated, “Building lighting will be directed at the building surfaces.” One would question how lighting directed on building surfaces does not also reflect into the sky.

#### Operation of a Possible Retail Distribution Facility:

I note that the grounds building which will provide mechanical and grounds support to the temple will also have a distribution facility that will provide ceremonial clothing for members attending the temple. Unless ceremonial clothing is provided free of charge, then the facility is being used for retail purposes. No matter how large or small it is, if it is selling or renting clothing, then it is a retail facility which is not provided for in the RE-1 zoning district. I am sure that the Planning and Zoning Commission and the Town Council will likely receive hundreds if not thousands of letters and/or emails as well as numerous people appearing in person to urge approval of the proposed LDS McKinney Texas Temple. The vast majority of those people will live throughout northeast Texas, Oklahoma, Arkansas, and Louisiana. The Church has sent out emails to church members telling them to write Israel Roberts to express how important this temple is to their spiritual lives. My plea is that both the Commission and the Council will give great weight to the input from those of us who live in and pay taxes in Fairview. We are the citizens who will be impacted day in and day out by this massive edifice if it were to be approved.

This is all about any new facility that is to be built on land that is zoned RE-1 in Fairview. A religious facility is a permitted conditional use that is permitted in RE-1 as long as it meets the codes and ordinances applicable to the zoning district. The Planning and Zoning Commission can recommend variances and only the Town Council can approve or disapprove conditional use permits. Thanks for reading this. Let your voices be heard.