

White Rock Chapel Special Use Permit (1868-SUP)

The logo for Addison, featuring the word "ADDISON" in a bold, blue, sans-serif font centered within a white circle. The circle is set against a blue background that is part of a larger graphic design on the right side of the slide, which includes a white circle and a grey triangle.

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LOCATION:

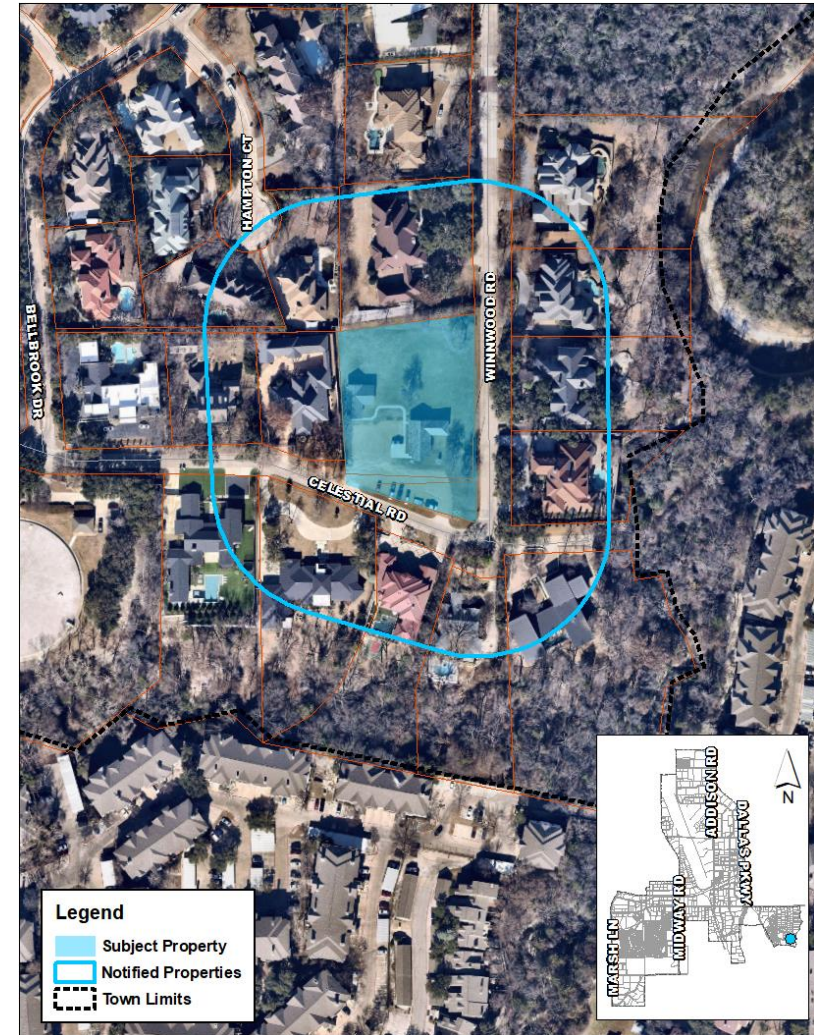
5555 Celestial Road

REQUEST:

Approval of a Special Use Permit for a religious institution

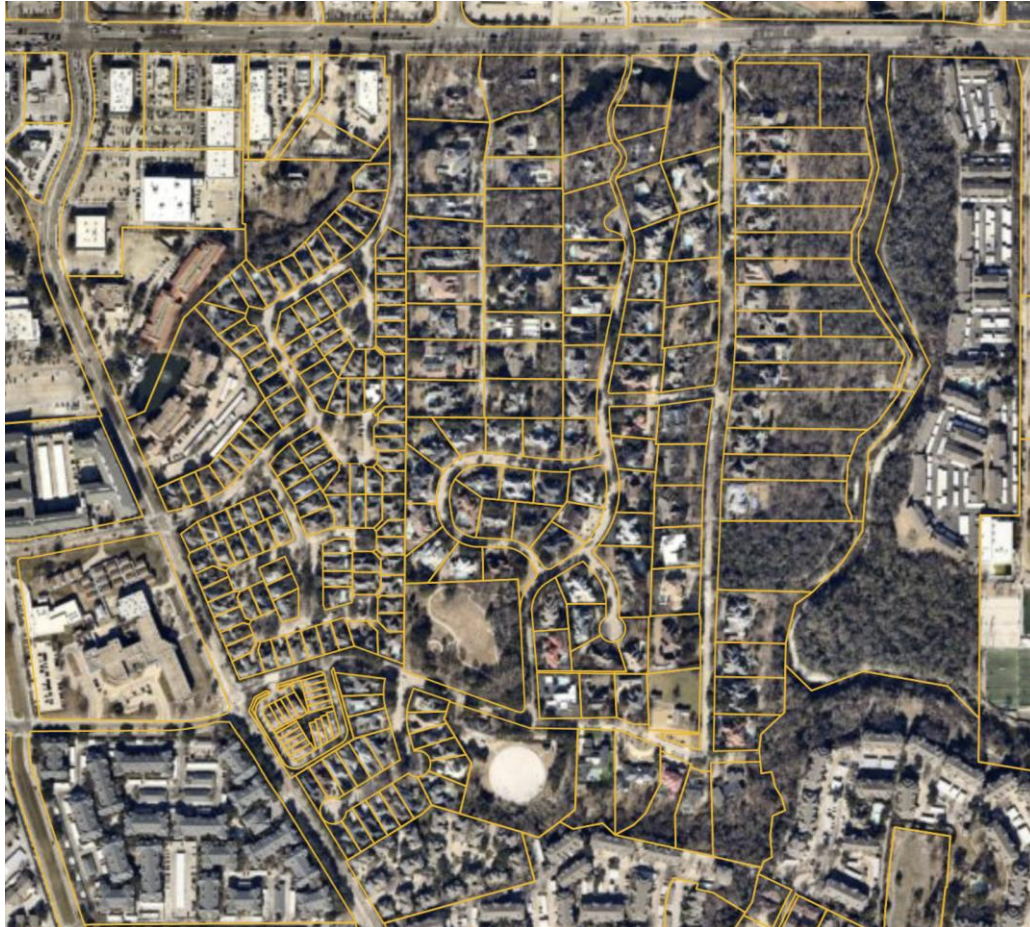
ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed religious institution use, SUP conditions, and associated site conditions at the subject property



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SITE HISTORY:

1884 – congregation established east of White Rock Creek.

1918 – White Rock Chapel established at current location.

1980 – Site and surrounding land disannexed by Dallas and annexed by Addison.

1991 – Winnwood Road properties (including WRC) zoned PD.

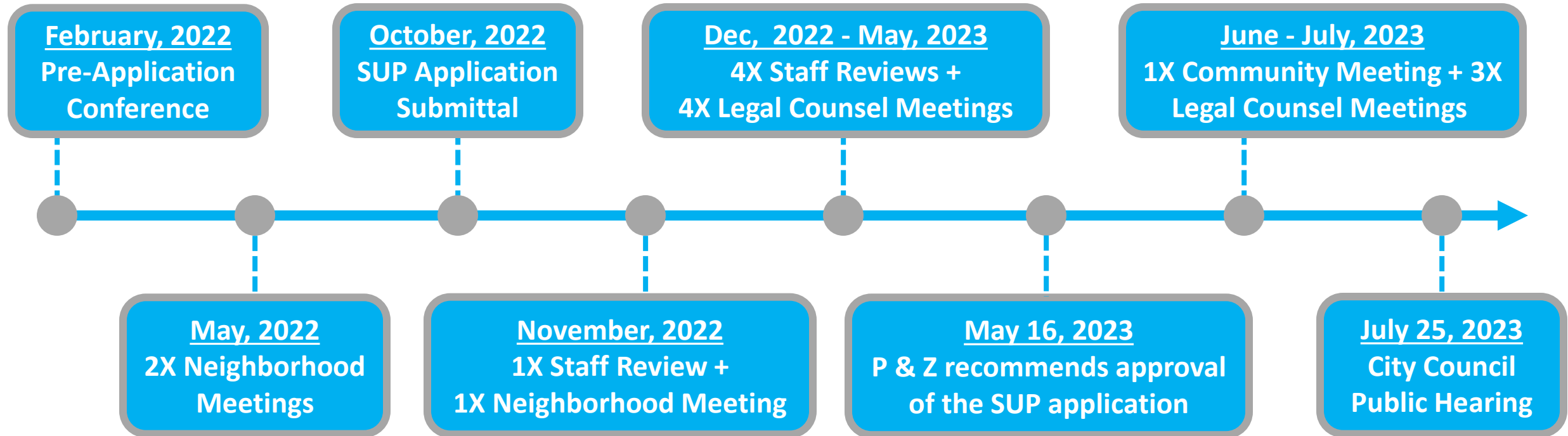
2017/2018 – Former congregation dissolved; property was acquired by current owner.

2022 – SUP application filed.

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Project Timeline



Why is a Special Use Permit (SUP) required for this project?

- The use pre-dated annexation and initial zoning of the property and a zoning action was never taken by the Town to make it a legal use
- Following acquisition of the property in 2018, the site has been largely dormant to date; a CO was never obtained by the current owner and water service has been inactive
- The current proposal includes improvements and programming that reflects a change from the past use of the site
- These plans and conditions provide **far more protection** for adjacent property owners, as the past use condition provided minimal enforcement criteria for the Town

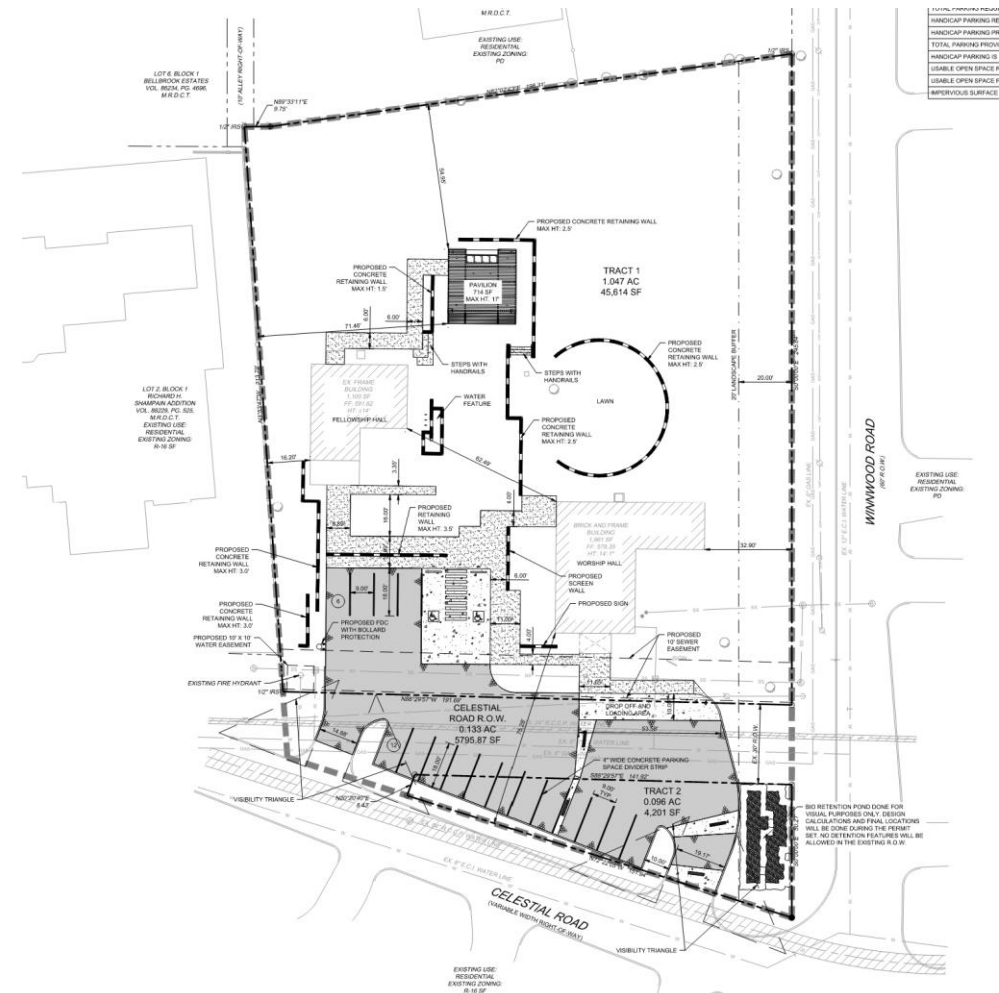
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PROPOSED USE:

- Religious Institution – bible study, worship service, worship ceremonies limited to 12 additional worship ceremonies per year
- Historic educational programming limited to one event per month

SITE PLAN:

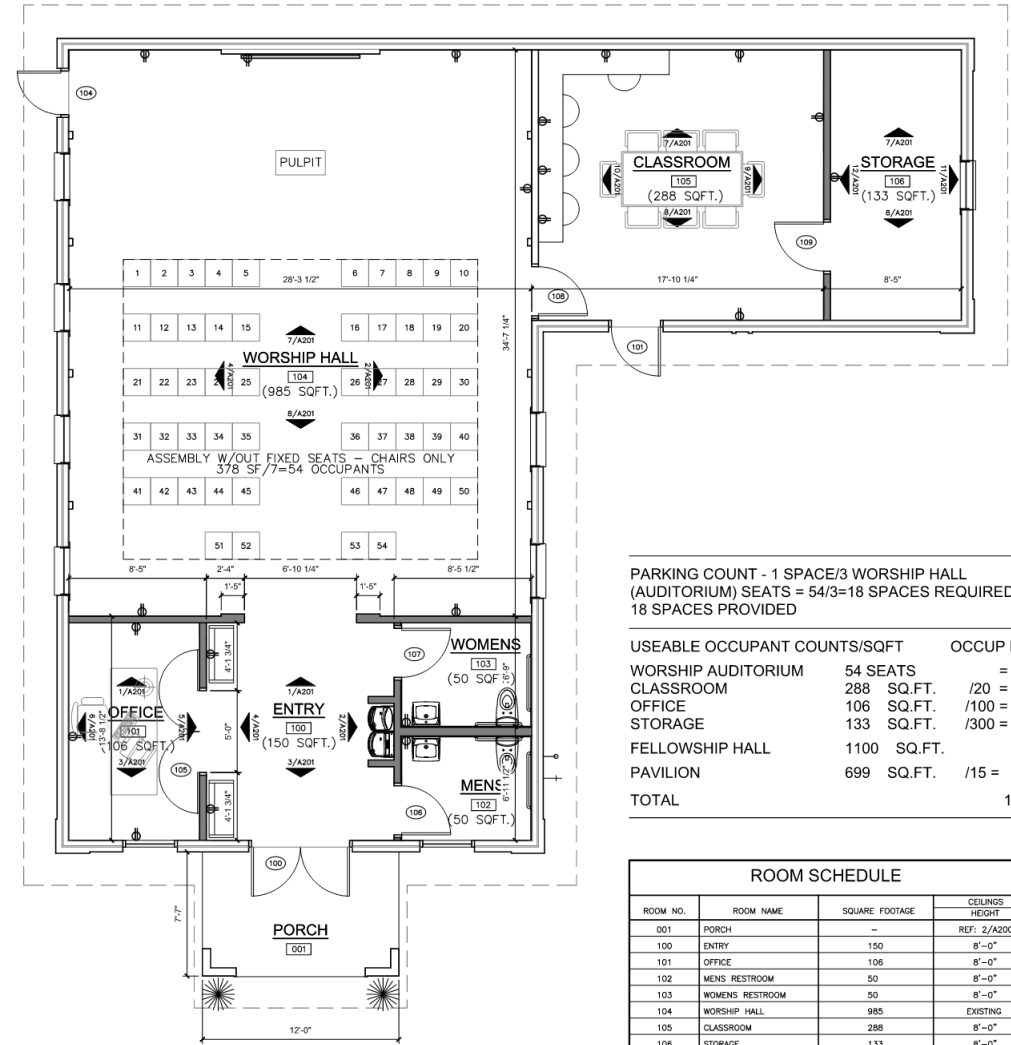
- Proposed pavilion with 600 square feet of covered area
- Parking lot improvements – ADA spaces, loading, and delineation of spaces (maintains current paving material)
- Pedestrian paving and retaining walls
- Enhanced landscape
- No additional interior floor area added to the site



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FLOOR PLAN:

- Proposed interior remodel for the 1,960 square foot worship hall – new finishes, restroom improvements, administrative, storage, and classroom space
- Seating for 54 in the main worship hall
- No change to the 1,100 square foot fellowship hall
- Pavilion with 600 square feet of covered floor area



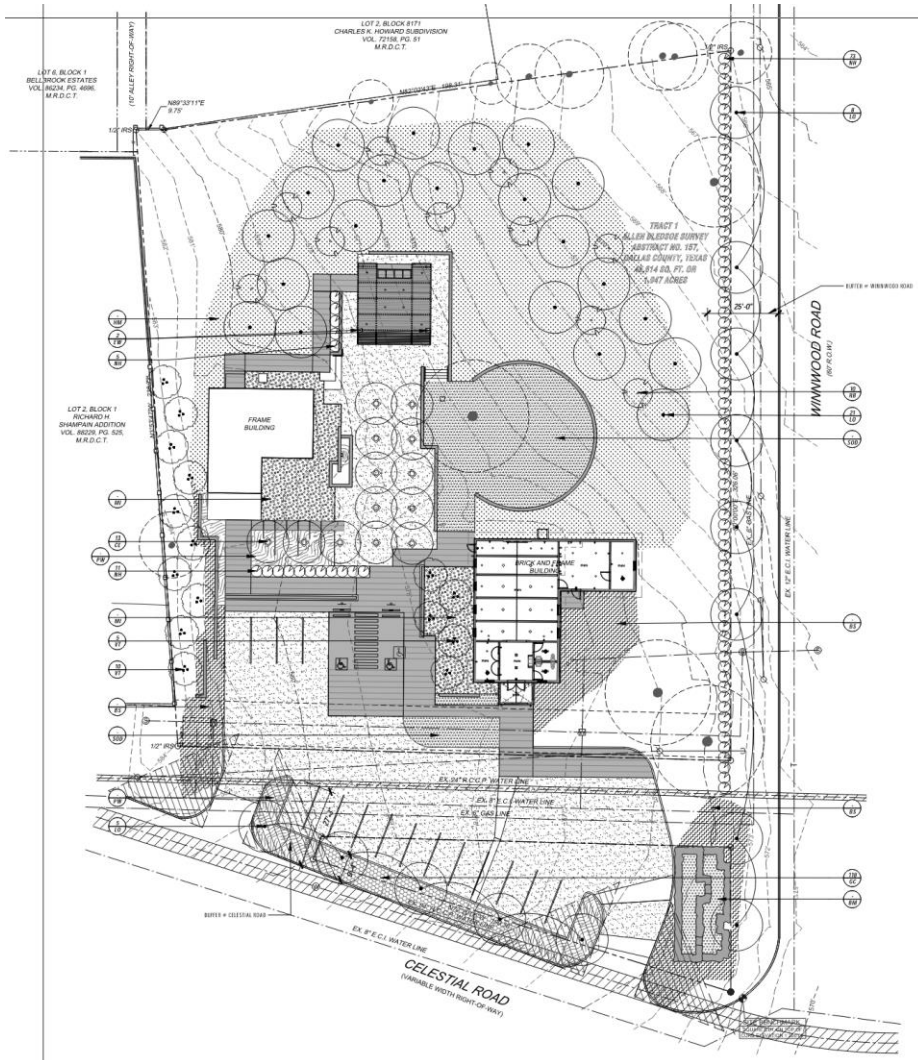
PARKING COUNT - 1 SPACE/3 WORSHIP HALL (AUDITORIUM) SEATS = 54/3=18 SPACES REQUIRED
18 SPACES PROVIDED

USEABLE OCCUPANT COUNTS/SQFT	OCCUP LD
WORSHIP AUDITORIUM 54 SEATS	= 54
CLASSROOM 288 SQ.FT.	/20 = 15
OFFICE 106 SQ.FT.	/100 = 2
STORAGE 133 SQ.FT.	/300 = 1
FELLOWSHIP HALL 1100 SQ.FT.	44
PAVILION 699 SQ.FT.	/15 = 47
TOTAL	163

ROOM SCHEDULE			
ROOM NO.	ROOM NAME	SQUARE FOOTAGE	CEILING HEIGHT
001	PORCH	-	REF: 2/A200
100	ENTRY	150	8'-0"
101	OFFICE	106	8'-0"
102	MENS RESTROOM	50	8'-0"
103	WOMENS RESTROOM	50	8'-0"
104	WORSHIP HALL	985	EXISTING
105	CLASSROOM	288	8'-0"
106	STORAGE	133	8'-0"

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PARKING:

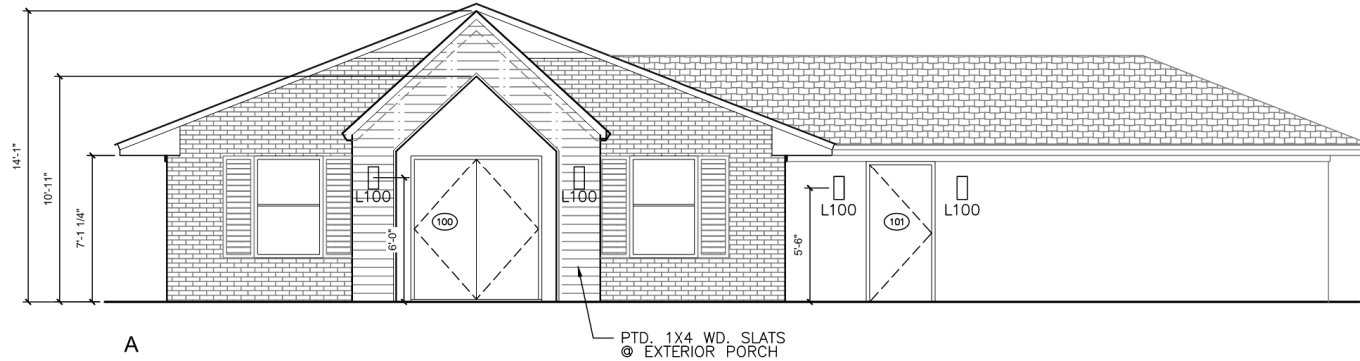
The site will provide 18 parking spaces and a loading zone. This meets the most common parking ratio for this use – 1 space per 3 seats in the main worship hall.

OPEN SPACE AND LANDSCAPE:

Existing conditions do not comply with landscaping or buffer requirements. The proposed landscape improvements will add 72 trees to the site and will result in 72 percent of the site being maintained as landscape area. Relief is needed to maintain the historical parking condition along Celestial Road.

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EXTERIOR APPEARANCE:

- Improvements limited to the exterior entryway of the worship hall.
- Pavilion to be constructed of steel, with limestone columns. 17 feet at top of column.
- No change to the fellowship hall.



SUP CONDITIONS – USE & PLAN COMPLIANCE

- Formal definition for the religious institution use – the Town’s zoning ordinance does not have such a definition
- Very detailed description of what is not allowed to occur on the property – anything but a church and periodic historical education programming
- Requirement to confirm tax exempt status as a religious organization or nonprofit
- Requirement to post SUP conditions onsite and to provide to any religious function organizers
- Required to comply with associated development plans

SUP CONDITIONS – HOURS OF OPERATION

- 9 AM – 6 PM, except for bible study prep and bible study one day per week (fewer than 10 people)
- Historic educational programming – limited to once per month, during regular hours of operation
- Other Religious Functions – weddings, funerals/memorial services, baptisms outside of regular Sunday service
 - No more than 12 per calendar year (with reporting requirements)
 - No more than 4 weddings, no more than one wedding per month
 - Alcohol consumption only permitted as part of faith ceremony

SUP CONDITIONS – PARKING, LIGHTING, AND NOISE

- Defined parking ratio applied to the site of one space per 3 seats in the main worship hall
- Prohibition on the use of valet, commercial vehicles, and on-street parking; school buses may be used to support once per month educational programming
- Requirement to shield exterior lighting from adjacent properties
- Application of existing Town noise regulations with modifications to best align with the residential adjacency condition

SUP CONDITIONS – SITE OCCUPANCY AND MAINTENANCE

- Property Occupancy restricted to level below what is permitted by the building and fire codes to best account for the proposed parking condition
- No outside storage, require to maintain and irrigate landscaping
- Required to restrict unlawful access to the property

SUP CONDITIONS – CHANGES SINCE P & Z MEETING

- Many conditions requested by the neighborhood were accepted by the applicant, but agreement could not be achieved on all requests. Some requests were limited by the Town due to concerns with enforceability. Final changes included:
 - Prohibition on outreach programs targeted to the formerly incarcerated, the mentally ill, or current or former drug addicts/alcoholics; more stringent criteria for confirmation of religious group status
 - Prohibition on the owner allowing alcohol consumption outside of religious services
 - Limiting site occupancy to 54 occupants in the worship hall (+18 occupants in the Fellowship Hall, only where concurrent programming is provided), with a site occupancy of 90 occupants for the once monthly educational programming; limiting parking to maximum of 18 spaces
 - Inclusion of language addressing code enforcement, up to and including revocation of the SUP, and a 5-year prohibition on the submittal of new SUP applications

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PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

NOTICE RECIPIENTS: 15

FOR: None

AGAINST: 8*

NEUTRAL: None

ADDITIONAL FEEDBACK RECEIVED: 18

FOR: 3

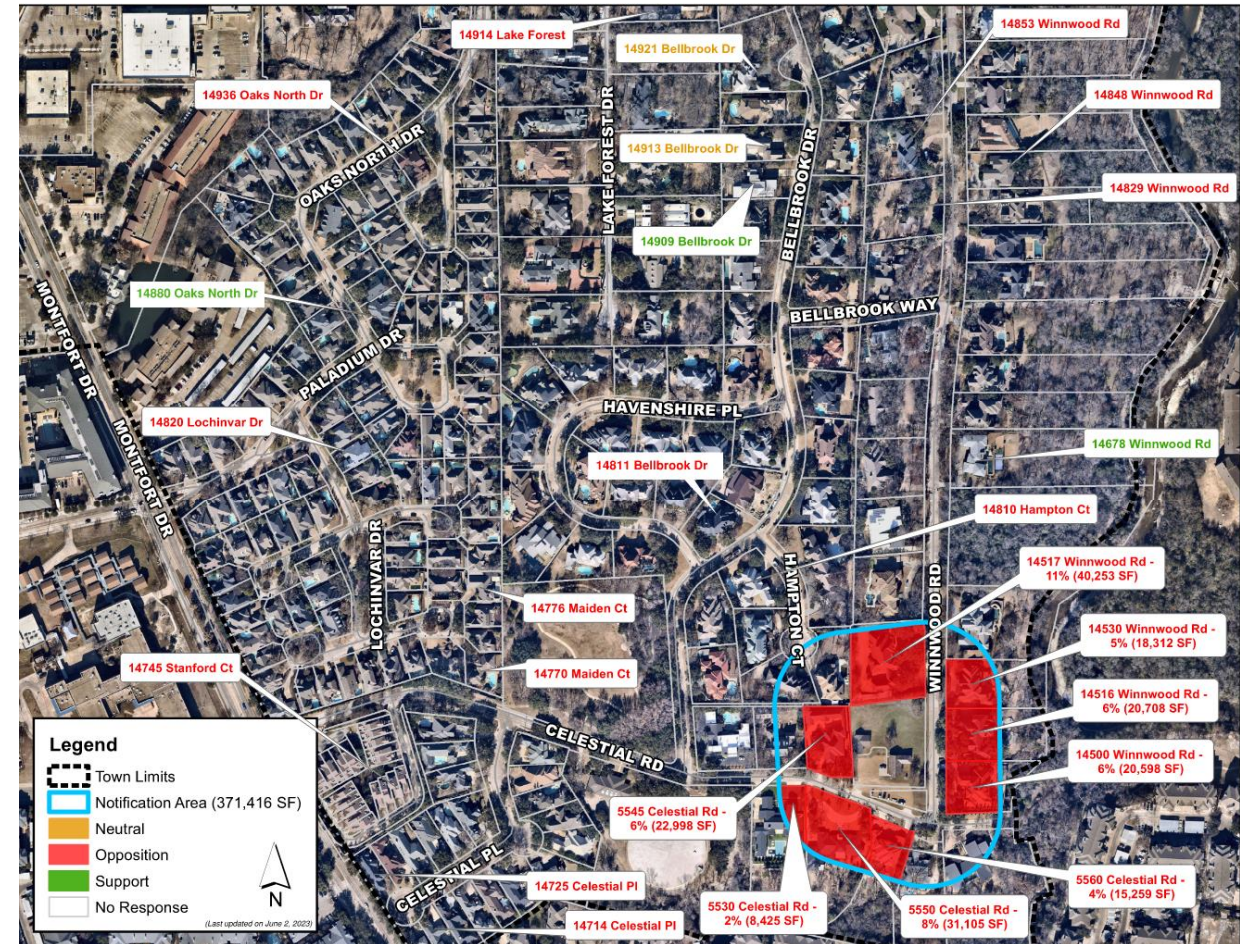
AGAINST: 13

NEUTRAL: 2

*Three-fourths vote of City Council (6 of 7 votes) required to approve this application (48% of notice area opposed).

PLANNING & ZONING COMMISSION ACTION:

Approval: 7 – 0



RECOMMENDATION:

Staff recommends approval of the request subject to the use and site conditions presented by the applicant.