



Addison City Council Meeting

July 25, 2023

Addison Conference Centre

15650 Addison Road

Addison, Texas 75001

AMENDED: 7/25/2023 @ 11:35 AM

(Item 3-Added Council Questions/Answers)

AMENDED: 7/25/2023 @ 2:45 PM

**(UPDATED Exhibits 4(a) 1868-SUP/5555 Celestial Road: Ordinance -
FINAL/Redline, Citizens Comments)**

Email comments may be submitted using the Public Comment Form located on Addison's website by 3:00 PM on the meeting day. The meeting will be live-streamed at www.addisontexas.net.

WORK SESSION

The Addison City Council will convene for a Work Session in the Council Chambers beginning at 5:00 PM.

1. **Pledge of Allegiance.** United States and Texas Flags

2. **Citizen Comments on the Consent Agenda Items.** This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the beginning of this item.

3. **Requests for Clarification of Agenda Items Listed on this Agenda.**
 - a. This item includes questions regarding agenda items from City Council members that have been answered by staff, compiled in a report, and provided to the City Council and the public. The report will be available prior to the start of the meeting and linked below. Any handouts distributed at the meeting will also be linked below by 12:00 PM on the business day following the meeting.

4. **Closed Meeting.** The Addison City Council will enter a Closed Meeting pursuant to Texas Government Code Sections 551-071 through 090 to discuss the following items:
 - a. Section 551.071(2): Consultation with an Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.
 - Zoning Case 1868-Special Use Permit (SUP)
 - b. Section 551.074, Tex. Gov. Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, pertaining to:
 - City Secretary Recruitment Process
5. **Open Meeting.** In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.
6. **Work Session Reports**
 - a. Present and discuss a Capital Improvement Plan update.
 - b. Present and discuss information on employee residency incentives.

COUNCIL MEETING

The Addison City Council will convene for a Council Meeting beginning at 7:30 PM in the Council Chambers.

1. **Proclamations / Presentations**
 - a. Staff Recognition
 - b. City Manager's Announcements

2. **Public Comment.** The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.

3. **Consent Agenda.** All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.
 - a. Consider action on the Minutes from the July 11, 2023 City Council Meeting.
 - b. Consider action on a Resolution denying Oncor's rate increase.
 - c. Consider action on a Resolution authorizing acceptance of an Airport Improvement Program (AIP) grant offer from the Texas Department of Transportation (TxDOT) Aviation Division in the estimated amount of \$1,050,000 for an Airport Master Plan update and authorizing the execution of documents relative to the acceptance of the grant.

4. **Public Hearings.**
 - a. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road) that is currently zoned Planned Development (PD), through Ordinance No. O91-038. Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

5. **Items for Individual Consideration.**

- a. Present, discuss, and consider action on a Resolution for appointments to the Parkland Dedication and Development Fee Study Advisory Committee.

6. **Items of Community Interest.** The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.

7. **Adjourn Meeting.**

NOTE: The City Council reserves the right to meet in a Closed Meeting at any time during this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551. Any decision held on such matters will be conducted in an Open Meeting following the conclusion of the Closed Meeting.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

Posted by: _____

Date posted: 07/20/2023 Time posted: 6:30pm

Date removed from bulletin board: _____

Removed by: _____

City Council

3. a.

Meeting Date: 07/25/2023

Department: Information Technology

AGENDA CAPTION:

This item includes questions regarding agenda items from City Council members that have been answered by staff, compiled in a report, and provided to the City Council and the public. The report will be available prior to the start of the meeting and linked below. Any handouts distributed at the meeting will also be linked below by 12:00 PM on the business day following the meeting.

BACKGROUND:

Documents related to this item will be attached below once available.

RECOMMENDATION:

Information only. No Action required.

Attachments

Council Questions & Answers: 7/25/2023

Handout: Petition #2

Handout: Petition #1



Answers to Council Questions – July 25, 2023

Overall Agenda

Question 1: Why did the Executive Session item name change to Closed Meeting?

Response: Staff is in the process of updating the agenda wording and format of our agendas. In this case, Chapter 551, Government Code (Open Meetings Act) refers to both closed and executive session. It is more common to use closed session or open/regular session on the agenda with those items posted 72-hours in advance that include the specific code and subject matter.

Item 6a – Present and discuss a Capital Improvement Plan update.

Question 1: On slide 12, "Tax Rate Impact from Bond Committee in 2019", Are these the projected impacts as of 2019 and Slide 13 "Tax Rate Impact Current Estimate" is the projected impacts as of today?

Response: Slide 12 is the tax rate impact that was shown to the bond committee in 2019 and slide 13 is what we now estimate for the tax rate. For the presentation, we have retitled slide 12 to "Tax Rate Shown to Bond Committee in 2019".

Question 2: On Slide 13 "Tax Rate Impact Current Estimate" are the Prop C and Prop D columns blank because the tax increase has already been realized? If not, please explain.

Response: That is correct, bonds for those propositions have been fully issued and are already in the Town's tax rate. Since they are not associated with a future bond issuance, they are included in the "Existing" column.

Question 3: Some of slides that have other funding show where the funding came from, and some do not. Can the source of other funding be added to every line?

Response: Other funding details for projects that are complete and had other funding that was not listed in the presentation are as follows:

- Belt Line Electronic Signage – Interest earned on 2012 bond proceeds
- Belt Line Underground Utilities – 2014 Certificates of Obligation
- Athletic Club Improvements – Interest earned on 2021 bond proceeds and reimbursements from the contractor. This also includes \$45,000 that was budgeted originally from Self-Funded Special Projects Fund for design of core building improvements.
- Redding Trail Improvements – Parks operating budget



Answers to Council Questions – July 25, 2023

Item 3c – Consider action on a Resolution authorizing acceptance of an Airport Improvement Program (AIP) grant offer from the Texas Department of Transportation (TxDOT) Aviation Division in the estimated amount of \$1,050,000 for an Airport Master Plan update and authorizing the execution of documents relative to the acceptance of the grant.

Question 1: Do we have the vendor selected for this? If so, do we have the information on the bids received?

Response: No, a consultant has yet to be selected for this project. TxDOT will administer the selection process, but the selection committee will be comprised of Town of Addison staff. The procurement will be for professional services, so it will be an RFQ process rather than bids.

Question 2: When was the last Airport Master Plan and please direct to the document. What was the budget and cost of that plan?

Response: The last Master Plan update was initiated in late 2013 and the final document was accepted and approved in July 2016. The 2016 Master Plan can be found on the Airport's website:

[Addison Airport Master Plan - 2016](#)

The grant for Addison's 2016 Master Plan update totaled \$300,000 including the Airport Sponsor's 10% matching share. Actual fees for the 2016 Master Plan update negotiated with the consultant totaled \$267,800.

It must be noted that there are significant scope items in the upcoming Master Plan update that were not included in the 2016 Master Plan update. These include an airport drainage study, an update of the airport's Noise Exposure Map (NEM), and an alternatives analysis for mitigation of incompatible land uses within the airport's Runway Protection Zones (RPZs). Fees for the upcoming Master Plan update will be negotiated following selection of a consultant; TxDOT Aviation will conduct fee negotiations on behalf of the Airport Sponsor.

Item 4a – Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road) that is currently zoned Planned Development (PD), through Ordinance No. O91-038. Case 1868-SUP/5555 Celestial Road (White Rock Chapel)



Answers to Council Questions – July 25, 2023

Question 1: What is the SUP process? If approved, would this SUP apply to the subject property of the Applicant (meaning only the property that applicant appears to hold title to), or would the SUP apply to the entire property of the PD (meaning the entire neighborhood under the current PD)?

Response: Municipalities utilize Special Use Permits (SUP) to allow for the consideration of additional land uses beyond what is permitted by right by the base zoning district that is applied to a property. Uses permitted by SUP must go through a zoning process for the municipality to consider the site-specific appropriateness of the use. Through this process, site and building plans are developed and reviewed, and frequently, use and site-specific standards are developed to ensure that the proposed use is compatible with surrounding properties, and that potential development impacts such as traffic, noise and aesthetic considerations are appropriately addressed. Since it is a zoning action, the SUP process requires notice to adjacent property owners and public hearings to be held before the Planning & Zoning Commission and City Council. As an advisory board to City Council, the Commission is responsible for evaluating the appropriateness of the request and making a recommendation on the case. Final action on SUP applications is a duty of City Council.

An SUP applies to the legal description of the land addressed in the SUP application, not the entire neighborhood. In this case, this includes the land comprising 5555 Celestial Road as well as the public right-of-way that bisects the southern portion of that property. This SUP application would not apply to any other property.

Question 2: Requesting clarification regarding the $72 + 18 = 90$ limits on participants on property. Is that total people on the site, inside structures and outside at any one time? Are there any activities allowed via busing of children/others for “educational” purposes, etc., that would allow more than the 90?

Response: The occupancy restrictions apply to the entire property. Property occupancy would be limited to 72 (**now 54**) if there was a single programmed activity occurring on the property in the Worship Hall (the larger building). Property occupancy could increase to 90 (**now 72**) if there was concurrent accessory programming (such as children’s service) occurring in the Worship Hall and the Fellowship Hall (the smaller building). As the SUP conditions are currently drafted, a property occupancy of 90 occupants could only be achieved during the once monthly historical educational programming. At no time could property occupancy exceed 90 occupants.

Question 3: Is there any other “busing in” that would be allowable? If so, are there restrictions on that, being some other form of “busing in” and head count?

Response: As the SUP conditions are currently drafted, the use of buses to transport



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guests to the property is only permitted once monthly where directly associated with permitted historical educational activities. This permitted bus transportation is limited to a school bus carrying school-aged children. Any bus use that differs from this is prohibited.

Question 4: Regarding deeds to property, why is this not an issue to Town?

Why is the due diligence limited to DCAD research?

Why is due diligence not extended to the point of determining some higher level of assurance that we are dealing with lawful owner; particularly with a property that has the background that this property has? Is that not in the best interest of the Town, in this case as well as almost all others?

Response: With regard to ownership confirmation, Town staff has treated this property as we would treat other property owners in Town. This property ownership confirmation process is consistent with historical practices in Addison and with other north Texas communities. Aside from identifying the property owner, cities do not review or consider other parts of the deed or chain of title in connection with zoning applications. Deed restrictions and other restrictive covenants affecting real property are generally private covenants or agreements made between property owners and other persons with an interest in the property. The Town (public) is not a party to these agreements and staff has no authority to interpret or enforce such restrictions. For the purpose of submitting a zoning application in the Town of Addison, the applicant has met the Town's procedural requirements.

Question 5: What would be the process for tabling for 30, 60, 90 days, to give the parties opportunity to work on the details?

Response: The application was tabled at the request of the applicant for a period of 45 days. The application will now be considered at the July 25th City Council meeting. While not anticipated, if for some reason the applicant requested to table this item again, the Council could consider and approve that request.

Question 6: Did the 2022 initial application include the Restoration Plan or not?

Response: No, the Restoration Plan was not included with the SUP application.

Question 7: Perhaps we can have the applicant register a new entity, revise or tighten up the terms in the SUP for the entity, and add a tighter description of the acceptable activities. The basic term of non-profit as used, without qualifications seems to be viewed as a bit too broad. Would like further discussion on this item.



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Response: The applicant is free to consider further restriction of their use. The current provisions in the proposed SUP are primarily the result of negotiations between the applicant and several property owners from the neighborhood (including legal counsel representing various neighbors). The applicant agreed to most requests made by the neighbors, but not all. A few of the neighbor's requests also presented legal challenges for the Town. Due largely to the extensive negotiations between the neighbors and applicant in this case, the current provisions in the proposed SUP are far more comprehensive than would be typical in an SUP of this type.

Question 8: Please discuss the following ambiguities in the SUP:

- (a) 1.c. of SUP - having to do with item (1) regarding “non-profit organizations” needs specification on what type of “non-profit organizations”.
- (b) There seems to be concern on the pavilion and use of that. Does that open up to more participants on the property?

Response: (a) The applicant is free to consider further restriction of their use. There is additional language in this provision that does provide requirements beyond just simply being a nonprofit organization – please see underlined text below.

(1) the group having a tax-exempt status as a religious institution or non-profit organization granted by the U.S. Internal Revenue Service and a tax exempt status as a religious organization under Section 11.20 of the Texas Tax Code granted by the Dallas County Appraisal District.

(b) The presence of a pavilion does not allow for additional occupants on the property.

The occupancy restrictions apply to the entire property. Property occupancy would be limited to 54 if there was a single programmed activity occurring on the property in the Worship Hall (the larger building). Property occupancy could increase to 72 if there was concurrent accessory programming (such as children's service) occurring in the Worship Hall and the Fellowship Hall (the smaller building). As the SUP conditions are currently drafted, a property occupancy of 90 occupants could only be achieved during the once monthly historical educational programming. At no time could property occupancy exceed 90 occupants.

Question 9: Regarding 9.e. as referred to in 6.c, is there a limitation on head count? Student to leaders ratio? Or is this supposed to be controlled by section 13?

Response: Section 13 – Maximum Property Occupancy – is the controlling regulation for this issue. The SUP does not address student to leader ratio, as that is best determined by each organization that visits the property.



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Question 10: How does the perceived traffic issue get addressed? Are there any reasonable projections or analysis on this issue that can be provided, short of a contracted traffic study?

The fact that those two ingress/egress intersections are controlled by Dallas County is obviously a hardship for the neighborhood. Is there anything being explored to relieve that, perhaps something mutual with Dallas?

Response: Due to its size, the Town's engineering design criteria does not require a Traffic Impact Analysis to be performed for this project. To attempt to address the concerns related to traffic for this project, Town staff, in partnership with the Town's on-call traffic engineering consultant, Kimley-Horn, did prepare a trip generation analysis for this site, as well as the single-family homes that are only accessible from Celestial Road and Winnwood Road.

This analysis can be downloaded at the below link.

[White Rock Chapel Traffic Analysis](#)

Question 11: What do other cities do to verify ownership and deed legality?

Response: Some cities (Dallas, Austin, Frisco) require copies or recording information of the deed showing current ownership to be provided as part of a zoning application. Other cities (Fort Worth, Irving, Plano, Richardson, Carrollton) do not, as land recordings are public records that can be easily verified through query on CAD and County Clerk online records. The current general warranty deed for this property is readily accessible on the County Clerk's website by keyword searching for the property ownership name listed in DCAD for this property.

Question 12: What do other cities do when the issue of questioning ownership and deed legality comes up?

Response: They consult with their legal counsel to determine if further investigation is warranted.

Question 13: Why don't we do more diligence on verifying ownership than just what DCAD says?

Response: The Town follows common practices for DFW municipalities and has not experienced any issues that would suggest this consideration is an issue that urgently



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merits more stringent review. The general warranty deed of record for this property lists the applicant as the current property owner. The applicant has satisfied ownership confirmation requirements for this application.

Question 14: In this case, there is allegedly significant issues with ownership / validity of the deed to the land. Do we just ignore that?

Response: Deed restrictions are civil matters enforced by the parties named in the restrictions (and where applicable, their successors). The Town is not a current or former owner of this property and thus, is not party to this civil consideration. The general warranty deed of record for this property lists the applicant as the current property owner. The applicant has satisfied ownership confirmation requirements for this application.

Aside from identifying the property owner, cities do not review or consider other parts of the deed or chain of title in connection with zoning applications. Deed restrictions and other restrictive covenants affecting real property are generally private covenants or agreements made between property owners and other persons with an interest in the property. The Town (public) is not a party to these agreements and staff has no authority to interpret or enforce such restrictions.

Question 15: If there are significant issues with ownership / validity of the deed to the land, is it the best choice for the Town to just ignore and proceed?

Response: Deed restrictions are civil matters enforced by the parties named in the restrictions (and where applicable, their successors). The Town is not a current or former owner of this property and thus, is not party to this civil consideration. The general warranty deed of record for this property lists the applicant as the current property owner. The applicant has satisfied ownership confirmation requirements for this application.

Aside from identifying the property owner, cities do not review or consider other parts of the deed or chain of title in connection with zoning applications. Deed restrictions and other restrictive covenants affecting real property are generally private covenants or agreements made between property owners and other persons with an interest in the property. The Town (public) is not a party to these agreements and staff has no authority to interpret or enforce such restrictions.

Question 16: Is the property currently "effectively" only zoned for residential?

Response: Yes, the existing planned development (PD) zoning for this property contains primarily residential uses.



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Question 17: What caused the zoning consideration to happen in the first place? The church was operating before and had probably changed 'owners' several times over the history of the church. I know about the receivership topic where the Wesson's won the court case. I know about the 'ceasing operation' and the water turned off. I just want the full details about the initial cause that started this.

Response: The Wesson's did not obtain a Certificate of Occupancy (CO) following their acquisition of the property. The last CO of record for this property was obtained by Pastor Forward. The property has not had any water utility billing since 2018, and the prior use of the property as a church has essentially been abandoned during the last five years. Pursuant to the Town's zoning ordinance, an SUP is required for a religious institution use in any zoning district where it is not permitted by right. In addition, the applicant has also proposed to modify the use and site improvements by including accessory educational programming and adding the pavilion, which also require an SUP under the existing planned development PD zoning for this property.

Question 18: It has been mentioned the applicant was not allowed to refurbish the inside of the church because their driveway, which is brown gravel, as it did not meet code for the fire department and its trucks. Is this true?

Response: This dialogue was carried out with former Town staff members. The full details of that dialogue are not known by current staff. The Town's Fire Marshal has reviewed this proposal in detail and is satisfied with the fire access and prevention systems accommodated in the proposed plans.

Question 19: Is the intended use by the applicant a cultural center?

Response: The intended use is defined by the Special Use Permit as:

"The only use authorized by this Specific Use Permit ("SUP") is a religious institution, which shall be defined as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and customarily associated accessory activities, which may include weddings, baptisms, funerals, and special occasion spiritual programs held in conformance with Section 7. Given the historical nature of the Subject Property (hereinafter, the "Property"), the religious institution may also have educational activities, once per month, to allow for presentations and the housing of historical artifacts related to the historic use of the Property."



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Question 20: How will the passage of this proposed SUP benefit our town and our neighborhood when there will be no taxable income to the town?

Response: This site has a long history as a place of worship and contributes to the African American cultural heritage of north Texas. The Town has recognized this through its participation in obtaining a historical marker from the Texas Historical Commission and by sharing its history in the Town's Comprehensive Plan and "Addison Texas: A Pictorial History" (*Andrew T. Eads*). In 2009, a Town development partner – UDR – reconstructed the parsonage building (now referred as the Fellowship Hall) as a gift to the former congregation.

Question 21: Will additional building dorms be permitted on this site if the proposed SUP is approved?

Response: With this SUP request, the applicant has proposed one additional structure – a 600 square foot open pavilion. With the exception of this pavilion, the applicant would not be permitted to add any additional buildings without amendment of the SUP and going through the same zoning process they are going through now. Additionally, the applicant has committed to an SUP condition that would prohibit them from pursuing an SUP amendment for this purpose for 5 years.

Question 22: Did the Town of Addison make promises to the original home buyers, in the neighborhoods, that the church would always be a historical landmark and minimally active?

Response: Current staff is not aware of any commitments by past Town leadership as it relates to the status of the historical marker and level of activity on site. Even if statements of this nature were made in the past, the Town has never adopted any zoning regulations that required the previous congregation to restrict operating hours, the number of events, or occupancy restrictions that are more restrictive than the fire code. All of these use considerations are now expressly addressed by this SUP. The prior congregation could have been as active as they desired, subject only to the general enforcement options available under the Town's zoning ordinance.

Question 23: Can this property under the proposed SUP, be used as a for profit commercial event business?

Response: No, it cannot. The SUP solely authorizes the religious institution use specifically defined in the SUP. Additionally, the SUP describes a broad spectrum of uses that are expressly prohibited (to include event center).



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Question 24: What is the final proposed capacity on this property as shown in the proposed SUP?

Response: At the time of agenda publishing, the final proposed property occupancy is as follows:

- a. For primary activities of the religious institution use and other religious functions such as weddings, baptisms, funerals or memorial services (no more than 1 per month), occupancy for the Property shall not exceed 54 occupants. Increased occupancy is permitted for alternative worship services, such as youth worship service, held concurrently to traditional and special program worship services. Where such concurrent worship services are provided, occupancy for the site shall not exceed 72 occupants.
- b. For educational activities (no more than 1 per month), occupancy for the Property shall not exceed 90 occupants.

Question 25: What recourse does the town/neighborhood have if the terms of the hours of operation are violated?

Response: In accordance with the proposed SUP conditions, the SUP will be enforced in conformance with the applicable civil, criminal and/or administrative enforcement procedures set forth in Town's ordinances and state law. The Town may consider the severity and/or frequency of the violation(s) in determining the appropriate enforcement action, which may include revocation of this SUP; provided, the Town's decision to proceed with one or more enforcement actions shall not be deemed a waiver of any other enforcement actions or remedies available to the Town.

Question 26: What is the difference between a Specific and a Special use permit?

Response: These terms, as well as the term Conditional Use Permit, are common zoning terms used by cities to consider a range of uses on a site-specific basis. Functionally, there is no difference beyond the name of the term. Municipalities utilize these zoning tools to allow for the consideration of additional land uses beyond what is permitted by right by the base zoning district that is applied to a property. Uses permitted by SUP or CUP must go through a zoning process for the municipality to consider the site-specific appropriateness of the use. Through this process, site and building plans are developed and reviewed, and frequently, use and site-specific standards are developed to ensure that the proposed use is compatible with surrounding properties, and that potential



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development impacts such as traffic, noise and aesthetic considerations are appropriately addressed. Since it is a zoning action, these processes require notice to adjacent property owners and public hearings to be held before the Planning & Zoning Commission and City Council. As an advisory board to City Council, the Commission is responsible for evaluating the appropriateness of the request and making a recommendation on the case. Final action on those applications is a duty of City Council.

Question 27: There are three attractive parks in this neighborhood. How does the applicant intend to keep this inviting open church park-like space from being casually used as a public space by passersby?

Response: This question would be best addressed by the applicant. As a private property owner, they have the right to restrict access and prohibit unauthorized use of their property.

Question 28: If approved, will the passage of this SUP cause the neighborhood to be noisy and unsafe?

Response: Places of worship do not typically cause unsafe or noisy conditions and the SUP conditions proposed for this use will give the Town significant enforcement options to ensure that will also not be the case here. If the applicant fails to abide by the conditions of the SUP, the Town will take appropriate enforcement action up to and including revocation of the SUP.

Question 29: Does the town regulate/evaluate the criminal records of the labor force for vendors/contractors applying for public permits in our town?

Response: For Town projects, the Town does not typically require background checks for contracted labor, with the lone exception being work done on public safety facilities, equipment, and technology. For private development permits submitted by Addison businesses and residents, the Town does not do any criminal history vetting.

Question 30: What stops WRC from purchasing other properties in Addison and getting the same SUP?

Response: The Town has no ability with to prevent an individual or entity from purchasing privately owned land, it does, however, have zoning authority for all privately owned land in its limits.

If the White Rock Chapel were to purchase additional properties in Addison, they would have to go through a zoning process to obtain an SUP. Since an SUP is a site-specific



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consideration, the conditions included in this proposed SUP may or may not be appropriate for other properties in Addison. For example, if they purchased a property on Belt Line Road with ample parking and surrounded by commercial uses, many of the conditions in this proposed SUP would likely be unnecessary.

Question 31: When was the 2019 WRC restoration plan first received by the Town? Was the 2019 WRC restoration plan ever submitted with a zoning application (SUP, etc.)?

Response: With former staff leadership, it appears the 2019 Restoration Plan was provided and discussed in detail with the Wesson's in 2019. With current staff leadership, it appears the document was provided to a former planning manager prior to an introductory meeting in February 2022. The document was not discussed with staff at that time, and instead, the discussion focused on operational conditions that were more consistent with the current proposal.

The 2019 Restoration Plan was not submitted with this SUP application or any other zoning application.

Question 32: The SUP allows usage seven days a week from 9:00 am to 6:00 pm. Is it correct to assume that the SUP allows continuous occupancy of the maximums along with the maximum number of car parking in that timeframe?

Response: Yes, that is correct.

Question 33: On the notices to the director, are they calendar hours or business hours?

Response: This is not defined in the SUP. If the City Council were to suggest modifications to this item, here are some potential options:

- a. At least 72 calendar hours prior...
- b. At least 2 business days prior...

Question 34: What do other cities do to verify ownership and deed legality? What do other cities do when the issue of questioning ownership and deed legality comes up?

Response: Some cities (Dallas, Austin, Frisco) require copies or recording information of the deed showing current ownership to be provided as part of a zoning application. Other cities (Fort Worth, Irving, Plano, Richardson, Carrollton) do not, as land recordings are public records that can be easily verified through query on CAD and County Clerk online records. The current general warranty deed for this property is readily accessible on the



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County Clerk's website by keyword searching for the property ownership name listed in DCAD for this property.

They consult with their legal counsel to determine if further investigation is warranted.

Question 35: In this case, there is allegedly significant issues with ownership / validity of the deed to the land. Do we just ignore that?

Response: Deed restrictions are civil matters enforced by the parties named in the restrictions (and where applicable, their successors). The Town is not a current or former owner of this property and thus, is not party to this civil consideration. The general warranty deed of record for this property lists the applicant as the current property owner. The applicant has satisfied ownership confirmation requirements for this application.

Aside from identifying the property owner, cities do not review or consider other parts of the deed or chain of title in connection with zoning applications. Deed restrictions and other restrictive covenants affecting real property are generally private covenants or agreements made between property owners and other persons with an interest in the property. The Town (public) is not a party to these agreements and staff has no authority to interpret or enforce such restrictions.

Item 5a – Present, discuss, and consider action on a Resolution for appointments to the Parkland Dedication and Development Fee Study Advisory Committee.

Question 1: What are the options for adding requirement to remain an Addison resident as long as on the committee? There may be other requirements to consider. This may not be necessary as a removal is as simple as a council majority vote, but still would like to discuss the options.

Response: The Resolution for this item contains Exhibit A which incorporates the Committee Bylaws. The last sentence on page one of Exhibit A states that "Members serving on the Committee must at all times be a resident of the Town of Addison." Once the resolution is adopted, the requirement stands. Additionally, after the committee is assembled, a document will be produced by our consultant to reinforce committee members expectations and obligations to include the newly adopted bylaws to the resolution.

2

PETITION OPPOSING PROPOSED SUP AT 5555 CELESTIAL ROAD

RECEIVED

JUL 25 2023

**CITY SECRETARY
ADDISON, TX**

TO: The Honorable Mayor and Members of the Addison City Council
FROM: The undersigned residents of the Town of Addison
RE: Case No. 1868-SUP/5555 Celestial Road (White Rock Chapel)

We, the undersigned residents of the Town of Addison, who live near the property at 5555 Celestial Road (the "Property"), hereby petition you to DENY this application for a Special Use Permit ("SUP") because the PD for our neighborhood does not allow for religious institutions. Addison cannot use a code amendment (which does not require any notice to the residents) to amend our PD. Since the PD ordinance itself does not allow the use by right or by SUP, the use is prohibited.

Furthermore, we do not believe the proposed use by Dr. Wesson and the White Rock Chapel of Addison, Inc. is appropriate for this neighborhood. When the former White Rock Non-Denominational Chapel, and the churches that preceded it, were built this area consisted of farmland with very few homes, and those churches were appropriate back then. Today that is no longer the case. There are 104 homes and 19 town houses in the neighborhood. We have only two entrances into, and only two exits out of our neighborhood that intersect with two busy thoroughfares. There is no way to control the growth of a church in the middle of our neighborhood, and the increased traffic could be a nightmare for the residents to exit the neighborhood at the same time that a church function is ending.

Approving this SUP application also creates safety risks for each of the residents. We believe that approving this SUP will expose the neighbors and our property to potential harm from ex-felons due to the close association between this applicant and the Cornerstone Baptist Church that ministers to former drug addicts and former inmates.

We thought that our neighborhood was protected from something like this ever happening due to the deed restrictions on that property combined with Ordinance No. 091-038 which was passed on July 23, 1991 creating a Planned Development District for our neighborhood, including the property located at 5555 Celestial Road, allowing only (1) a single family residence; (2) public park; (3) fire stations; (4) water wells; (5) private swimming pools; (6) farm, truck, garden orchard or nursery and greenhouse; (7) temporary buildings to be used for construction and then removed; and no other uses are permitted

If our neighborhood is not protected by the deed restrictions and the current zoning ordinance, we have no confidence that this SUP you are contemplating will protect us, either, and therefore we respectfully request that you deny this application.

Signatures to follow:

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Joseph [unclear] 14832 Winwood Rd

Lynda [unclear] 14832 Winwood Rd

Donald K. [unclear] 15019 Bellbrook Dr

[unclear] 14784 Winwood Rd.

Derek Anthony Amarillo 14816 Bellbrook Dr.

William Mullen 14816 Bellbrook Dr.

PAT Queen 14814 Hampton Ct

Bob Queen & M. [unclear] 14814 Hampton Ct

Ray REESE 14819 Bellbrook Dr

CYNTHIA REESE 14819 Bellbrook Dr.

Michael P Douglas 14916 Winwood Rd

Adam Ottenbrot 5530 Celestial Road

Russell [unclear] 14654 Winwood Rd

Margaret Workman 14894 Winwood Rd.

JOHN PRICE 4114 Leadville Place

Mary Carpenter 4006 Winter Park Ln

Richard [unclear] - 14816 Winwood Rd.

Pat Lawson

Connie Mahmood 14721 Stanford Court

Daphne [unclear] 14745 Stanford Ct.

[unclear] JASON RIVIERA 14722 CELESTIAL PL

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Preeti Rao (Preeti Rao)

14908 Havenshire Pl

Jithu Kudrekod (Jithu Kudrekod)

14908 Havenshire Pl

G. Michael Sylvia
Christine

14745 Stanford CT

15032 Winnwood Rd

Bruno Braga (Bruno Braga)

14631 Winnwood Rd

Maura K. Mader

14900 Winnwood Rd.

Cheryl Sanberg

14900 Winnwood Rd

Cheryl Sanberg

14714 Celestial Place

Michelle H. Shuman

14714 CELESTIAL Pl.

Michelle H. Shuman

14815 Bellbrook Dr.

Michelle H. Shuman

14815 Bellbrook Dr.

Michelle H. Shuman

14795 Buckingham Ct

Michelle H. Shuman

14761 Bedivere Court

Michelle H. Shuman

14848 Winnwood Rd

Michelle H. Shuman

14932 Winnwood Rd

Michelle H. Shuman

by more 4006 Winter Park Ln

Michelle H. Shuman

5530 Celestial Road

Michelle H. Shuman

14853 Winnwood Rd

Michelle H. Shuman

14853 Winnwood Rd

Michelle H. Shuman

15032 Winnwood Rd

Michelle H. Shuman

14912 Havenshire Place

Michelle H. Shuman

My signature indicates I support this petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Shawn Rees

14781 Buckingham Ct

Greg Sheppard

" " "

John B...

15060 Winwood Rd

" " "

James Casart

14800 Winwood Rd

David Miller

14737 Stanford Court

Mark ...

14710 Celestial Place

Mike Linn

14814 HAMPTON CT

7/25/23, 4:14 PM

Subject: **Re: New Petition**
Date: 7/25/2023 10:16:52 AM Central Standard Time
From: ken_nguyen89@yahoo.com
To: hf4355@aol.com

My signature indicates I support this petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Shawn Rees

14781 Buckingham Ct

Greg Shepard

" " "

John R. [unclear]

15060 Winwood Rd

" " "

[unclear]

14920 Havenshire Pl

[unclear]

14920 Havenshire Pl



Petition -

Page 4

51

Sent from my iPhone

On Jul 24, 2023, at 1:17 PM, hf4355@aol.com wrote:

Dear Neighbors,

On July 5th I started a new petition which many of you signed at a meeting that night at my house. I thought the original petition would work, so I never circulated the neighborhood with the new one.

This petition says:

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Kay Beatty
Stewart Beatty

14829 Winwood Rd.
14829 Winwood Rd.

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Valerie Colein

14668 WAYSIDE CT

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Valerie Van Pelt
John M. Foul
NICK VANPELT

14676 Wayside Ct
14676 Wayside Ct.
14676 Wayside Ct

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Ruf Schpel
Tracy Schepel

14912 HAVENSHIRE PLACE, DALLAS, TX 75254
14912 HAVENSHIRE PLACE, DALLAS, TX 75254

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Louise M. Peters
Tom Peters

14729 Stanford Ct
14729 Stanford Ct.

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Donna Loewen

15019 Bellbrook

(62)

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

[Handwritten signature]
[Handwritten signature]

14933 HAVENSHIRE PL
14933 Havenshire Pl.

My signature indicates I support this petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Shawn Rees
Greg Sheppard
~~John B...~~
~~[Signature]~~
Sun S...

14781 Buckingham Ct
" " "
15060 Winwood Rd
" " "
14827 Bellbrook Dr.
" " "

My signature indicates I support this petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE

ADDRESS

Shawn Rees
Greg Sheppard
~~John B...~~
John Geri...

14781 Buckingham Ct
" " "
15060 Winwood Rd
" " "
17118 KNOTS LANDING

67

7/25/23, 4:39 PM

Subject: **Petition**

Date: 7/24/2023 2:57:27 PM Central Standard Time

From: [Redacted]

To: [Redacted] blake.clemens@ [Redacted]

Howard - Thanks for all you and Blake are doing to protect our neighborhood and Addison.

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

✓ Marshall Robbins
14770 Maiden Ct
[Redacted]

✓ Judy Robbins
14770 Maiden Ct.
[Redacted]

7/25/23, 4:36 PM

Subject: **Re: Petition**

Date: 7/24/2023 3:29:21 PM Central Standard Time

From: [Redacted]

To: [Redacted]

Cc: [Redacted] blake.clemens@ [Redacted]

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

✓ Karen Williams
14799 Buckingham Court
Addison TX 75001
[Redacted]

Sent from Karen's iPad

On Jul 24, 2023, at 3:57 PM, Skip Robbins <[Redacted]> wrote:

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Your Name
Your Address
Your Cell Number

70

7/24/23, 4:28 PM

Subject: **Re: New Petition**

Date: 7/24/2023 1:52:29 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Adam and Tara Ottembrajt
5530 Celestial Road
Dallas, TX 75254
[REDACTED]

✓✓

Sorry we are in the Bahamas for a family trip or else we would be there strongly in person to oppose the SUP.

7/24/23, 4:39 PM

Subject: **Petition support**

Date: 7/24/2023 2:14:48 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

Howard:

We are opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add our names to the Petition Opposing Proposed SUP at 5555 Celestial Road.

Bette & John Price
4114 Leadville Pl.
Addison, TX 75001
[REDACTED]

✓✓

(74)

7/25/23, 4:15 PM

Subject: **Re: New Petition**

Date: 7/25/2023 9:26:52 AM Central Standard Time

From: [REDACTED]

To: [REDACTED]

I am opposed to any SUP in favor of the White Rock Chapel of Addison, Inc. Please add my name to the petition opposing proposed SUP at 5555 Celestial Road.

JJ Horan
14914 Lake Forest Drive
Cell # [REDACTED]



Sent from my iPhone

7/25/23, 4:19 PM

Subject: **WRC SUP**

Date: 7/24/2023 10:44:54 PM Central Standard Time

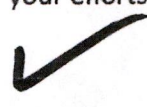
From: [REDACTED]

To: [REDACTED]

Dear Mr, Freed:

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road
I am also attaching a copy of Page 5 of the petition with my signature.

Best regards and thanks for your efforts
Virgil Burkhardt
4007 Winter Park Lane
Addison, Texas 75001



7/25/23, 4:20 PM

Subject: **Re: New Petition**

Date: 7/24/2023 9:08:13 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

We are opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add our names to the Petition Opposing Proposed SUP at 5555 Celestial Road
Steve & Pam Foote

14917 Havenshire Pl

[REDACTED]



78

7/25/23, 4:22 PM

Subject: **Re: New Petition**

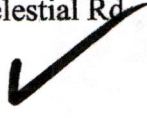
Date: 7/24/2023 8:45:23 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

I am apposed to any sup in favor of White Rock Chapel of Addison. Please add my name to the petition opposing proposed sup for 5555 Celestial Rd

Donald McKay
14916 Havenshire Pl



[REDACTED]
Sent from my iPhone

7/25/23, 4:19 PM

Subject: **Re: New Petition**

Date: 7/25/2023 6:08:15 AM Central Standard Time

From: [REDACTED]

To: [REDACTED]

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Mitch Brown
14811 Bellbrook Dr, Dallas, TX 75254



7/25/23, 4:25 PM

Subject: **Re: New Petition**

Date: 7/24/2023 7:50:55 PM Central Standard Time

From: [REDACTED]

To: hf4355@aol.com

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Sarah Brown
14811 Bellbrook Dr.



81

Subject: **NO to SUP**
Date: 7/24/2023 4:57:52 PM Central Standard Time
From: [REDACTED]
To: [REDACTED]

NO to SUP for Whie Rock Creek Church.

C. Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road by sending Howard your contact information.

Name: Daniel J. Christie
Address: 14596 Camelot Ct., Addison, TX 75001
Cell Number: [REDACTED]
Email: [REDACTED]



From: Skip Robbins [mailto:srobbins01@sbcglobal.net]
Sent: Monday, July 24, 2023 2:57 PM
To: [REDACTED] Blake Clemens
Subject: Petition

Howard - Thanks for all you and Blake are doing to protect our neighborhood and Addison.

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.

Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Marshall Robbins
14770 Maiden Ct
[REDACTED]

✓ DUP

Judy Robbins
14770 Maiden Ct.
[REDACTED]

✓ DUP

7/25/23, 4:26 PM

Subject: **Please sign my name on your petition.**
Date: 7/24/2023 7:01:36 PM Central Standard Time
From: [REDACTED]
To: [REDACTED]

Jan Lamoreaux
3883 Les Lacs Ave
Addison, TX 75001
[REDACTED]
[REDACTED]



83
~~85~~

Sent from my iPhone

Subject: Re: Petition

Date: 7/24/2023 7:24:06 PM Central Standard Time

From: [Redacted]

To: [Redacted]

Cc: [Redacted]

John - you need to send your and Carla's info

Name
address
phone number

WITH the words :

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

To Howard Freed

[Redacted]

That way he has the backup needed to add your and Carla's names.

Thanks -

Hope to see you tomorrow night.

Skip

On Monday, July 24, 2023 at 06:45:11 PM CDT, John Krieger <john@ctctravel.net> wrote:

Skip:

✓ ✓

Can you add John Krieger and Carla Krieger 14768 Maiden Ct. John [Redacted] Carla [Redacted] Thanks.

John F. Krieger
President



17740 Preston Rd., Suite 100-B | Dallas, TX | 75252

Tel: (214) 206-4488 ext.104

Web: <http://www.CTCTravel.net> | www.CruiseTourCenter.com

87A 85

*Please Review our services at: [Google](#) | [Facebook](#) | [TravelLeadersNetwork](#)

*Please make note of our new office address as of Aug 1, 2019.

Rates and availability are subject to change until time of deposit. By depositing toward your trip, you acknowledge that all aspects of the itinerary meet with your approval & you accept our [Terms & Conditions](#) . Please note itineraries do include travel insurance unless otherwise noted. Travel insurance is always recommended, as packages and airline tickets are nonrefundable. Please ask for your custom insurance quote to protect your travel investment from unexpected emergencies. By declining insurance, you

7/25/23, 4:31 PM

Subject: **Re: New Petition**

Date: 7/24/2023 5:26:49 PM Central Standard Time

From: [Redacted]

To: betteprice@me.com, HF4355@aol.com

Mr. Freed - We want to sign your new petition:

We are opposed to any SUP in favor of the White Rock Chapel of Addison Inc.

Please add our names to the Petition Opposing Proposed SUP at 5555 Celestial Road!

Your Name - Lola & Bill Hurt

Your Address - 3772 Lakeway Ct.

Your Cell Number - Lola - [Redacted]



7/25/23, 4:31 PM

Subject: **Re: New Petition**

Date: 7/24/2023 5:38:36 PM Central Standard Time

From: [Redacted]

To: [Redacted]

I am opposed to any SUP in favor of the White Rock Chapel of Addison inc.
Please add my name to the petition Opposing Proposed SUP at 5555 Celestial Road

Randy Smith
14933 Havenshire Pl.

[Redacted]

Dup.

7/25/23, 4:31 PM

Subject: **Petition**

Date: 7/24/2023 5:33:20 PM Central Standard Time

From: [Redacted]

To: [Redacted]

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Traci Tooley-Robinson
14795 Buckingham Court

[Redacted]



7/25/23, 4:33 PM

Subject: **Opposition to SUP**

Date: 7/24/2023 4:21:44 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road

Bill Lamoreaux
3883 Les Lacs Ave, Addison, TX 75001
[REDACTED]

Bill Lamoreaux
3883 Les Lacs Avenue
Addison, Texas 75001
Telephone 214 747 2012
email [REDACTED]

88

Certified in Civil Trial Law
Certified in Labor and Employment Law
Texas Board of Legal Specialization

I consider trial by jury as the only anchor yet imagined by man by which a government can be held to the principles of its constitution. Letter from Thomas Jefferson to Thomas Paine July 11, 1789.

If there is any fixed star in our constitutional constellation, it is that no official, high or petty, can prescribe what shall be orthodox in politics, nationalism, religion, or other matters of opinion or force citizens to confess by word or act their faith therein. Justice Robert Jackson. West Virginia State Board of Education v. Barnette, 319 U.S. 624 (1943).

From Robert Bolt's play A Man for All Seasons:

WILLIAM ROPER: So now you'd give the Devil benefit of law!

SIR THOMAS MORE: Yes. What would you do? Cut a great road through the law to get after the Devil?

ROPER: I'd cut down every law in England to do that!

MORE: Oh? And when the last law was down, and the Devil turned round on you—where would you hide, Roper, the laws all being flat? This country's planted thick with laws from coast to coast—man's laws, not God's—and if you cut them down—and you're just the man to do it—d'you really think you could stand upright in the winds that would blow then? Yes. I'd give the Devil benefit of law, for my own safety's sake.

In the movie "Bridge of Spies," actor Tom Hanks plays an American lawyer sent to Germany to negotiate the release of an Air Force spy plane pilot shot down over the then-Soviet Union. While talking to a U.S. intelligence agent of German heritage, Hanks, playing a character of Irish ancestry, gives an eloquent description of what makes Americans American.

Said Hanks: "I'm Irish, you're German. But what makes us both Americans? Just one thing. One. Only one. The rulebook. We call it the Constitution. And we agree to the rules, and that's what makes us Americans. It's all that makes us Americans."

7/25/23, 4:34 PM

I believe there are more instances of the abridgment of the rights of the people by the gradual and silent encroachments of those in power than by violent and sudden usurpations. -James Madison, fourth US president (16 Mar 1751-1836)

WARNING: If you are a prospective client, do not send or include any information if you consider the information confidential or privileged. By submitting information by email or other communication, you agree that the communication does not create a lawyer-client relationship between you and Bill Lamoreaux and that any information submitted is not confidential and is not privileged.

7/25/23, 4:30 PM

Subject: **White Rock Chapel SUP**

Date: 7/24/2023 5:44:56 PM Central Standard Time

From: jackgerrits1247@gmail.com

To: barfsten@addisontx.gov, ncraig@addisontx.gov, dgardner@addisontx.gov,
dliscio@addisontx.gov, gquintanilla@addisontx.gov, eresnik@addisontx.gov,
mwillesen@addisontx.gov

Bcc: hf4355@aol.com

Good evening,

This will be my last message until tomorrow's Council Meeting..

In case I haven't been clear regarding my position on the SUP. I am against it and am asking you to vote NO tomorrow night.

Regards,

Jack

7/21/23, 2:21 PM

Subject: ; **Fwd: This is what I sent**
Date: 7/20/2023 9:04:20 PM Central Standard Time
From: blake.clemens@tx.rr.com
To: HF4355@aol.com

From a guy on Lakeforest.

Blake W. Clemens

Cell: 214.505.5511

Begin forwarded message:

From: Yaron Lohr <drlohr@medcarentx.com>
Date: July 20, 2023 at 18:42:24 CDT
To: blake.clemens@tx.rr.com
Subject: **This is what I sent**

----- Forwarded message -----

From: Yaron Lohr <drlohr@medcarentx.com>
To: barfsten@addisontx.gov, dgardner@addisontx.gov, discio@addisontx.gov,
gquintanilla@addisontx.gov, irsnik@addisontx.gov, mwillesen@addisontx.gov,
ncraig@addisontx.gov
Cc:
Bcc:
Date: Thu, 20 Jul 2023 18:39:45 -0500
Subject: Urgent Appeal to Preserve the Essence of Our Beloved Neighborhood
I am writing to urgently express my strong concern and disapproval of the proposed changes to the corner of Winnwood Rd & Celestial Rd in our neighborhood.

The Wessons' vision, disguised as a Civil Rights Social Action Advocacy Group, poses a significant threat to the tranquility and charm of our community. We, the majority of neighbors, stand united against this development.

7/21/23, 2:21 PM

A SUPER MAJORITY vote is required for approval. I implore you to vote "NO" on Tuesday and safeguard our neighborhood from potential harm caused by a Special Use Permit for commercial purposes.

Preserve our community's character and quality of life by rejecting this rezoning application.

Sincerely,

Dr. Yaron Lohr
[14901 Lake Forest Dr, Dallas, TX 75254](mailto:Dr.Yaron.Lohr@medcarentx.com)
469-324-6611

7/25/23, 4:21 PM

Subject: **No Vote on 5555 Celestial Zoning Change**

Date: 7/24/2023 8:46:52 PM Central Standard Time

From: sfoote1@tx.rr.com

To: barfsten@addisontx.gov, ncraig@addisontx.gov, dgardner@addisontx.gov,
dliscio@addisontx.gov, gquintanilla@addisontx.gov, eresnik@addisontx.gov,
mwillesen@addisontx.gov

Cc: hf4355@aol.com

Hello,

My name is Steve Foote and I live at 14917 Havenshire Place in Addison. I am writing to each member of the Addison Council, to express my opposition to the zoning change request for 5555 Celestial, also known as "White Rock Chapel". That's a "**No Vote**" to the zoning change.

I think that the burden to those opposing the zoning change, has been set higher than those in favor of the zoning change. The assumption that if someone has not spoken out against the zoning change, that they must be for it, is a false assumption. Only people who have sent correspondence in favor of the zoning change, should be considered as in favor of it.

And since this zoning request has such a profound and potentially devastating effect on our immediate neighborhood, I believe that correspondence from our neighborhood should be considered with greater weight, than those from surrounding neighborhoods.

Thank you,

Steve & Pam Foote
14917 Havenshire Place

7/25/23, 4:23 PM

Subject: **Signatures for petition attached**

Date: 7/24/2023 8:42:23 PM Central Standard Time

From: lupeters@gmail.com

To: hf4355@aol.com

Cc: lupeters@gmail.com

Howard, please find our signatures for the new petition attached. We are planning to attend. Thank you for the incredible effort you are contributing to our neighborhood

--

Lu Peters

www.lupeters.com

Subject: **Re: New Petition**

Date: 7/24/2023 8:06:26 PM Central Standard Time

From: kevin.schepel@att.net

To: hf4355@aol.com

Howard. Here are our signatures for the new Petition. We have also sent emails to each of the the Council members.

Regards,

Kevin & Tracy Schepel
14912 Havenshire Place

On Monday, July 24, 2023 at 01:17:41 PM CDT, <hf4355@aol.com> wrote:

Dear Neighbors,

On July 5th I started a new petition which many of you signed at a meeting that night at my house. I thought the original petition would work, so I never circulated the neighborhood with the new one.

This petition says:

- (1) We don't think the White Rock Chapel is right for the neighborhood.
- (2) The council cannot change our PD Zoning with a SUP.
- (3) With only two exits/entrances the neighborhood cannot support the increased traffic.
- (4) We are concerned about safety risks due to ex-felons working in the neighborhood.
- (5) The PD only allows for single family residences, churches and non-profit organizations are not permitted.
- (6) Since the neighborhood was not protected by the deed restriction at 5555 Celestial, or our PD zoning, we have no confidence that a SUP will protect us either.

have no

In light of the comments I have heard regarding the original petition and the previous SUP, I think we will be better off with a new petition for tomorrow night. I have 45 signatures, so if you signed the new petition, we are good to go (see attached).

If you or your spouse did not sign, but want to, please stop by my house to sign it. I will be home anytime after 5:00 pm tonight: 14932 Winnwood Road

Or you can print page 5 of the attachment, sign, scan and send back to me.

Or, you can just reply to this email with your message stating:

I am opposed to any SUP in favor of the White Rock Chapel of Addison Inc.
Please add my name to the Petition Opposing Proposed SUP at 5555 Celestial Road
Your Name
Your Address
Your Cell Number

Thanks,
Howard

PETITION OPPOSING PROPOSED SUP AT 5555 CELESTIAL ROAD

TO: The Honorable Mayor and Members of the Addison City Council

RECEIVED

FROM: The undersigned residents of the Town of Addison

JUL 25 2023

RE: Case No. 1868-SUP/5555 Celestial Road (White Rock Chapel)

**CITY SECRETARY
ADDISON, TX**

We, the undersigned residents of the Town of Addison, who live near the property at 5555 Celestial Road (the "Property"), hereby petition you to DENY this application for a Special Use Permit ("SUP") because the Planned Development District ("PD") for our neighborhood does not allow for religious institutions. Addison cannot use a code amendment (which does not require any notice to the residents) to amend our PD. Since the PD ordinance itself does not allow the use by right or by SUP, the use is prohibited. That being said, we are opposed to the SUP in its present form because the proposed uses of the Property conflict with and will adversely affect the surrounding residential neighborhood and because the proposed SUP Conditions are not sufficient to protect the integrity of our residential neighborhood in at least the following respects:

1. Proposed SUP Condition 1c(1) allows the proposed uses by a religious organization OR a non-profit organization. The applicant, White Rock Chapel of Addison, Inc., has chosen to register with the IRS as a non-profit organization, and more specifically, as a Civil Rights Social Activism Advocacy organization. This classification suggests that the applicant's intention is to prioritize social advocacy activities rather than religious worship. Action on the SUP should be postponed until the SUP can be reformed to prioritize religious worship and minimize social events.

2. Even if the applicant was a church, the uses allowed by the SUP Conditions will allow a major expansion of the use of the property as compared to the activities of the prior church: (a) approximately 15 - 20 people attended worship services at the prior church, but SUP Condition 13 allows 90 persons to be on the Property; (b) the prior church functioned exclusively as a church, however, SUP Conditions 1a and 9e allow educational activities and also permit students to be bused to the property in large school buses that will increase traffic in the neighborhood; and (c) SUP Condition 5 allows the construction of a pavilion for outdoor events, which will only encourage large events that will be noisy and disruptive. For this reason, the pavilion should not be built.

3. The allowance of 90 persons on site poses significant traffic safety risks because there are only two ways into and out of the neighborhood - Winnwood Road at Beltline and Celestial Road at Montfort - and both of those intersections are already very busy and very dangerous. The SUP appears to be based on the assumption that 18 parking spaces will be sufficient to accommodate 90 people. But this assumption is based on the further assumption that all 90 people will arrive 5 to a car. If not, many of the 90 people permitted to visit the Property at one time will have to be dropped off and picked up. This will increase traffic in the neighborhood significantly. Moreover, since the number of worship services is not limited to one a day, the

increase in traffic into and out of the neighborhood through two intersections that are already busy and dangerous could occur more than once a day. Allowing additional parking places will not solve traffic safety risks. More parking spaces are not necessary and would be incompatible with the neighborhood; rather the number of occupants at any one time on the site should be reduced.

4. The Addison City Council should reserve the right in the SUP to curtail church activities if and when construction requirements necessitate either the complete or partial closure of either the Montfort/Celestial intersection or the Winnwood/Beltline intersection. Closures have happened before and if that happens again, the residents could be limited to only one point of entry and exit from the neighborhood. In those circumstances, any additional church traffic would impose a dangerous and undue burden on the residents of this neighborhood.

5. To ensure compliance with these conditions, the final SUP, if any, should contain the requirement that the church personnel be fully briefed by the City Manager on the conditions of the SUP, and the staff and the Addison police must be instructed that the conditions in the SUP are to be strictly enforced.

In the event that the Council concludes - at the time of the public hearing - that it does not have sufficient information to properly assess any of the above objections then the undersigned residents of the neighborhood request that the Council table the application until it does have sufficient information. For example, if the Council does not have sufficient information as to the additional safety risks posed by the application and/or what additional traffic control measures, if any, can be taken to offset or mitigate those risks then the application should be tabled until such time as the information becomes available, or it is determined that such information is not going to be available or until an acceptable agreement has been reached between the applicant and the neighborhood.

As you are aware the neighborhood has been working diligently to come up with a SUP that works for the Town of Addison, the applicant and the residents. We were getting close but never finished as negotiations were cut off so that the SUP could be submitted to P&Z. If the motion is tabled for now, we believe with good faith efforts from the parties, we could work out a solution that is acceptable to all and is compatible with the neighborhood.

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

<u>SIGNATURE & DATE</u>	<u>ADDRESS</u>
<u>Edward [Signature] 5/27/23</u>	<u>14932 Winnwood Rd</u>
<u>[Signature] 5/27/23</u>	<u>15016 Winnwood Rd</u>
<u>Virginia Hensley 5.27.23</u>	<u>15016 Winnwood Rd</u>
<u>Ann Munduru 5/27/23</u>	<u>14917 Winnwood Rd</u>

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

<u>SIGNATURE & DATE</u>	<u>ADDRESS</u>
Christina 5/27/23	14917 Winnwood Rd
Suz 5/27/23	14917 Winnwood Rd
Mindy 5/27/23	14917 Winnwood Rd
Maudie A. Yack 5/27/23	14900 Winnwood Rd.
J.P. Gsch 5/27/23	14900 Winnwood Rd
Merle Gruneman 5/27/23	14848 Winnwood Rd
Russell W. Bokema 5/27/23	14694 Winnwood Rd
Margaret A. Workman 5/27/23	14694 Winnwood Rd.
Robert W. Carter 5/28/23	14853 Winnwood Rd.
Karen A. Karkul 5/29/23	14853 Winnwood Rd.
Mitchel G. Deveraux 5/28	15032 WINNWOOD RD, PAULS, TX 75254
Marianne Deveraux 5/28	15032 Winnwood Rd.
Akramat Beatty 5/28/23	14829 Winnwood Rd.
Kay Beatty 5/28/23	14829 Winnwood Rd.
James G. Wain 5/28	14800 Winnwood Rd
H. Richard Lawson 5/28	14816 WINNWOOD RD.
Cathy Orr 5/28/23	14784 Winnwood Rd.
[Signature] 5/28/23	14784 Winnwood Rd
[Signature] 5/28/23	14816 Winnwood Rd.
Kayla Kopf	14735 Stanford Ct
Bob Kopf	14735 Stanford Ct

5			14917	Winnwood Road
6			14917	Winnwood Road
7	Manohar	Mundluru	14917	Winnwood Road
8	Marilee Maden	Lagow	14900	Winnwood Road
9	Jeffrey	Lagow	14900	Winnwood Road
10	Merle	Bruneman	14848	Winnwood Road
11	Russell	Workman	14694	Winnwood Road
12	Margaret	Workman	14694	Winnwood Road
13	Bob	Kantner	14853	Winnwood Road
14	Karen	Kantner	14853	Winnwood Road
15	Michael	Devereaux	15032	Winnwood Road
16	Mariana	Devereaux	15032	Winnwood Road
17	Stewart	Beatty	14829	Winnwood Road
18	Kay	Beatty	14829	Winnwood Road
19	James	Pasant	14800	Winnwood Road
20	Richard	Lawson	14816	Winnwood Road
21	Colter	Doty	14784	Winnwood Road
22	Tarea	Doty	14784	Winnwood Road
23	Pat	Lawson	14816	Winnwood Road
24	Kaylee - Tenant	SKL Homes	14735	Stanford Court
25	Joel - Tenant	SKL Homes	14735	Stanford Court

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE & DATE

ADDRESS

<u>an a</u> 5/28/23	14757 Stanford Ct., Dallas, TX, 75254
<u>John</u> 5/28/23	14745 Stanford CT, Dallas, TX 75254
<u>John Neal</u> 5/28/23	14745 Stanford Ct, Dal TX 75254
<u>David Zilberman</u> 5-28-23	14737 Stanford Ct 75254
<u>John</u> 5/28/23	14727 Stanford Ct.
<u>Jan Clowers</u> 5/28/23	14754 Celestial Pl Dallas TX 75254
<u>Bethel Clemens</u> 5/28/23	14754 Victoria Pl Dallas TX 75254
<u>Cathy Bass</u>	14916 Bellbrook Dallas TX
<u>Kathy Smith</u>	14933 Havenshire Pl. Dallas TX 75254
<u>Elizabeth Smith</u>	14933 Havenshire Pl. Dallas TX 75254
<u>Janice Neimann</u> Janice Neimann	14921 Bellbrook Dr, Dallas 75254
<u>Sal Brown</u> Sarah Brown	14811 Bellbrook Dr., Dallas, TX 75254
<u>Mitch Brown</u> Mitch Brown	14811 Bellbrook Dr. Dallas, TX 75254
<u>Raymond Reese</u> Raymond Reese	14819 Bellbrook Dr Dallas, TX 75254
<u>Cynthia Reese</u> Cindy Reese	14819 " " " "
<u>Patsy Queen</u> Patsy Queen	14814 Hampton Ct, Dallas TX 75254
<u>Bob Queen</u> Bob Queen	" " " " "
<u>Agnes Perry-June</u>	14810 Hampton Ct. Dallas TX 75254
<u>Agnes Perry-June</u>	14810 Hampton Ct Addison TX 75254
<u>Cheryl Dunbar</u>	14714 Celestial Place, Dallas TX 75254
<u>Anthony Wilson</u>	14714 Celestial Pl, Dallas, TX 75254

26	Ashley	Chao	14757	Stanford Court
27	Daphne	Sylvia	14745	Stanford Court
28	Michael	Sylvia	14745	Stanford Court
29	David Zilberman - Tenant	Marmoura LP	14737	Stanford Court
30	Nicole R (John Gill - Tenant)	Schultz	14727	Stanford Court
31	Jeannie	Clemens	14754	Celestial Place
32	Blake	Clemens	14754	Celestial Place
33	Cathy	Basso	14916	Bellbrook Drive
34	Randy	Smith	14933	Havenshire Place
35	Liz	Smith	14933	Havenshire Place
36	Janiece	Niemann	14921	Bellbrook Drive
37	Sarah Price	Brown	14811	Bellbrook Drive
38	Mitchell	Brown	14811	Bellbrook Drive
39	Raymond	Reese	14819	Bellbrook Drive
40	Cynthia "Cindy"	Reese	14819	Bellbrook Drive
41	Patsy	Queen	14814	Hampton Court
42	Bob	Queen	14814	Hampton Court
43	Lynne	Turner	14810	Hampton Court
44	Bart	Turner	14810	Hampton Court
45	Cheryl	Samberg	14714	Celestial Place
46	Tim Nelson	Samberg	14714	Celestial Place

My signature indicates I support this petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE & DATE

ADDRESS

Robert Goodfriend 5/30/2023 14725 Celestial Place

Michael P Douglas 05/30/2023 14916 Winnwood Rd

VANDANA RATAGOPALAN 05/30/2023 14916 WINNWOOD RD

Sharon Boherty 5-31-23 14718 Celestial Place

Ingl Rivera 5/31/23 14722 Celestial Place

Don Schaedel 5/31/23 14737 Celestial Pl

Robert Jurdich 5/31/23 14730 CELESTIAL PL

Kim Dindart 5/31/23 14730 CELESTIAL PL

Jeanette Jones 5/31/23 14750 Celestial Pl.

Alvin J. Stettin 5/30/23 14745 Celestial Drive

Bill Adams 5/31/23 5530 Celestial Dr.

Stephanie M. Green 5/31/23 5550 Celestial Dr

Derek Anthony Amorello 14816 Bellbrook Dr.

Walter Mull 14816 Bellbrook Dr.

Jay Simpson-Ottobry 6/1/23 5530 Celestial RD

John Brand 6/1/23 15060 Winnwood Rd

Don Drued 6/1/23 15060 Winnwood Rd.

Tom 6/1/23 14708 Winnwood RD

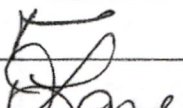
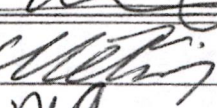
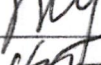
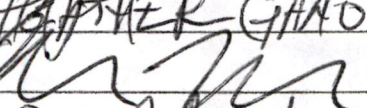
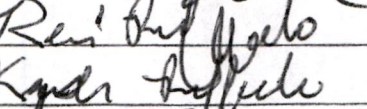
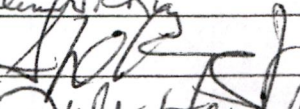
Kella Phungong 14708 Winnwood Rd

Yaron Gahr 14901 Lake Forest

Cynthia 14901 Lake Forest

47	Robert Edward	Goodfriend	14725	Celestial Place
48	Michael	Douglas	14916	Winnwood Road
49	Vandana Rajagopalan	Douglas	14916	Winnwood Road
50	Sharon	Doherty	14718	Celestial Place
51	Angelica	Rivera	14722	Celestial Place
52	Don	Schaded	14737	Celestial Place
53	Robert C	Gindrat	14730	Celestial Place
54	Kim R	Gindrat	14730	Celestial Place
55	Jeanette	Jones	14750	Celestial Place
56	Alice	Stockton	14745	Celestial Place
57	Adam	Ottembrajt	5530	Celestial Road
58	Stephanie	McGovern	5550	Celestial Road
59	Derek	Amarillas	14816	Bellbrook Drive
60	William	Mullen	14816	Bellbrook Drive
61	Tara Simpson	Ottembrajt	5530	Celestial Road
62	John	Branch	15060	Winnwood Road
63	Susan	Branch	15060	Winnwood Road
64	Jim (MD)	Montgomery	14708	Winnwood Road
65	Stella	Montgomery	14708	Winnwood Road
66	Yaron	Lohr	14901	Lake Forest Drive
67	Cynthia "CC"	Lohr	14901	Lake Forest Drive

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

<u>SIGNATURE & DATE</u>	<u>ADDRESS</u>
 6/1	17516 Winnwood
Diane 6/1	14516 Winnwood
Sheila Griffin 6/1	14904 Havenchire Pl.
	Ece Akaydin Yildirim 14904 14904 Bellbrook Dr. Bellbrook Dr.
 6/1	5505 CELESTIAL
HEATHER GARD	" "
	5535 Celestial
René Duffalo	5535 Celestial
Karen Duffalo	5535 Celestial
	14500 WINNWOOD
Connie Mahmood	14721 Stanford Court
Donald R. Reese	15019 BELLBROOK DR.
Donna Reeven	15019 Bellbrook Dr.
BRAD M. S.	14828 Bellbrook DR
Jodi K. S.	14828 Bellbrook Dr.
Joseph P. S.	14832 WINNWOOD
Lynda Franah	14 832 WINNWOOD
Alvin K.	14929 Havenchire Place
	14929 Havenchire Pl.
Julee Hamelt	14820 Bellbrook Dr.

68	Richard	Lane	14516	Winnwood Road
69	Diana	Lane	14516	Winnwood Road
70	Sheila	Griffin	14904	Havenshire Place
71	Akaydin Ece	Yildirim	14904	Bellbrook Drive
72	Metin	Yildirim	14904	Bellbrook Drive
73	Mike (father)	Gano	5505	Celestial Road
74	Dr. Heather (daughter)	Gano	5505	Celestial Road
75	Keri	Ruffalo	5535	Celestial Road
76	Christopher	Ruffalo	5535	Celestial Road
77		Ruffalo	5535	Celestial Road
78	George L	Kanaan	14500	Winnwood Road
79	Connie	Mahmood	14721	Stanford Court
80	Donald R "Don"	Loewen	15019	Bellbrook Drive
81	Donna	Loewen	15019	Bellbrook Drive
82	Brad	McGary	14828	Bellbrook Drive
83	Jodi	McGary	14828	Bellbrook Drive
84	Joseph A. Jr.	Pranulis	14832	Winnwood Road
85	Lynda	Pranulis	14832	Winnwood Road
86	Alene Virginia	King	14929	Havenshire Place
87	George David Jr.	King	14929	Havenshire Place
88	Julie	Hamilton	14820	Bellbrook Drive

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

<u>SIGNATURE & DATE</u>	<u>ADDRESS</u>
<u>NWA [Signature] 6/1/23</u>	<u>14912 Bellbrook Drive, # 75254</u>
<u>Donald McKay 6/2/23</u>	<u>14916 Havenshire Place 75254</u>
<u>Genia McKay 6/2/23</u>	<u>14914 Havenshire Pl. 75254</u>
<u>Brenda Then 6/3/23</u>	<u>14905 Lake Forest Dr 75254</u>
<u>Al [Signature] 6/3/23</u>	<u>14905 Lake Forest Dr 75254</u>
<u>Elyab B. Pratter 6-7-23</u>	<u>14710 Celestial Pl 75254</u>
<u>Ronald [Signature]</u>	<u>14710 Celestial Pl 75254</u>
<u>Judy A. Kindeman</u>	<u>14742 Celestial Pl 75254</u>
<u>Alyssa O Johnston</u>	<u>14742 Celestial Pl 75254</u>
<u>Graham [Signature]</u>	<u>14757 Celestial Pl 75254</u>
<u>Don Schmedel</u>	<u>14737 Celestial Pl. 75254</u>
<u>[Signature]</u>	<u>14781 Winwood Rd 75254</u>
<u>[Signature] Tom Castillo</u>	<u>14781 W. WINWOOD RD 75254</u>
<u>A.A. Horan</u>	<u>14914 LAKE FOREST DR. 75254</u>
<u>A.A. Horan POA for LORRAINE HORAN</u>	<u>14920 OAKS NORTH DR 75254</u>

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE & DATE

ADDRESS

DocuSigned by:
Kevin Paillet 6/2/2023 | 13:47 CDT
1F82F5B9BD0942F...

5560 Celestiao Rd

John Taylor Deb & Tom	14764 Maiden Ct 14810 Lochinvar Dr
Shelly Norris	14810 Lochinvar Dr
Judith Robbins	14770 Maiden Ct
M.K. Robbins	14770 Maiden Ct
Janet Kene	14771 Bedivere Ct.
[Signature]	14773 Bedivere Ct.
Laci Kobayashi	14795 Buckinghams Ct
[Signature]	14795 Buckingham Ct.
Paul Hammer	14893 Oaks North Dr
Margie Hammer	14893 Oaks North Dr
Tom [Signature]	5320 Paladium Dr
Al VBA	5320 Paladium Dr.
Kynda [Signature]	14897 Oaks N Dr.
Sherry Nolan	14820 Lochinvar Dr.
Albert Jandura	14936 Oaks North Dr.
Paula Jandura	14936 Oaks North Dr.
John [Signature]	14830 Lochinvar Dr.
Jan Koudas	5555 CELESTIAL RD
K. Aronson	5515 Celestial Rd

107	Kevin	Paillet	5560	Celestial Road
108	John	Finken	14764	Maiden Court
109	Charles	Novick	14810	Lochinvar Dr
110	Shelley	Novick	14810	Lochinvar Dr
111	Judith Randall "Judy"	Robbins	14770	Maiden Court
112	Marshall Kingsley "M.K."	Robbins	14770	Maiden Court
113	Jennifer	Keene	14771	Bedivere Court
114	Jill	Beard	14773	Bedivere Court
115	Traci	Robinson	14795	Buckingham Court
116	James	Robinson	14795	Buckingham Court
117	Barton "Bart"	Huemmer	14893	Oaks North Drive
118	Margie	Huemmer	14893	Oaks North Drive
119			5320	Paladium Drive
120			5320	Paladium Drive
121	Lindsay	Vanbrunt	14897	Oaks North Drive
122	Sherry Kaye	Nolan	14820	Lochinvar Dr
123	Albert John	Jandura	14936	Oaks North Drive
124	Paula Eilese	Jandura	14936	Oaks North Drive
125	Lynn	Dodson	14830	Lochinvar Dr

My signature indicates I support this Petition opposing the proposed SUP at 5555 Celestial Road

SIGNATURE & DATE

ADDRESS

MARK WISMER

14707 WINNWOOD RD

Trey Schepel 6/2/23

14912 HAVENSHIRE PLACE

[Signature]

" "

J. Bar 6-21-23

14751 Stanford CT

Bruce B. Hertz

14751 Stanford CT.

Med 16

15001 Winnwood Rd

Clarka Hagan.

15001 Winnwood R.

Pompe Bruyn

14631 Winnwood Rd

Deejen

14631 Winnwood Rd

Theresa 6/21/23

14753 Celestial Pl

Anna Cuyper 6/21/23

14753 CELESTIAL PL

Chris Kuen 6/21/23

14722 CELESTIAL PL

Shirley H. Drenin

14815 Bellbrook Dr.

[Signature]

14815 BELLBROOK

[Signature]

14805 LAKE FOREST DR.

[Signature]

14805 LAKE FOREST DR.

Louise M. Peters

14729 Stanford ct.

Ten Peltz

14729 STANFORD CT.

Janefranca Sobiron

14761 Bedivere Court

Wismer	Mark	14707	Winnwood Road
Schepel	Tracy	14912	Havenshire Place
Schepel	Kevin	14912	Havenshire Place
Boettcher	Jeanette M	14751	Stanford Court
Boettcher	Bruce C	14751	Stanford Court
Holigan	Michael	15001	Winnwood Road
Holigan	Marcela	15001	Winnwood Road
Braga	Bruno	14631	Winnwood Road
Braga	Rosalinda Magalhaes	14631	Winnwood Road
Carfa	Kevin	14753	Celestial Place
Carfa	Anna McGarthwaite	14753	Celestial Place
Rivera	Jason	14722	Celestial Place
Munir	Michele	14815	Bellbrook Drive
Munir	Mickey	14815	Bellbrook Drive
Yannamani	Sadhana	14805	Lake Forest Drive
Yannamani	Suresh	14805	Lake Forest Drive
Peters	Louise M	14729	Stanford Court
Peters	Thomas E	14729	Stanford Court
Robinson	Jane frances (Jim'	14761	Bedivere Court

7/18/23, 4:51 AM

Subject: **Fwd: Fwd: Oaks North/Winwood petition**
Date: 7/7/2023 8:31:03 PM Central Standard Time
From: [REDACTED]
To: hf4355@aol.com

Yes to me adding to petition/signing:
Sherri Cook, 4108 Oberlin Way, Addison, TX 75001
TU

From: Mary Carpenter [REDACTED]
Sent: Thursday, July 6, 2023 12:21 PM
To: Mary Carpenter [REDACTED]
Subject: Oaks North/Winwood petition

Everyone,

As you may or may not be aware, a non-profit civil rights activist group masquerading as a church has bought the White Rock Chapel property in Winwood under questionable conditions. This will bring nothing but headaches and lost property values to the residents, who are overwhelmingly against it. There is nothing in the plan that benefits Addison. It will use our police, fire, utilities and land without paying one cent in taxes. Once done it will be impossible to undo.

It's very complicated, but in short summary, P&Z ignored the current residential zoning and approved the use. The residents are trying to negotiate a revised SUP (Special Use Permit) in hopes of mitigating the potential consequences if Council votes to approve the use on July 25. Hence the petition asking Council not to do so. What hurts one part of Addison hurts us all as we well know.

There is a Q&A meeting tonight at 6:00 at the Conference Center; if you can attend, please do. In any case, if you and any family members are willing to help by adding your name to the petition as Tony and I have done, please reply with your name and address and someone will come by at your convenience to have you sign. That's the preference, but it can be done by proxy if you can't be available. If you want the pages of verbiage in the petition it can be sent to you. We have signed in principle but I don't have a digital copy of the petition language at this writing.

I hope to hear from you and please pass this on to anyone willing to help.

Many thanks,
Mary & Tony Carpenter

7/18/23, 4:51 AM

Subject: **Fwd: Fwd: Oaks North/Winwood petition**

Date: 7/7/2023 8:34:29 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

Please sign by proxy for our address-

14600 Waterview Circle, Addison, TX 75001

Karen Faith Heller

Raoul Garcia

Michelle Braden

Grace Hurley

Thank you!!!!

Love and blessings, Karen Faith

7/18/23, 4:55 AM

Subject: **Fwd: Petition**

Date: 7/9/2023 9:36:58 PM Central Standard Time

From: [REDACTED]

To: [REDACTED]

Bolding Joe's name--mine.

----- Forwarded Message -----

Subject:Re: Petition

Date:Sat, 8 Jul 2023 16:47:15 -0500

From:Gail Barth [REDACTED]

To:Mary Carpenter [REDACTED]

CC:Blake W. Clemens [REDACTED]

Gail Barth 14612 Dartmouth Ct. Addison, Tx 75001

(Do not include Joe)

Sent from my iPad

On Jul 7, 2023, at 2:20 PM, Mary Carpenter [REDACTED] wrote:

Hi, Gail. Last night you said you would sign the petition. To that end, please Reply to All with yours and Joe's names & your address so that Blake can have your name(s) added.

Thanks so much,
Mary

7/18/23, 5:05 AM

Subject: **White Rock Chapel of Addison, Inc.**

Date: 6/19/2023 7:39:12 AM Central Standard Time

From: [REDACTED]

To: [REDACTED] t [REDACTED] [REDACTED]

Dear Mr. Freed,

We, Young Yoo myself and Sun Yoo, my wife, resident of Bellbrook Estate, would like to say "Thank You!" for your hard work to keep our neighbourhood quiet and peaceful.

Our family has lived at 14827 Bellbrook Drive since 1990 and enjoyed this peaceful neighbourhood every moment of our life and surely we would like to keep the same.

Therefore, we would like to participate in your work to keep our community quiet and peaceful continuously.

So, please let us know what and how to be helpful to you.

Sincerely,

Thomas (Young) and Sun Yoo

City Council

4. a.

Meeting Date: 07/25/2023

Department: Information Technology

AGENDA CAPTION:

Section 551.071(2): Consultation with an Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Zoning Case 1868-Special Use Permit (SUP)

BACKGROUND:

Town staff and the City Attorney will discuss this matter with the Council.

RECOMMENDATION:

Information only. No action required.

City Council

4. b.

Meeting Date: 07/25/2023

Department: Information Technology

AGENDA CAPTION:

Section 551.074, Tex. Gov. Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, pertaining to:

- City Secretary Recruitment Process

BACKGROUND:

Staff will discuss the upcoming City Secretary recruitment process with the Council.

RECOMMENDATION:

Information only. No action required.

City Council

6. a.

Meeting Date: 07/25/2023

Department: Finance

Pillars: Excellence in Asset Management
Excellence in Transportation Systems
Gold Standard in Financial Health

Milestones: Implement the Asset Management Plan in accordance with the Asset Management Policy, utilizing information systems
Promote Silver Line Development
Improve all modes of transportation with infrastructure in an acceptable condition and well maintained
Continue development and implementation of Long Term Financial Plan

AGENDA CAPTION:

Present and discuss a Capital Improvement Plan update.

BACKGROUND:

Staff will provide an update on the project status of the 2012 and 2019 bond programs, updates on committed projects, and potential projects and timing for the next bond program.

RECOMMENDATION:

Information only.

Attachments

Capital Improvement Plan Update

Capital Improvement Plan Update

July 25, 2023

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

Project Classifications

- Voter Authorized
 - General Obligation Bonds
- Committed
 - Projects resulting from agreements adopted by Council
 - Direction from Council
 - Certificates of Obligation or Cash Funded
- Future/Unfunded
 - Potential projects that have not been authorized by voters yet or have not received direction from Council

Voter Authorized Projects – 2012 Authorization

Proposition 1	Bond Amount	Other Funding	Project Cost	Status	Notes
Midway Road	\$17,262,153	\$27,721,873	\$42,356,038	Under Construction	Additional funding from CO's and Dallas County, bonds fully issued.
Addison Road Rehab	1,737,847	-	1,737,847	Complete	Project Complete
Vitruvian Park Streets	10,000,000	-	-	Complete	Project was completed using CO's
Belt Line Electronic Signage	500,000	24,000	524,000	Complete	Project Complete
Total	\$29,500,000	\$27,745,873	\$44,617,885		
Proposition 2	Bond Amount	Other Funding	Project Cost	Status	Notes
Belt Line Underground Utilities	\$10,000,000	\$8,119,582	\$18,119,582	Complete	Project Complete
Total	\$10,000,000	\$8,119,582	\$18,119,582		

Voter Authorized Projects – 2012 Authorization

Proposition 3	Bond Amount	Other Funding	Project Cost	Status	Notes
Airport Land Acquisition	\$7,000,000	\$-	\$7,000,000	Complete	Project Complete – Airport Began Servicing Debt in FY 2023.
Total	\$7,000,000	\$-	\$7,000,000		

Proposition 4	Bond Amount	Other Funding	Project Cost	Status	Notes
Parking Garage	\$3,000,000	\$400,000	\$3,400,000	Planning	Anticipated to being in 2024. Issuance in Summer of 2024 - \$400,000 in CO's.
Total	\$3,000,000	\$400,000	\$3,400,000		

Proposition 5	Bond Amount	Other Funding	Project Cost	Status	Notes
License Plate Recognition and Optical Camera System Expansion	\$2,000,000	\$600,000	\$2,600,000	Substantially Complete	Additional funding from IT replacement fund and Airport.
Total	\$2,000,000	\$600,000	\$2,600,000		

Voter Authorized Projects – 2012 Authorization

Proposition 6	Bond Amount	Other Funding	Project Cost	Status	Notes
Beltway/Proton Pedestrian Connectivity	\$3,109,632	\$-	\$3,109,632	Complete	Project Complete
Cotton Belt/Silver Linen Pedestrian Connectivity	307,469	-	307,469	In process	Not a Town managed project, anticipated to be complete in 2023 or 2024.
Quorum Drive Pedestrian Connectivity	82,899	-	82,899	Engineering Phase	This project was combined with the Quorum Drive Reconstruction.
Total	\$3,500,000	\$-	\$3,500,000		

2012 Bond Program	Bond Amount	Other Funding	Project Cost	Bonds Issued to Date	Programmed Future Bond Issuance from 2012 Authorization
Total	\$55,000,000	\$36,865,455	\$79,237,467	\$42,000,000	\$3,000,000

Voter Authorized Projects – 2019 Authorization

Proposition A	Bond Amount	Other Funding	Project Cost	Status	Notes
Keller Springs Road	\$12,900,000	\$4,000,000	\$16,900,000	Project has been designed, awaiting contract award	Additional funding from Dallas County, bonds fully issued.
Airport Parkway	9,400,000	-	9,400,000	Project has been designed	Anticipated to begin construction in FY25, \$8.3M issuance in FY 24 or FY25
Total	\$22,300,000	\$4,000,000	\$26,300,000		

Voter Authorized Projects – 2019 Authorization

Proposition B	Bond Amount	Other Funding	Project Cost	Status	Notes
Quorum Drive	\$26,302,000	\$532,899	\$26,834,899	Engineering Phase	Includes funding from Proposition 6 2012 Bond Election and cash. Anticipated to begin construction in FY25. \$22.2M in issuances in FY25 and FY26.
Montfort Drive	7,300,000	-	7,300,000	Engineering Phase	Anticipated to begin construction in FY24. \$6.4M issuance in FY24.
Total	\$33,602,000	\$532,899	34,134,899		

Voter Authorized Projects – 2019 Authorization

Proposition C	Bond Amount	Other Funding	Project Cost	Status	Notes
Athletic Club Improvements	\$3,028,165	\$272,000	\$3,300,165	Complete	Project Complete
Les Lacs Pond Improvements	3,282,110	-	3,282,110	Engineering Phase	Anticipated to begin construction in FY24, bonds fully issued.
Redding Trail Improvements	412,725	15,150	427,875	Complete	Project Complete
Total	\$6,723,000	\$287,150	\$7,010,150		
Proposition D	Bond Amount	Other Funding	Project Cost	Status	Notes
Athletic Club Improvements – Roof & HVAC	\$2,049,466	\$-	\$2,049,466	Complete	Project Complete
Improvements to Existing Buildings	5,345,534	-	5,345,534	Under Construction	Phase 1 is substantially complete, phase 2 is under construction, bonds fully issued.
Total	\$7,395,000	\$-	\$7,395,000		

Voter Authorized Projects – 2019 Authorization

Proposition E	Bond Amount	Other Funding	Project Cost	Status	Notes
Advanced Traffic Management System	\$600,000	\$-	\$600,000	Complete	Project Complete
Total	\$600,000	\$-	\$600,000		

2019 Bond Program	Bond Amount	Other Funding	Project Cost	Bonds Issued to Date	Programmed Future Bond Issuance from 2019 Authorization
Total	\$70,620,000	\$4,820,049	\$75,440,049	\$28,748,000	\$41,872,000

Committed Projects

- Vitruvian Park Public Infrastructure
 - Total commitment of approximately \$50 million
 - \$37 million invested to date
 - \$2 million issuance for August 2023
 - \$11 million remaining with preliminary plans for \$3 million in 2025 and \$4 million in 2026 based on developer schedule
- Addison Grove
 - Total commitment of up to \$6.5 million
 - Town has set aside approximately half the commitment in cash
 - Remaining funding from bond issuance
 - Developer may meet terms of agreement in 2024 and/or 2025

- Transit Oriented Development Public Infrastructure
 - Under latest MOU, Town would fund public infrastructure of development
 - Estimated cost of public infrastructure is between \$6 and \$10 million
 - If development moves forward, certificates of obligation would be recommended to fund

Tax Rate Impact from Bond Committee in 2019

Estimated I&S Tax Rate Impact⁽¹⁾⁽²⁾⁽³⁾

FYE	2019 Bond Propositions									Total Projected
	Existing	"Committed"	Prop A	Prop B	Prop C	Prop D	Prop E	Total All Props		
2019	\$ 0.1428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.1428
2020	0.1240	0.0258	-	-	-	-	-	-	-	0.1497
2021	0.1200	0.0435	0.0026	-	0.0007	0.0028	0.0016	0.0077		0.1712
2022	0.1146	0.0602	0.0212	-	0.0055	0.0093	0.0015	0.0375		0.2122
2023	0.1108	0.0628	0.0351	0.0042	0.0053	0.0114	0.0015	0.0574		0.2311
2024	0.1071	0.0656	0.0340	0.0205	0.0071	0.0109	0.0014	0.0738		0.2465
2025	0.1037	0.0634	0.0252	0.0414	0.0097	0.0107	0.0014	0.0883		0.2554
2026	0.1004	0.0703	0.0309	0.0344	0.0092	0.0103	0.0013	0.0862		0.2569
2027	0.0970	0.0679	0.0306	0.0411	0.0091	0.0100	0.0013	0.0920		0.2568
2028	0.0863	0.0656	0.0296	0.0456	0.0089	0.0096	0.0012	0.0948		0.2467
2029	0.0779	0.0633	0.0285	0.0441	0.0084	0.0092	0.0012	0.0915		0.2326
2030	0.0753	0.0613	0.0275	0.0425	0.0082	0.0090	0.0012	0.0883		0.2249



Assumptions:

(1) Future Taxable Assessed Values assume 3.5% growth through 2038 as supplied by Town officials.

(2) Tax Collection Percentage: 96.5%

(3) Interest Rate Assumptions:

2019 Sales assume 3.00% (current rates plus 0.25%)

2020 Sales assume current rates plus 1.00% = 4.75%

2021 Sales and beyond assume current rates plus 1.25% = 5.00%

Tax Rate Impact Current Estimate

Estimated I&S Tax Rate Impact⁽¹⁾⁽²⁾⁽³⁾

FYE	Existing		Remaining 2019 Bond Propositions					Total All Props	Total Projected
	Existing	"Committed"	Prop A	Prop B	Prop C	Prop D			
2023	\$ 0.1647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.1647	
2024	0.1529	0.0027	-	0.0066	-	-	0.0066	0.1622	
2025	0.1494	0.0119	0.0110	0.0064	-	-	0.0174	0.1786	
2026	0.1459	0.0182	0.0107	0.0434	-	-	0.0541	0.2182	
2027	0.1423	0.0178	0.0104	0.0422	-	-	0.0527	0.2128	
2028	0.1318	0.0174	0.0102	0.0413	-	-	0.0515	0.2007	
2029	0.1234	0.0170	0.0100	0.0402	-	-	0.0502	0.1906	
2030	0.1205	0.0165	0.0097	0.0392	-	-	0.0489	0.1859	

Assumptions:

(1) FYE 2023 is the Town's final TAV as provided by Dallas Central Appraisal District. Future values assume 8% growth in FY 2024 and 2.5% thereafter as supplied by Town officials.

(2) Tax Collection Percentage: 96.5% Tax Rate for FYE 2023 is actual. All other years are projections.

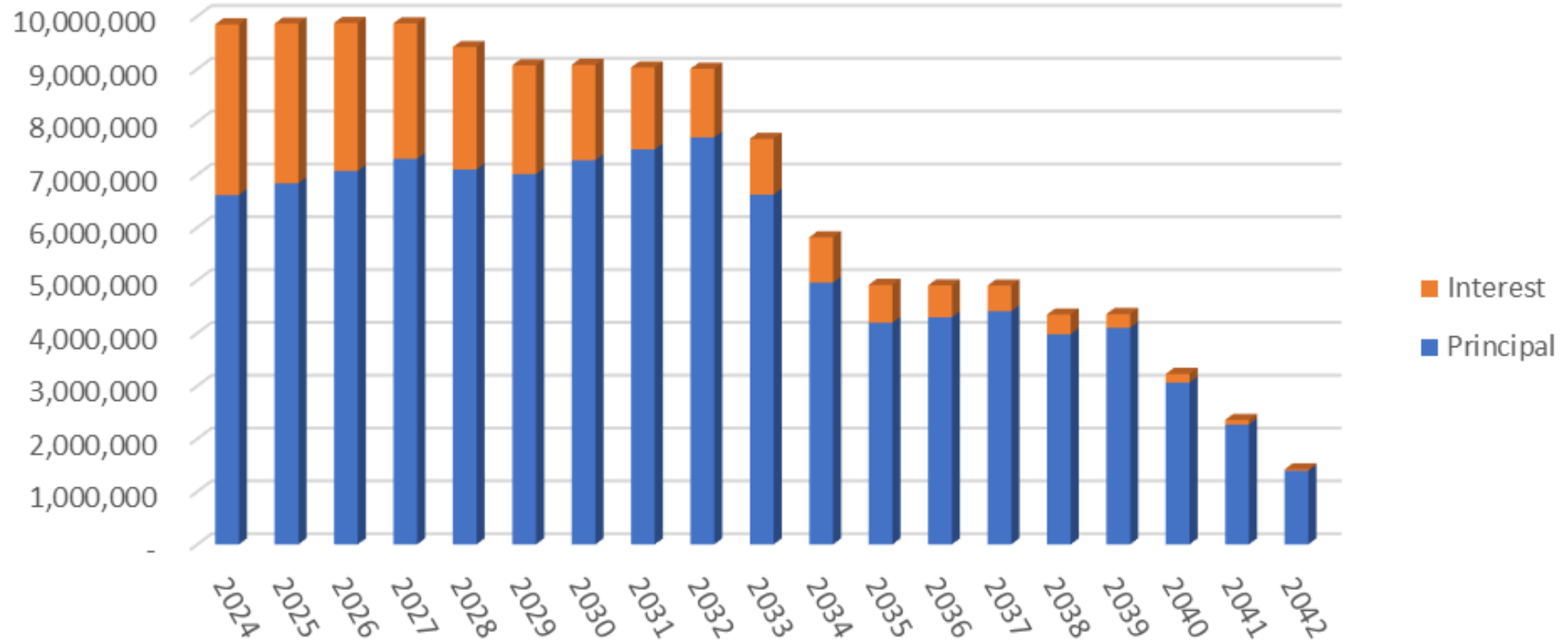
(3) Interest Rate Assumptions:

2023 Sales assume 4.75%

2024 Sales and beyond assume 5.00%

Existing Debt Service

Town of Addison - Tax Supported Debt Service



Capital Improvement Plan Funding

GENERAL GOVERNMENT CAPITAL IMPROVEMENTS PROGRAM FY2023-24

	Actual Prior Years	Estimated 2022-23	Budget 2023-24	Budget 2024-25	Budget 2025-26	Budget 2026-27	Project Total
FUNDING SOURCES:							
General Obligation Bonds Series 2012	\$ 6,390,391	\$ 1,714,131	\$ -	\$ -	\$ -	\$ -	-
General Obligation Bonds Series 2013	206,176	-	-	-	-	-	-
General Obligation Bonds Series 2014	1,742,797	-	-	-	-	-	-
Streets Self-Funded Fund	-	-	5,455,775	2,000,000	489,409	-	-
Certificates of Obligation Series 2019	15,978,932	2,337,233	-	-	-	-	-
General Obligation Bonds Series 2020	2,099,246	2,177,830	9,939,511	318,413	-	-	-
General Obligation Bonds Series 2021	8,143,122	8,101,878	-	-	-	-	-
General Obligation Bonds Series 2022	135,373	6,336,619	3,946,008	-	-	-	-
Certificates of Obligation Series 2022	-	-	10,000,000	-	-	-	-
General Obligation Bonds Series 2023	-	900,000	4,160,000	-	-	-	-
Certificates of Obligation Series 2023	-	-	2,000,000	-	-	-	-
Future Bond Issuance	-	-	5,400,000	17,481,587	19,458,119	3,627,706	-
	<u>\$ 34,696,037</u>	<u>\$ 21,567,691</u>	<u>\$ 40,901,294</u>	<u>\$ 19,800,000</u>	<u>\$ 19,947,528</u>	<u>\$ 3,627,706</u>	

Capital Improvement Plan Projects

GENERAL GOVERNMENT CAPITAL IMPROVEMENTS PROGRAM FY2023-24

	Actual Prior Years	Estimated 2022-23	Budget 2023-24	Budget 2024-25	Budget 2025-26	Budget 2026-27	Project Total
PROJECTS							
Vitruvian West Streetscape and Bella Lane Extension	2,886,264	1,679,796	604,200	-	-	-	5,170,260
Quorum Drive Reconstruction	43,490	750,000	3,410,000	10,000,000	12,631,409	-	26,834,899
Pedestrian Connectivity - Cotton Belt/Silver Line	-	307,469	-	-	-	-	307,469
License Plate Recognition System Expansion	1,914,283	85,717	-	-	-	-	2,000,000
Midway Road Reconstruction	19,768,270	12,587,768	10,000,000	-	-	-	42,356,038
Belt Line Electronic Signage	503,228	11,858	-	-	-	-	515,086
Keller Springs Reconstruction	960,489	2,000,000	11,939,511	2,000,000	-	-	16,900,000
Airport Parkway Reconstruction	658,425	153,162	-	3,400,000	5,188,413	-	9,400,000
Improvements to Existing Buildings	1,788,233	2,007,303	1,400,000	-	-	-	5,195,536
Athletic Club Improvements	4,988,379	289,252	-	-	-	-	5,277,631
Trail Rehab, Expansion, Wayfinding	315,842	96,883	-	-	-	-	412,725
Montfort Drive Reconstruction	-	150,000	2,750,000	4,400,000	-	-	7,300,000
Les Lacs Pond Improvements	80,700	655,400	2,546,008	-	-	-	3,282,108
Vitruvian Park Phase 9, Block 701	788,434	793,083	-	-	-	-	1,581,517
Vitruvian Park Phase 6, Blocks 301, 302 and 303	-	-	2,654,075	-	-	-	2,654,075
Vitruvian Park Phase 7, Blocks 204, 210, 402 and 403	-	-	-	-	2,127,706	2,127,706	4,255,412
Vitruvian Park Phase 8, Remaining Blocks	-	-	-	-	-	1,500,000	1,500,000
Beltway Drive Trail	-	-	2,197,500	-	-	-	2,197,500
Transit-Oriented Development Parking Garage	-	-	3,400,000	-	-	-	3,400,000
TOTAL	\$ 34,696,037	\$ 21,567,691	\$ 40,901,294	\$ 19,800,000	\$ 19,947,528	\$ 3,627,706	\$ 140,540,256

Potential Future Projects

- Implementation of the Facility Study
 - Decision Package for Phasing/Sequencing Plan in FY 2024
- Implementation of Addison Circle Park Vision Plan
 - Decision Package for Addison Circle Park Vision Plan in FY 2024
- Continued Implementation of Trails Master Plan
 - Plan approved in 2021, phase 1 implementation underway but not fully funded
- Continued Investment in Infrastructure/Road Improvements
 - Results from pavement condition assessment will be used to create recommendations for the next bond program
- Athletic Club/Pool Improvements/Quorum Park
- NTTA Tollway Pedestrian Crossing

Potential Future Bond Program

- Completion of studies in previous slide by June 2024.
- Bond Committee creation July 2024.
- Committee recommendations to Council by January 2025.
- Bond Election May 2025.
- First bonds issued in summer 2025.



City Council

6. b.

Meeting Date: 07/25/2023

Department: City Manager

AGENDA CAPTION:

Present and discuss information on employee residency incentives.

BACKGROUND:

This item has been placed on the agenda at the request of Council Members Willesen and Liscio. Staff will present information regarding employee residency incentives.

RECOMMENDATION:

Information only. No action required.

Attachments

Presentation - Residency Incentives


Employee Residency Incentives

July 25, 2023

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 diagonal line and a grey triangular corner.

Item Summary

- Council directed staff to bring forth an item for discussion on employee residency incentives.
- Staff conducted an analysis of the 13 Comparator Cities. None of which offered a residency incentive to employees.
- Cities in Texas with a residency incentive:
 - Austin
 - San Antonio
 - Seguin

	Housing Incentive?	Amount
Allen	No	-
Carrollton	No	-
Coppell	No	-
Farmers Branch	No	-
Flower Mound	No	-
Frisco	No	-
Grapevine	No	-
Irving	No	-
Lewisville	No	-
McKinney	No	-
Plano	No	-
Richardson	No	-
University Park	No	-
Austin *	Yes	Up to \$40,000
Seguin, TX *	Yes	\$5,000
San Antonio*	Yes	\$10,000 or \$20,000

Questions?

City Council

1. a.

Meeting Date: 07/25/2023

Department: Information Technology

AGENDA CAPTION:

Staff Recognition

BACKGROUND:

The City Manager will recognize a staff member for his/her service to the Town.

RECOMMENDATION:

Information only. No action required.

City Council

1. b.

Meeting Date: 07/25/2023

Department: Information Technology

AGENDA CAPTION:

City Manager's Announcements

BACKGROUND:

The City Manager will make announcements of interest to the Town.

RECOMMENDATION:

Information only. No action required.

City Council

3. a.

Meeting Date: 07/25/2023

Department: City Manager

Pillars: Gold Standard in Customer Service

Milestones: Promote and protect the Addison Way

AGENDA CAPTION:

Consider action on the Minutes from the July 11, 2023 City Council Meeting.

BACKGROUND:

The Minutes for the July 11, 2023 City Council Meeting have been prepared for consideration.

RECOMMENDATION:

Administration recommends approval.

Attachments

Minutes - July 11, 2023

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

July 11, 2023

Addison Conference Centre
Buckthorn/Sycamore Rooms
15650 Addison Road, Addison, TX 75007
6:00 p.m. Executive Session & Work Session
7:30 p.m. Regular Meeting

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Eileen Resnik; Council Member Nancy Craig; Council Member Darren Gardner; Council Member Dan Liscio; Council Member Marlin Willesen

Absent: Deputy Mayor Pro-Tempore Guillermo Quintanilla

WORK SESSION

Mayor Arfsten convened the Work Session in the Council Chamber beginning at 6:01 PM.

1. **Pledge of Allegiance.** United States and Texas Flags: Mayor Arfsten led the Pledges.
2. **Citizen Comments on the Consent Agenda Items.** *This item allows citizens to speak on any item listed on the Consent Agenda prior to its consideration. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the beginning of this item.*
3. **Requests for Clarification of Agenda Items Listed on this Agenda.** *This item includes questions regarding agenda items that City Council members that have been answered by staff, compiled in a report, and provided to the City Council and the public. The report will be available prior to the start of the meeting and linked below. Any handouts distributed at the meeting will also be linked below at 12:00 PM on the business day following the meeting:*
 - a. Council Questions: *posted*
 - b. Handouts: *none*
4. **Closed Meeting.** The Addison City Council will enter a Closed Meeting to discuss the following items pursuant to Texas Government Code:
 - Section 551-071(2) – Consultations with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter -

- Discuss Article 8 of the Town Charter regarding candidates for office; and
- Discuss Chapter 62 of the Town Code of Ordinances regarding signs.

In accordance with Texas Government Code Chapter 551, the Addison City Council will reconvene in an Open Meeting to consider action, if any, on the matters discussed in the Closed Meeting.

Mayor Arfsten reconvened the City Council into an Open Meeting at 7:33 PM. There was no action to be taken as a result of the Closed Meeting.

5. Work Session Reports

a. Present and discuss a review of the Facility Utilization and Consolidation Study. *[Bill Hawley, Director of Asset Management & Special Projects]*

In July 2019, the Town awarded LPA Architects (LPA) a contract to conduct a Facility Utilization and Consolidation Study. The study's purpose was to identify ways to improve facility functionality and to plan for future growth needs. LPA presented its report on April 14, 2020. At the conclusion of the presentation, the Council asked that staff continue the study in a second phase.

On January 11, 2022, Council approved an agreement with MPI Architects for Phase 2 of the study. MPI was asked to capitalize on data collected in Phase 1 and provide additional options and financial analysis. The Phase 2 Report was presented to the Council on March 28, 2023. Council consensus was to further investigate the feasibility and costs associated with a new Police and Courts Facility, new Fire Station 1, and options for a Town Center.

Staff reviewed Phase 1 and 2 findings. The FY2024 proposed budget will have a decision package to fund a Phasing/Sequencing Plan. During the Council Work Session on July 25, staff will discuss the Town's ten-year Capital Improvement Plan and future bond election considerations. Staff Recommends: (1) renovating facilities where possible due to the savings compared to new construction; (2) a new Police facility be made a top priority; and (3) a Phasing/Sequencing Plan to include an analysis of a consolidated Town Center.

b. Present and discuss Public Works and Engineering Department operations and project updates. *[Shannon Hicks, Director of Public Works and Engineering]*

Streets Division

Operational Projects: Currently painting Wheeler (Arapaho) Bridge rails, swoops, and arches; Completed annual pavement markings project; Integrated school flashers for use in Waze; Ordered RRFBs (Rectangular Rapid Flashing Beacons) for Redding Trail crossings; Road closures for special events including special signal timing; and conducting preventative maintenance on traffic signal cabinets and battery backup units.

Pavement and Asset Assessment: Condition analysis last performed in 2017 and created the baseline data in the asset management software; Town-wide assessment will cover 130 miles of roadways with updated Pavement Condition Index and International Roughness Index Score.

Utilities Division

Operational Projects (on-going): Fire Hydrant Inspections; Fire Hydrant Painting; Valve Maintenance Program; Inspecting sewer lines with CCTV and cleaning as needed; Manholes rehabilitated; Non-Destructive Testing of Redding Trail Water Main; Water and Wastewater CIP Validation; updated water quality analyzers system; and in compliance with EPA mandated Lead and Copper Rule Revisions (LCRR).

Stormwater Division

Operational Projects: Completed year three of the Town’s five-year Municipal Separate Storm Sewer System (MS4) permit with Texas Commission on Environmental Quality; Hosted Earth Day and Sustainability Day Events; Creating annual Town-owned drainage ditch maintenance plan; Stormwater post-construction Best Management Practices (BMP) Ordinance Update as required by State regulations; and Completed Celestial Place stormwater repairs and Blower upgrade in GapVax Truck.

Major CIP and Bond Programs

Under Construction: Rawhide Creek ADA & Drainage Improvements; Surveyor Pump Station Electrical Upgrades; Traffic Signal & ADA Improvements; Lake Forest Drive Water & Sewer Improvements; and Midway Road Reconstruction.

Recently Completed Projects: Alpha Road Connector Project; Vitruvian Park Public Infrastructure Phase 9 Block 701 Sewer & Water Improvements.

Upcoming Projects: Reconstruction Projects – Quorum Drive, Montfort Drive, & Airport Parkway; and Vitruvian Phase 9, Block 701 Streetscape & Trail Improvements.

c. **Present and discuss Board, Commission, and Liaison Appointments.** *[Irma Parker, City Secretary]*

The Mayor and City Council appoint Board and Commission members annually in the November/December timeframe. However, if a member resigns, the resignation is accepted, and a new appointment is made. Historically, the Mayor has assigned Council Members elected in even-numbered years to make appointments in Places 1 - 3. Council Members elected in odd-numbered years make appointments in Places 4 - 7. These Place designations will also apply to the Board of Zoning Adjustment.

Board & Commission

PLACE	P&Z	BZA	Appointed By (New):
4	Robert Catalani	E.J. Copeland	Council Member Nancy Craig
5	Julie Branson	Jeanne Dunlap	Council Member Marlin Willesen
6	Chris DeFranciso	Gary Krupkin	Council Member Dan Liscio
7	Tom Souers	Precious Onyewuchi	Mayor Bruce Arfsten

After the General Election, Liaison assignments have been divided among Council Members in the June/July timeframe. These assignments are intended to provide a greater depth of understanding about the technical nature of these non-profit organizations receiving funds from the Town.

Organization - Funded

Organization	Arfsten	Resnik	Quintanilla	Craig	Gardner	Liscio	Willesen
Addison Arbor Foundation						X	
Metrocrest Chamber of Commerce							X
North Dallas Chamber of Commerce			X				
WaterTower Theatre				X			
World Affairs Council		X					

Organization - Unfunded

Organization	Arfsten	Resnik	Quintanilla	Craig	Gardner	Liscio	Willesen
Metroplex Mayors Association	X						
NCTCOG/Regional Transportation Council	X						
North Texas Commission					X		

COUNCIL MEETING

The Addison City Council will convene for a Council Meeting beginning at 7:30 PM in the Council Chambers.

1. Proclamations / Presentations

- a. Staff Recognition:
 - i. Executive Director of Internal Services Hamid Khaleghipour – Network Specialist Scott Bronson
 - ii. Fire Chief David Jones – Battalion Chief Jeff Patterson
- b. City Manager Announcements

2. Public Comment. *The City Council invites citizens to address the City Council on any matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to Public Hearings will be heard when the specific hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a City Council Appearance Card and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.*

No public comment(s).

3. Consent Agenda. *All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

- a. Consider action on the minutes from the June 27, 2023 City Council Meeting.
- b. Consider action on **Ordinance No. O23-31** repealing section 54-1 of the Code of Ordinances regulating juvenile curfew.
- c. Consider action on **Resolution No. R23-060** to approve a Professional Services Agreement (PSA) with Fugro USA Land, Inc. (Fugro) for pavement and asset assessment services and authorize the City Manager to execute the agreement in an amount not to exceed \$82,500.
- d. Consider action on **Resolution No. R23-061** approving an agreement with Dean Electric, Inc. (d/b/a Dean Construction) for the Streetscape & Trail Improvements - Vitruvian Park Public Infrastructure Phase 9, Block 701 Project and authorizing

- the City Manager to execute the agreement in an amount not to exceed \$659,872.48.
- e. Consider action on **Resolution No. R23-062** approving an agreement with McCains Overhead Door to supply and install six fire bay grille gates at Fire Stations #1 and #2 and authorizing the City Manager to execute the agreement in an amount not to exceed \$196,095.00.

MOTION: Council Member Willesen moved to approve *Item 3(a-e) CONSENT AGENDA* as presented. Council Member Craig seconded the motion. Motion carried unanimously.

4. **Public Hearings.**

- a. Hold a public hearing, present, discuss, and consider action on a request to amend the permitted uses, development standards, and development plans for Planned Development (PD) Ordinance Nos. 085-093, 095-054, and 096-006, for a 12.22± acre property located at 16675 Addison Road, to allow for the conversion of an existing call center site to a multi-building office/warehouse development with associated site improvements. *[Director of Development Services Ken Schmidt]*
(Case 1886-Z/16675 Addison Road – Ordinance No. O23-32)

This request is specific to the former call center site located at 16675 Addison Road. The site is 12.22 acres, located at the southwest corner of Addison Road and Excel Parkway, approximately 600 feet west of the Dallas North Tollway. The existing zoning is Planned Development (PD) District, Ordinance No. 085-093, and is based on the Commercial-1 (C-1) District standards. This PD District has been amended through Ordinance Nos. 095-054 and 096-006, which has provided modifications to the permitted uses and development standards and approval of development plans, which allowed the existing site improvements.

The applicants, Brockett Street Capital, in partnership with Old House Capital, have acquired the subject property and initiated this PD Amendment request to establish updated use and development standards, and adopt a concept plan and development plan for the site. The project has been split into two phases, which are referred to and depicted as Phase I and Phase II within this report and on the attached exhibits:

- Phase I will include the conversion of the existing 138,000 square foot call center into a multi-tenant office/warehouse structure. Minor site, landscaping, and building façade modifications are proposed to accommodate a service and loading area on the west side of the building; and
- Phase II is proposed to include the construction of a 97,000 square foot multi-tenant office/warehouse structure within the existing concrete parking area. As proposed, the service and loading areas of both structures would be central to the site to provide additional screening from public rights-of-way.

This application is serving as the rezoning request to adopt updated use and development standards for the site and development plan approval for Phase I. A concept plan was provided for Phase II, however, the applicant will be required to obtain development plan approval prior to the construction. Tenants for this site have not yet been identified.

Proposed Use and Development Standards: The proposed use conditions will maintain the base

zoning district of the C-1 District and allow for additional uses by right and through approval of a Special Use Permit (SUP). This PD allows for the distribution and warehouse uses related to production, light assembly, or research and development of paper goods, technology products, medical devices, design services, or similar materials.

The development pattern, permitted uses, and proximity to Addison Airport fosters businesses that have a warehouse component, that may be viewed as “light industrial”. The proposed permitted uses would allow businesses that are compatible with other uses that are currently permitted in the area. The area has a variety of office, retail, and service uses, with many having a warehouse and assembly component. The Town’s zoning ordinance prohibits uses that produce offensive odor, dust, smoke, gas, or noise. This PD amendment would not allow those operations or uses.

The proposed development standards focus on the prohibition of outside storage of goods or materials and restrictions on service activity related to the proposed loading/unloading area and truck courtyard. Standards are provided to limit the total number of dock doors permitted on site to twenty-three (ten for Phase I and thirteen for Phase II). All service areas will be screened from public rights-of-way by a combination of buildings, masonry screening walls, and landscaping. The development standards do allow the overnight storage of trailers, as long as they are adequately screened, registered, and operable.

Proposed Development Plan: The development plans include a site plan, landscape plan, façade plan, and floor plan for the proposed conversion of the existing call center to an office/warehouse building and associated site improvements within Phase I.

- *Uses:* Phase I is being constructed for speculative office/warehouse space. All tenants must comply with the proposed Use and Development Conditions.
- *Parking:* A minimum of 1 space for each 1,000 square feet of gross floor area is proposed for the site. Phase I has a 137,992 square foot structure, requiring 138 spaces. The site is exceeding this requirement by providing 199 spaces.
- *Exterior Facades:* The west elevation will be converted into the service area and truck courtyard, providing ten loading dock doors. To provide screening for the service area, an existing 16-foot-tall masonry screening wall at the northwest corner of the building will be extended towards the west, which will be visible from the Excel Parkway. The applicant does not propose any modifications to the north, south, and east elevation of the existing building for Phase I.

Landscape and Open Space: Phase I will meet the minimum landscaping requirements requested by staff, including open space, landscape buffers along Addison Road and Excel Parkway, and parking lot landscaping. An enhanced landscaping treatment is proposed at the northwest corner of the building and along Excel Parkway to provide screening for the service area.

Staff has made the determination not to pursue compliance with the current landscaping requirements as it relates to interior parking lot open space and trees for the area proposed to be developed with Phase II. The landscape requirements for Phase II will be confirmed with the review of development plans.

The applicant has proposed to remove 15 trees, or 225 caliper inches, with Phase I. Mitigation has been proposed through 9 replacement trees and providing fee in lieu of to the Town’s Tree

Mitigation Fund. Tree mitigation on site was challenging due to several existing utility easements and the anticipated development of Phase II. A total of 36 caliper inches will be mitigated on site and 189 caliper inches will be mitigated at \$192.00 per caliper inch, results in a \$36,288 fee. Tree mitigation for Phase II will be confirmed with the development plan review.

Staff Review: The proposed Phase 1 development plans achieve compliance with all applicable Town requirements and the proposed Use and Development Conditions.

Concept Plan: The request includes a concept plan for Phase II of the project, which proposes a 97,000 square foot multi-tenant office/warehouse structure and service bay on the east building facade. Prior to construction of Phase II, the applicant must first obtain approval of development plans, including a site plan, landscape plan, façade plan, and floor plan, which should meet the intent and character of the concept plan, as well as the proposed Use and Development Conditions.

STAFF RECOMMENDATION: APPROVAL

The proposed PD amendment would allow for an existing site that has been vacant for several years to be repurposed to a construction type that is in high demand and is more economically viable with current market conditions. It also identifies the possibility of increased density with Phase II, through the redevelopment of an underutilized and aesthetically challenged surface parking lot. The proposed Use and Development Conditions will provide the opportunity for new or expanding businesses that are compatible with the development pattern of the area, while providing restrictions on less desirable conditions, such as outside storage and excessive truck traffic. Staff recommends approval of the Planned Development Amendment, to include the Use and Development Conditions, Concept Plan, and Development Plans.

The Addison Planning and Zoning Commission, meeting in regular session on June 20, 2023, voted to recommend approval of a request to amend the permitted uses, development standards, and development plans for Planned Development (PD) Ordinance Nos. 085-093, 095-054, and 096-006, for a 12.22± acre property located at 16675 Addison Road, to allow for the conversion of an existing call center site to a multi-building office/warehouse development with associated site improvements, subject to the use and development conditions, concept plan, and development plan included with the application.

Public Hearing: NoneNo speakers.

MOTION: Mayor Pro-Tempore Resnik moved to approve request to amend the permitted uses, development standards, and development plans for Planned Development (PD) Case 1886-Z/16675 Addison Road. Council Member Willesen seconded the motion. Motion carried unanimously.

5. Items for Individual Consideration.

- a. Present, discuss, and consider action on a Resolution for appointments to the Parkland Dedication and Development Fee Study Advisory Committee. *[Director of Parks & Recreation Janna Tidwell]*

Resolution No. R23-063 – Establish Parkland Dedication & Development Fee Study Advisory Committee

On April 25, 2023, Council approved a resolution for professional planning services with 110% Inc. to conduct a Parkland Dedication and Development Fee Study. The study is recommended in the Parks Recreation and Open Space (PROS) plan and listed as a future funding strategies to help address long-term sustainability for Addison Parks as a priority. The plan recommends the Town analyze the incorporation of park impact fees related to parkland dedication, fee-in-lieu of alternative land requirements and park development fees to address redevelopment and growth in Addison. To ensure Addison Parks are being invested in to meet future Park demands and needs while maintaining the Town's current level of service, funds in the amount of \$132,500 were included in the FY 2023 Budget. Allocated funds are intended to be used for consultant fees and reimbursable expenses to conduct a study and develop an ordinance to define the application and use of Park Impact Fees.

The consultant has begun working on the Data Collection & Analysis phase of the study. Gathering input from the community is an important component of this process, and the consultant's scope included meeting with a Public Advisory Committee to help guide the process. Staff solicited volunteers interested in participating on the committee between June 2-21, 2023. Sixteen residents applied to serve on the committee. The applications received have been made available to the Council for review and were attached to this agenda item.

Staff and the Consultant are advising that an ideal advisory committee would include representatives from all areas of Addison and reflect diversity in age and length of residency. Additionally, the ideal committee would consist of those who work in the Town, as well as those who live in Addison. The recommended committee size would be 8 participants. Staff recommends that each Council Member appoint one member and the mayor appoint two members to the committee. Staff is also advising the Council that another Advisory Committee will be formed for the Comprehensive Plan that will begin soon. It would be ideal for the Public Advisory Committee to have a liaison that also serves on the Comprehensive Plan Committee.

Applications submitted included the following: Lauren Smart, Robert Brewster, Ron Whitehead, Margie Gunther, Dr. Jay Ihrig, Adam Gordon, Tyler Powell, Adrienne Wright, Emily Mercer, Douglas Dymont, Ken Pittman, Gabriela Imperial, David Market, Mike O'Neal, Logan Nicole Nevonon and Jessica Zazzara. No appointments will be made at this time, Resolution will be amended to show approval of establishing the Committee and duties assigned. City Council requested that the survey be opened for other possible candidates. Candidates for this Committee will be appointed at the July 25 Council Meeting.

MOTION: Council Member Craig moved to approve **Resolution R23-063** creating the Parkland Dedication and Development Fee Study Advisory Committee. Council Member Liscio seconded the motion. Motion carried unanimously.

- b. Consider action on a Resolution accepting the resignation of Place 7 Planning & Zoning Commissioner, appointing a new Place 7 Member, and appointing a member to Development Code Review Special Project Committee. [*City Secretary Irma Parker*] **Resolution No. R23-064**

On June 20, 2023, Planning & Zoning Commission Chairman Tom Souers submitted his letter of resignation, leaving the Place 7 appointment vacant. The Development Code Review Special Project Committee also has one opening. At the request of Mayor Arfsten, the attached Resolution has been prepared to accept the resignation, appoint an individual to fill the Planning & Zoning Commission Place 7 and to appoint a new Development Code Review Special Project Committee Member.

MOTION: Mayor Arfsten moved to accept the resignation of Tom Souers and appoint John Meleky to Place 7 of the Planning & Zoning Commission. Mayor Pro-Tempore Resnik seconded the motion. Motion passed unanimously.

Planning & Zoning Commission Membership

Place #	First Name	Last Name	Appt. Date	Resolution	Effective Date	Termination Date	Appt. By:
1	Denise	Fansler	12/13/2022	R22-093	1/1/2023	12/31/2024	Gardner
2	Diane	Chavez	1/1/2023	R23-010	1/24/2023	12/31/2024	Quintanilla
3	Zachary	Faircloth	12/13/2022	R22-093	1/1/2023	12/31/2024	Resnik
4	Robert	Catalani	12/14/2021	R21-089	1/1/2022	12/31/2023	Craig
5	Julie	Branson	12/14/2021	R21-089	1/1/2022	12/31/2023	Willesen
6	Chris	DeFrancisco	12/14/2021	R21-089	1/1/2022	12/31/2023	Liscio
7	John	Meleky	7/11/2023	R23-064	7/11/2023	12/31/2023	Arfsten

MOTION: Mayor Arfsten moved to appoint Kathryn Wheeler to the Development Code Review Special Project Committee. Council Member Craig seconded the motion. Motion carried unanimously.

Development Code Review Special Project Committee Membership

Name	Resolution	Effective Date	Other
Dudley H. Watson	R18-079	9/27/2018	Resident
Jimmy Niemann	R18-079	9/27/2018	Resident
Jim Duffy	R18-079	9/27/2018	Resident
Joseph Hornisher	R18-079	9/27/2018	Resident
Trey Swindle	R18-079	9/27/2018	Resident
Liz Oliphant	R18-079	9/27/2018	Resident
Dwayne Brinkley	R18-079	9/27/2018	Business
EJ Copeland	R18-079	9/27/2018	Resident
Don Wilder	R18-079	9/27/2018	Business
Michael Hope	R18-079	9/27/2018	Business
Taylor Bowen	R18-079	9/27/2018	Business
Kathryn Wheeler	R23-064	7/11/2023	Resident

6. **Items of Community Interest.** *The City Council will have this opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.*

7. **Adjourn Meeting.**

There being no further business to come before the City Council, Mayor Arfsten adjourned the meeting 8:53PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Irma G. Parker, City Secretary

Editor's Note: *The Agenda was not followed to accommodate schedule/timeline of Council, staff, and visitors. All items were discussed and voted on as noted in these Minutes.*

City Council

3. b.

Meeting Date: 07/25/2023

Department: Information Technology

AGENDA CAPTION:

Consider action on a Resolution denying Oncor's rate increase.

BACKGROUND:

The purpose of this Resolution is to deny a rate increase filed by Oncor Electric Delivery Company, LLC (“Oncor” or “Company”) on June 30, 2023. Oncor filed an Application to Amend its Distribution Cost Recovery Factor (“DCRF”) and update its Mobile Generation Riders to increase distribution rates within each of the cities in its service area. In the filing, the Company asserts it is seeking an increase in distribution revenues of approximately \$152.78 million. The Company is also seeking to update its Rider Mobile Generation and Rider Wholesale Mobile Generation to recover revenue related to mobile generation unit leasing and operation. The Rider would recover approximately \$1.07 million.

The Resolution authorizes the Town of Addison to join with the Steering Committee of Cities Served by Oncor (“OCSC”) to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. The Town has passed similar Resolutions in response to prior Oncor rate filings as a first step in negotiating a possible settlement.

The attached Resolution:

- Authorizes the Town to participate with OCSC as a party in the Company’s DCRF filing, PUC Docket No. 55190.
- Authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the Town regarding reasonable rates. Additionally, it authorizes cities to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.
- Asserts that the Company’s application is unreasonable and should be denied.
- States that the Company’s current rates shall not be changed.
- States the Company will reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by cities will submit monthly invoices that will be forwarded to Oncor for reimbursement.
- States that the Resolution was passed at a meeting that was open to the

- public and that the consideration of the Resolution was properly noticed.
- Provides that Oncor and counsel for OCSC will be notified of the Town's action by sending a copy of the approved and signed Resolution to counsel.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Oncor Denial 2023

TOWN OF ADDISON, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF ADDISON, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC’S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR AND UPDATE GENERATION RIDERS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the Town of Addison, Texas (“City”) is an electric utility customer of Oncor Electric Delivery Company LLC (“Oncor” or “Company”), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor (“OCSC”), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor’s service area; and

WHEREAS, on or about June 29, 2023, Oncor filed with the City an Application to Amend its Distribution Cost Recovery Factor and Update Mobile Generation Riders, PUC Docket No. 55190, seeking to increase electric distribution rates by approximately \$152.78 million and update Oncor’s Rider Mobile Generation and Rider Wholesale Mobile Generation to recover \$1.07 million related to mobile generation facilities; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, OCSC is coordinating its review of Oncor’s DCRF filing with designated attorneys and consultants to resolve issues in the Company’s application; and

WHEREAS, OCSC members and attorneys recommend that members deny the DCRF.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

Section 1. That the City is authorized to participate with Cities in PUC Docket No. 55190.

Section 2. That subject to the right to terminate employment at any time, the City hereby authorizes the hiring of the law firm of Lloyd Gosselink and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 4. That the Company shall continue to charge its existing rates to customers within the City.

Section 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of presentation of an invoice to Oncor.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 75202; and to Thomas L. Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, this the **25th** day of **July**, 2023.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

By: _____
Irma Parker, City Secretary

City Council

3. c.

Meeting Date: 07/25/2023

Department: Airport

Pillars: Excellence in Transportation Systems

Milestones: Leverage the use of the Airport to maximize business growth and expansion
Improve all modes of transportation with infrastructure in an acceptable condition and well maintained

AGENDA CAPTION:

Consider action on a Resolution authorizing acceptance of an Airport Improvement Program (AIP) grant offer from the Texas Department of Transportation (TxDOT) Aviation Division in the estimated amount of \$1,050,000 for an Airport Master Plan update and authorizing the execution of documents relative to the acceptance of the grant.

BACKGROUND:

The purpose of this item is to authorize acceptance of an AIP grant offer from the TxDOT Aviation Division in the total amount of \$1,050,000 (including an Airport Sponsor matching share of 10%, equal to \$105,000) to conduct an Airport Master Plan (AMP) update.

An Airport AMP is used to guide the development of an airport, including planning for grant-funded infrastructure improvements. The Federal Aviation Administration (FAA) requires airports that receive federal funding to maintain a current AMP. Addison Airport's most recent AMP update was conducted in 2014-2016 and approved in July 2016. The airport has experienced rapid redevelopment since 2016, which surpassed the pace of development denoted in the 2016 AMP, necessitating an AMP update. After discussion with TxDOT Aviation, the provisional scope of this AMP update project includes:

1. Preparing a Master Plan consistent with current FAA Advisory Circulars and Standard Operating Procedures (SOP), to include incorporating sustainability and recycling, reuse, and waste reduction.
2. The Airport Layout Plan (ALP) drawing, which will include the following:
 - Coversheet
 - Airport layout drawing
 - Data sheet
 - Terminal area plan
 - Airport airspace drawing
 - Inner portion of the approach surface drawing

- On-airport land use drawing
 - Off-airport land use drawing
 - Airport property map (Exhibit A)
 - Runway departure surface drawing
 - Utility drawing
 - Airport access plans
 - Other sheets as necessary
3. Incorporating FAA Airport Graphical Information System (AGIS) requirements and data collection as needed.
 4. Developing a Capital Improvement Plan, including a recommended phasing plan and financial overview that considers local, state, federal, and alternative funding sources.
 5. Preparing and updating the airport property map (Exhibit A) consistent with current FAA Advisory Circulars and Standard Operating Procedures.
 6. Establishing phased goals for airport improvements and development based on a forecast for aviation demand and current and future critical aircraft.
 7. Considering the emergence of Unmanned Aircraft Systems and Advanced Air Mobility.
 8. Developing a Height Hazard Zoning Map incorporating the airport's protected surfaces.
 9. Updating the airport's Noise Exposure Map (NEM).
 10. Conducting a Runway Protection Zone (RPZ) alternatives analysis to determine the most cost-effective approach for mitigation of incompatible land uses within the current RPZs.
 11. Conducting an airport drainage study.
 12. Reviewing existing Runway Safety Area (RSA) determinations and updating as needed, per FAA SOP 8.00. A list of follow-on projects or studies are a deliverable of this task.

The project will begin with consultant selection. Selection will be made by a committee composed of Town of Addison staff with the guidance of TxDOT Aviation. The AMP update is generally expected to require 18 to 24 months to complete.

RECOMMENDATION:

Administration recommends approval.

Attachments

Resolution - Airport Master Plan Grant Acceptance

RESOLUTION NO. R23-_____

A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS AUTHORIZING ACCEPTANCE OF AN AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT OFFER FROM THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AVIATION DIVISION IN THE ESTIMATED AMOUNT OF \$1,050,000.00 FOR AN AIRPORT MASTER PLAN UPDATE; DESIGNATING TXDOT AS THE TOWN OF ADDISON'S AGENT FOR RECEIVING AND DISBURSING FUNDS; ACKNOWLEDGING THAT ADDISON WILL BE RESPONSIBLE FOR AN ESTIMATED CONTRIBUTION OF \$105,000.00; AND AUTHORIZING THE EXECUTION OF DOCUMENTS RELATIVE TO THE ACCEPTANCE OF SUCH GRANT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "Town") intends to make certain improvements to the Addison Airport; and

WHEREAS, the general description of the project is described as: update the Airport Master Plan for Addison Airport; and

WHEREAS, the Town intends to request financial assistance from the Texas Department of Transportation for these Improvements; and

WHEREAS, project costs are estimated to be \$1,050,000.00, and the Town will be responsible for at least 10% of the total project cost, currently estimated to be \$105,000.00; and

WHEREAS, the Town names the Texas Department of Transportation as its agent for the purposes of applying for, receiving and disbursing all funds for these Improvements and for the administration of contracts necessary for the implementation of these Improvements;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The recitals set forth above are true and correct and are incorporated as if fully set forth herein.

SECTION 2. The Town of Addison names the Texas Department of Transportation as its agent for the purposes of applying for, receiving and disbursing all funds for these Improvements and for the administration of contracts necessary for the implementation of these Improvements.

SECTION 3. The City Council hereby authorizes the City Manager or his designee to accept an Airport Improvement Program (AIP) Grant for the specified Improvements. The City Manager is hereby authorized to administer to all matters relating to such grant and to execute all necessary documents relative to the acceptance of such grant.

SECTION 4. This Resolution shall take effect from and after its date of adoption.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the 25th day of JULY 2023.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Irma Parker, City Secretary

City Council

4. a.

Meeting Date: 07/25/2023

Department: Development Services

AGENDA CAPTION:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road) that is currently zoned Planned Development (PD), through Ordinance No. O91-038. Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on May 16, 2023, voted to recommend approval of the request for a Special Use Permit (SUP) to allow a Religious Institution on property located at 5555 Celestial Road, that is currently zoned Planned Development, though Ordinance No. O91-038, subject to the use and site development conditions presented by the applicant.

Voting Aye: Branson, Catalani, Chavez, DeFrancisco, Fansler, Faircloth, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Fran Powell, 14796 Lochinvar Court
David Rosenfield, 14909 Bellbrook Drive
David Dillard, 4357 Shirley Drive
Venu Menon, 14523 Winnwood Road
Ed Copeland, 5600 Celestial Place

On: Jimmy Niemann, 14921 Bellbrook Drive

Against: Robert Kantner, 14853 Winnwood Road
Richard Lane, 14516 Winnwood Road
Howard Freed, 14932 Winnwood Road
Jim Robinson, 14795 Buckingham Court
Robert Goodfriend, 14725 Celestial Place
Merle Bruneman, 14848 Winnwood Road
Blake Clemens, 14754 Celestial Place
Michael Emmett, 14535 Winnwood Road

Bob Heckman, 14776 Maiden Court
Jane Frances Robinson, 14761 Bedivere Court
Taree Doty, 14784 Winnwood Road
Sarah Brown, 14811 Bellbrook Drive
Daniel Kondos, 5545 Celestial Road
Katherine Garrison, 5545 Celestial Road
George King, 14929 Havenshire Place

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: Louise Rosenfield, 14909 Bellbrook Drive
Manju Menon, 14523 Winnwood Road

On: None

Against: Michael Douglas, 14916 Winnwood Road
Chris Bowers, 1316 Village Creek Drive
JT McPherson, 14517 Winnwood Road
Connie Mahmood, 14721 Stanford Court
John Krieger, 14768 Maiden Court
Cynthia Reese, 14819 Bellbrook Drive
Raymond Reese, 14819 Bellbrook Drive
Karen Williams, 14799 Buckingham Court
Mae Carroll, 14759 Stanford Court
Megan McKinney, 14759 Stanford Court
Colter Doty, 14784 Winnwood Road
John Finken, 14764 Maiden Court
Maureen Lesourd, 14854 Oaks North Place
Jeff Cayon, 14900 Winnwood Road
Michael Holigan, 15001 Winnwood Road
Virginia Hensley, 15016 Winnwood Road

Please refer to the Staff Report for additional details.

RECOMMENDATION:

Administration recommends approval, subject to the use and site development conditions presented by the applicant.

In accordance with Section 4 (Written Protest), Article XXIX (Changes and Amendments), Appendix A (Zoning) of the Addison Code of Ordinances, a favorable vote of three-fourths of the City Council (6 votes) is required to approve this request due to receipt of written protest from the owners of more than 20 percent of the land immediately adjoining the subject property and extending 200

feet therefrom.

Attachments

1868-SUP Presentation

UPDATED: 1868 SUP Ordinance

UPDATED: 1868 SUP Ordinance Redline

1868-SUP Staff Report

1868-SUP Letter of Intent

1868-SUP Plans

1868-SUP Comprehensive Plan Narrative

1868-SUP Traffic Analysis

Update 7-27 Citizen Input

1868-SUP White Rock Chapel Letter to Neighborhood

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 diagonal lines and a grey triangle in the top right corner.

ADDISON

Case 1868-SUP White Rock Chapel

ADDISON

LOCATION:

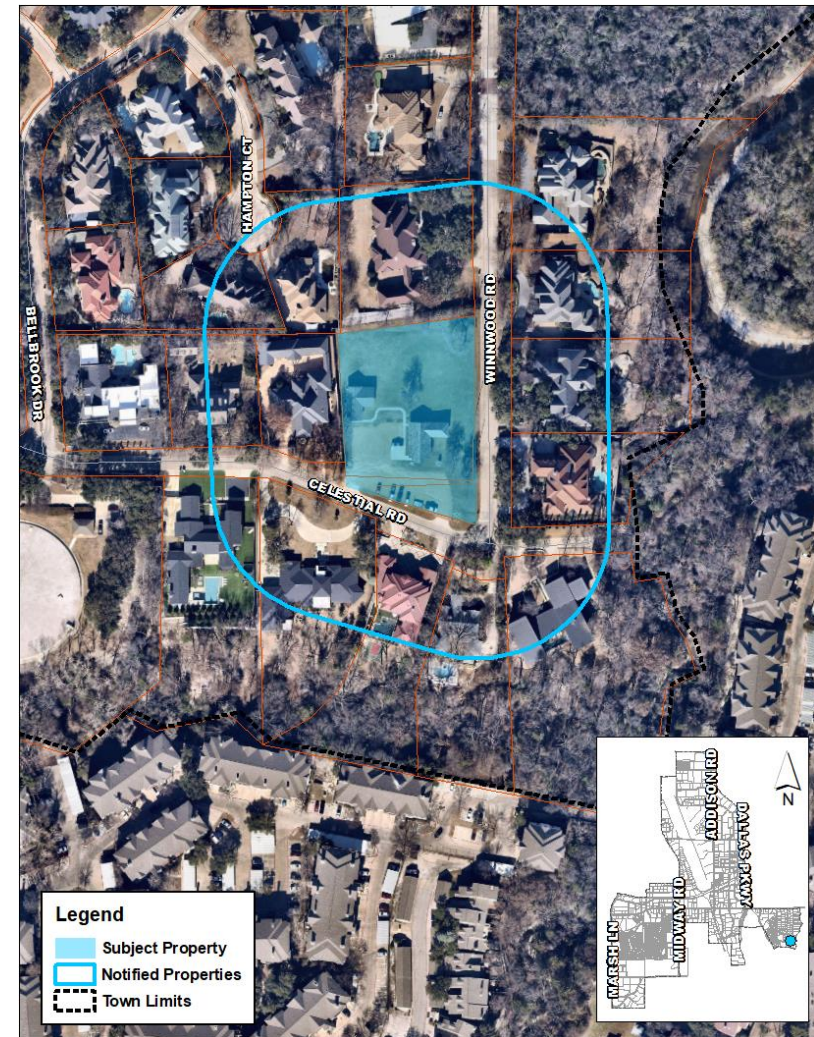
5555 Celestial Road

REQUEST:

Approval of a Special Use Permit for a religious institution

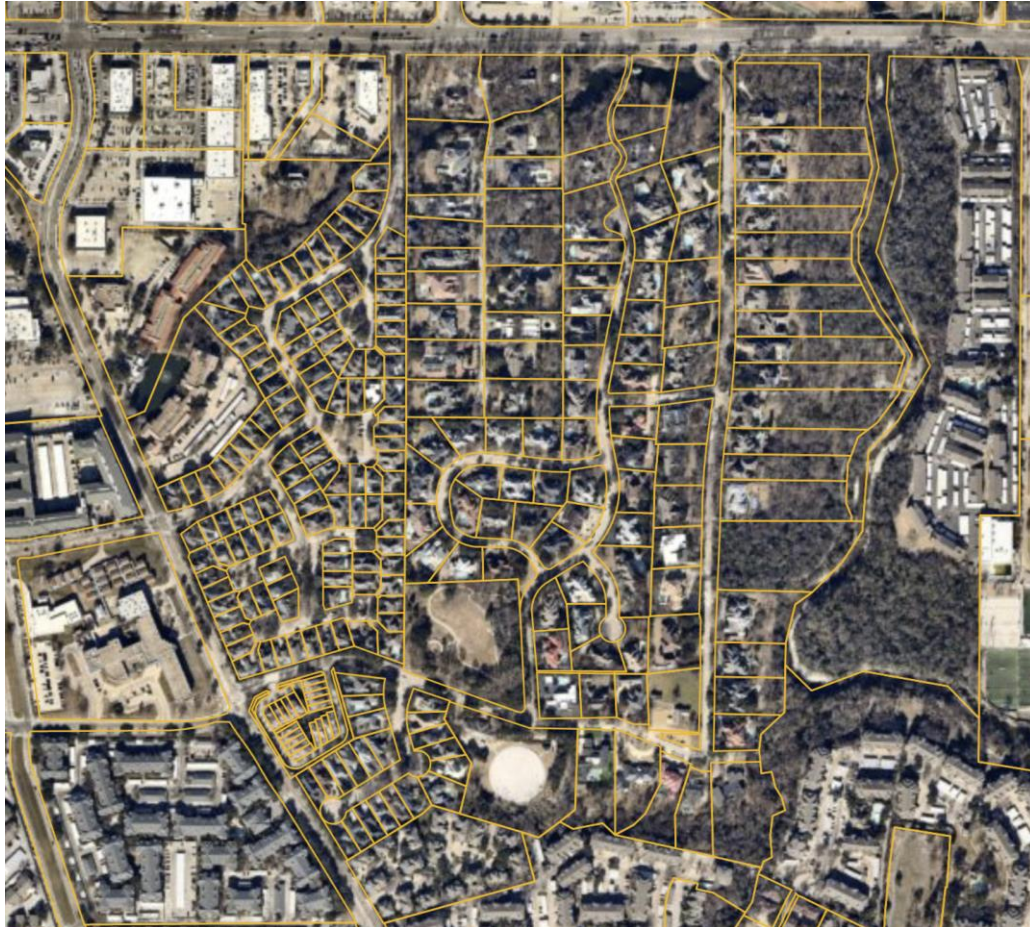
ACTION REQUIRED:

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



Case 1868-SUP White Rock Chapel

ADDISON



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.

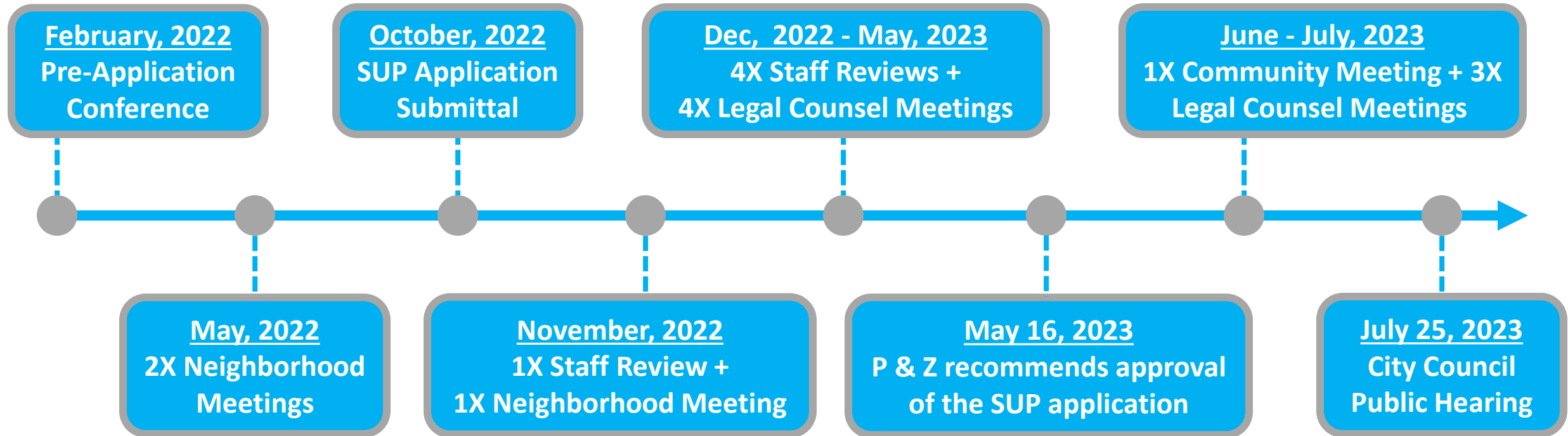
2017/2018 – Former congregation dissolved; property was acquired by current owner.

2022 – SUP application filed.

Case 1868-SUP White Rock Chapel

ADDISON

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

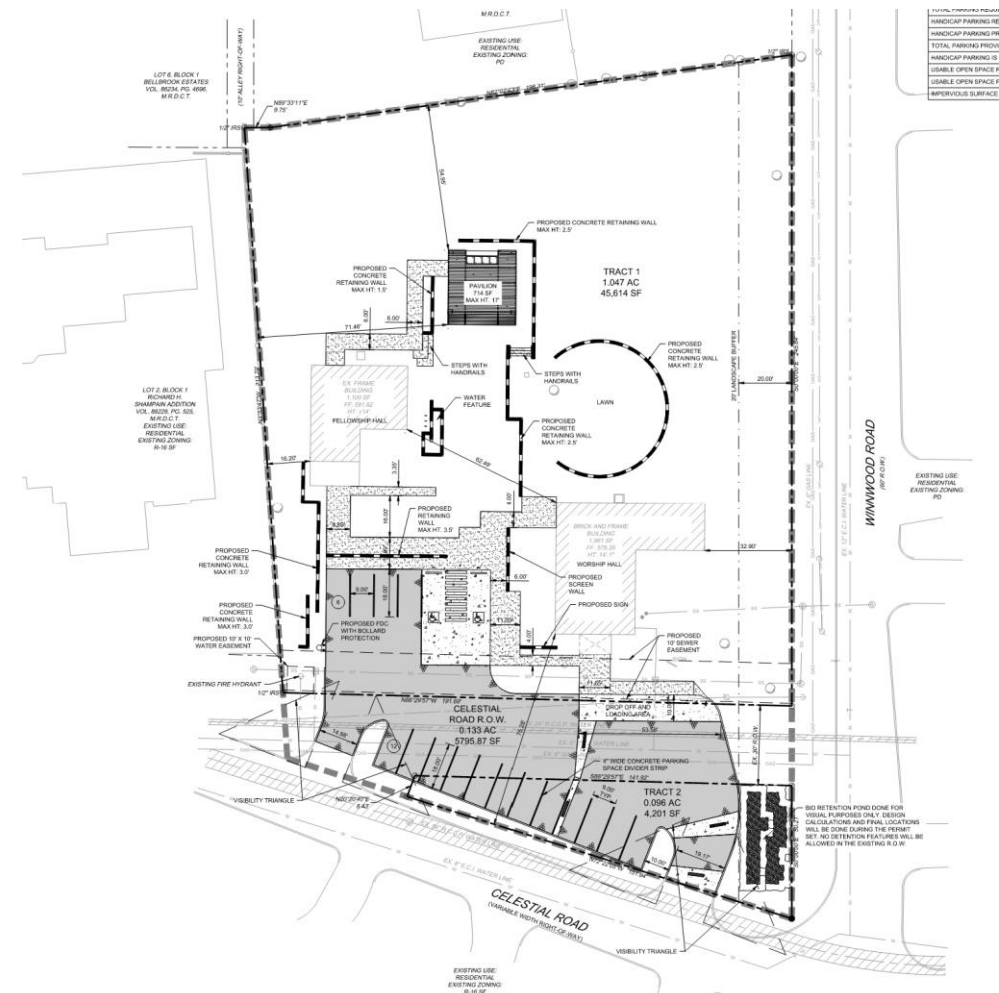
Case 1868-SUP White Rock Chapel

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

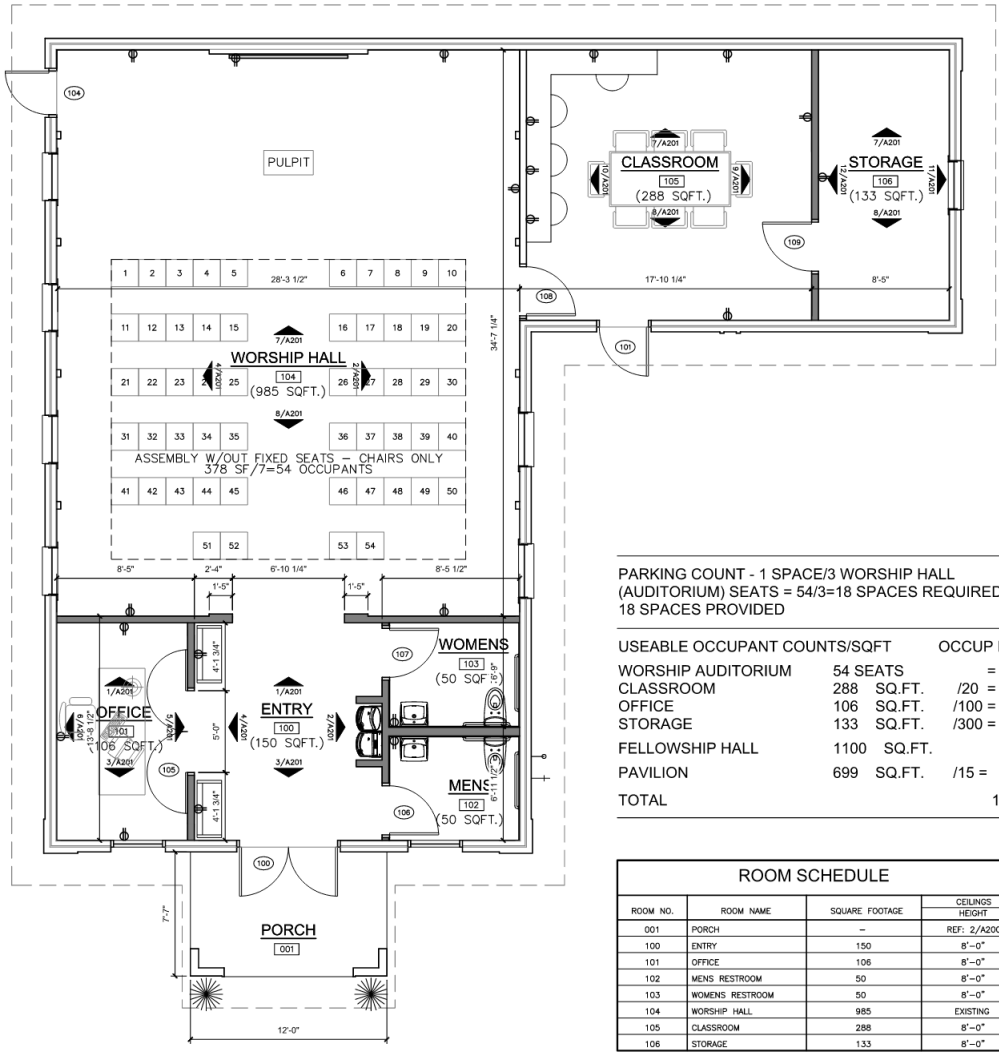


Case 1868-SUP White Rock Chapel



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



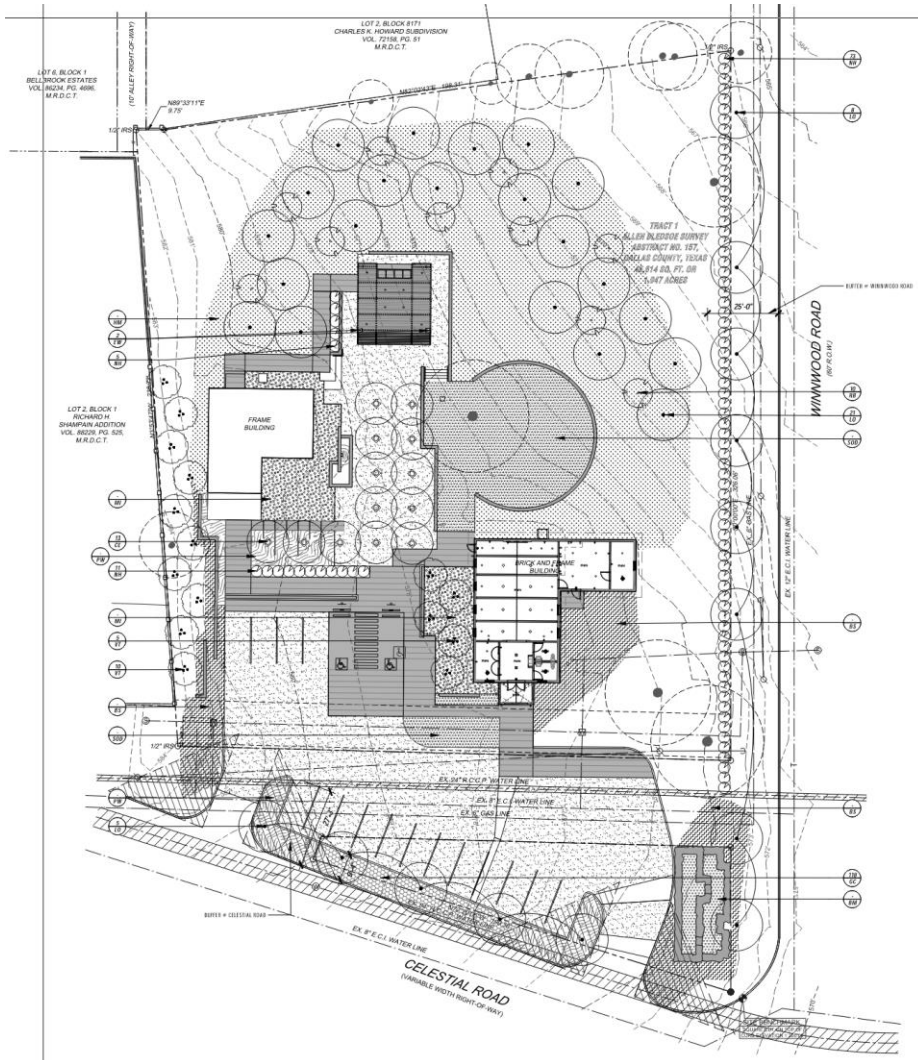
PARKING COUNT - 1 SPACE/3 WORSHIP HALL (AUDITORIUM) SEATS = 54/3=18 SPACES REQUIRED 18 SPACES PROVIDED

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"

Case 1868-SUP White Rock Chapel

ADDISON



PARKING:

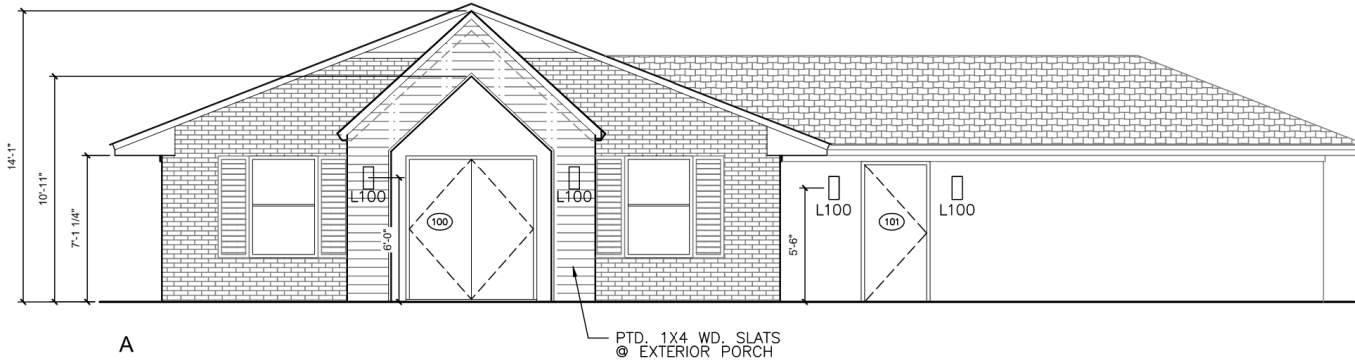
The site will provide 18 parking spaces and a loading zone. This meets the most common parking ratio for this use – 1 space per 3 seats in the main worship hall.

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.

Case 1868-SUP White Rock Chapel

ADDISON



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

Case 1868-SUP White Rock Chapel

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

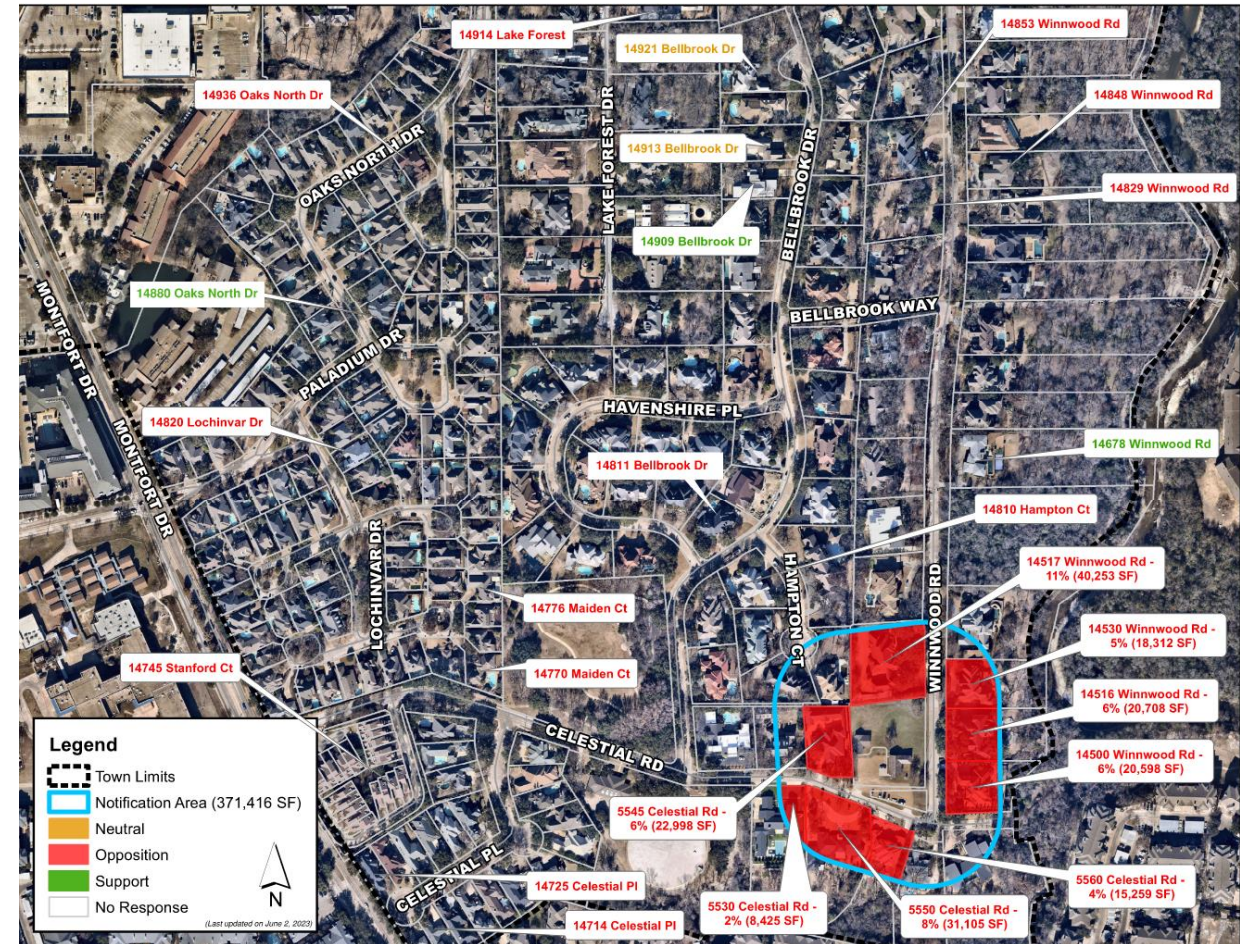
AGAINST: 13

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.

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A RELIGIOUS INSTITUTION ON 1.28± ACRES LOCATED AT THE NORTHWEST CORNER OF CELESTIAL ROAD AND WINNWOOD ROAD, ADDRESSED AS 5555 CELESTIAL ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on May 16, 2023, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1868-SUP) for religious institution use on 1.28± acres of land located at the northwest corner of Celestial Road and Winnwood Road, addressed as 5555 Celestial Road (the “Subject Property”), as more particularly described and depicted in Exhibit A attached hereto; and

WHEREAS, the Subject Property is presently zoned Planned Development (PD), Ordinance No. O91-038 (herein, the “PD Ordinance”), which does not allow for a religious institution use on the Subject Property; and

WHEREAS, the owner of the Subject Property, White Rock Chapel of Addison, Inc., has requested approval to establish a religious institution use on the Subject Property in conformance with this Special Use Permit (“SUP”); and

WHEREAS, the Town’s Zoning Ordinance conditionally allows a religious institution use in any zoning district upon application and approval of a SUP subject to the adoption of standards and safeguards as are necessary to protect surrounding properties that may be affected by the approval of such use; and

WHEREAS, the City Council finds that the Subject Property is uniquely situated in a low-density single-family residential neighborhood with limited ingress and egress for vehicular and pedestrian traffic; and

WHEREAS, the City Council finds that a religious institution use should be permitted on the Subject Property conditioned upon compliance with the site specific use, development and operational standards set forth in this SUP, including parking management and traffic mitigation, which the City Council finds are necessary safeguards to preserve the health, safety and welfare of the general public within the area surrounding the Subject Property; and

WHEREAS, this change of zoning is in conformance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. The intent of this SUP is to permit a religious institution use on the Subject Property that is compatible with the unique characteristics of the surrounding neighborhood and to ensure that the future use of the Subject Property conforms with this SUP. The City Council finds that the Subject Property is situated in a low-density single-family residential neighborhood with limited ingress and egress for vehicular and pedestrian traffic and that the site specific Development Standards set forth in Section 3 of this ordinance are intended and specifically tailored to mitigate the impact of the use authorized by this SUP, including parking management and traffic mitigation, and to ensure protection of the adjoining properties and preserve the health, safety and welfare of the general public.

SECTION 3. A Special Use Permit authorizing a religious institution use for the Subject Property, is hereby granted subject to the following conditions:

- (a) Prior to issuance of a Certificate of Occupancy, and at all times thereafter, said Property shall comply with the Permitted Uses and Development Standards (the “Development Standards”), and shall be improved in accordance with the site plan, landscape plan, floor plan, and façade plans, which are attached hereto as **Exhibit B** and **Exhibit C**, and made a part hereof for all purposes.

SECTION 4. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison, including the right to seek injunctive relief for any and all violations of this ordinance where the law in such cases so provides.

SECTION 5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Zoning Ordinance for the Town of Addison, as amended hereby, be adjudged or held, in whole or in part, to be invalid, voided, or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 6. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. This ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the 25TH day of JULY 2023.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

SUBJECT PROPERTY LEGAL DESCRIPTION

BEING all that certain tract of land located in the Allen Bledsoe Survey, Abstract No. 157, Dallas County, Texas, and being the same tract of land conveyed to White Rock Chapel of Addison, Inc. recorded in Instrument No. 202200002823, Official Public Records, Dallas County, Texas, and being a portion of Celestial Road, a variable width right-of-way, and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “RPLS 5310” set at the intersection of the West right-of-way line of Winnwood Road, a 60 foot right-of-way, and the most northerly line of Celestial Road, a variable width right-of-way;

THENCE North 72 degrees 22 minutes 05 seconds West, along the Northerly most line of said Celestial Road, passing a 1/2 inch iron rod with a yellow plastic cap stamped “RPLS 5310” set for corner, at a distance of 151.94 feet, and continuing along the Northerly most line of said Celestial Road, for a total distance of 199.30 feet to a point for corner;

THENCE North 03 degrees 53 minutes 47 seconds West, leaving the northerly most line of said Celestial Road, passing a 1/2 inch iron rod with a yellow plastic cap stamped “RPLS 5310” set for corner, at a distance of 24.93 feet, and continuing Northerly passing at a distance of 13.77 feet, the southeast corner of Lot 2, Block 1, Richard H. Shampain Addition, an addition to the Town of Addison, Dallas County, Texas, according to the plat thereof recorded in Volume 88229, Page 525, Map Records, Dallas County, Texas, and passing at a distance of 206.24 feet the Northeast corner of said Lot 2, Block 1, and continuing a total distance of 238.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “RPLS 5310” set for corner in the South line of Charles K. Howard Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 72158, Page 51, Map Records, Dallas County, Texas;

THENCE North 89 degrees 33 minutes 11 seconds East, along the South line of said Charles K. Howard Subdivision, passing the Southwest corner of Lot 2, Block 8171, of said Charles K. Howard Subdivision, a distance of 3.51 feet, and continuing for a total distance of 9.75 feet to a 1/2 inch iron pipe found for corner;

THENCE North 82 degrees 02 minutes 43 seconds East, along the South line of said Lot 2, Block 8171, a distance of 198.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “RPLS 5310” set at the Southeast corner of said Lot 2, Block 8171, said point being in the West right-of-way line of said Winnwood Road;

THENCE South, along the said West right-of-way line Winnwood Road, passing a 1/2 inch iron rod with a yellow plastic cap stamped “RPLS 5310” set for corner, at a distance of 245.84 feet, and continuing South, passing a point for corner, at a distance of 30.01 feet, and continuing South for a total distance of 326.06 feet to the PLACE OF BEGINNING and containing 55,611.11 square feet or 1.277 acres of land.

EXHIBIT A

SUBJECT PROPERTY LOCATION MAP

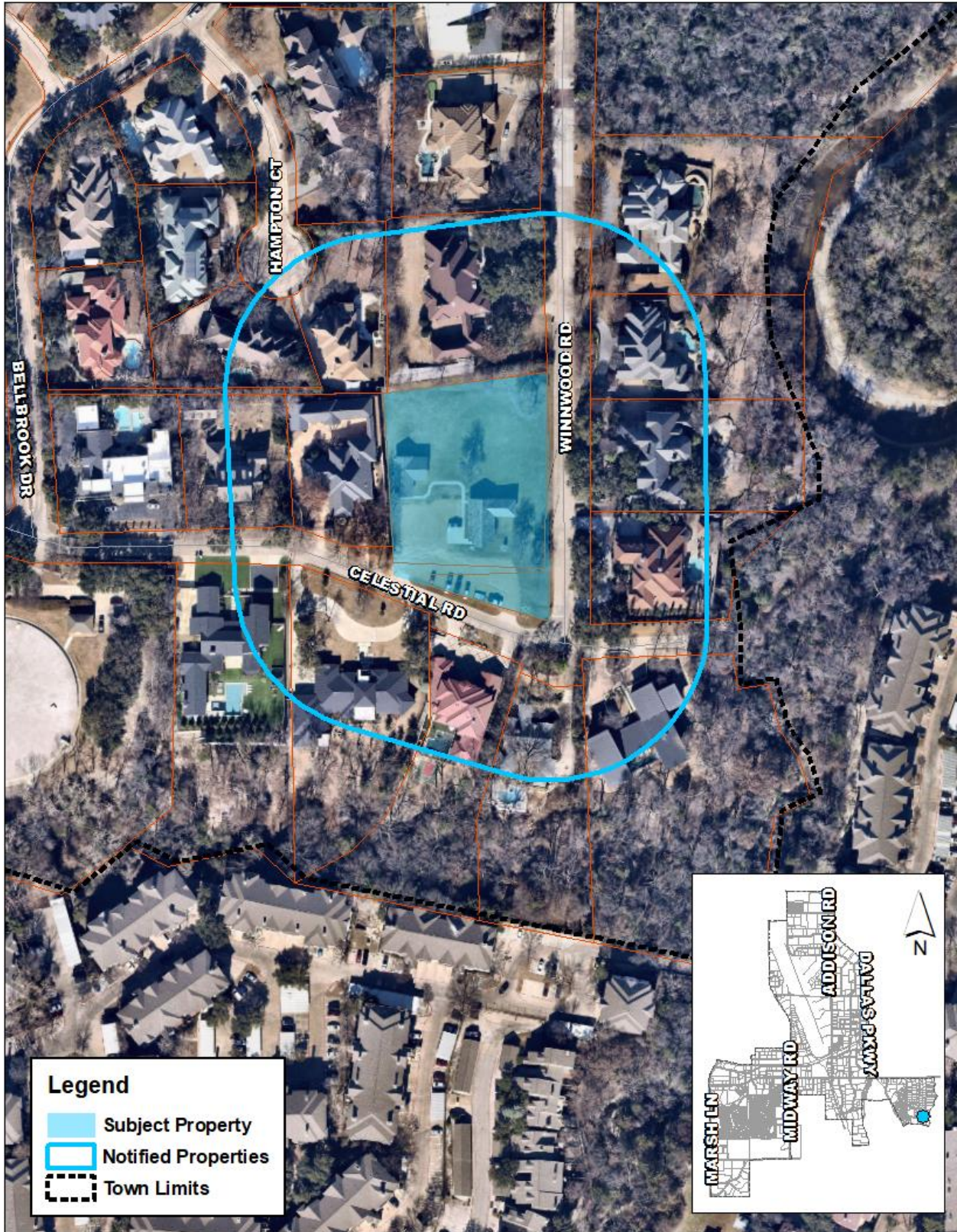


EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

White Rock Chapel

1. USE.

- a. The only use authorized by this Specific Use Permit (“SUP”) is a religious institution, which shall be defined as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and customarily associated accessory activities, which may include weddings, baptisms, funerals, and special occasion spiritual programs held in conformance with Section 7. Given the historical nature of the Subject Property (hereinafter, the “Property”), the religious institution may also have educational activities, once per month, to allow for presentations and the housing of historical artifacts related to the historic use of the Property.
- b. This use authorized by this SUP does not include private primary or secondary educational activities or facilities, community recreational facilities, community child or day care activities or facilities, thrift shop, soup kitchen, homeless shelter, museum, amphitheater, arena or field house, auditorium or exhibition hall, civic or convention trade show facility, spectator sports or other sporting events or practices (whether recreational or organized), other public assembly, dinner theater, community or event center (including non-religious parties or picnics), any commercial activity, such as a commercial parking lot, a wedding chapel (except for weddings allowed under Section 7), a business that serves food or beverages, or a business that provides musical entertainment, singing, dancing, or other forms of amusement that do not coincide with or arise directly from the institution’s religious or educational purposes, an outreach or similar program established to serve drug addicts, alcoholics, former prison inmates, or persons suffering from mental illness, or any other use prohibited by the Town’s zoning ordinance.
- c. Prima facie evidence that the religious group operating at the Property is bona fide consists of the following: (1) the group has a tax-exempt status as a religious institution or non-profit organization granted by the U.S. Internal Revenue Service and a tax-exempt status as a religious organization under Section 11.20 of the Texas Tax Code granted by the Dallas County Appraisal District; and (2) the group maintains at the Property a priest, minister, rector, pastor, rabbi, imam, or accredited representative of the group holding a certificate of credit, commission, or ordination under the ecclesiastical or religious laws or rules of a religious corporation incorporated under the laws of any state or territory of the United States of America or any voluntary religious association, and who fully conforms to the rites and practices prescribed by the supreme conference, synod, convocation, convention, assembly, or association of the system or faith with which they are affiliated, except for any religious group which is organized for the primary purpose of conferring certificates of commission, credit, or ordination for a price and not primarily for the purpose of teaching and practicing a religious doctrine or belief is installed at the Property.

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

- d. Notwithstanding the above conditions, a business that serves food or beverages may use a room in a building on the Property during a religious function or an other religious function defined in Section 7 of this SUP provided that such business: (1) is not located on the Property, (2) does not use the Property to make its services available outside of religious functions, other religious functions, and educational activities regarding the historic nature of the church, and (3) does not operate its business substantially for the benefit or convenience of the religious group or visitors to the Property.
 - e. The owner or person in control of the Property must ensure that a copy of the development standards set forth in this Exhibit B is: (1) posted in a conspicuous place on the Property at all times, and (2) provided to each person who organizes any authorized use of the Property.
 - f. Subject to Section 16, if White Rock Chapel of Addison, Inc. or any subsequent owner or person in control of the Property desires to make any use of the Property not expressly authorized by this SUP or the existing zoning of the Property, it shall apply to the Town for a new or supplemental SUP or a change of zoning, and it may not engage in any such use until it has obtained a new or supplemental SUP or a change in zoning expressly authorizing such use.
2. **SITE PLAN.** Use and development of the Property must comply with the site plan attached to this SUP in Exhibit C.
 3. **LANDSCAPE PLAN.** Use and development of the Property must comply with the landscape plan attached to this SUP in Exhibit C. All plant material (including street trees and planting within the public right-of-way adjacent to the Property) must be watered and maintained with an automatic irrigation system.
 4. **FLOOR PLAN.** Use and development of the Property must comply with the floor plans attached to this SUP in Exhibit C.
 5. **FLOOR AREA.** The maximum floor area is 1,960 square feet for the chapel and 1,100 square feet for the fellowship hall. The proposed pavilion will have a covered area of 597 square feet.
 6. **HOURS OF OPERATION.**
 - a. Except as provided in subsections (b) and (c), this use may operate only between 9:00 a.m. and 6:00 p.m. each day.
 - b. In addition to the hours of operation permitted in subsection (a), this use may operate for religious and administrative purposes inside a completely enclosed building with fewer than 10 persons between:
 - (i) 5:00 a.m. and 9:00 a.m. one day per week; and

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

- (ii) 6:00 p.m. and 9:00 p.m. one day per week.
- c. Guests of the religious group may view the artifacts and engage in educational activities regarding the historic nature of the church between 9:00 a.m. and 6:00 p.m. on one weekday per calendar month.
- d. Other religious functions, as set forth in Section 7, may be held on the Property between 9:00 a.m. and 6:00 p.m.
- e. To be entitled to use the Property during the hours described in subsections (c) and (d), a representative of the owner or operator of the use must notify the Director of Development Services (“Director”) in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future. If the Director determines that a use of the Property pursuant to subsection (c) or (d) is likely to materially interfere with a Town function or Town operations (e.g., special event, construction project, etc.), the Director may require the owner or person in control of the Property to submit a traffic management plan that sufficiently mitigates any potential traffic issues that may arise.

7. **OTHER RELIGIOUS FUNCTIONS.**

- a. An “other religious function” is an event outside of the primary activities of the religious institution use described in Section 1(a), including a customary accessory activity, namely, a wedding, a baptism that is held outside of a regular church service, a funeral, or a memorial service.
- b. No more than twelve (12) other religious functions per calendar year are permitted. Of these, no more than four (4) may be wedding events, and no more than one (1) wedding event may occur per calendar month.
- c. A member of the religious group operating the use must be present and in control of the Property at all times during an other religious function.
- d. The owner of the Property shall not allow alcohol to be consumed on the Property except for alcohol used in religious services.
- e. To be entitled to use the Property for an other religious function, a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future. If the Director determines that an other religious function is likely to materially interfere with a Town function or Town operations (e.g., special event, construction project, etc.), the Director may require the owner or person in control of the Property to submit a traffic management plan that sufficiently mitigates any potential traffic issues that

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

may arise.

8. **LIGHTING.** All outdoor lighting shall be designed to minimize direct spillage, sky glow, and hazardous interference with vehicular traffic or adjacent properties and rights-of-way by the use of down-turned lights, light shields, building screening, landscaping, and similar means. No lights on poles are permitted.
9. **PARKING.**
- a. A minimum parking ratio of one (1) space per three (3) seats in the main room of the worship hall must be maintained for the Property.
 - b. A minimum of 18 off-street parking spaces (and no more than 18) must be provided on the Property. All parking spaces shall be no larger than necessary to accommodate one car per parking space. The parking spaces on the Property shall not be used for or shared with any use other than the use authorized by this SUP.
 - c. Except for handicap parking spaces, all parking and circulation areas must be composed of a properly maintained permeable paving surface, such as decomposed granite. Parking on grass or other unimproved surfaces is not allowed.
 - d. On-street parking is prohibited. On-street or off-street valet operations are prohibited.
 - e. Visitors are not allowed to arrive on the Property by bus except for school buses transporting school-age children participating in educational activities as defined in Section 6(c). Where more than two (2) school buses will be utilized, a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the educational activity.
10. **MAINTENANCE.** The Property must be properly maintained in a state of good repair and neat appearance at all times. No outdoor storage shall be permitted on the Property.
11. **SOUND.**
- a. Use of the Property shall at all times comply with the Town of Addison Noise regulations (Chapter 34 (Environment), Article III (Noise)), as amended, and the following use and Property specific supplementary conditions. Where there is conflict, the most restrictive regulation shall apply.
 - (i) No outdoor amplified sound shall be allowed. The use or operation of any mechanical or electrical device, apparatus, or instrument to amplify, intensify, or reproduce the human voice, or to produce, reproduce, intensify, or amplify any other sound, or the playing of any radio, cassette tape player, compact disc player, digital music, phonograph, or mechanical or nonmechanical musical or sound producing instrument, at any time and

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

for any duration, shall be declared a public nuisance when the sound from such activity is clearly audible more than 50 feet from the device, apparatus, or instrument.

- (ii) Noise sources associated with or created by construction, repair, maintenance, remodeling, demolition, or grading occurring on the Property shall not take place between the hours of 8:00 p.m. and 9:00 a.m. on any day, except in the case of an urgent public necessity in the interest of public safety and convenience and for which an application for a permit has been issued for such use in accordance with the Town of Addison Noise regulations.
- (iii) Musical chimes or the sounding of bells emanating from the Property shall not occur more than five times within any 24-hour period, shall not be more than one (1) minute in duration, and shall not occur between the hours of 8:00 p.m. and 9:00 a.m. on any day.
- (iv) The use or operation of any power lawnmowers or other lawn equipment or any equipment used for agricultural purposes or lawn maintenance on the Property shall not take place or occur between the hours of 8:00 p.m. and 9:00 a.m. on any day.

12. **SOLID WASTE RECEPTACLES.** All outdoor solid waste receptacles shall be: (1) securely closed when not in active use, and (2) screened from view from adjacent properties and public rights-of-way. The waste must be properly disposed of at least once per week.

13. **MAXIMUM PROPERTY OCCUPANCY.**

- a. For primary activities of the religious institution use described in Section 1(a) and other religious functions described in Section 7, occupancy for the Property shall not exceed 54 occupants. Every other month, increased occupancy is permitted for alternative worship services, such as youth worship service, held concurrently to traditional and special program worship services. Where such concurrent worship services are provided, occupancy for the site shall not exceed 72 occupants.
- b. For educational activities described in Section 1(a), occupancy for the Property shall not exceed 90 occupants.

14. **PREVENTION OF TRESPASSING.** The religious group operating this use shall not allow vagrants and other persons who are not members of the religious group, their guests, and authorized visitors to this use to be on the Property at any time, and will take reasonable and diligent efforts to promptly prevent trespassing on the Property when persons who are not members of the religious group, their guests, and authorized visitors are on the Property.

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

15. **ENFORCEMENT.** This SUP will be enforced in conformance with the applicable civil, criminal and/or administrative enforcement procedures set forth in Town's ordinances and state law. The Town may consider the severity and/or frequency of the violation(s) in determining the appropriate enforcement action, which may include revocation of this SUP; provided, the Town's decision to proceed with one or more enforcement actions shall not be deemed a waiver of any other enforcement actions or remedies available to the Town.

16. **MODIFICATION OF THIS SUP.** Unless the circumstances regarding the physical condition of the Property have changed, and such change is not due to any intentional act of the owner or person in control of the Property (or any other person authorized by the owner to act on behalf of the Property), no person may file an application seeking to increase the square footage of buildings on the Property, add any new structures not shown in the attached site plan, increase the maximum number of persons allowed to occupy the Property, or increase the number of parking spaces on the Property for five (5) years following completion of construction of the improvements to the Property identified in the development plans attached as Exhibit C to this SUP, including construction of the pavilion structure and all landscaping.

[End of Exhibit B]

EXHIBIT C DEVELOPMENT PLANS

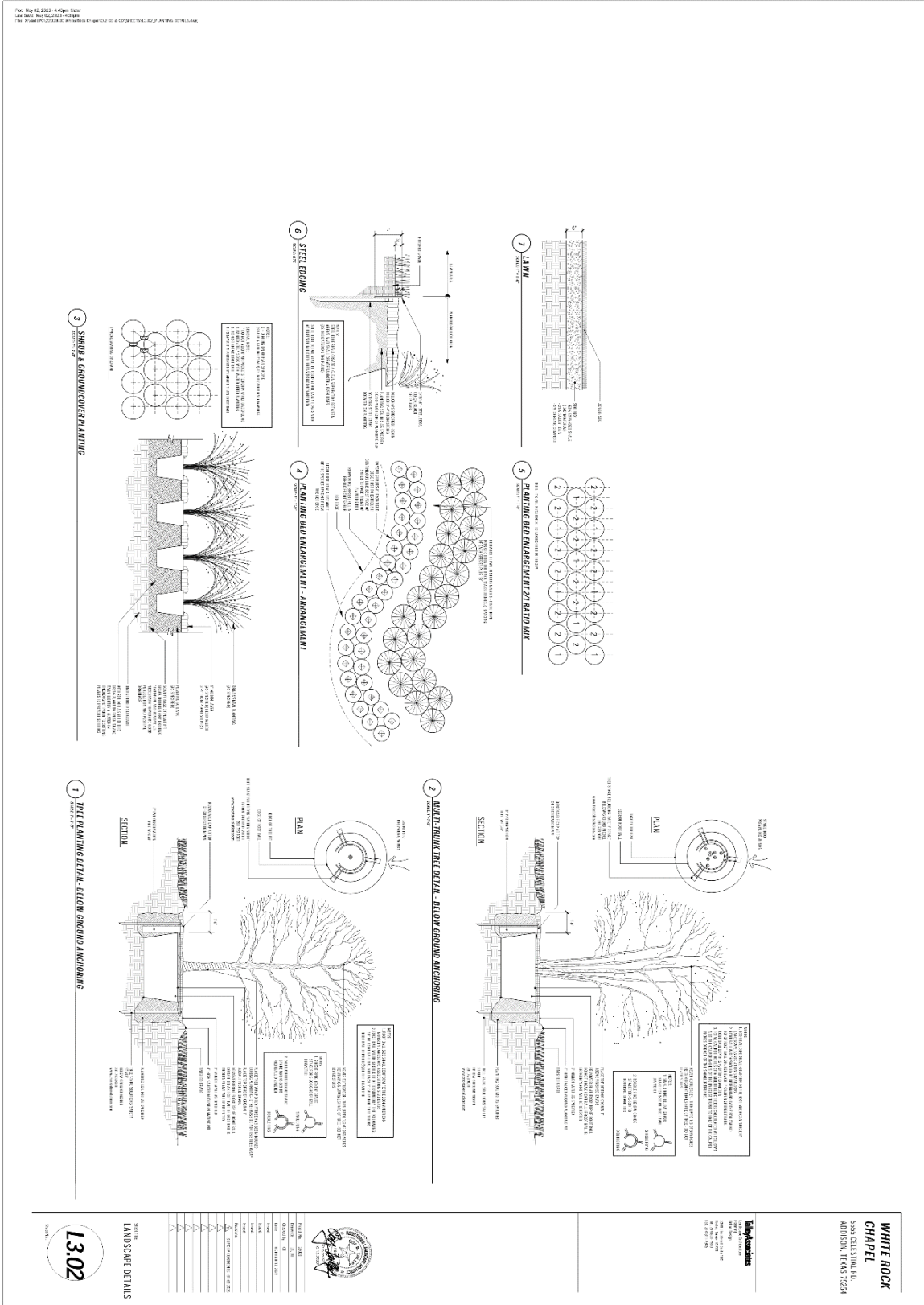


EXHIBIT C DEVELOPMENT PLANS

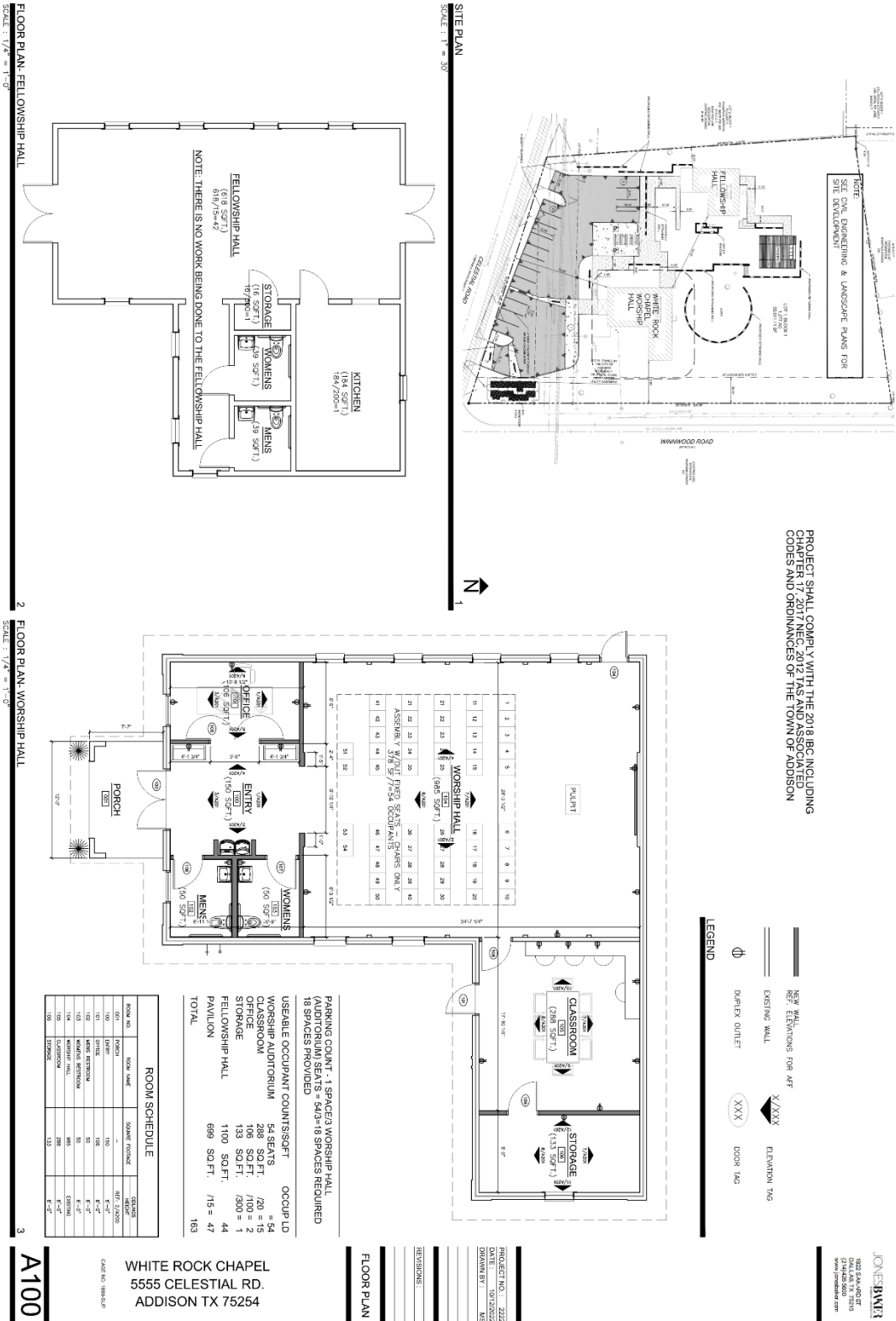
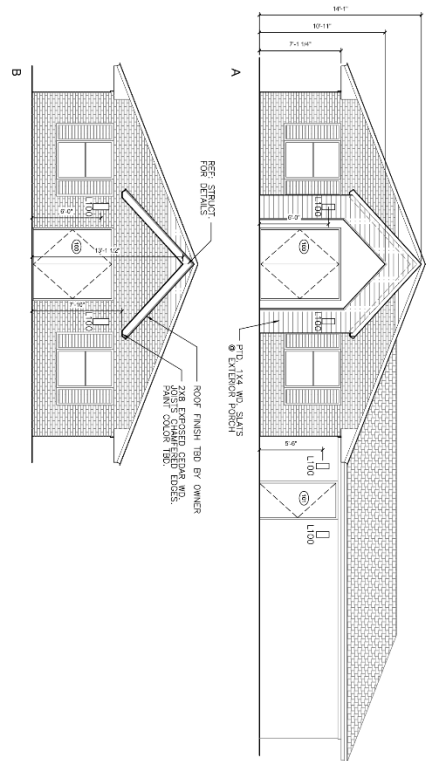


EXHIBIT C DEVELOPMENT PLANS

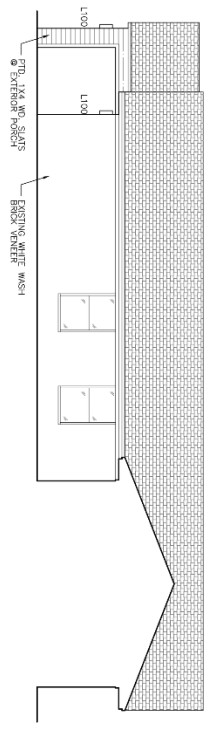
NOT USED



1
EXTERIOR ELEVATION - SOUTH FACADE
SCALE: 1/4" = 1'-0"

- SCOPE OF WORK:
 1. REPLACE EXTERIOR DOORS
 2. REPLACE EXTERIOR FACADES
 3. REPLACE EXISTING PORCH CANOPY WITH NEW CANOPY

PROJECT NO.:	2222
DATE:	10/12/2022
DRAWN BY:	MS
REVISIONS:	
EXTERIOR ELEVATIONS	



3
EXTERIOR ELEVATION - EAST FACADE
SCALE: 1/4" = 1'-0"

A200

WHITE ROCK CHAPEL
 5555 CELESTIAL RD.
 ADDISON TX 75254

JONESBERRY
 1022 S. ALAMOGORBO
 ADDISON, TX 75201
 TEL: 972.482.8000
 WWW.JONESBERRY.COM

EXHIBIT C DEVELOPMENT PLANS

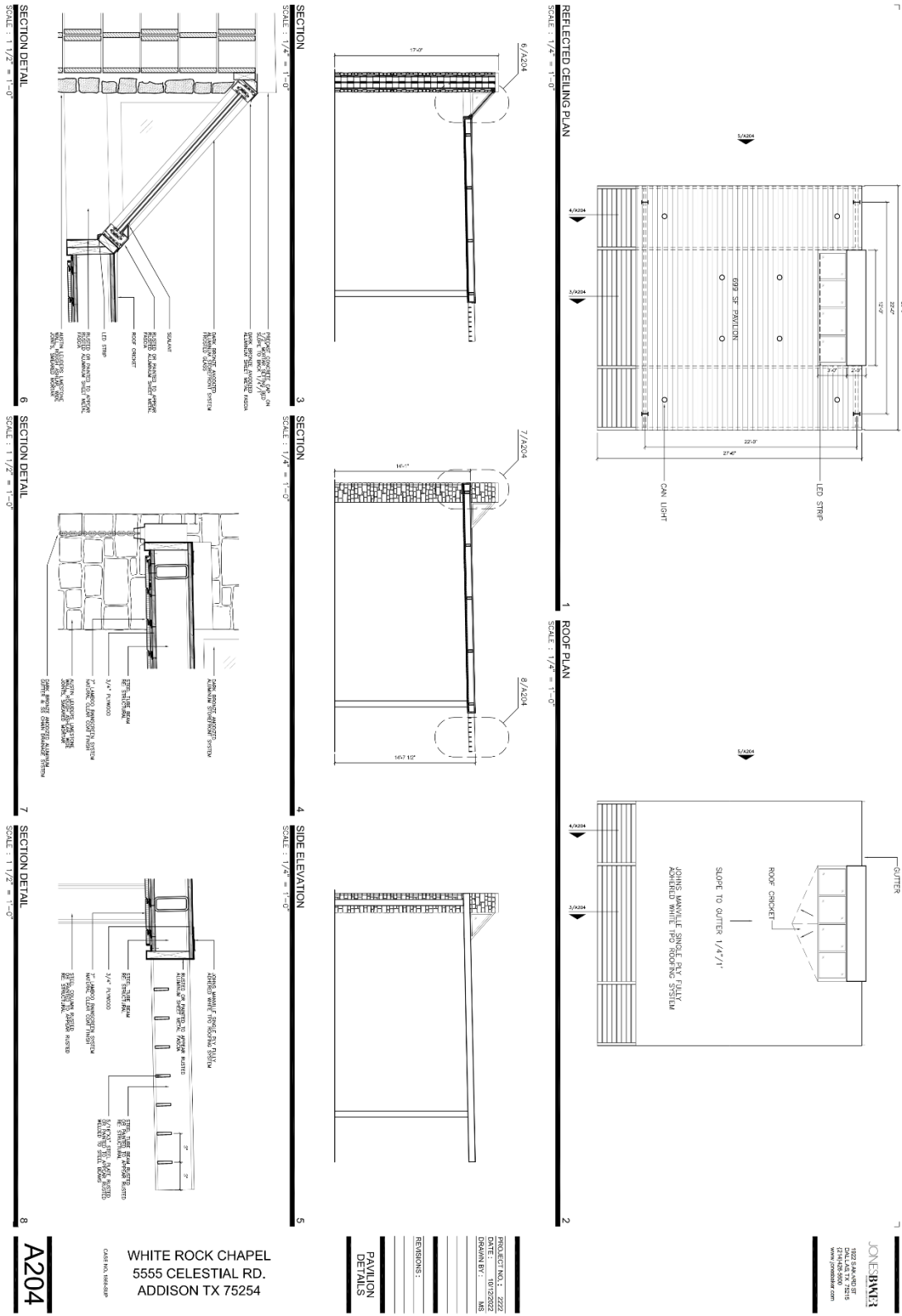


EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

White Rock Chapel

Permitted Uses and Development Standards

1. USE.

- a. The only use authorized by this ~~specific use permit~~ Specific Use Permit (“SUP”) is a religious institution, which shall be defined as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and customarily associated accessory activities, which may include weddings, baptisms, funerals, and special occasion spiritual programs held in conformance with Section 7. Given the historical nature of the Subject Property (hereinafter, the “Property”), ~~the~~ religious institution ~~can~~ may also have educational activities, once per month, to allow for presentations and the housing of historical artifacts related to the historic use of the Property.
- b. This use authorized by this SUP does not include private primary or secondary educational activities or facilities, community recreational facilities, community child or day care activities or facilities, thrift shop, soup kitchen, homeless shelter, museum, amphitheater, arena or field house, auditorium or exhibition hall, civic or convention trade show facility, spectator sports or other sporting events or practices (whether recreational or organized), other public assembly, dinner theater, community or event center (including non-religious parties or picnics), any commercial activity, such as a commercial parking lot, a wedding chapel (except for weddings allowed under Section 7), a business that serves food or beverages, or a business that provides musical entertainment, singing, dancing, or other forms of amusement that do not coincide with or arise directly from the institution’s religious or educational purposes, an outreach or similar program established to serve drug addicts, alcoholics, former prison inmates, or persons suffering from mental illness, or any other use prohibited by the Town’s zoning ordinance.
- c. Prima facie evidence that the religious group operating at the facility Property is bona fide consists of either the following: (1) the group ~~having~~ has a tax-exempt status as a religious institution or non-profit organization granted by the U.S. Internal Revenue Service and a tax-exempt status as a religious organization under Section 11.20 of the Texas Tax Code granted by the Dallas County Appraisal District; ~~or and~~ (2) the group maintains at the Property a priest, minister, rector, pastor, rabbi, imam, or accredited representative of the group holding a certificate of credit, commission, or ordination under the ecclesiastical or religious laws or rules of a religious corporation incorporated under the laws of any state or territory of the United States of America or any voluntary religious association, and who fully conforms to the rites and practices prescribed by the supreme conference, synod, convocation, convention, assembly, or association of the system or faith with which ~~he or she is~~ they are affiliated, except for any religious group which is organized for the primary purpose of conferring certificates of commission, credit, or ordination for a price and not primarily for the purpose of teaching and practicing a religious doctrine or belief is installed at the Property.

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- d. Notwithstanding the above ~~Conditions~~conditions, a business that serves food or beverages may use a room in a building on the Property during a religious function or an other religious function defined in Section 7 of ~~these Conditions~~this SUP provided that such business: (1) is not located on the Property, (2) does not use the Property to make its services available outside of religious functions, other religious functions, and educational activities regarding the historic nature of the church, and (3) does not operate its business substantially for the benefit or convenience of the religious group or visitors to the Property.
 - e. The owner or person in control of the Property must ensure that a ~~complete list~~copy of the ~~Conditions for development standards set forth in~~ this SUP~~Exhibit B~~ is: (1) posted in a conspicuous place on the Property at all times, and (2) provided to each person who organizes any authorized use of the Property.
 - f. ~~Subject to Section 16, if Should the Applicant~~White Rock Chapel of Addison, Inc. or any subsequent owner or person in control of the Property desires to make any use of the Property not expressly authorized by this SUP or the existing zoning of the Property, it shall apply to the Town for a new or supplemental SUP or a change of zoning, and it may not engage in any such use until it has obtained a new or supplemental SUP or a change in zoning expressly authorizing such use.
2. SITE PLAN. Use and development of the Property must comply with the site plan attached ~~site plan~~to this SUP in Exhibit C.
 3. LANDSCAPE PLAN. Use and development of the Property must comply with the ~~attached~~ landscape plan attached to this SUP in Exhibit C. All plant material (including street trees and planting within the public right-of-way adjacent to the Property) must be watered and maintained with an automatic irrigation system.
 4. FLOOR PLAN. Use and development of the Property must comply with the ~~attached~~ floor plans attached to this SUP in Exhibit C.
 5. FLOOR AREA. The maximum floor area is 1,960 square feet for the chapel and 1,100 square feet for the fellowship hall. The proposed pavilion will have a covered area of 597 square feet.
 6. HOURS OF OPERATION.
 - a. Except as provided in subsections (b) and (c), this use may operate only between 9:00 a.m. and 6:00 p.m. each day.
 - b. In addition to the hours of operation permitted in subsection (a), this use may operate for religious and administrative purposes inside a completely enclosed building with fewer than 10 persons between:
 - (i) 5:00 a.m. and 9:00 a.m. one day per week; and
 - (ii) 6:00 p.m. and 9:00 p.m. one day per week.

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- c. Guests of the religious group may view the artifacts and engage in educational activities regarding the historic nature of the church between 9:00 a.m. and 6:00 p.m. on one weekday per calendar month.
- d. Other religious functions, as set forth in Section 7, may be held on the Property between 9:00 a.m. and 6:00 p.m.
- e. To be entitled to use the Property during the hours described in subsections (c) and (d), a representative of the owner or operator of the use must notify the Director of Development Services (“Director”) in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future. If the Director determines that a use of the Property pursuant to subsection (c) or (d) is likely to materially interfere with a Town function or Town operations (e.g., special event, construction project, etc.), the Director may require the owner or person in control of the Property to submit a traffic management plan that sufficiently mitigates any potential traffic issues that may arise.

7. OTHER RELIGIOUS FUNCTIONS.

- a. An “other religious function” is an event outside of the primary activities of the religious institution use described in Section 1(a), including a customary accessory activity, namely, a wedding, a baptism that is held outside of a regular church service, a funeral, or a memorial service.
- b. No more than twelve (12) other religious functions per calendar year are permitted. Of these, no more than four (4) may be wedding events, and no more than one (1) wedding event may occur per calendar month.
- c. A member of the religious group operating this-the use must be present and in control of the Property at all times during an other religious function.
- ~~d. No alcoholic beverages may be sold on the Property. All required food, liquor, and other licenses and permits must be obtained before an other religious function begins. Alcoholic beverages may be served on the Property only as they have been served traditionally by the religious group operating this use as part of any religious function or other religious function, including weddings.~~
- d. The owner of the Property shall not allow alcohol to be consumed on the Property except for alcohol used in religious services.
- e. To be entitled to use the Property for an other religious function, a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future. If the Director determines that an other religious function is likely to materially interfere with a Town function or Town operations (e.g., special event, construction project,

EXHIBIT B
PERMITTED USES AND DEVELOPMENT STANDARDS

etc.), the Director may require the owner or person in control of the Property to submit a traffic management plan that sufficiently mitigates any potential traffic issues that may arise.

8. **LIGHTING.** All outdoor lighting shall be designed to minimize direct spillage, sky glow, and hazardous interference with vehicular traffic or adjacent properties and rights-of-way by the use of down-turned lights, light shields, building screening, landscaping, and similar means. No lights on poles are permitted.

9. **PARKING.**
 - a. A minimum parking ratio of one (1) space per three (3) seats in the main room of the worship hall must be maintained for the Property.

 - b. A minimum of 18 off-street parking spaces (and no more than 18) must be provided on the Property. All parking spaces shall be no larger than necessary to accommodate one car per parking space. The parking spaces on the Property shall not be used for or shared with any use other than the use authorized by this SUP.

 - c. Except for handicap parking spaces, all parking and circulation areas must be composed of a properly maintained permeable paving surface, such as decomposed granite. Parking on grass or other unimproved surfaces is not allowed.

 - d. On-street parking is prohibited. On-street or off-street valet operations are prohibited.

 - e. Visitors are not allowed to arrive on the Property by bus except for school buses transporting school-age children participating in educational activities as defined in Section 6(c). Where more than two (2) school buses will be utilized, a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the educational activity.

10. **MAINTENANCE.** The Property must be properly maintained in a state of good repair and neat appearance at all times. No outdoor storage shall be permitted on the Property.

11. **SOUND.**
 - a. Use of the Property shall at all times comply with the Town of Addison Noise regulations (Chapter 34 (Environment), Article III (Noise)), as amended, and the following use and Property specific supplementary conditions. Where there is conflict, the most restrictive regulation shall apply.
 - (i) No outdoor amplified sound shall be allowed. The use or operation of any mechanical or electrical device, apparatus, or instrument to amplify, intensify, or reproduce the human voice, or to produce, reproduce, intensify, or amplify any other sound, or the playing of any radio, cassette tape player, compact disc player, digital music, phonograph, or mechanical or nonmechanical musical or sound producing instrument, at any time and

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PERMITTED USES AND DEVELOPMENT STANDARDS

for any duration, shall be declared a public nuisance when the sound from such activity is clearly audible more than 50 feet from the device, apparatus, or instrument.

- (ii) Noise sources associated with or created by construction, repair, maintenance, remodeling, demolition, or grading occurring on the Property shall not take place between the hours of 8:00 p.m. and 9:00 a.m. on any day, except in the case of an urgent public necessity in the interest of public safety and convenience and for which an application for a permit has been issued for such use in accordance with the Town of Addison Noise regulations.
- (iii) Musical chimes or the sounding of bells emanating from the Property shall not occur more than five times within any 24-hour period, shall not be more than one (1) minute in duration, and shall not occur between the hours of 8:00 p.m. and 9:00 a.m. on any day.
- (iv) The use or operation of any power lawnmowers or other lawn equipment or any equipment used for agricultural purposes or lawn maintenance on the Property shall not take place or occur between the hours of 8:00 p.m. and 9:00 a.m. on any day.

12. **SOLID WASTE RECEPTACLES.** All outdoor solid waste receptacles shall be: (1) securely closed when not in active use, and (2) screened from view from adjacent properties and public rights-of-way. The waste must be properly disposed of at least once per week.

13. **MAXIMUM PROPERTY OCCUPANCY.**

a. For primary activities of the religious institution use described in Section 1(a) and other religious functions described in Section 7, occupancy for the Property ~~site~~ shall not exceed ~~72~~ 54 occupants. Every other month, increased occupancy is permitted for alternative worship services, such as youth worship service, held concurrently to traditional and special program worship services. Where such concurrent worship services are provided, occupancy for the site shall not exceed 90 72 occupants.

b. For educational activities described in Section 1(a), occupancy for the Property shall not exceed 90 occupants.

14. **PREVENTION OF TRESPASSING.** The religious group operating this use shall not allow vagrants and other persons who are not members of the religious group, their guests, and authorized visitors to this use to be on the Property at any time, and will take reasonable and diligent efforts to promptly prevent trespassing on the Property when persons who are not members of the religious group, their guests, and authorized visitors are on the Property.

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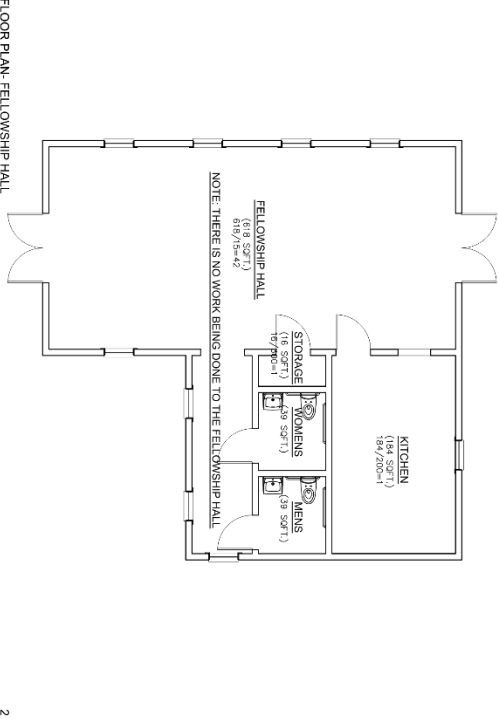
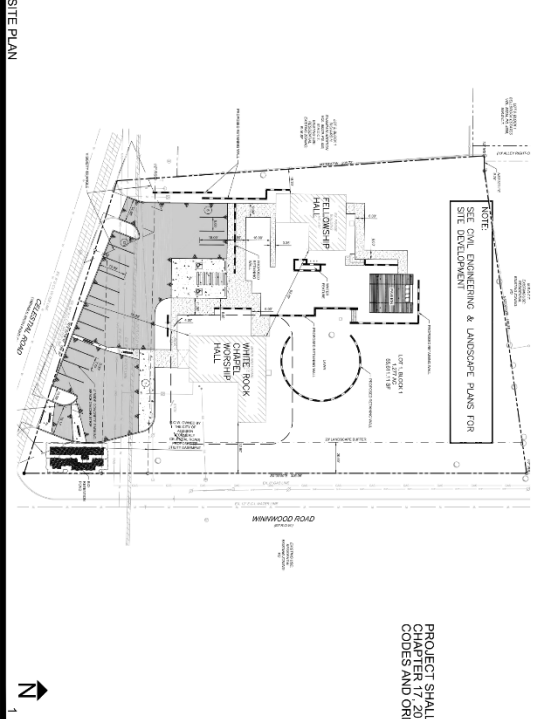
15. ENFORCEMENT. This SUP will be enforced in conformance with the applicable civil, criminal and/or administrative enforcement procedures set forth in Town's ordinances and state law. The Town may consider the severity and/or frequency of the violation(s) in determining the appropriate enforcement action, which may include revocation of this SUP; provided, the Town's decision to proceed with one or more enforcement actions shall not be deemed a waiver of any other enforcement actions or remedies available to the Town.

16. MODIFICATION OF THIS SUP. Unless the circumstances regarding the physical condition of the Property have changed, and such change is not due to any intentional act of the owner or person in control of the Property (or any other person authorized by the owner to act on behalf of the Property), no person may file an application seeking to increase the square footage of buildings on the Property, add any new structures not shown in the attached site plan, increase the maximum number of persons allowed to occupy the Property, or increase the number of parking spaces on the Property for five (5) years following completion of construction of the improvements to the Property identified in the development plans attached as Exhibit C to this SUP, including construction of the pavilion structure and all landscaping.

[End of Exhibit B]

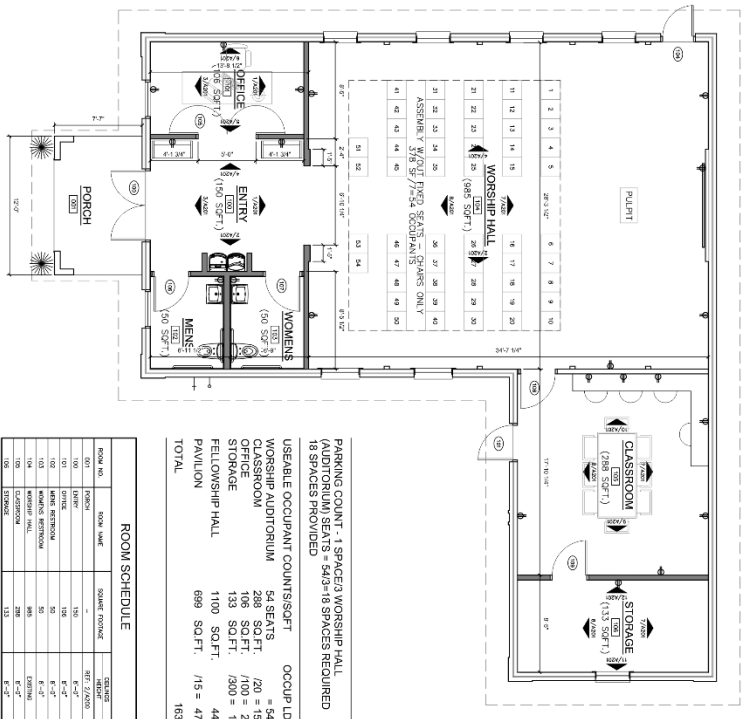
EXHIBIT C DEVELOPMENT PLANS

PROJECT SHALL COMPLY WITH THE 2018 IRC INCLUDING
CHAPTER 17, 2017 NEC, 2012 T&S AND ASSOCIATED
CODES AND ORDINANCES OF THE TOWN OF ADDISON



FLOOR PLAN, FELLOWSHIP HALL
SCALE: 1/4" = 1'-0"

2 FLOOR PLAN, WORSHIP HALL
SCALE: 1/4" = 1'-0"



ROOM SCHEDULE

ROOM NO.	ROOM NAME	SQ. FT. FINISH	SEATING
001	OFFICE	140	
010	OFFICE	108	
020	MENS RESTROOM	80	
030	WOMENS RESTROOM	80	
040	STORAGE	288	
050	CLASSROOM	288	
100	CLASSROOM	123	
110	STORAGE	133	
120	CLASSROOM	106	
130	OFFICE	140	
140	OFFICE	108	
150	MENS RESTROOM	80	
160	WOMENS RESTROOM	80	
170	STORAGE	288	
180	CLASSROOM	288	
190	CLASSROOM	123	
200	CLASSROOM	133	
210	CLASSROOM	106	
220	CLASSROOM	140	
230	CLASSROOM	108	
240	CLASSROOM	80	
250	CLASSROOM	80	
260	CLASSROOM	288	
270	CLASSROOM	288	
280	CLASSROOM	123	
290	CLASSROOM	133	
300	CLASSROOM	106	
310	CLASSROOM	140	
320	CLASSROOM	108	
330	CLASSROOM	80	
340	CLASSROOM	80	
350	CLASSROOM	288	
360	CLASSROOM	288	
370	CLASSROOM	123	
380	CLASSROOM	133	
390	CLASSROOM	106	
400	CLASSROOM	140	
410	CLASSROOM	108	
420	CLASSROOM	80	
430	CLASSROOM	80	
440	CLASSROOM	288	
450	CLASSROOM	288	
460	CLASSROOM	123	
470	CLASSROOM	133	
480	CLASSROOM	106	
490	CLASSROOM	140	
500	CLASSROOM	108	
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530	CLASSROOM	288	
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560	CLASSROOM	133	
570	CLASSROOM	106	
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590	CLASSROOM	108	
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710	CLASSROOM	288	
720	CLASSROOM	288	
730	CLASSROOM	123	
740	CLASSROOM	133	
750	CLASSROOM	106	
760	CLASSROOM	140	
770	CLASSROOM	108	
780	CLASSROOM	80	
790	CLASSROOM	80	
800	CLASSROOM	288	
810	CLASSROOM	288	
820	CLASSROOM	123	
830	CLASSROOM	133	
840	CLASSROOM	106	
850	CLASSROOM	140	
860	CLASSROOM	108	
870	CLASSROOM	80	
880	CLASSROOM	80	
890	CLASSROOM	288	
900	CLASSROOM	288	
910	CLASSROOM	123	
920	CLASSROOM	133	
930	CLASSROOM	106	
940	CLASSROOM	140	
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2040	CLASSROOM	80	
2050	CLASSROOM	80	
2060	CLASSROOM	288	
2070	CLASSROOM	288	
2080	CLASSROOM	123	
2090	CLASSROOM	133	
2100	CLASSROOM	106	
2110	CLASSROOM	140	
2120	CLASSROOM	108	
2130	CLASSROOM	80	
2140	CLASSROOM	80	
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2960	CLASSROOM	288	
2970	CLASSROOM	288	
2980	CLASSROOM	123	
2990	CLASSROOM	133	
3000	CLASSROOM	106	

3 FLOOR PLAN, WORSHIP HALL
SCALE: 1/4" = 1'-0"

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

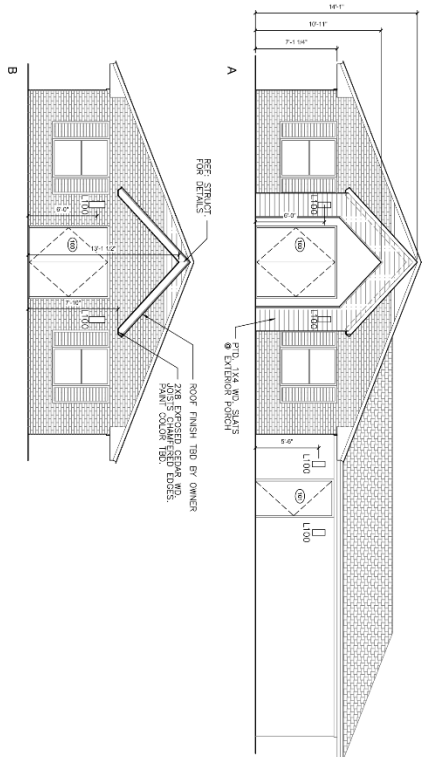
A100

PROJECT NO.: 2222
DATE: 07/20/22
DRAWN BY: MS
REVISIONS:
FLOOR PLAN

JONES-BRIMMER
2022 JUL 22 10:25 AM
2344545000

EXHIBIT C DEVELOPMENT PLANS

NOT USED



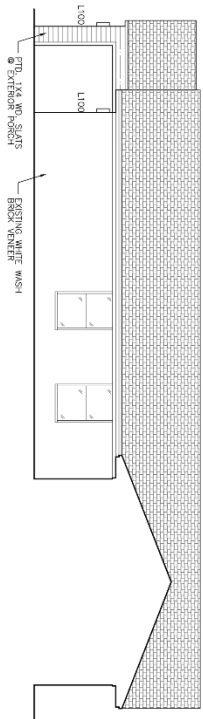
EXTERIOR ELEVATION - SOUTH FACADE
SCALE: 1/4" = 1'-0"

- SCOPE OF WORK:
 1. REPLACE EXTERIOR DOORS
 2. REPLACE EXTERIOR FACADES
 3. REPLACE EXISTING PORCH CANOPY WITH NEW CANOPY

PROJECT NO.: 2222
 DATE: 10/12/2022
 DRAWN BY: MS

REVISIONS:

EXTERIOR ELEVATIONS



EXTERIOR ELEVATION - EAST FACADE
SCALE: 1/4" = 1'-0"

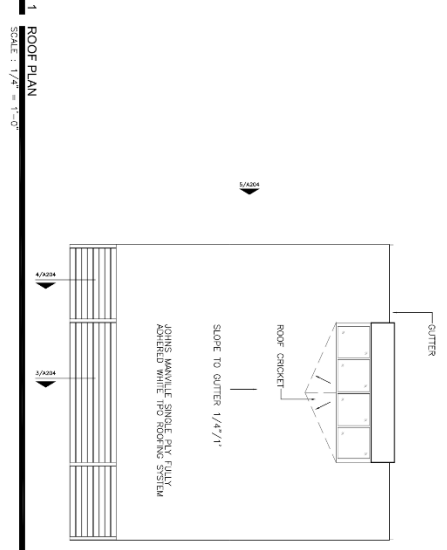
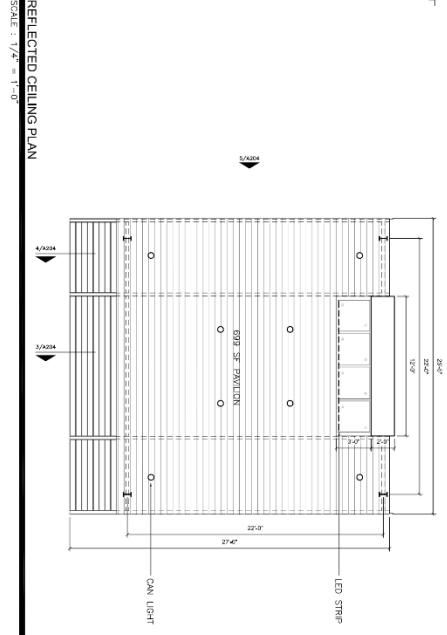
A200

WHITE ROCK CHAPEL
 5555 CELESTIAL RD.
 ADDISON TX 75254

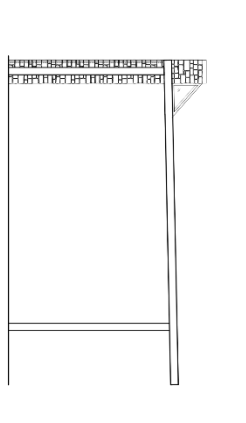
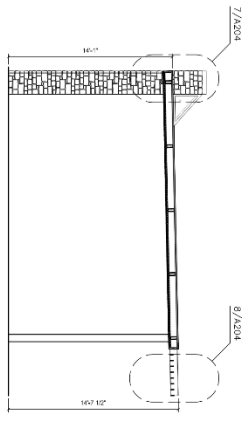
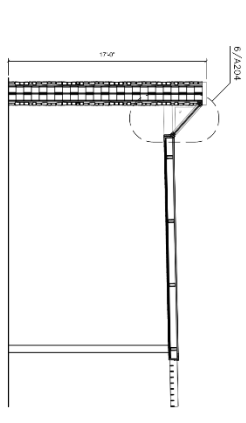
DATE: 10/12/2022

JONESBERRY
 1022 S. AVENUE #100
 DALLAS, TEXAS 75210
 TEL: 972.450.0000
 WWW.JONESBERRY.COM

EXHIBIT C DEVELOPMENT PLANS



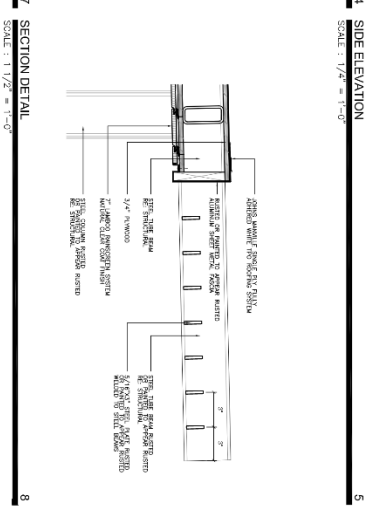
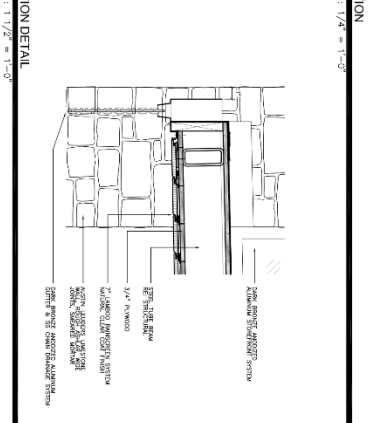
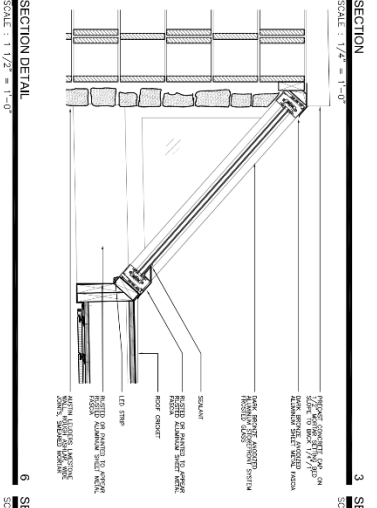
JONES BOWER
 1001 S. MAIN ST.
 DALLAS, TX 75215
 (214) 343-1111
 WWW.JONESBOWER.COM



PROJECT NO.: 2222
 DATE: 10/2/2022
 DRAWN BY: MS

REVISIONS:

PAVILION
 DETAILS



WHITE ROCK CHAPEL
 5555 CELESTIAL RD.
 ADDISON TX 75254

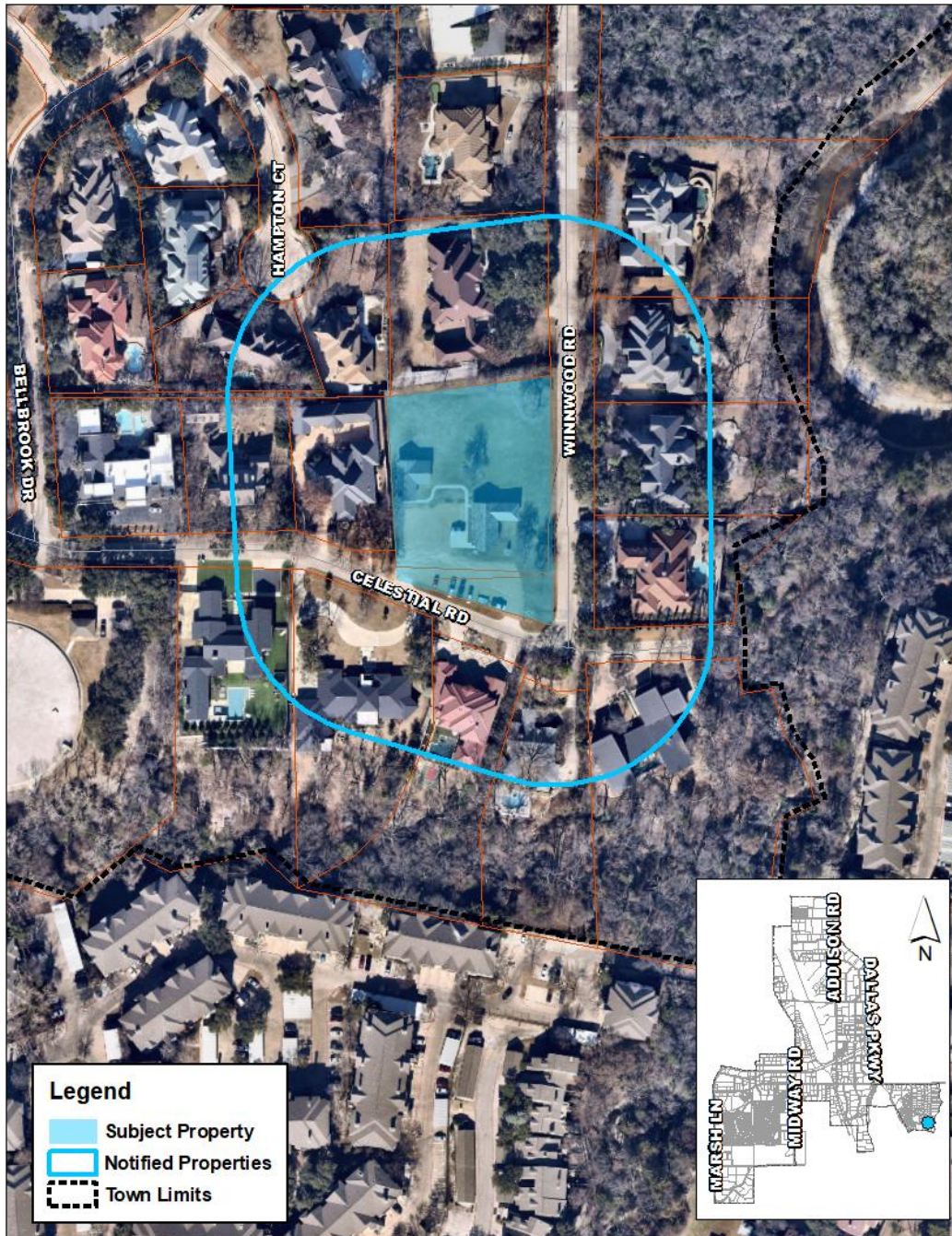
CAD FILE HERE

A204

1868-SUP

PUBLIC HEARING Case 1868-SUP/5555 Celestial Road (White Rock Chapel). Hold a Public Hearing, Present, Discuss, and Consider Action on a Request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± Acres Located at the Northwest Corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. O91-038.

LOCATION MAP





July 19, 2023

STAFF REPORT

RE: 1868-SUP/5555 Celestial Road (White Rock Chapel)

LOCATION: Northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road)

REQUEST: Approval of a Special Use Permit (SUP) for a religious institution. (Application Date: 10/19/2022)

APPLICANT: Rob Baldwin, Baldwin Associates, LLC

DISCUSSION:

Background: The subject property is located at 5555 Celestial Road and is comprised of 1.28± acres (inclusive of 0.13 acres of public right-of-way that bisects the property) located at the northwest corner of Celestial Road and Winnwood Road.

This property, coupled with a segment of land in the City of Dallas that is situated on the east side of White Rock Creek, has a long history of worship use and is recognized by the Texas Historical Commission for its rich legacy of African American history. Former slaves and their descendants established the original White Rock Chapel east of the creek in 1884, and after enduring flooding for years, moved the church to its current location in 1918, following the donation of land by a white landowner who frequently worshipped with their congregation. Following the loss of the original worship hall due to a storm and the establishment of a new congregation one mile to the south on Montfort Drive, a new worship hall was built in 1960, and shortly thereafter, was lost in a structure fire. Until a new worship hall was built in 1981, the congregation worshipped in the original 1918 parsonage. Following unsuccessful efforts to restore the parsonage in 2008, the parsonage was replaced with the current fellowship hall, which exists on the property today along with the 1981 worship hall. A summary of the historical significance of the property was provided in the 2013 Comprehensive Plan and is attached to this report for reference.

Following years of declining use, the property was acquired by Dr. Donald Wesson and his family, in 2018. The Wesson's formed White Rock Chapel of Addison Inc. for the purpose of re-establishing a religious congregation at the site and to celebrate its unique contribution to African American history in north Texas. Following acquisition of the property in 2018, the new owners did not obtain a Certificate of Occupancy for their desired use and the property has largely been dormant in the years that followed.

The Town's Zoning Ordinance allows a religious institution through approval of an SUP in any zoning district. The past worship use on this property was established prior to the Town's incorporation and subsequent annexation and zoning of this property and the surrounding land. This property, as well as the surrounding Winnwood and Celestial Road properties, were annexed

by the Town in 1980, following disannexation by the City of Dallas. In 1991, these properties were zoned Planned Development (PD), through PD Ordinance 91-038. That PD restricted the zoning of this property to single-family use and did not make the existing religious assembly use a legal use.

Since 2019, the applicant has engaged Town staff in various discussions on the future disposition of the property, with limited progression prior to this current application. In February of 2022, the applicant approached Town staff with a vision that served as a nexus for this current proposal. Due to the recent ongoing dormancy of this property and the change in the nature of the use and site improvements proposed by the applicant, the Director of Development Services made an administrative determination at that time, that required the applicant to obtain an SUP to establish a new religious institution use on the property.

With this SUP application, the applicant is presenting detailed site development plans and SUP conditions that were shaped by months of community engagement, which included four neighborhood meetings and seven small group meetings with concerned neighbors and their legal counsel. These plans and SUP conditions will help facilitate the establishment of a new congregation that will be served by faith leaders from an existing Dallas congregation, Cornerstone Baptist Church.

Proposed Plan: With this request, the applicant proposes to use the site as a church and to provide accessory educational programming addressing the unique history of the site and surrounding area. The church will utilize the existing Fellowship Hall and Worship Hall. There is also an existing decomposed granite parking lot with one paved handicap accessible space that will be modified.

Improvements to the site include interior and exterior modifications to the Worship Hall, a new pavilion, new landscaping, a small water feature internal to the site, pedestrian pathways, and improvements to the parking lot. There are no proposed modifications to the existing Fellowship Hall.

The proposed Worship Hall improvements include modifications to the interior floor plan and exterior façade, however, the applicant is not proposing to expand the existing building. The structure is 1,961 square feet and will accommodate a 54-occupant assembly hall, an office, restroom facilities, a classroom, and storage area. The 618 square foot Fellowship Hall, which is not proposed to be modified, offers an assembly area, kitchen, restroom facilities, and storage.

The proposed pavilion will provide 600 square feet in covered area and will be 17 feet tall at its highest point. The pavilion will be located to the northeast of the existing Fellowship Hall. A decomposed granite courtyard with a water feature and pedestrian pathways will provide access to the pavilion from the parking lot. To the east of the courtyard will be a formal lawn area.

Proposed SUP Conditions: The proposed SUP conditions are intended to allow for worship and religious assembly and accessory educational programming to occur on the property while mitigating the potential impacts of the proposed use.

****The SUP conditions that follow reflect the conditions acted on by the Planning and Zoning Commission. A summary of changes that were negotiated between the applicant and neighborhood representatives following the Planning and Zoning Commission meeting, is provided at the conclusion of this section.****

Land Use Definitions: The proposed SUP formally defines the permitted religious institution and accessory educational uses and provides a robust list of uses that are not permitted on the property as either a primary or accessory use. These land use definitions also require the church to demonstrate that it is a tax exempt organization as a religious institution or nonprofit, or alternatively, to employ faith leaders that are fully accredited by their affiliated faith group. All of these conditions will need to be satisfied prior to issuance of a Certificate of Occupancy for the property. This section also requires the church to post the SUP conditions in each building and to provide the SUP conditions to organizers of religious and educational functions permitted on the property.

Compliance with Plans: As part of this application, the applicant was required to submit a site plan, landscape plan, façade, and floor plans. Compliance with these plans must be achieved prior to issuance of a Certificate of Occupancy for the property. Key improvements reflected in these plans include:

Exterior Facades: The Worship Hall façade improvements include the replacement of the exterior doors, the replacement and addition of exterior lighting fixtures at building entrances, and the replacement of the porch canopy at the primary entrance on the southern façade. The brick veneer will be preserved for the remainder of the exterior facades. The proposed pavilion will be constructed of limestone and steel. The pavilion will be open on all sides. The existing façade of the Fellowship Hall is not proposed to change.

Landscaping and Open Space: To preserve the historic nature of the site, the applicant is requesting the following deviations from the landscape and open space requirements:

- A reduction of the required 20-foot landscape buffer along Celestial Road to 9 feet 4 inches to allow the existing parking lot area to be utilized; and
- To allow 12 uninterrupted parking spaces along Celestial Road without one required parking island.

These deviations are appropriate and necessary in order to respect the existing context of the site and the applicant has appropriately mitigating the impact of these deviations by exceeding the Town's landscape requirements in other areas. The applicant is providing 71.8% landscaped open space on site, significantly exceeding the required 20%. Additionally, 72 new trees (47 shade trees and 25 ornamental trees) will be installed throughout the site to provide screening from adjacent properties. Various shrubs and ground cover will be provided along the south and east property lines to meet the parking lot and street landscaping requirements. A bioretention pond is also proposed at the southeast corner of the site.

Floor Area: This application does not include any additional floor area for either building, and does include a pavilion comprising 600 square feet in covered floor area. Any future increase in floor area would require amendment of any approved SUP for the property.

Hours of Operation: The proposed hours of operation establish a baseline restriction of 9 am to 6 pm each day. Morning bible study preparation and evening bible study groups are permitted to meet once weekly no earlier than 5 am and no later than 9 pm, provided that each group is comprised of 10 members or fewer on site, and all activities are conducted

indoors. For no more than one weekday per month during the baseline operating hours, educational activities related to the history of the site may be carried out on the property.

This section also introduces the term “other religious function” where allowances for religious ceremonies, namely weddings, baptisms, funerals, and memorial services may occur on the property. These other religious functions are limited to 12 per calendar year, with no more than 4 of those functions allowed to be weddings, which may not exceed a frequency of one per month. This section also establishes restrictions on alcohol use on the property, where it may not be sold and it cannot be served outside of how it would be traditionally served as part of a faith ceremony. This section also establishes requirements for a member of the church to be present for other religious functions, as well as a reporting requirement to ensure the Town can appropriately track the number and frequency of the educational and other religious functions that are occurring.

Lighting: This section establishes standards for preventing nuisance lighting on the site by requiring downward lighting and shielding, and prohibiting the use of pole lighting.

Parking: This section establishes a parking ratio of one space for each three seats provided within the primary assembly area of the church. This parking ratio is a best practice for religious assembly uses in north Texas. The applicant has proposed 54 seats within the worship hall of the church, requiring a total of 18 parking spaces. The applicant has met this requirement by providing 18 spaces on site, including two handicap accessible spaces. A drop off and loading area is proposed at the northeast corner of the parking lot. Due to the narrow condition of the streets in this neighborhood, a critical consideration of these SUP conditions was to ensure that on-street is not permitted under any circumstance.

Additionally, through engagement with the neighborhood, staff and the applicant learned that the current decomposed granite paving treatment was preferred, and that has been achieved with the exception of the two accessible spaces, which will be constructed of concrete. Additional restrictions prohibiting valet operations and the prohibition of bus and commercial vehicle use and storage on the property. An exception is granted to allow for school buses transporting school-aged children in support of the permitted monthly educational programming that is proposed.

Property Maintenance: This section establishes broad requirements for maintaining the buildings, site landscape, and hardscape in a state of good repair and establishes prohibitions on the storage of materials and equipment outside.

Sound Mitigation: This section prohibits the establishment of nuisance noise conditions such as the use of amplified sound outdoors and sound generated by any device or apparatus that can be heard 50 feet from its source. It also establishes time limitations on construction activity and noise generating landscape maintenance activities.

Solid Waste Receptacles: This section requires solid waste containers to be serviced at least once per week, and it requires containers to be closed and screened from public view when not being serviced.

Maximum Property Occupancy: This section establishes a more restrictive site occupancy than what would otherwise be allowed by the building and fire codes. This nexus of this more stringent requirement was the limited amount of off-street parking provided on site. This allows for up to 72 occupants in the main worship hall and up to 90 occupants on site when

concurrent programming such as children's bible study occurs concurrently with the main service.

Prevention of Trespassing: This section establishes broad requirements for preventing unauthorized guests from entering the property.

SUP Condition Changes Since the P & Z Meeting: Following the Planning and Zoning Commission meeting, representatives from the neighborhood continued to share concerns with the applicant and ultimately requested additional revisions to the proposed SUP conditions. Through this dialogue, many conditions requested by the neighborhood were accepted by the applicant, but agreement could not be achieved on all requests. Some of these requests were limited by the Town due to concerns with enforceability. Final changes accepted by the applicant include:

- Prohibition on outreach programs targeted to the formerly incarcerated, the mentally ill, or current or former drug addicts/alcoholics.
- Requiring the applicant to meet both of the previously listed standards for confirmation of religious group status, in lieu of only meeting one of the previously listed standards.
- Prohibition on the owner allowing alcohol consumption outside of religious services.
- Limiting site occupancy to 54 occupants in the worship hall (with an additional 18 occupants in the Fellowship Hall only where concurrent programming is provided), with a permitted 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.
- Providing for a 5-year prohibition on the submittal of new SUP applications where changes to building floor area, site occupancy, and the quantity of parking spaces may be proposed.

Community Input: Town staff notified adjacent property owners within 200 feet of the subject property in accordance with Town and State requirements. As of the date of agenda posting, the Town has received eight letters of opposition from property owners within the 200 foot notice area. Additionally, staff has received thirteen letters of opposition, two letters that were neutral, and three letters of support from property owners outside of the 200 foot notice area.

At the May 16th Planning and Zoning Commission meeting, five speakers spoke in favor of the application (two in support who did not wish to speak), one speaker neutrally addressed the content of the application, and fifteen speakers spoke in opposition of the application (sixteen in opposition who did not wish to speak).

In accordance with Section 4 (Written Protest), Article XXIX (Changes and Amendments), Appendix A (Zoning) of the Addison Code of Ordinances, a favorable vote of three-fourths of the City Council (6 votes) is required to approve this request due to receipt of written protest from the owners of more than 20 percent of the land immediately adjoining the subject property and extending 200 feet therefrom.

RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposed SUP conditions are stringent, but they meet the intended purpose of allowing religious assembly while mitigating potential use and development impacts on surrounding property owners. This process will give both the applicant and surrounding neighbors the predictability and protections that are provided by zoning, while providing clear criteria for Town staff to enforce. When this property previously operated as a church, most of these proposed conditions would not have applied, as the Town's zoning ordinance does little to address religious uses. Through this SUP process, the neighborhood is benefiting from the conditions that can be applied by the Town via a Special Use Permit.

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



Case 1868-SUP/5555 Celestial Road (White Rock Chapel)

May 16, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on May 16, 2023, voted to recommend approval of the request for a Special Use Permit (SUP) to allow a Religious Institution on property located at 5555 Celestial Road, that is currently zoned Planned Development, though Ordinance No. O91-038, subject to the use and site development conditions presented by the applicant.

Voting Aye: Branson, Catalani, Chavez, DeFrancisco, Fansler, Faircloth, Souers

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: Fran Powell, 14796 Lochinvar Court
David Rosenfield, 14909 Bellbrook Drive
David Dillard, 4357 Shirley Drive
Venu Menon, 14523 Winnwood Road
Ed Copeland, 5600 Celestial Place

On: Jimmy Niemann, 14921 Bellbrook Drive

Against: Robert Kantner, 14853 Winnwood Road
Richard Lane, 14516 Winnwood Road
Howard Freed, 14932 Winnwood Road
Jim Robinson, 14795 Buckingham Court
Robert Goodfriend, 14725 Celestial Place
Merle Bruneman, 14848 Winnwood Road
Blake Clemens, 14754 Celestial Place
Michael Emmett, 14535 Winnwood Road
Bob Heckman, 14776 Maiden Court
Jane Frances Robinson, 14761 Bedivere Court
Taree Doty, 14784 Winnwood Road
Sarah Brown, 14811 Bellbrook Drive
Daniel Kondos, 5545 Celestial Road
Katherine Garrison, 5545 Celestial Road
George King, 14929 Havenshire Place

POSITION OF THOSE PRESENT BUT NOT SPEAKING AT THE PUBLIC HEARING:

For: Louise Rosenfield, 14909 Bellbrook Drive
Manju Menon, 14523 Winnwood Road

On: None

Against: Michael Douglas, 14916 Winnwood Road
Chris Bowers, 1316 Village Creek Drive
JT McPherson, 14517 Winnwood Road
Connie Mahmood, 14721 Stanford Court
John Krieger, 14768 Maiden Court
Cynthia Reese, 14819 Bellbrook Drive
Raymond Reese, 14819 Bellbrook Drive
Karen Williams, 14799 Buckingham Court
Mae Carroll, 14759 Stanford Court
Megan McKinney, 14759 Stanford Court
Colter Doty, 14784 Winnwood Road
John Finken, 14764 Maiden Court
Maureen Lesourd, 14854 Oaks North Place
Jeff Cayon, 14900 Winnwood Road
Michael Holigan, 15001 Winnwood Road
Virginia Hensley, 15016 Winnwood Road

May 11, 2023

Ken Schmidt, AICP
Director of Development Services
Town of Addison
16801 Westgrove Drive
Addison, Texas 75001

Re: White Rock Chapel – Request of a Special Use Permit

Dear Mr. Schmidt,

This firm is representing White Rock Chapel of Addison, Inc. in their request for a Specific Use Permit (“SUP”) to allow the continued operation of the historic church located at 5555 Celestial Road. The intent of this SUP is to allow the White Rock Chapel to resume its conventional operations as a church and to advance education regarding this official Texas historical site beginning in the 19th century as a place of worship for African Americans and to the broader community into the present day. The use and development standards that are proposed as SUP Conditions are intended to ensure that the future use of this church is compatible with the surrounding neighborhood and the limited site infrastructure provided within the site. We are supportive of the SUP Conditions being considered as part of this application and are confident that the proposed conditions will ensure that this church will not have any negative impacts on our neighbors.

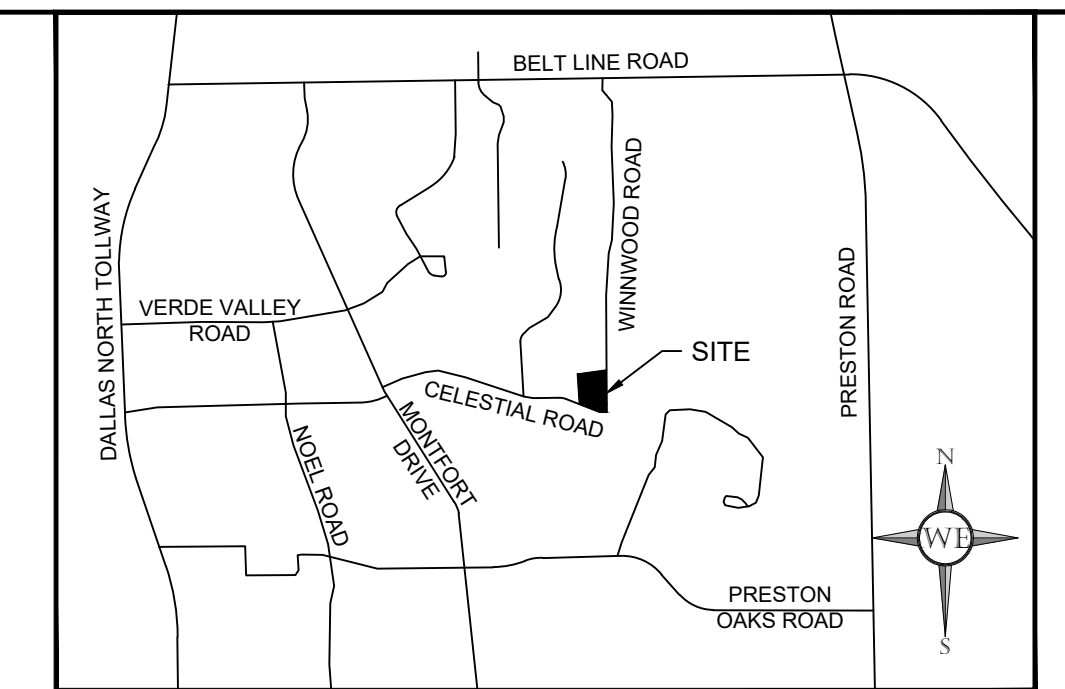
Please let me know if you have any questions or comments or if I can be of any assistance.

With kind regards,

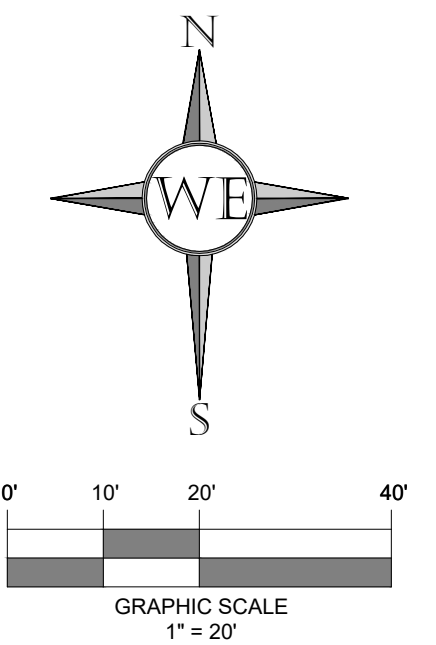


Robert Baldwin

SITE DATA TABLE	
ZONING	PLANNED DEVELOPMENT ORDINANCE NO. 091-038
PROPOSED USE	CHURCH
LOT AREA	EXISTING PROPERTY = 1.143 ACRES, 49,815.24 SF
ROW AREA	EXISTING PROPERTY = 0.133 ACRES, 5,795.87 SF
EXISTING BUILDING AREA	1,100 SF, AND 1,961 SF TOTAL: 3,061 SF
BUILDING HEIGHT	SANCTUARY: 14' - 1" FELLOWSHIP HALL: ±14' PAVILION: 17'
LOT COVERAGE	6%
TOTAL PARKING REQUIRED	18 SPACES (MAXIMUM 54 SEATS)
HANDICAP PARKING REQUIRED	1 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
TOTAL PARKING PROVIDED	18 SPACES PLUS 1 LOADING SPACE
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.	
USABLE OPEN SPACE REQUIRED	9,963.05 SF
USABLE OPEN SPACE PROVIDED	34,594 SF
IMPERVIOUS SURFACE AREA	8,164 SF



LOCATION MAP
N.T.S.



TOWN OF ADDISON SITE PLAN NOTES

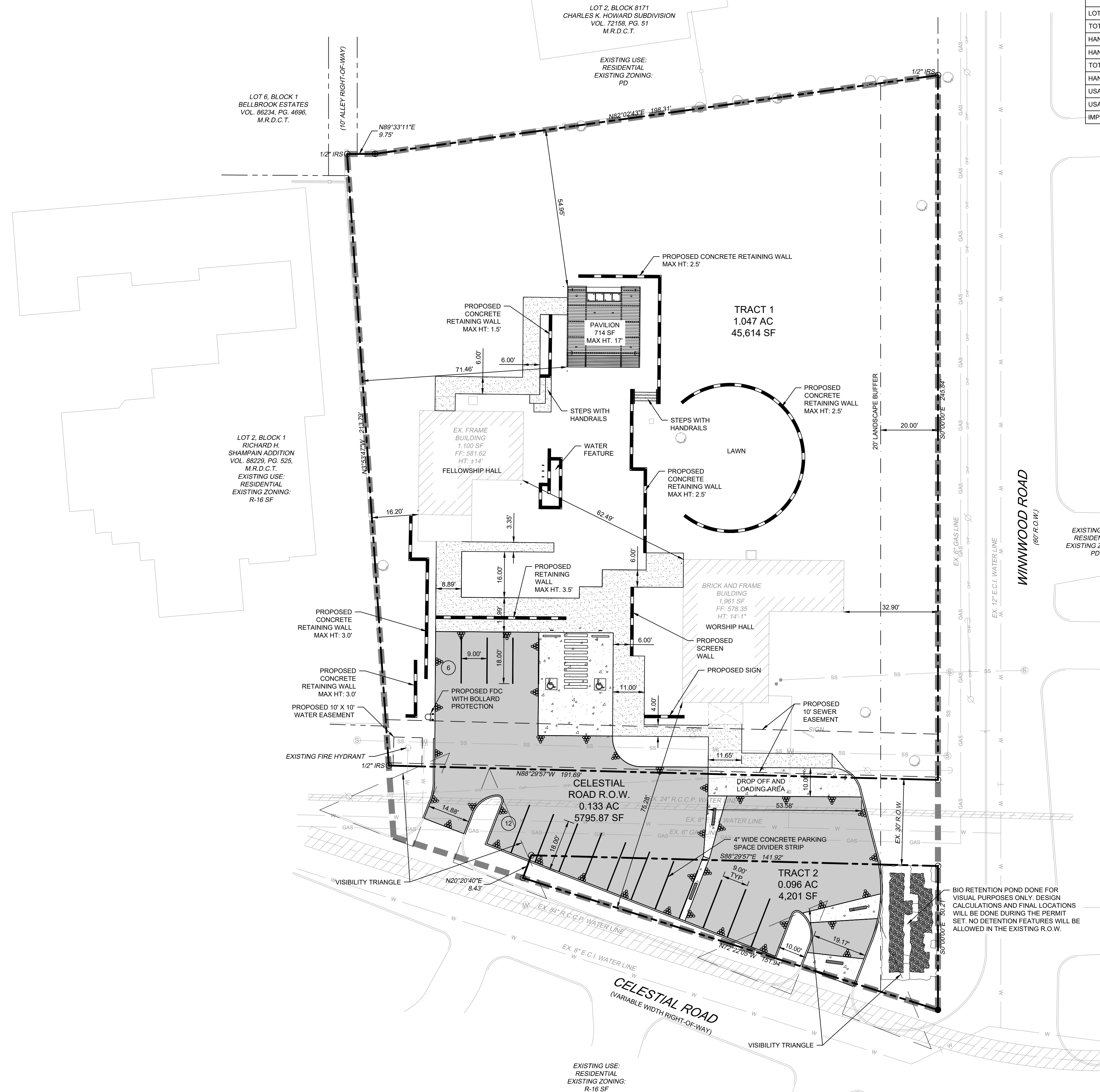
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

LEGEND

- PROPERTY LINE
- SUP BOUNDARY
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- PROPOSED DECOMPOSED GRANITE
- PROPOSED 5" CONCRETE PAVEMENT
- PROPOSED 4" SIDEWALK PAVEMENT
- ⊙ NUMBER OF PARKING SPACES PER ROW
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING WATER METER
- ⊙ EXISTING SAN. SWR. MANHOLE
- ⊙ EXISTING SAN. SWR. CLEANOUT
- ⊙ EXISTING SIGN

SITE NOTES

1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
2. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
3. PROPERTY BOUNDARY AND EXISTING SURVEY IMPROVEMENTS WERE PROVIDED BY A&W SURVEYORS, INC. DATED 04/20/2022.
4. SITE USE AND IMPROVEMENTS MUST COMPLY WITH THE ADOPTED SUP CONDITIONS FOR CASE 1968-SUP.
5. ALL RETAINING WALLS THAT ARE 4 OR MORE FEET IN HEIGHT FROM THE BASE OF ITS FOOTING TO THE TOP OF THE WALL AND/OR WALLS THAT SUPPORT A SURCHARGE MUST BE DESIGNED AND INSPECTED BY A LICENSED ENGINEER, AND A PERMIT WILL BE REQUIRED.



SITE PLAN
TRACT 1, 2, AND R.O.W.
1.277 ACRES
ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY TEXAS
TOWN PROJECT NUMBER: 1868-SUP
PREPARATION DATE: MAY 3, 2023

OWNER:
WHITE ROCK CHAPEL OF ADDISON, INC.
3111 WELLSBORO STREET, SUITE 1204
DALLAS, TEXAS 75219

ENGINEER:
WESTFALL ENGINEERING, PLLC
1719 ANGEL PARKWAY, SUITE 400-206
ALLEN, TEXAS 75002

SURVEYOR:
A&W SURVEYORS, INC.
P.O. BOX 870029
MESQUITE, TEXAS 75187

WESTFALL ENGINEERING

1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

WHITE ROCK CHAPEL

5555 CELESTIAL RD.
ADDISON, TEXAS 75254

Talley Associates

Landscape Architecture
Planning
Urban Design
3301 Elm Street, Suite 100
Dallas, Texas 75226
Tel: 214-871-7900
Fax: 214-871-7985

SYMBOL	QUANTITY	CODE	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS
TREES					
	34	LO	Live Oak	Quercus virginiana	4" cal., 15' ht., single trunk
	13	CE	Cedar Elm	Ulmus crassifolia	6" cal., 20' ht.
	10	RB	Oklahoma Red Bud	Cercis canadensis var. texensis 'Oklahoma'	30 gal., multi-trunk, 7'-8" HT., 3'-4" spd.
	15	VT	Vitex	Vitex agnus-castus	45 gal., multi-trunk, 8'-10" HT., 7'-8" spd., low branched
SHRUBS / PLANT MIX'S					
	89	NH	Nelly R Stevens Holly	Ilex x 'Nellie R. Stevens'	25 gal., 6' ht.
	118	GC	Gray Leaf Cotoneaster	Cotoneaster glaucophyllus hort.	5 Gal., 2' Ht., 2'-6" Spr., @ 36" triangle o.c. spacing.
	1,239 SF	PW	Purple Wintercreeper	Euonymus fortunei 'Colorata'	4" pots, @ 8" o.c.
	2	EW	Evergreen Wisteria	Millettia reticulata	3 gal., 5-7 Climbers, Full
	1,561 SF	MI	30% Miscanthus 25% Inland Sea Oats 15% Sidecoats Blue Grama (30% even mix) Black-eyed Susan, Yellow Flag Iris, Prairie Coneflower, & Gay Feather	30% Miscanthus sinensis 'Adagio' 25% Chasmanthium latifolium 15% Bouteloua curtipendula (80% even mix) Rudbeckia fulgida var. 'Goldstrum', Iris pseudocorus, Ratibida columnifera, & Liatris puncata	1 gal., Full, triangle o.c. spacing
	255 SF	BM	30% Sidecoats Blue Grama 20% Purple Coneflower 20% Texas Sedge 30% Indian Grass	30% Bouteloua curtipendula 20% Schizocoma parviflora 20% Carex texensis 30% Sorghastrum nutans	1 gal., Full, triangle o.c. spacing
LAWN					
	2,330 SF	BS	Bermuda Sod	Cynodon dactylon	Solid Sod
	12,340 SF	HM	Hydromulch Bermuda	Cynodon dactylon	Hydromulch, even spread
	2,851 SF	SOD	Zeon Zoysia	Zoysia japonica 'Zeon'	Solid Sod

TOWN OF ADDISON LANDSCAPE REQUIREMENTS:

PERCENTAGE OPEN SPACE 11a:				
EXISTING AND PROPOSED OVERALL LANDSCAPE/OPEN SPACE PERCENTAGE (20% OF GROSS SITE MUST BE LIVING MATERIALS - DG, GRAVEL, FLAGSTONE, SYNTHETIC TURF DO NOT COUNT)				
SITE AREA = 49,815 SF. OPEN SPACE/LANDSCAPE = 35,784 SF	REQUIRED	EXISTING	PROVIDED	
	20%	-	71.8%	
STREET LANDSCAPE BUFFER 11b:				
STREET LANDSCAPE BUFFER (20' MIN.) STREET LANDSCAPE BUFFER MUST INCLUDE 1-4" CAL. TREE PER 30 LF. EVERGREEN SHRUBS 3'-3'6" ON CENTER				
	REQUIRED	EXISTING	PROVIDED	
CELESTIAL ROAD BUFFER STREET BUFFER (See Note Below)	20'	9'-4"	9'-4"	
WINWOOD ROAD STREET BUFFER	20'	25'	25'	
CELESTIAL ROAD BUFFER TREES (199.30)	5	0	5	
WINWOOD ROAD BUFFER TREES (326.06)	11	3	8	
CELESTIAL ROAD EVERGREEN SHRUBS (199.30)	57	0	118	
WINWOOD ROAD EVERGREEN SHRUBS (326.06) (See Note Below)	93	0	73	
PARKING LOT SCREENING 11d:				
SCREENING MUST BE A MINIMUM OF 3'-6" HIGHER THAN PAVING. 10,000 SF OR LESS - 3' WIDE LANDSCAPED BED WITH 1 SHRUB 3'-3'6" ON CENTER				
	REQUIRED	PROVIDED		
PARKING LOT - 9,210 SF	57	118		
PARKING LOT LANDSCAPING INTERIOR 11e, 11f:				
PARKING AREA PERCENTAGE REQUIRED FOR INTERIOR PLANTING AREA, 7,000-49,999 SF = 5%. 1 TREE FOR EACH 10 REQUIRED PARKING SPACES.				
	REQUIRED	PROVIDED		
PARKING LOT - 9,210 SF	5%	15%		
PARKING LOT TREES 11g:				
1 TREE FOR EACH 10 REQUIRED PARKING SPACES IN THE PARKING AREA.				
	REQUIRED	PROVIDED		
PARKING LOT - 16 + 2HC STALLS	2	5		

TOWN OF ADDISON NOTES:

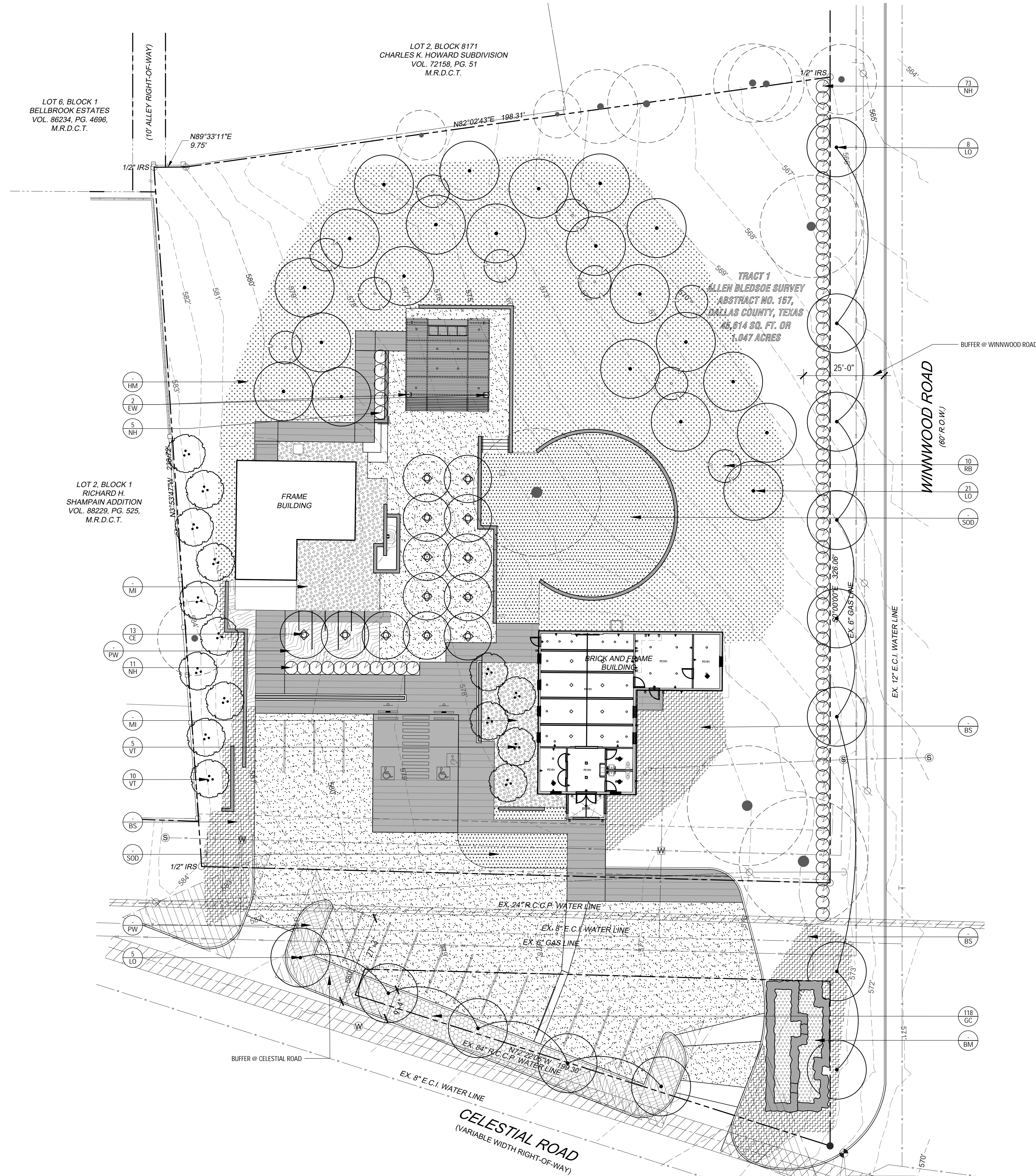
1. An irrigation plan is required on Civil and construction plans and must be signed and sealed by a Licensed Irrigator.
2. All irrigation controllers must have rain and freeze sensors.

TREE PRESERVATION NOTES:

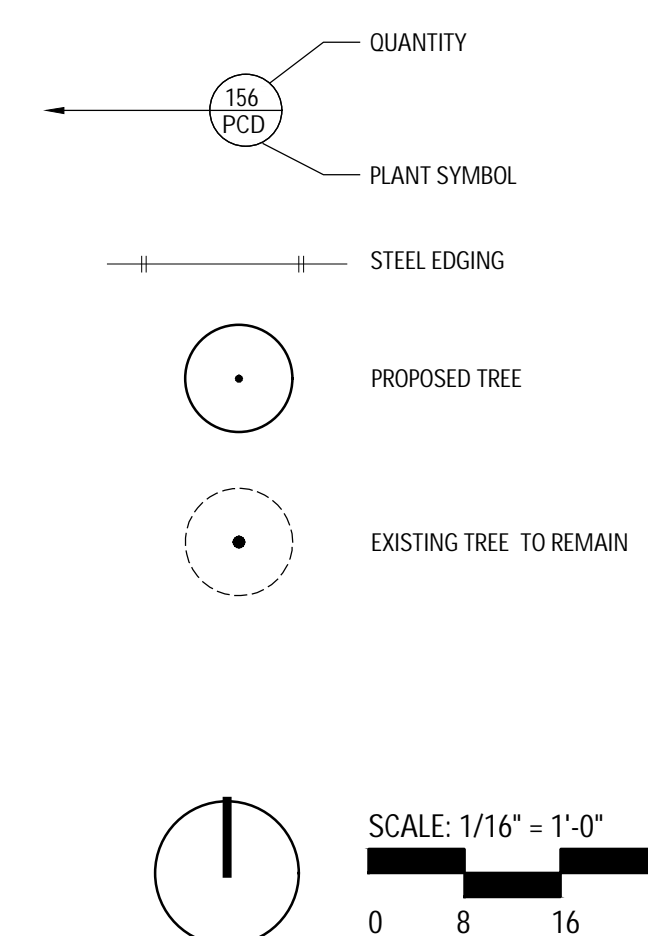
1. All existing trees to be preserved. A certified arborist will be providing a report on the genus, species and health of all existing trees to the city prior to any site work commencing.

LANDSCAPE REQUIREMENT NOTES:

- 1.1. With the historical nature of the site, we feel it is in the best interest to preserve the existing character as much as possible. Due to this we are requesting a deviation to the following requirements from the Landscape & Screening Plan Checklist.
 - 1.1.1. The existing buffer between the Curb and the parking lot on Celestial Road is less than 20', and due to the parking lot remaining in place to not require the 20' buffer along Celestial. Due to buffer area along Winwood having existing trees, existing utilities and the need for a bioswale, the number of buffer shrubs is lower than the required amount.
 - 1.1.2. Parking on site has limited space and is unable to expand. Along Celestial Road we are proposing 12 unattended parking stalls, and request no additional parking island per city requirement of no more than 10 stalls without a landscape island. We are placing canopy trees within the buffer along Celestial Road to ensure parking spaces are within the required distance to canopy trees.



PLANTING LEGEND



Project No.	22029
Drawn By:	JS, BH
Checked By:	CT
Date:	OCTOBER 13, 2022
Issued:	
Issued:	
Issued:	
Revisions:	
▲	SUP CITY COMMENTS - 01-09-2023
▲	SUP CITY COMMENTS - 03-31-2023
▲	SUP CITY COMMENTS - 04-11-2023

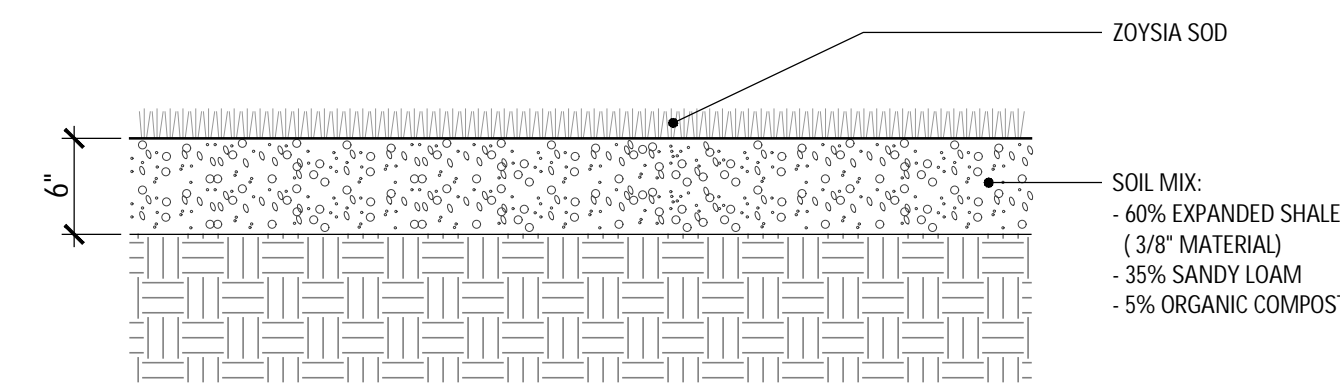
Sheet Title:
LANDSCAPE PLAN

L3.01

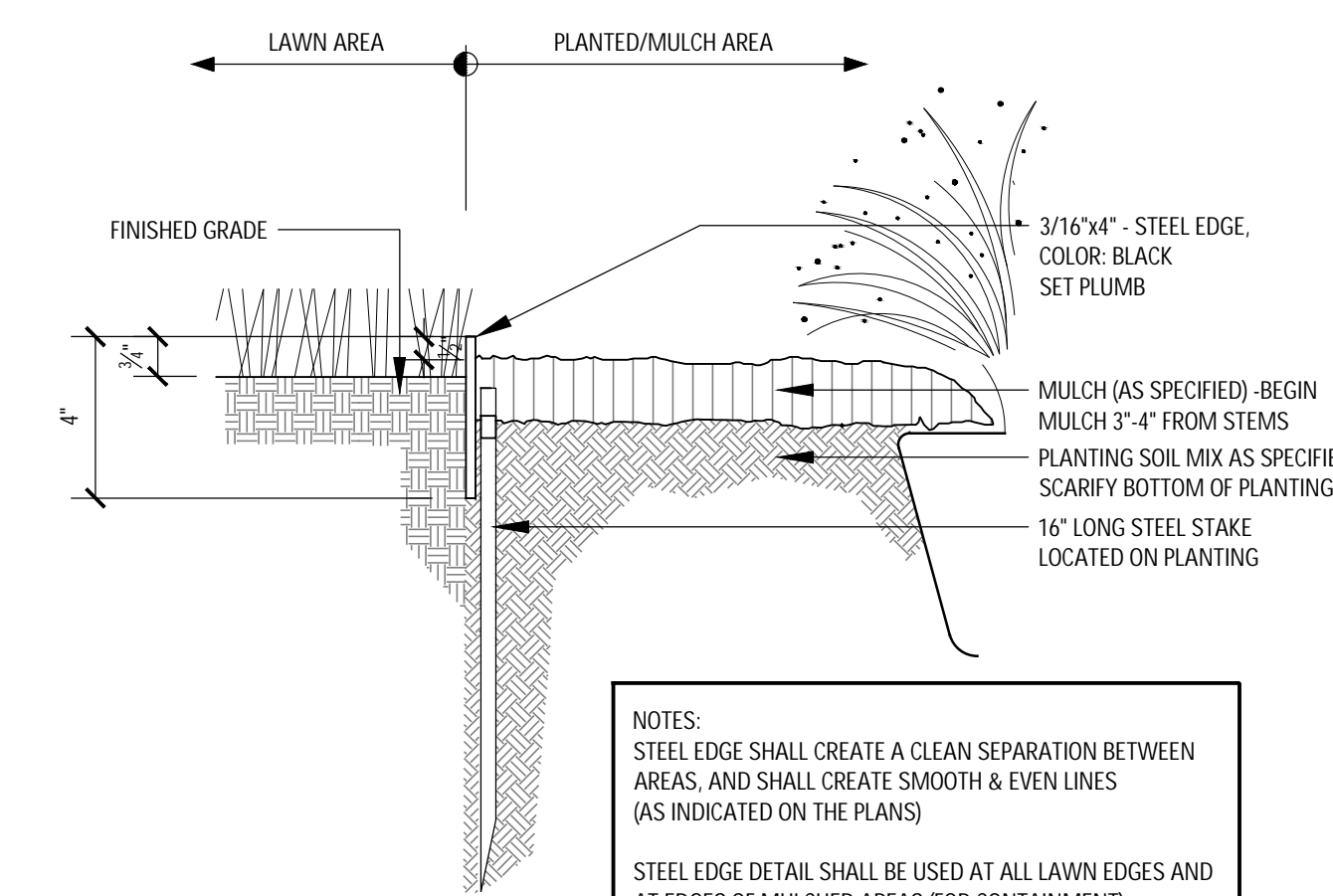
Sheet No.:

Proc: May 02, 2023 4:41pm, Shaler
 Last Save: May 02, 2023 4:41pm
 File: X:\Gardens\22029-00 White Rock Chapel\02_CD & CDD\02_SHEETS\03_01_PLANTING PLAN.dwg

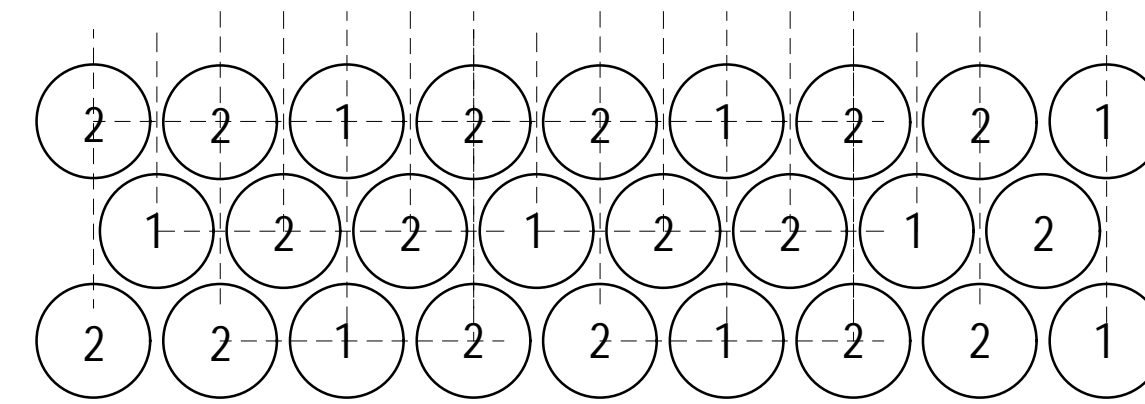
NOT FOR CONSTRUCTION



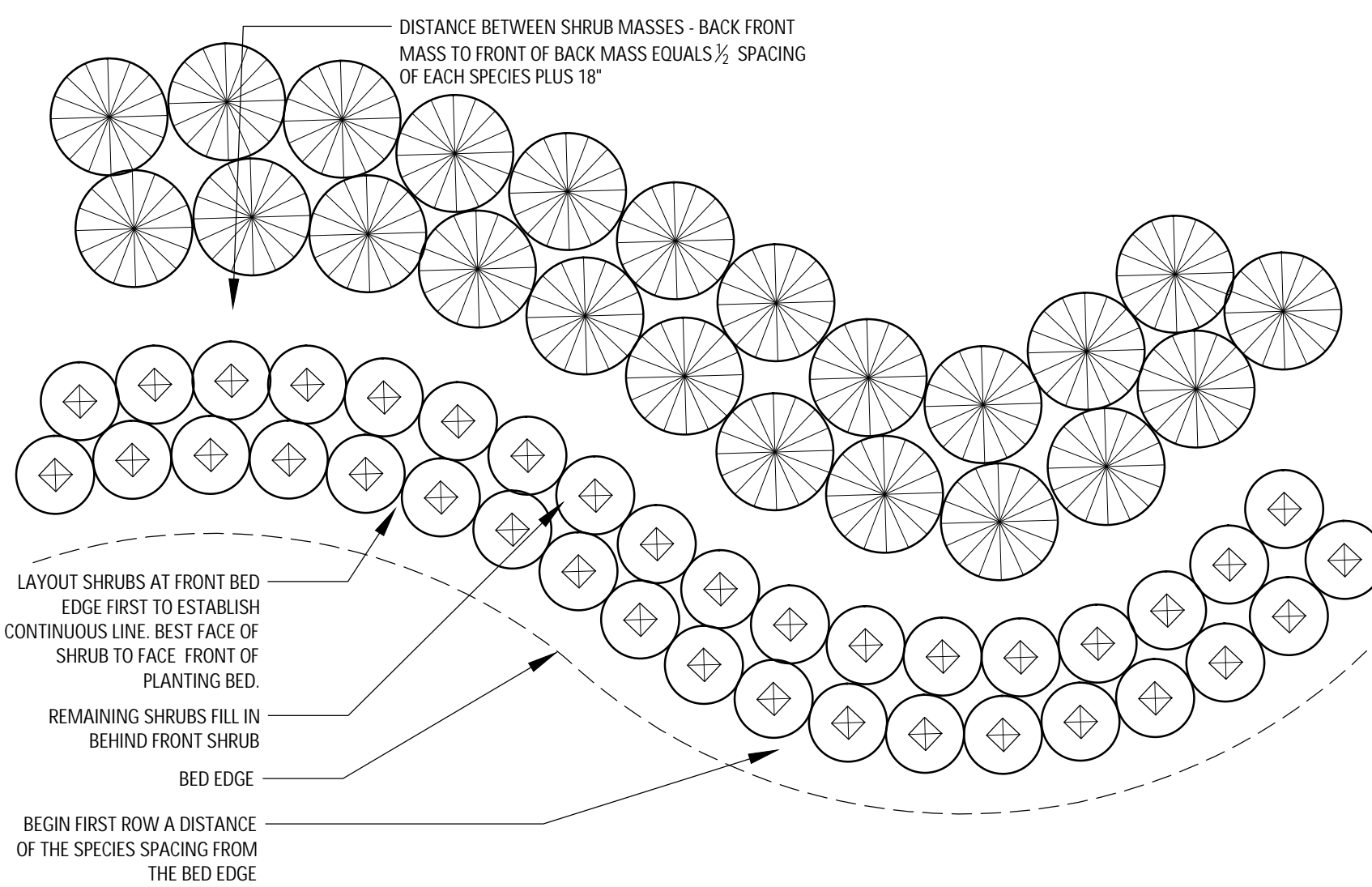
7 **LAWN**
SCALE: 1" = 1'-0"



6 **STEEL EDGING**
SCALE: NTS

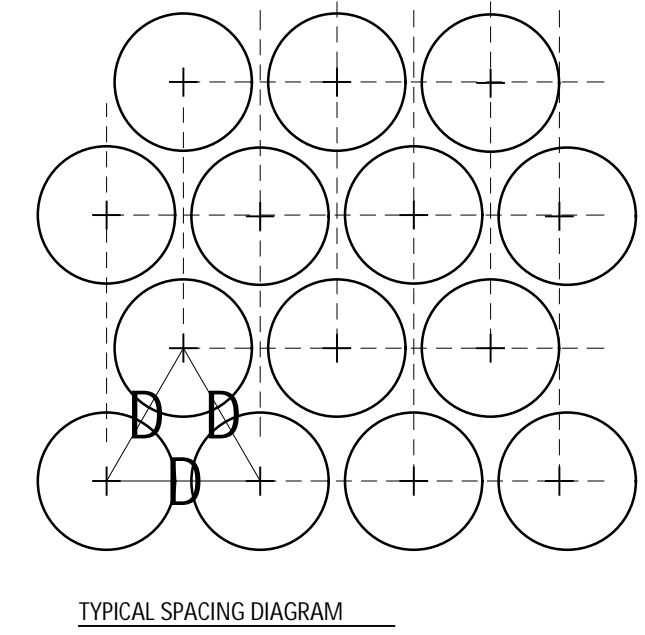


5 **PLANTING BED ENLARGEMENT 2/1 RATIO MIX**
SCALE: 1" = 1'-0"

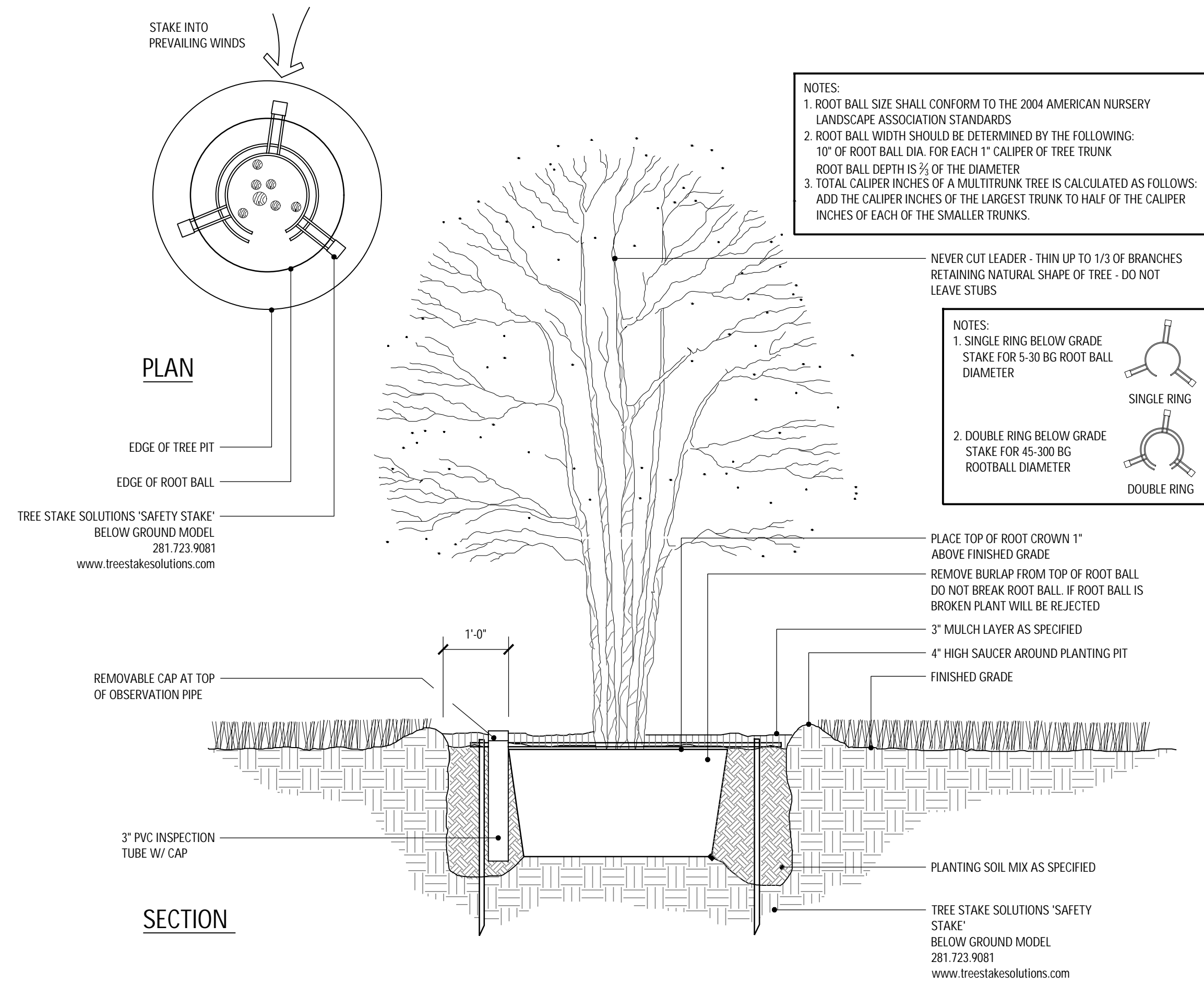
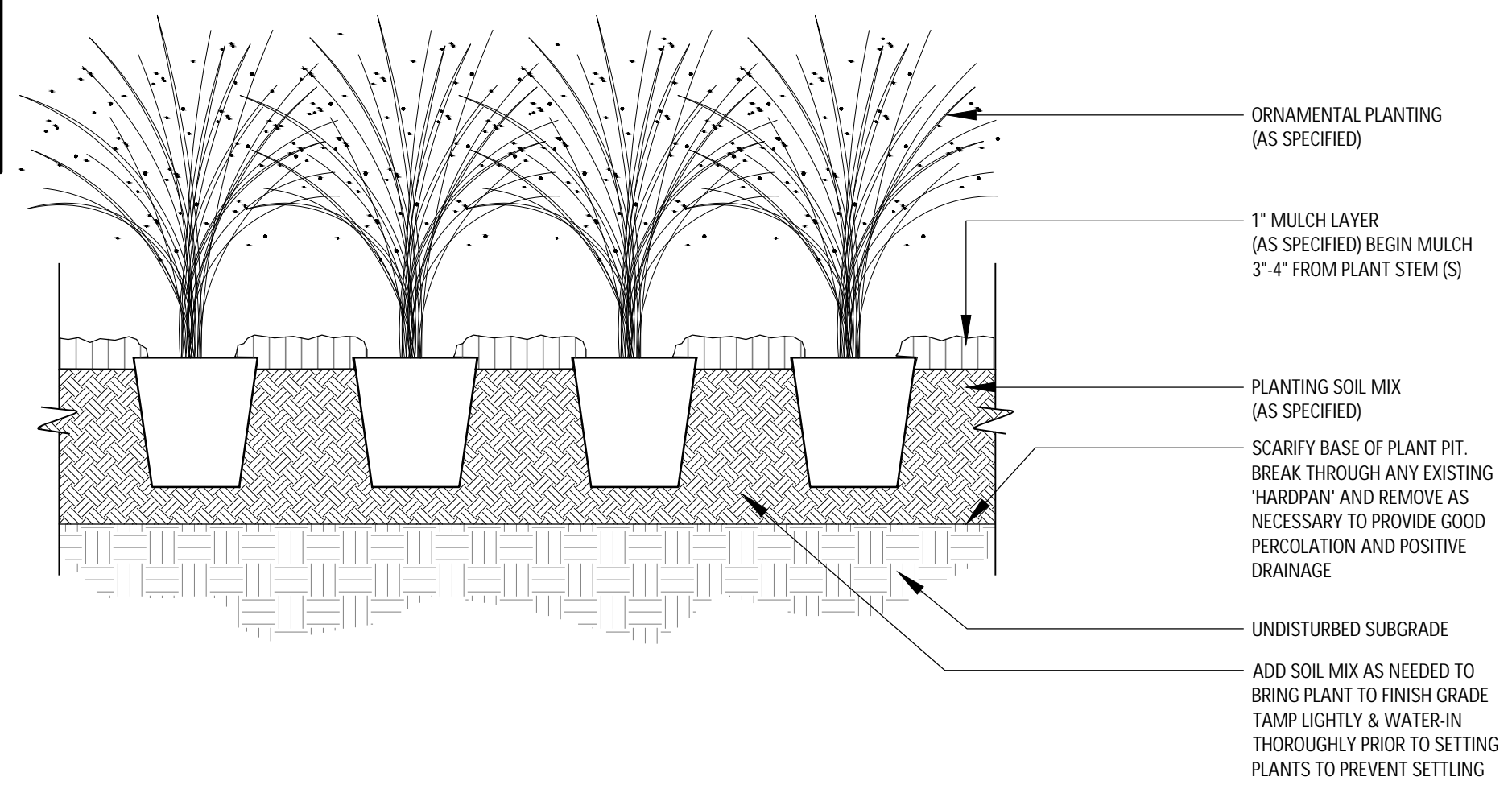


4 **PLANTING BED ENLARGEMENT - ARRANGEMENT**
SCALE: 1" = 1'-0"

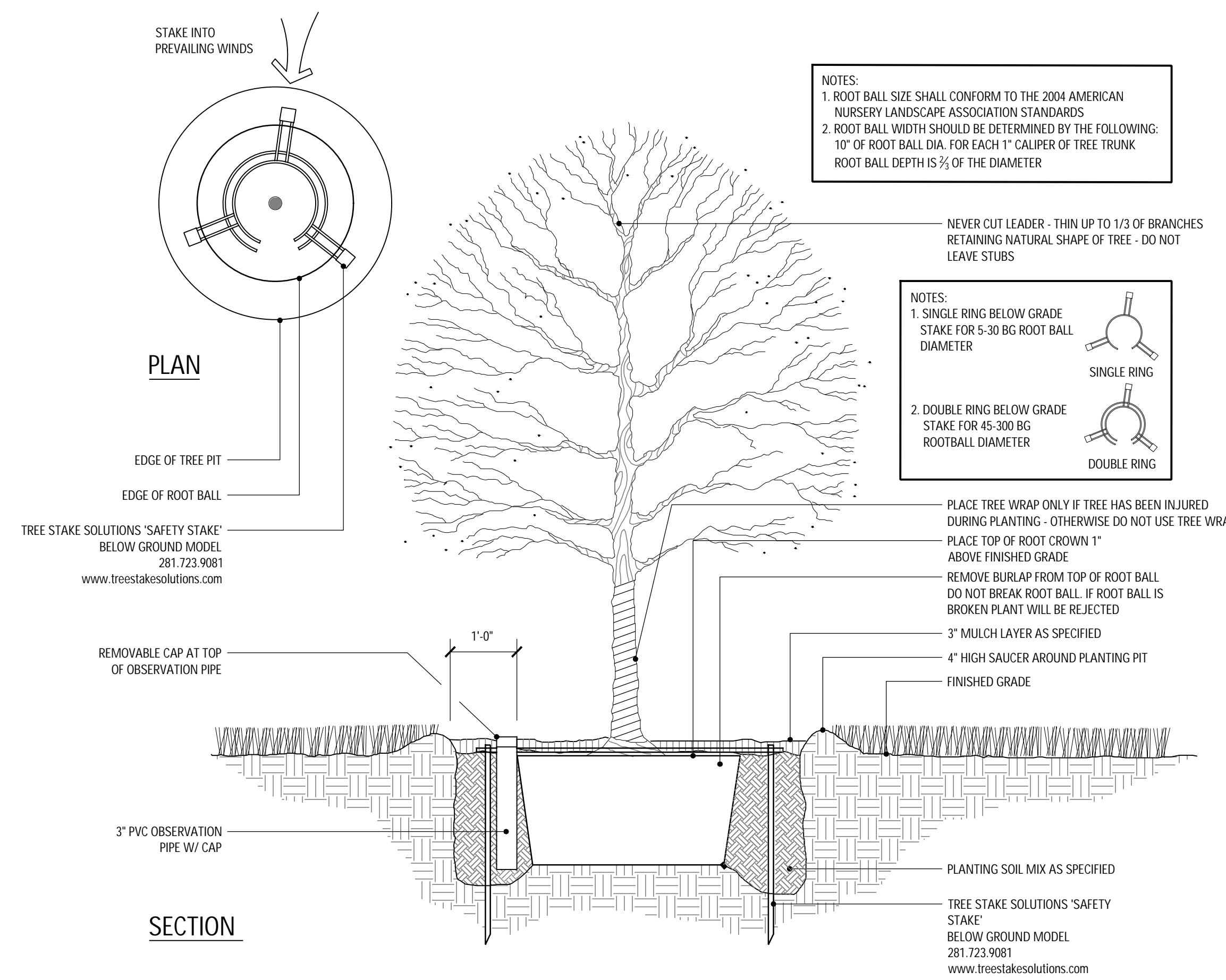
NOTES:
1. DIMENSION OF PLAN SPACING (SHRUB & GROUNDCOVER) AS INDICATED ON DRAWINGS
GENERAL NOTE:
1. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING
2. IMMEDIATELY SOAK WITH WATER AFTER PLANTING
3. DO NOT BREAK ROOT BALL
4. EXCAVATE PLANTING BE 2" LARGER THAN ROOT BALL



3 **SHRUB & GROUNDCOVER PLANTING**
SCALE: 1" = 1'-0"



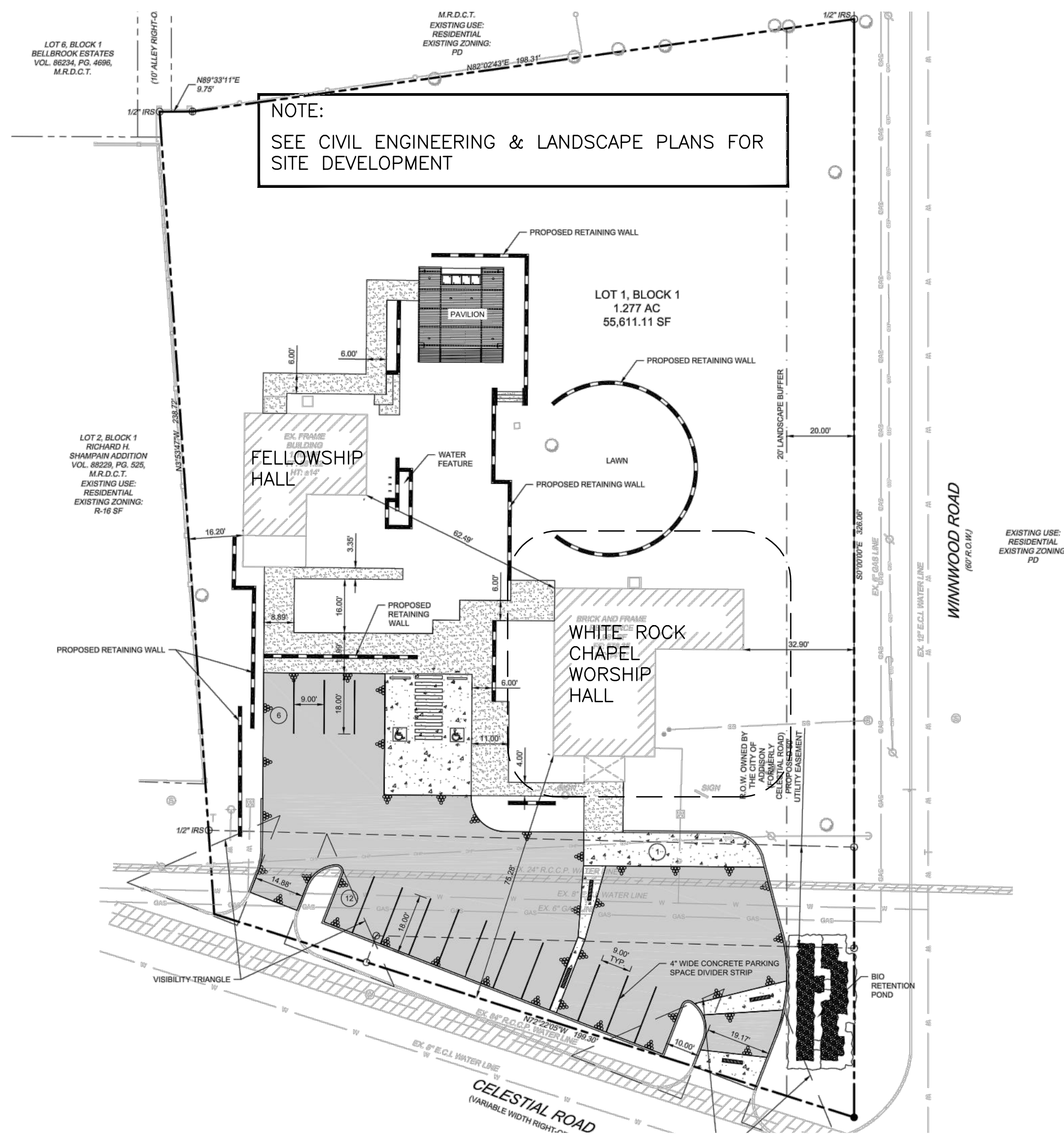
2 **MULTI-TRUNK TREE DETAIL - BELOW GROUND ANCHORING**
SCALE: 1" = 1'-0"



1 **TREE PLANTING DETAIL - BELOW GROUND ANCHORING**
SCALE: 1" = 1'-0"



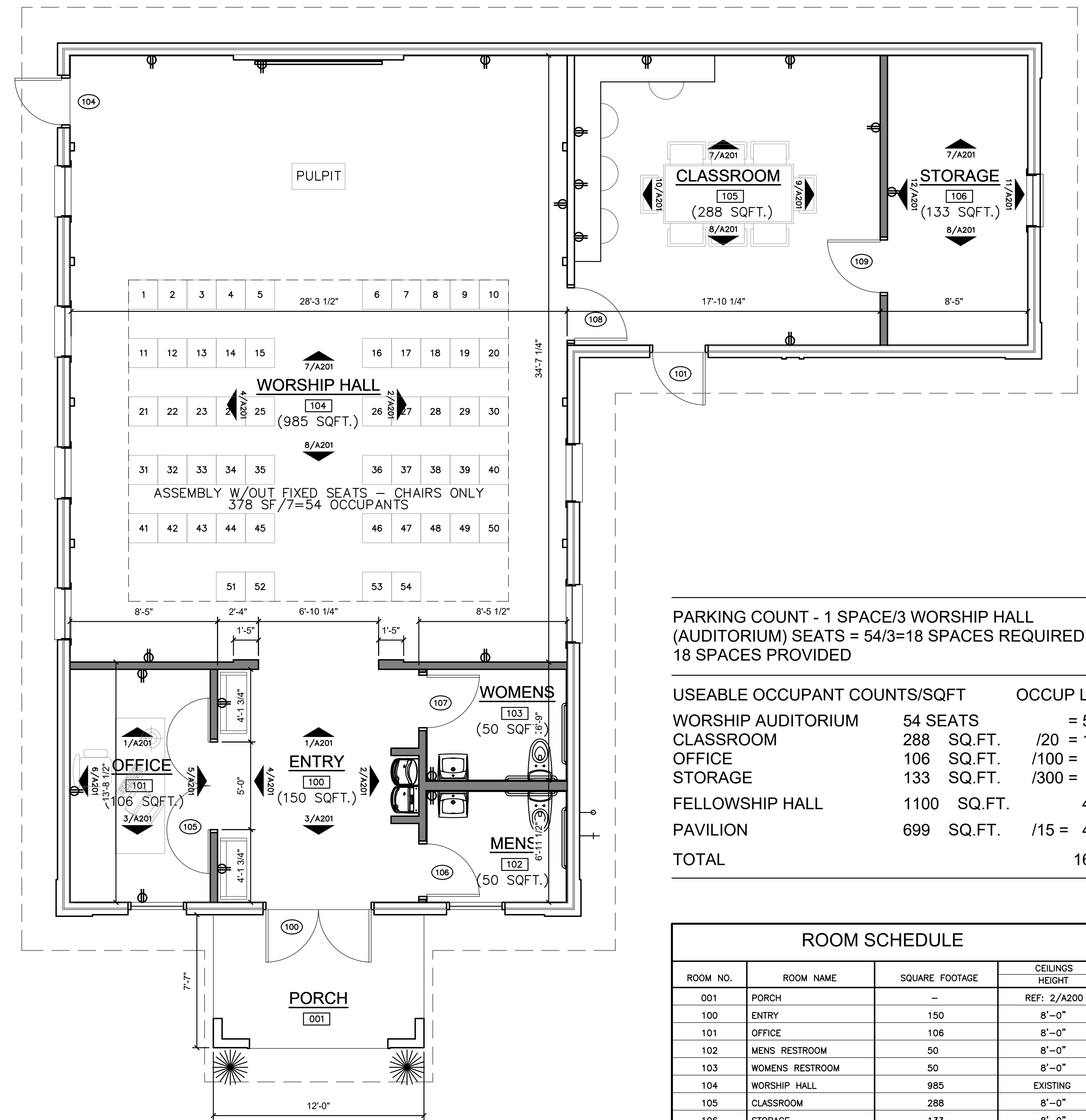
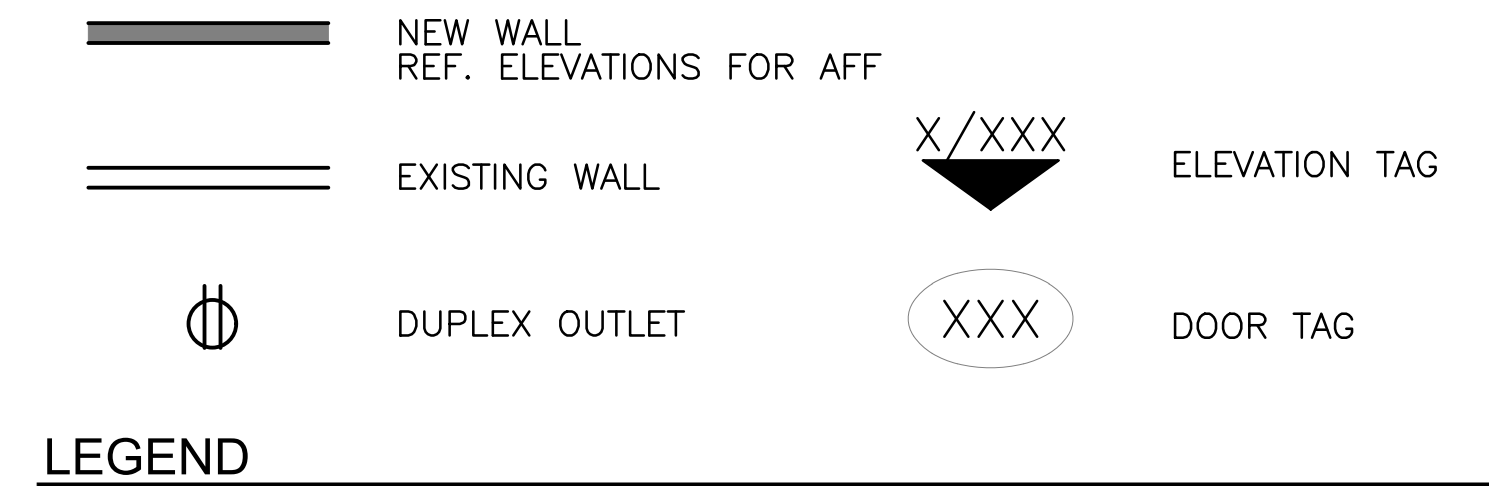
Project No.	22029
Drawn By	JS, BH
Checked By	CT
Date	OCTOBER 13, 2022
Issued	
Issued	
Issued	
Revisions:	
▲	SUP CITY COMMENTS - 01-09-2023
▲	
▲	
▲	



SITE PLAN

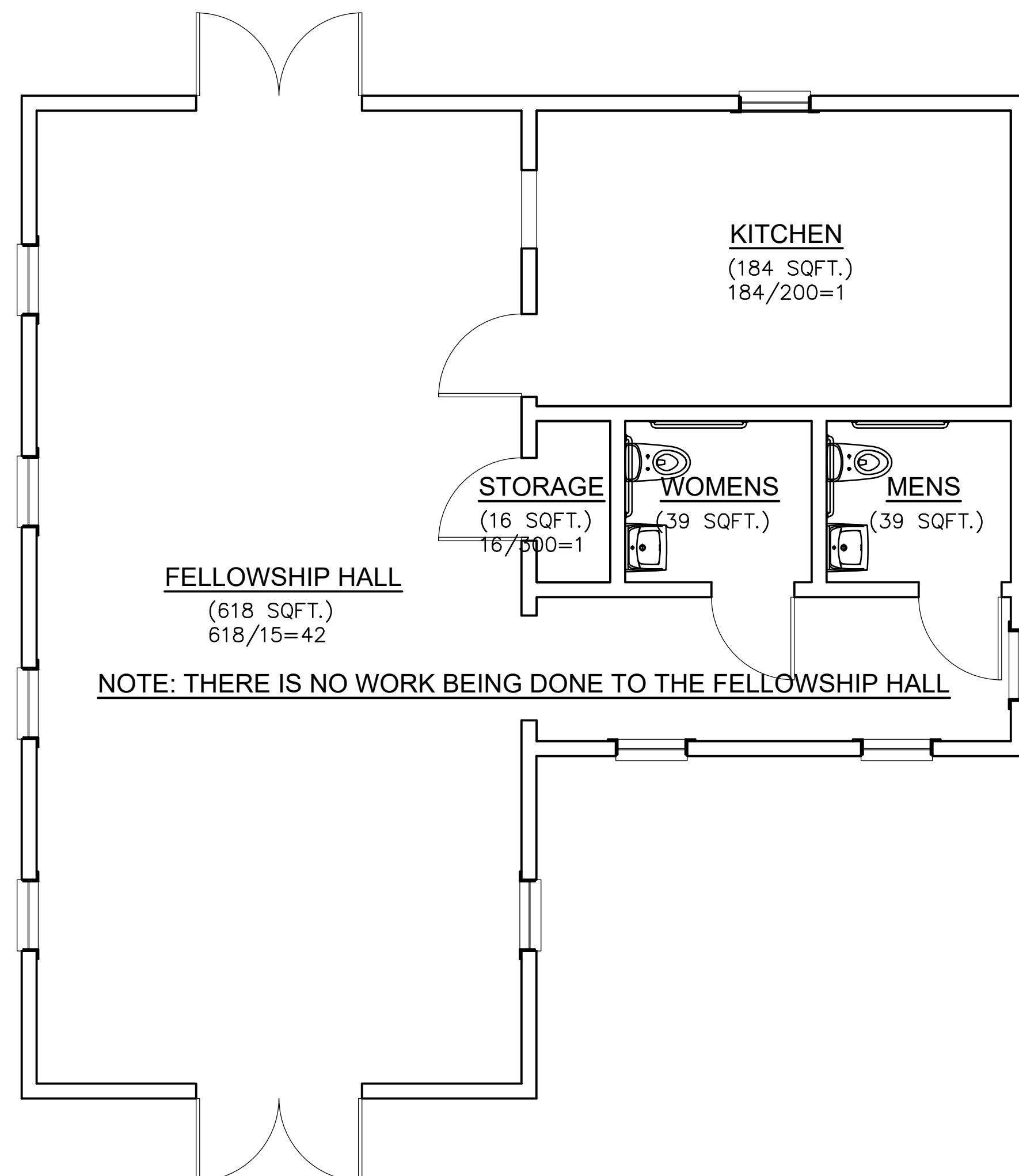
SCALE : 1" = 30'

PROJECT SHALL COMPLY WITH THE 2018 IBC INCLUDING CHAPTER 17, 2017 NEC, 2012 TAS AND ASSOCIATED CODES AND ORDINANCES OF THE TOWN OF ADDISON



2 FLOOR PLAN- WORSHIP HALL

SCALE : 1/4" = 1'-0"



FLOOR PLAN- FELLOWSHIP HALL

SCALE : 1/4" = 1'-0"

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"

PROJECT NO. : 2222
DATE : 10/12/2022
DRAWN BY : MS

REVISIONS :

FLOOR PLAN

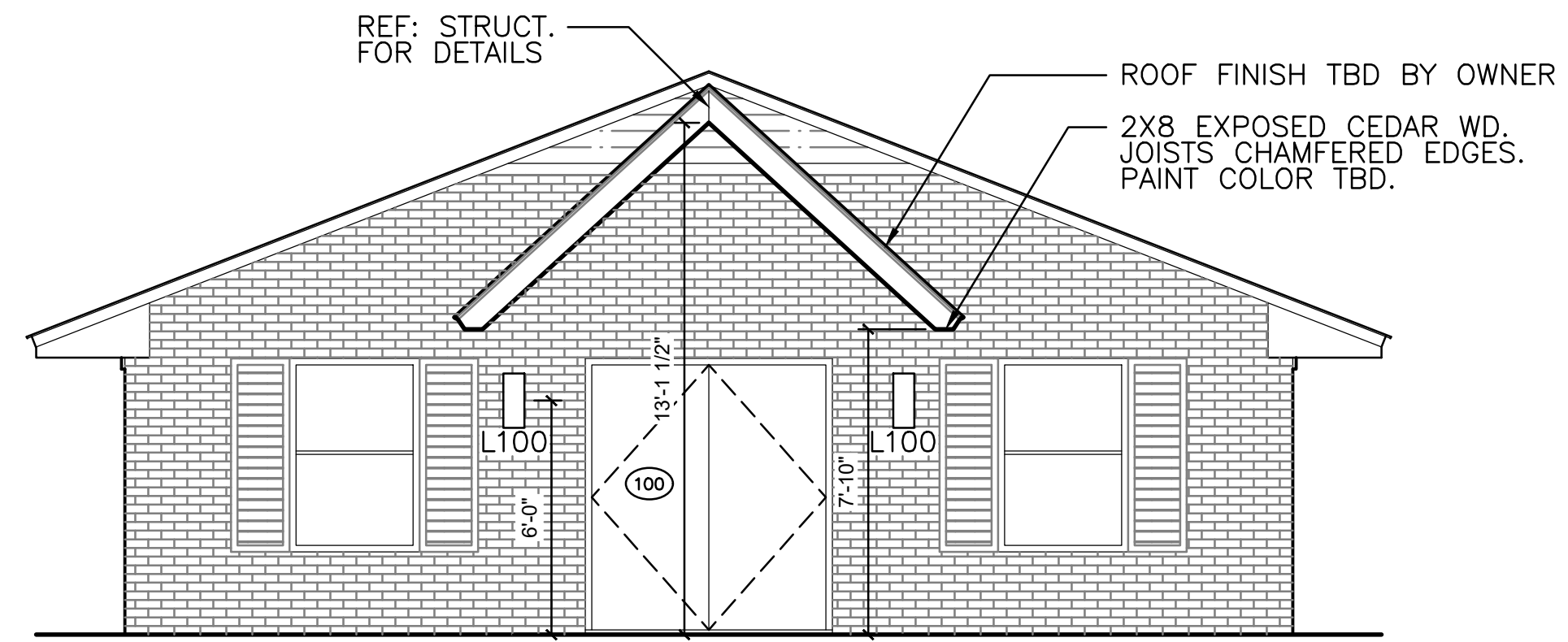
WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1868-SUP



A

PTD. 1X4 WD. SLATS
@ EXTERIOR PORCH



B

EXTERIOR ELEVATION - SOUTH FACADE

SCALE : 1/4" = 1'-0"

NOT USED 1

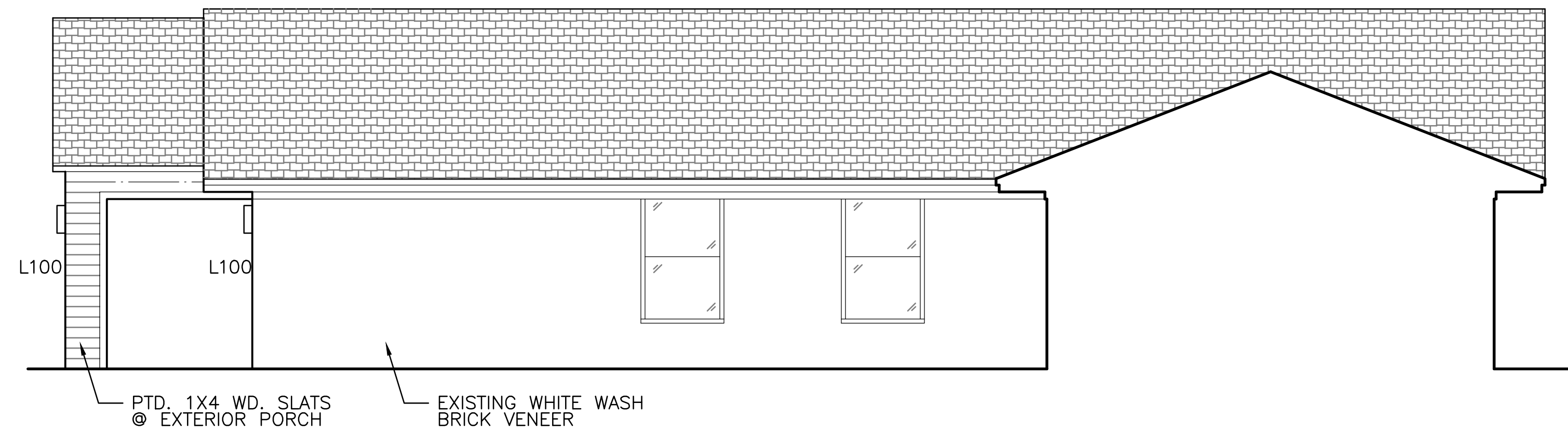
- SCOPE OF WORK:
1. REPLACE EXTERIOR DOORS
 2. ADD LIGHTING TO EXTERIOR FACADES
 3. REPLACE EXISTING PORCH CANOPY WITH NEW CANOPY

PROJECT NO. : 2222
DATE : 10/12/2022
DRAWN BY : MS

2

REVISIONS:

EXTERIOR ELEVATIONS



3

EXTERIOR ELEVATION - EAST FACADE

SCALE : 1/4" = 1'-0"

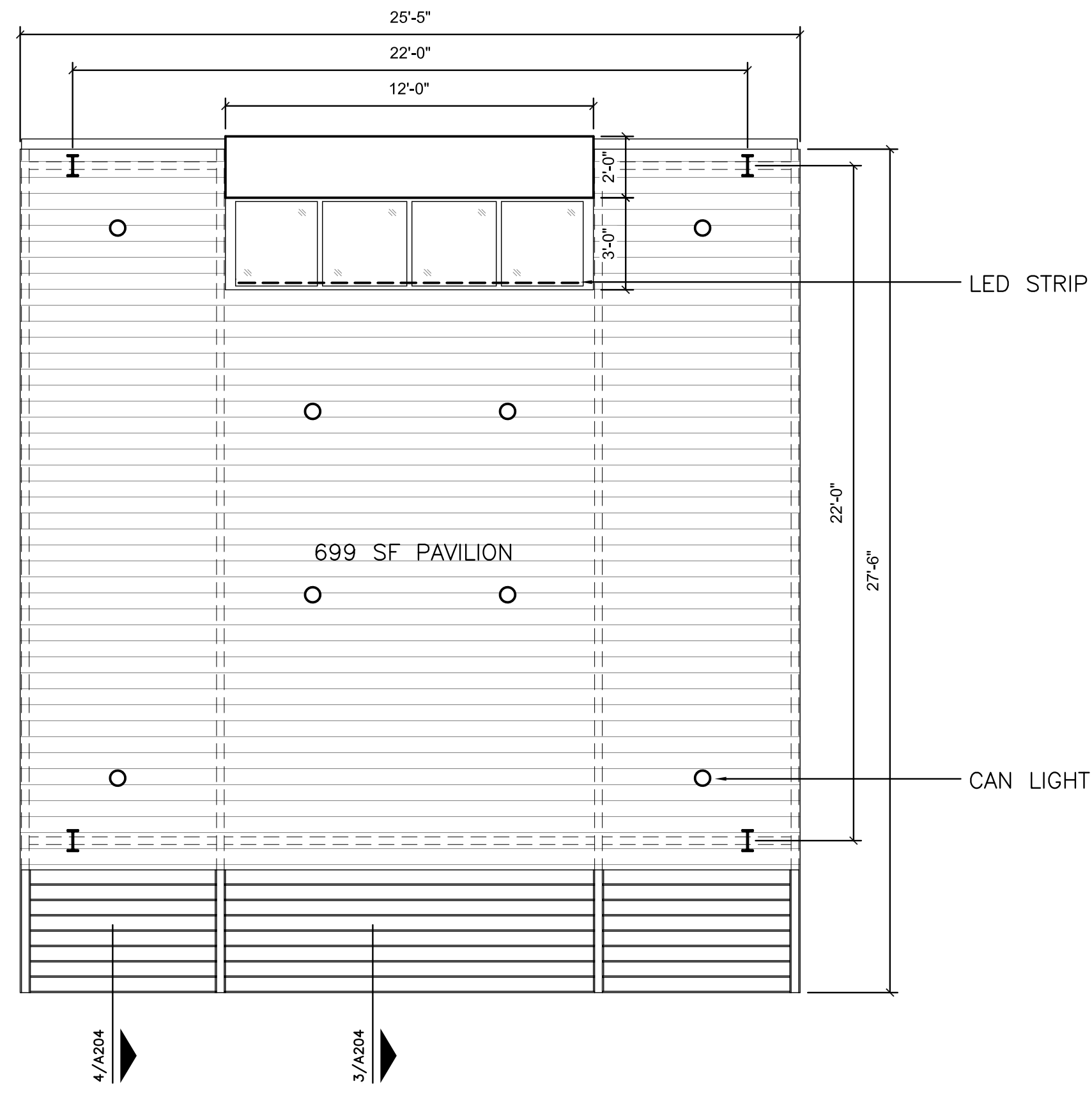
NOT USED

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1868-SUP

4

A200

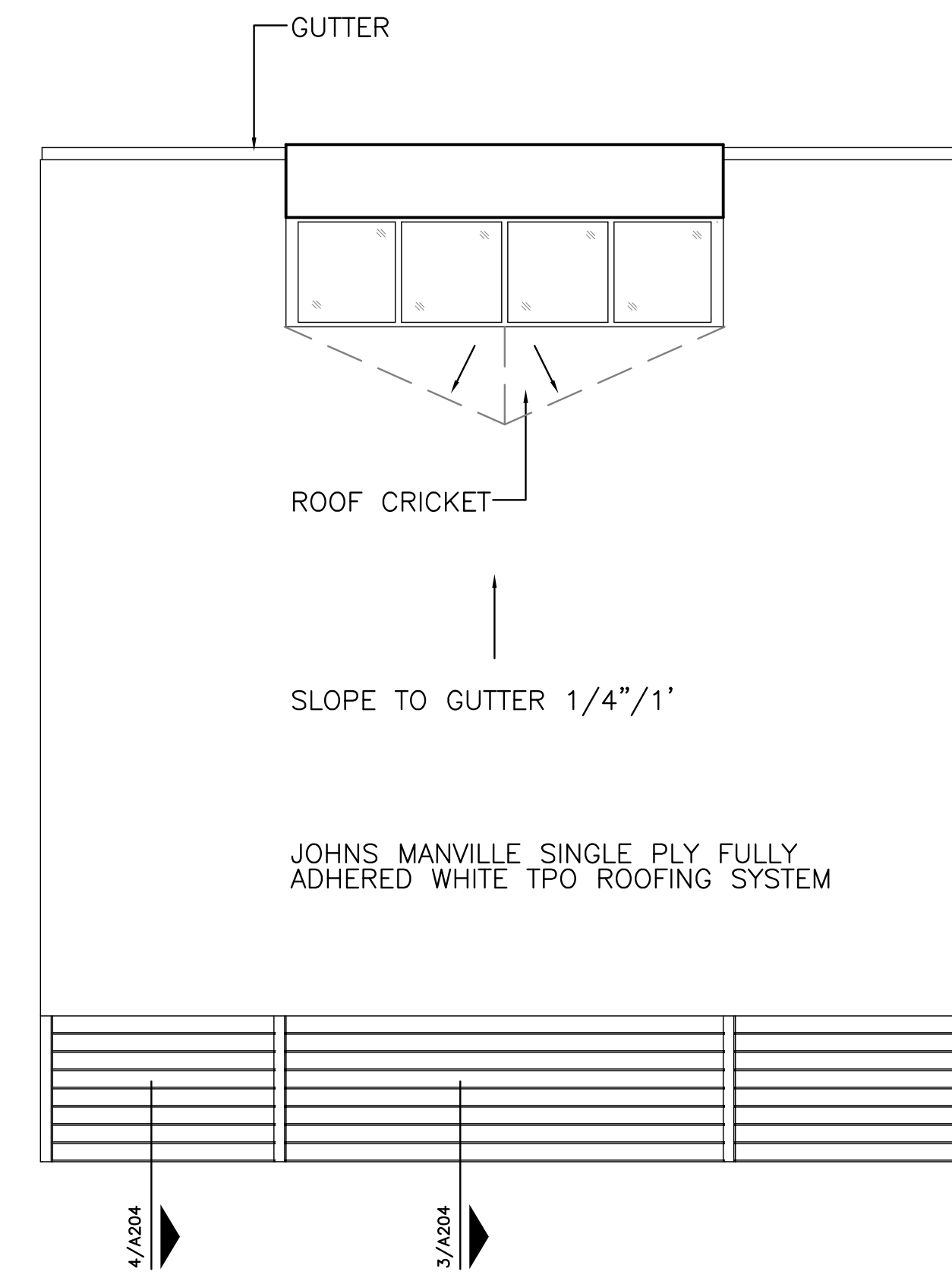


REFLECTED CEILING PLAN

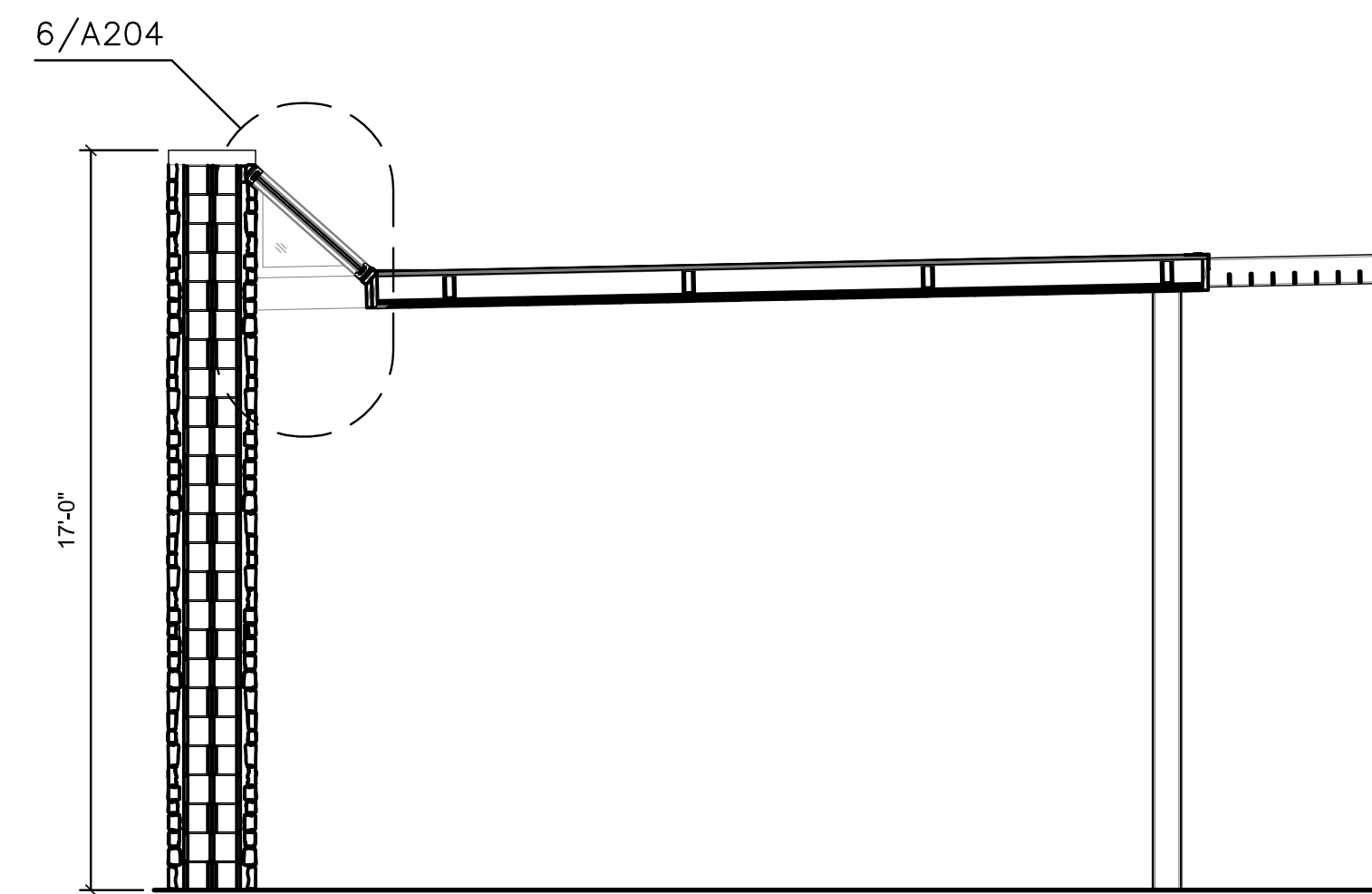
SCALE : 1/4" = 1'-0"

1 ROOF PLAN

SCALE : 1/4" = 1'-0"



2

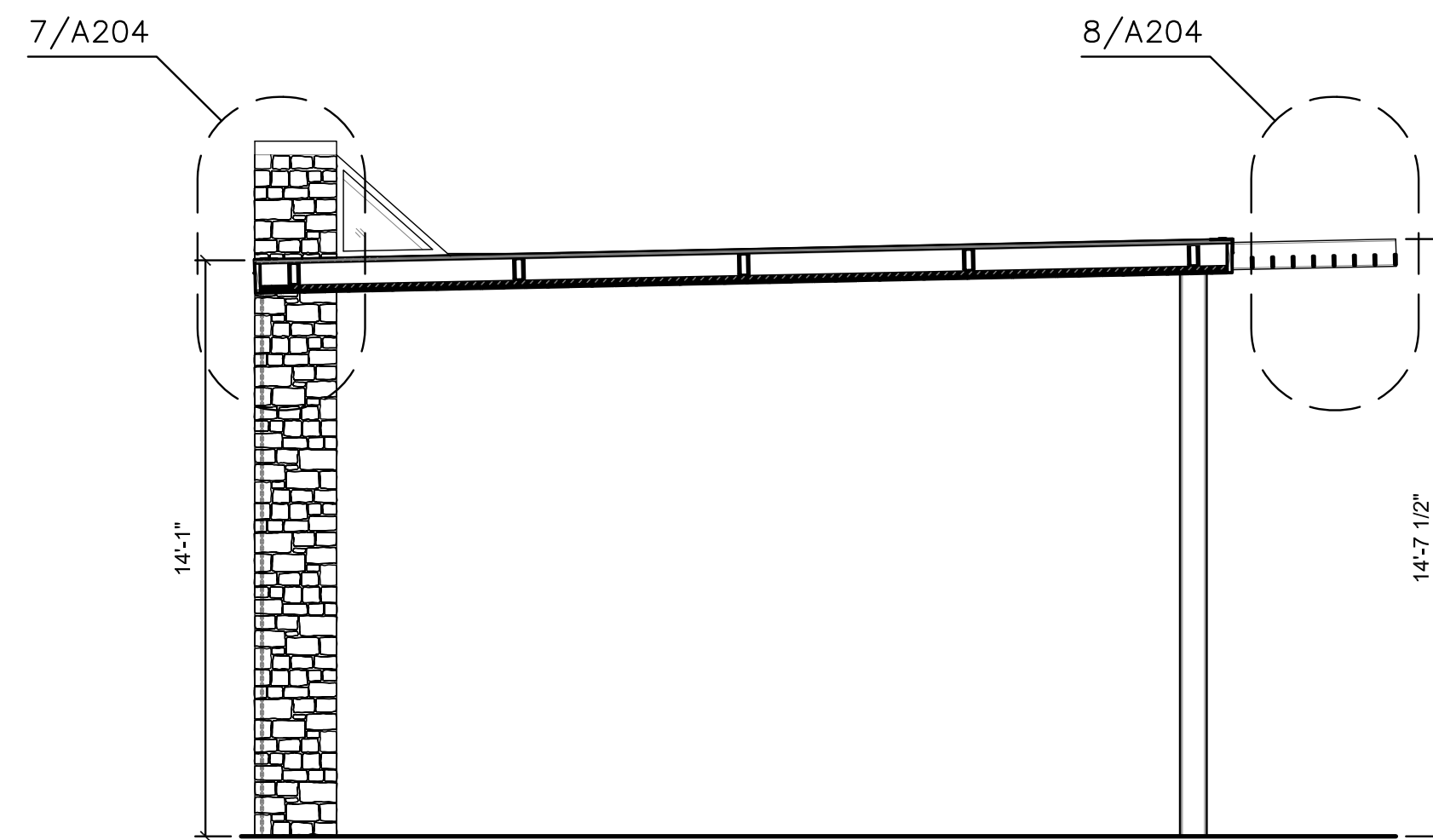


SECTION

SCALE : 1/4" = 1'-0"

3 SECTION

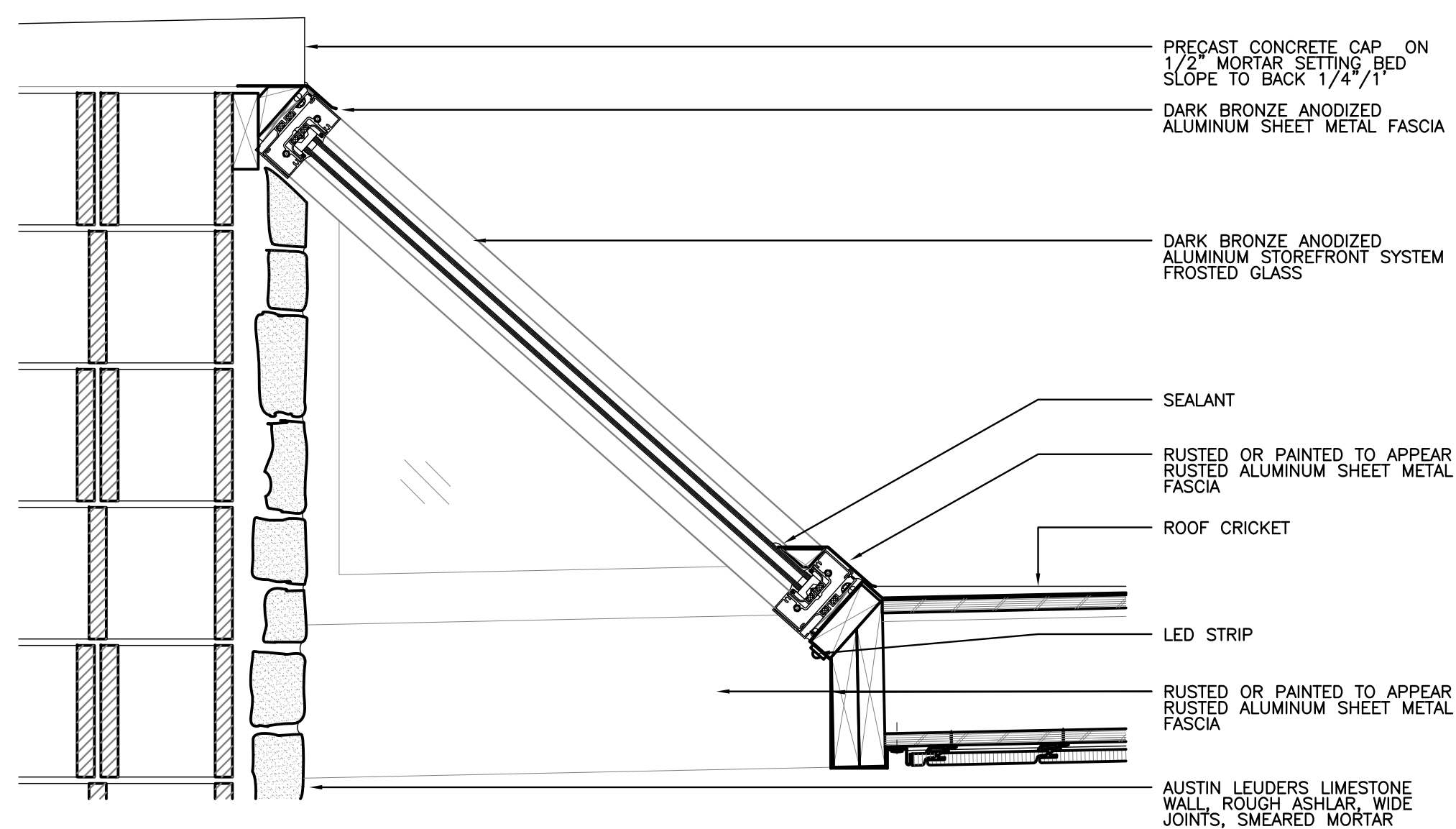
SCALE : 1/4" = 1'-0"



4 SIDE ELEVATION

SCALE : 1/4" = 1'-0"

5

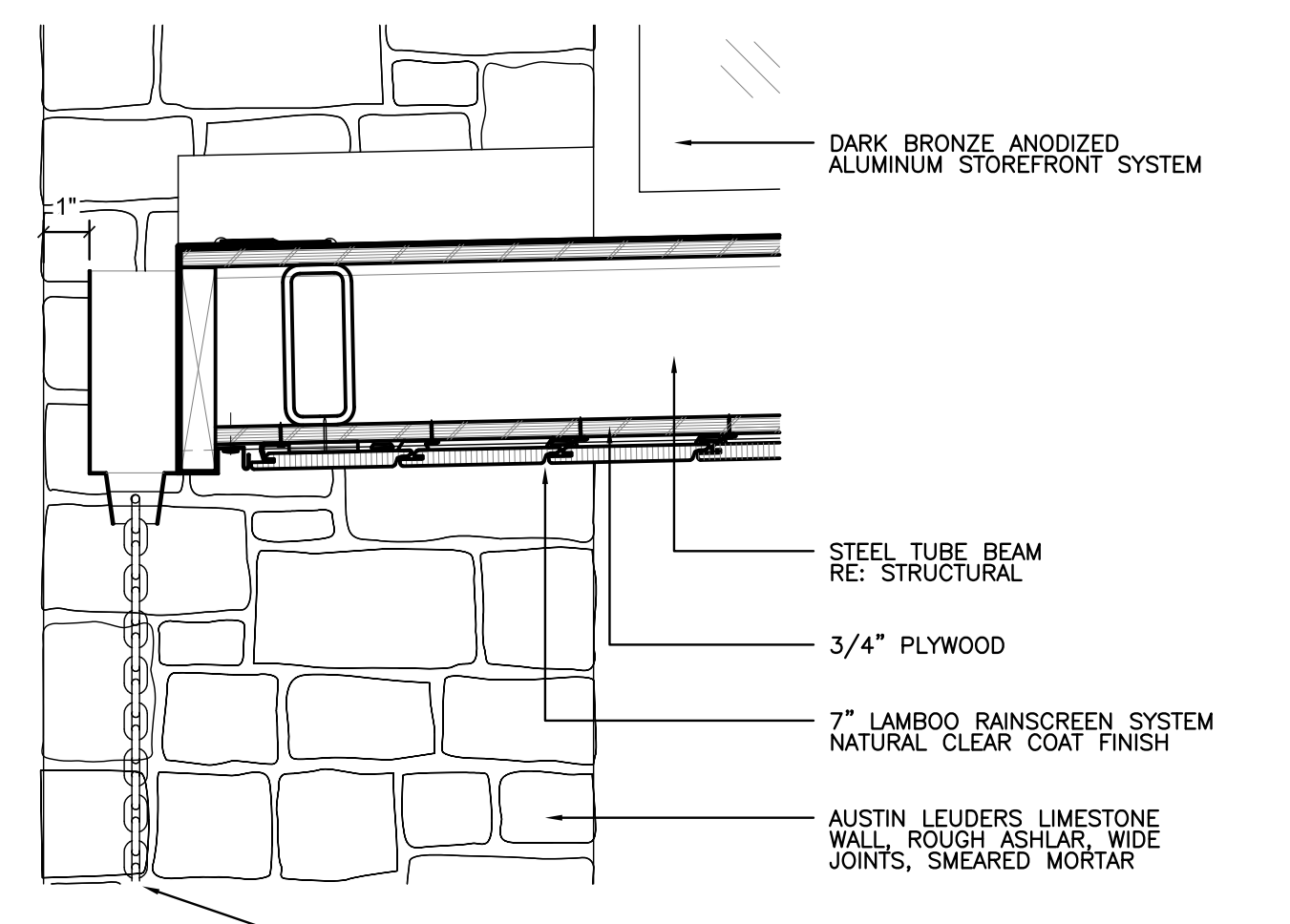


SECTION DETAIL

SCALE : 1 1/2" = 1'-0"

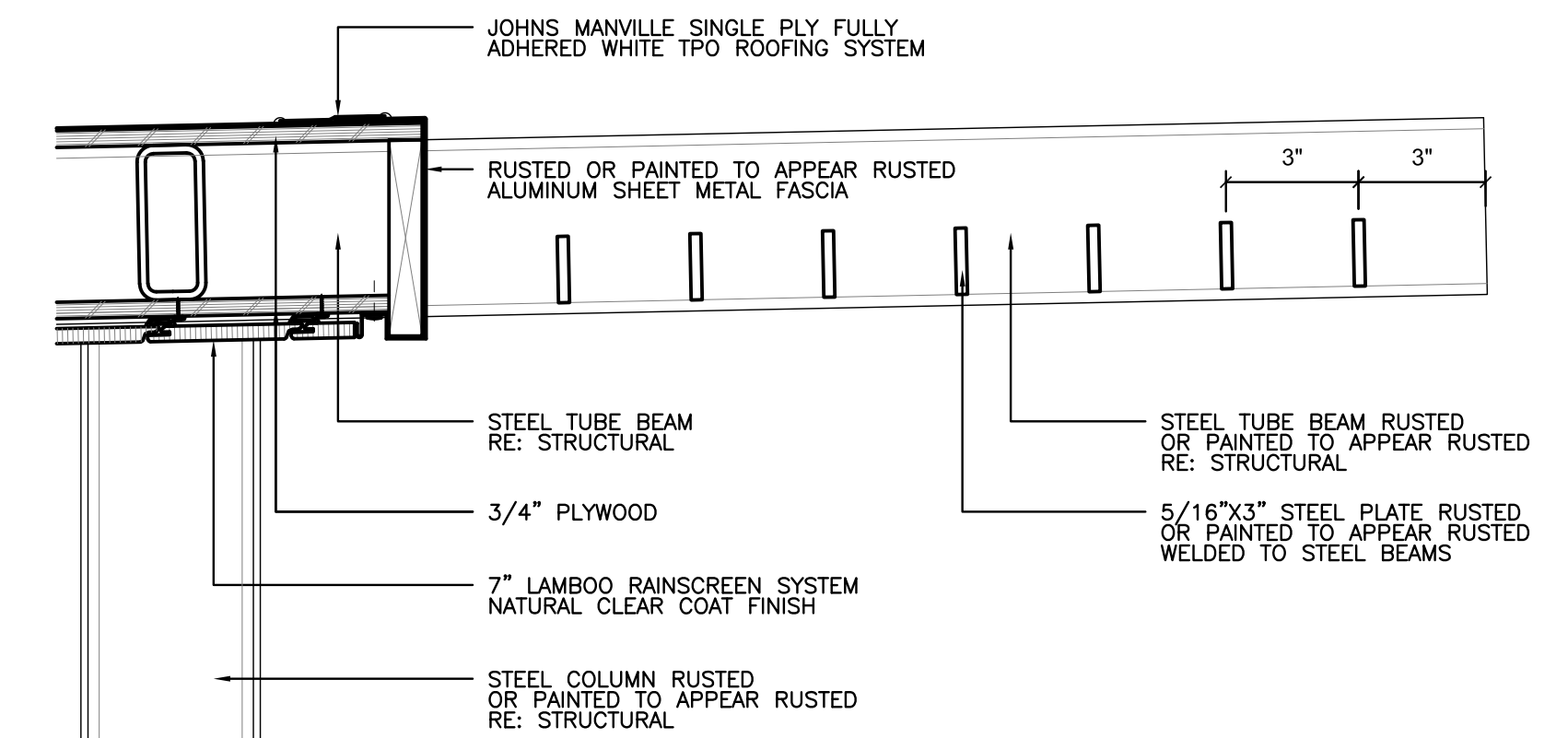
6 SECTION DETAIL

SCALE : 1 1/2" = 1'-0"



7 SECTION DETAIL

SCALE : 1 1/2" = 1'-0"



8

PROJECT NO. : 2222
DATE : 10/12/2022
DRAWN BY : MS

REVISIONS :

PAVILION
DETAILS

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1868-SUP

Addison Comprehensive Plan (2013) – White Rock Chapel Historical Narrative

Addison's second Texas Historical Commission marker belongs to the White Rock Chapel at 5555 Celestial Road. White Rock Chapel began as a "brush Arbor" and small burial ground beside White Rock Creek. The congregation worshipped at the site until 1918 when a family attempting to cross the swollen waters of the Creek after a Sunday worship service was drowned. S.S. Noell, a property owner in the area, offered the members a plot of land on a rise only a few hundred feet west of the original building along what is now Celestial Road. Mr. Noell directed that "it was not to be sold for any other use than to be used as a church." A church and parsonage (home for the pastor) were constructed on the site. In the early twentieth century, the church was destroyed by a storm and a large, white, wood-frame church was then constructed and stood until 1960.

The current church is actually the third to be built on this site. In 1958, land was provided approximately one mile south for a new chapel. Most of the congregation moved to the new location on Montfort Drive. In 1960, a fire destroyed the remaining church, leaving only the parsonage on the site. The small group of worshipers who remained at the Celestial Road location renamed their church The White Rock Chapel Independent Methodist Church. The congregation met in the small parsonage from 1960 to October of 1979, when the present church was constructed. The congregation continues to meet in the small Chapel. In October of 2000, the Texas Historical Commission recognized the site with a marker. There were many efforts to restore the original parsonage, which had been on the site since 1918, but it was in a very deteriorated condition.

In 2008, Tom Lamberth, Vice President of UDR (the developer of Vitruvian Park) offered to restore the parsonage, but after a close examination of the structural integrity of the building, UDR determined that it could not be restored to a usable condition. Tom offered instead to build and donate a new facility to the Chapel. UDR's employees supplied the manpower and various contractors working on UDR's projects supplied the materials. In 2009, the Moody-Sowell Meeting House was completed as a gift to the White Rock Chapel congregation. The congregation uses the facilities for its church functions and also rents it to other users.

White Rock Chapel Traffic Analysis

Traffic Analysis Criteria

The Town’s engineering design criteria requires a Traffic Impact Analysis (TIA) to be performed to evaluate developments that are projected to generate at least 150 peak hour trips or 1,000 trips in a single day. Based on the anticipated operations and proposed SUP restrictions for the White Rock Chapel, it is not anticipated that this project would come close to reaching these thresholds. Additionally, when communities evaluate TIA needs for reuse and redevelopment projects such as this, the starting point for analysis is any increase in site capacity from the existing condition. In this case, the property owner has not added any interior floor area or parking to the site. As a result, the physical conditions that influence traffic demand for the site would not suggest a change from the historical condition of the site. Operationally, traffic generation for the site can certainly change, but not to the extent that would trigger the TIA criteria of the Town’s engineering design criteria.

Traffic Generation Analysis

Trip generation for development projects is estimated using the Institute of Traffic Engineers (ITE) Trip Generation Manual. This manual provides traffic generation estimates for various land use categories based on observed case studies in various development contexts. This is somewhat of a one-sized fits all approach that does not account for the unique traits of a specific project, but it is our best tool to develop a baseline projection of traffic generation before a project becomes reality, and is reflective of a conservative estimate of what traffic generation may look like. Because of the conservative nature of this approach, it is very common for actual traffic generated by the completed project to be less than this projection. This is typically driven by varying demographics as well as the context of the surrounding area.

For the White Rock Chapel, this analysis results in the following trip generation projections. The ITE manual appears to assume three Sunday services, which may or may not be the case for this particular site.

	Daily Trips	Sunday One-Way Trips	Sunday AM Peak Hour Trips
Church (3,061 SF)	24	96 (48 in/48 out)	32 (16 in/16 out)

While the White Rock Chapel will generate traffic to the site, it would result in a very limited impact when compared to the impact of the surrounding single-family neighborhood that was built after the church was established, as well as the existing traffic on Belt Line (2019 AADT = 30,728) and Montfort (2019 AADT = 32,898). The below table applies the same trip generation projection methodology used above to the surrounding neighborhood that is served by Winnwood and Celestial.

	Number of Dwelling Units	Daily Trips
Single-Family Detached Home	103	971
Single-Family Attached Home	19	137
TOTAL DAILY TRIPS		1,108



MEMORANDUM

To: Shannon Hicks, P.E.
Director of Public Works and Engineering Services

From: Christian DeLuca, P.E., PTOE *CD* #133877
David Halloin, P.E., PTOE

Date: June 1, 2023

Subject: White Rock Chapel - Trip Generation

Introduction

The White Rock Chapel is located on the northwest corner of Celestial Road and Winnwood Road in Addison, Texas. The site layout is attached at the end of this memo. The site includes 18 parking spaces and a loading zone. The purpose of this memo is to show the expected trip generation from the White Rock Chapel.

Access to the site is provided by two southern driveways to Celestial Road.

Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are actually one-way trips or *trip ends*, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

No reductions were taken for internal capture, pass-by trips or multimodal use.

Table 1 shows the resulting daily and weekday AM peak hour trip generation for the proposed development based on these standard practices for estimating trips.

Table 1 –Trip Generation

Land Uses	Amount	Units	ITE Code	Sunday One-Way Trips	AM Peak Hour One-Way Trips		
					IN	OUT	TOTAL
Church - Sunday	3,060	SF	560	96	16	16	32

Land Use: 560 Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 4

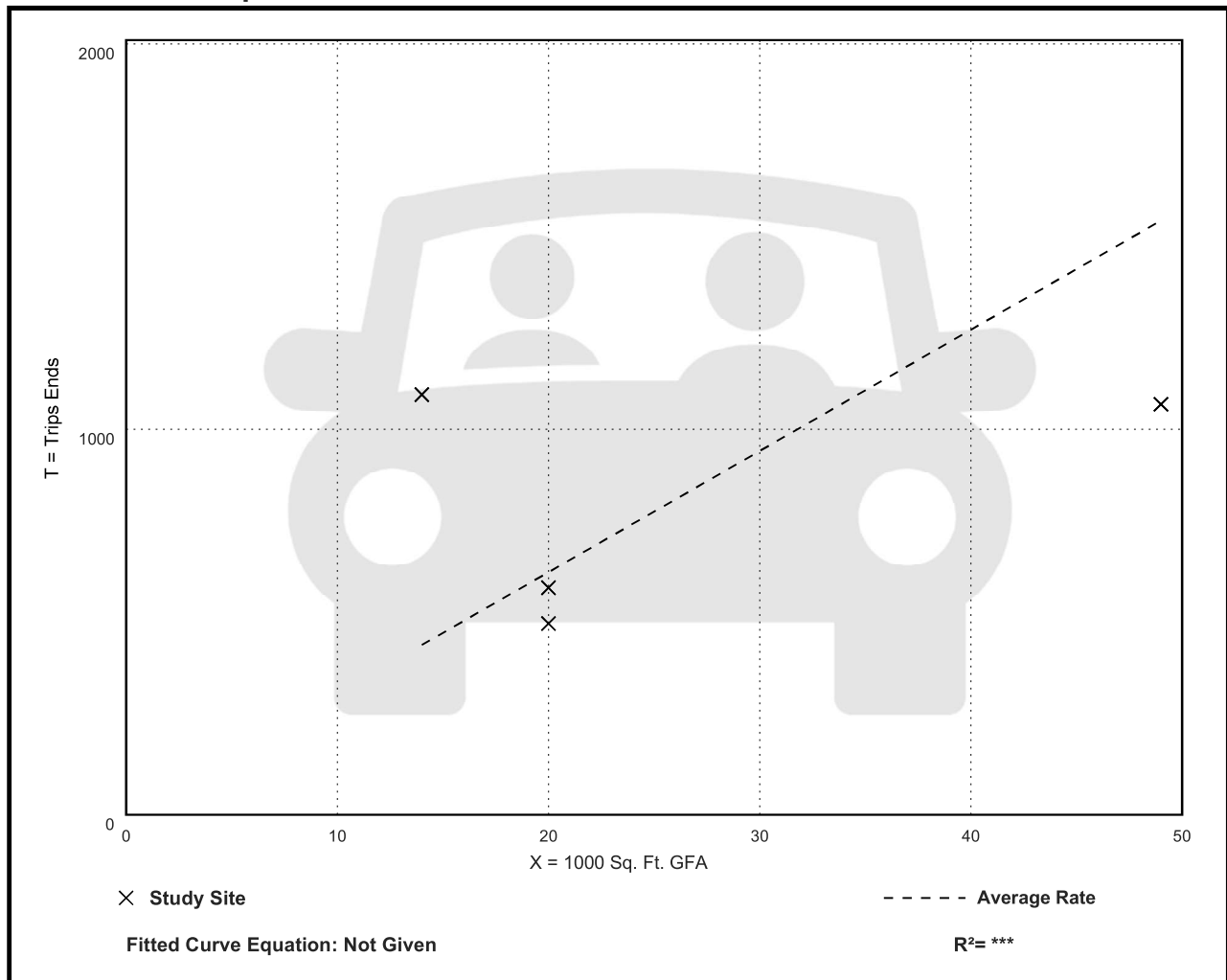
Avg. 1000 Sq. Ft. GFA: 26

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
31.46	21.73 - 77.86	21.51

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 16

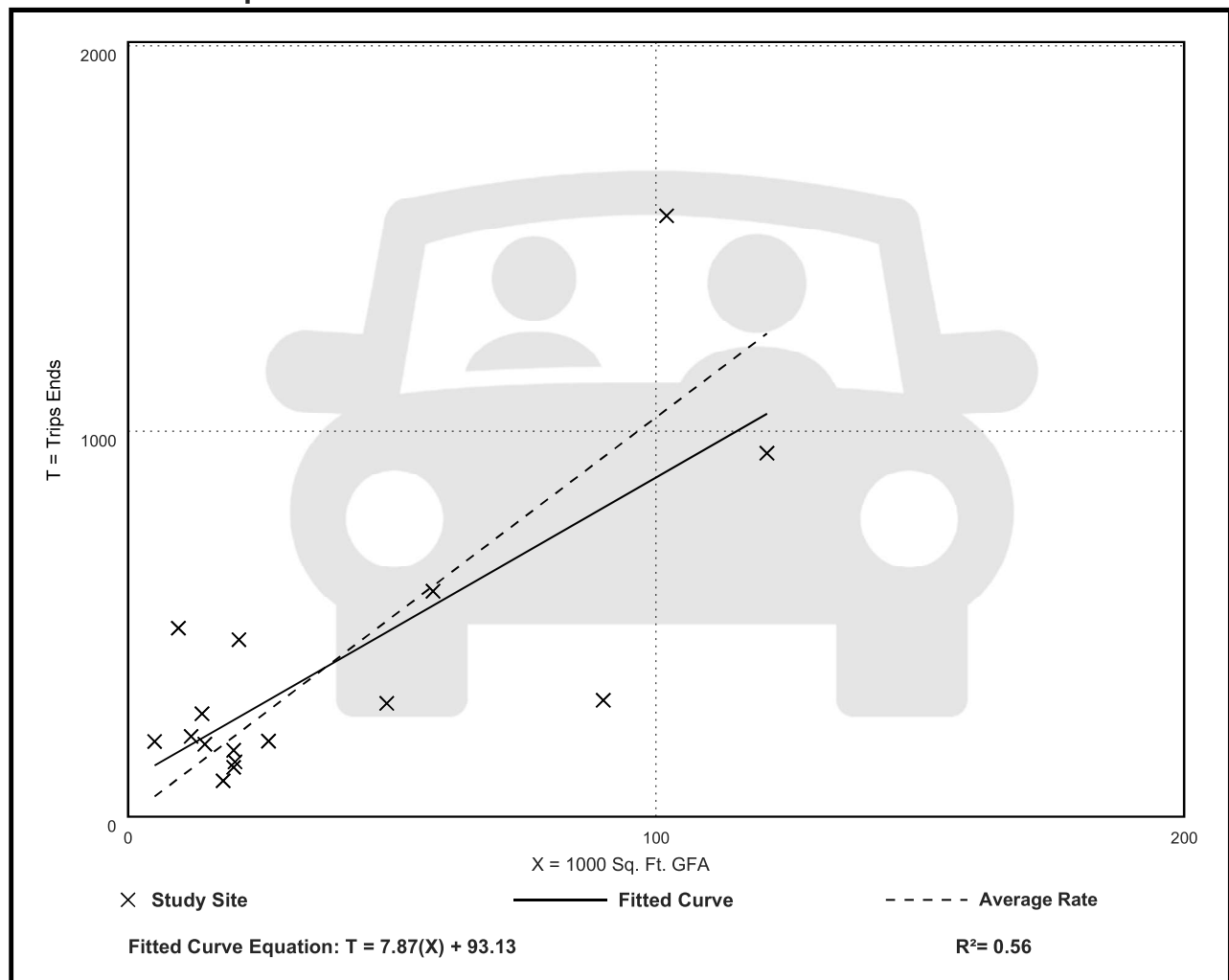
Avg. 1000 Sq. Ft. GFA: 38

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

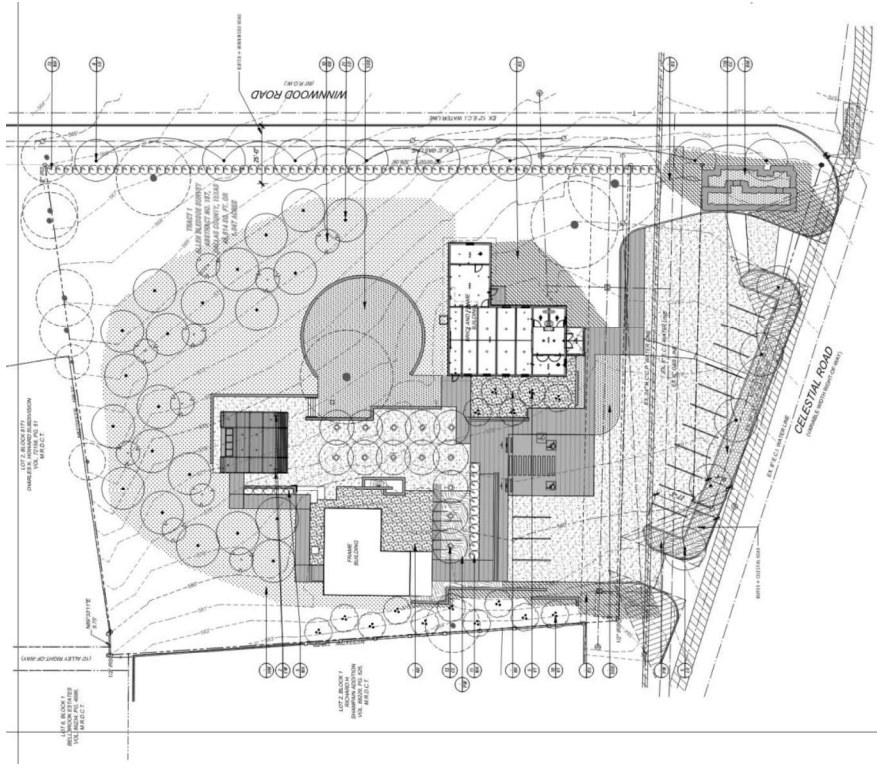
Average Rate	Range of Rates	Standard Deviation
10.36	3.36 - 51.31	7.83

Data Plot and Equation



Case 1868-SUP White Rock Chapel

ADDISON



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.

Public Input for Case #1868-SUP

Special Use Permit Request for White Rock Chapel

Planning and Zoning Commission of Addison

Attention: Lesley Nyp

Re: Rezoning case 1868-SUP / White Rock Chapel, 5555 Celestial Road

May 12, 2023

To the Commission Members:

This letter serves as my formal statement regarding the above subject and agenda item of the Planning & Zoning on May 16. I thank you in advance for considering thoughtfully what I have written.

First, the Wessons have been kind and gracious in holding two public meetings for the neighborhood, as well as meeting with me personally. This inclusion and willingness to hear from the residents, both those who agree and those who disagree, was a thoughtful thing for the Wesson family to do. I am also thankful to them for making me aware of the heritage and history of WRC.

Second, I learned many things at both the public and private meetings, but there was an issue which is not directly connected to the rezoning. It was mentioned that the Wessons were not allowed to refurbish the inside of the church because their driveway, which is brown gravel, as it did not meet code for the fire department and its trucks. Is this true? If it is, and the Town has denied permits based on this ordinance on parking lots, then I think this should be overruled. If true, then not only is this impractical, but it is also an unnecessary expense that would make the property aesthetically displeasing being a mass of white concrete. They should be allowed to fix up the inside of the church.

Third, as I told the Wessons privately, and mentioned publicly in the meeting, most of my reasons for moving to 14517 Winnwood can be

placed under the umbrella of a “high quality of life.” What does this mean for me? It covers things like minimal vehicular traffic, bucolic streets, serenity of nature, low noise levels, pleasant neighbors, and increased privacy in a nice home. The peace and quiet in my neighborhood during the day and the night never gets old. Considering the location of my former home, which was off Montfort, all of these were missing except for having great and pleasant neighbors. I left there when this opportunity opened to move to deeper in east Addison, Winnwood in particular, and where all the markers of that “high quality of life” could be enjoyed. Therefore, anything that disrupts this, I am adamantly opposed to, leading me to my next point.

Fourth, I am deeply concerned about the unintended consequences of a rezoning for a SUP, which would change what WRC is and has been. Personally, I knew what I was getting with WRC as my neighbor when I moved into the house – services on Sunday mornings and Wednesday nights with occasional meetings or revivals. I have even been to two Wednesday night services under the former pastor in 2017. And that was fine by me, as it should serve those willing to worship there and keep the heritage alive. However, changing its current use from a church might have unintended consequences that reverse the quality of life I have come to enjoy and that cannot be undone if P&Z grants permission. Things like increased traffic, noise, and loss of privacy, especially considering that my property is immediately adjacent and at a lower elevation with no fence. In my private meeting with the Wessons, I was told in effect, “if I could have busloads of kids here every day, then I would.” This is absolutely unacceptable just by itself, not to mention all the other things which could also come along with a permit change as I border the church property.

Fifth, there are over 100 properties in the adjacent streets of Celestial, Bellbrook, Winnwood, Hampton, and Havenshire. Changing the permit of one property must be weighed against the desires of the current

residents, or else, what is the point of asking the neighborhood for input? Be it the Wessons or the P&Z Commission who ask for such, what is the point if input is not used for any changes? Furthermore, the entire notion of having a cultural center in the middle of a secluded neighborhood has always struck me as odd, improbable, and unworkable. Would not this be better served in a place where traffic, parking, and accompanying noise would not be an issue? Are not most museums and centers in visible, accessible places?

I am opposed to the rezoning of the church from its current use based on all the reasons given above, but I am also opposed to the Wessons being denied the right by the Town to fix up the inside of the church based on some ordinance about parking lots, if that is indeed true.

Thank you for your time and consideration.

JT McPherson
14517 Winnwood Road

Lesley Nyp

From: Louise Rosenfield [REDACTED]
Sent: Thursday, May 11, 2023 9:33 PM
To: Lesley Nyp
Subject: White Rock Chapel Comments

Dear Members of the Planning and Zoning Board,

I am writing in favor of the Special Use Permit for White Rock Chapel. As you are aware, the Church existed before the Town of Addison, and the parcel had previously been permitted under the category of Planned Development.

The Church owners are striving to be the best neighbors possible by taking into account all complaints of the neighbors and offering limits and restrictions on the hours of operation, the number and type of events, the number of people who can be present on the premises at any given time, and more.

I feel sure that the other church in a neighborhood, The Old Frankford Church does not have such extensive limitations. To me, the main difference in the two properties is that White Rock Chapel is a Black Church, and the Old Frankford Church is a White Church. The two congregations are about the same age...the original buildings were built in a similar style. One is beautifully preserved. One was burned down.

In my opinion, the neighbors who are complaining are disingenuous. The Church was there when they moved into their houses. There are no grounds for objecting to the Church performing all the activities that are consistent with the federal and state definitions of a Church.

I hope you will take my comments into consideration.

Sincerely,
Louise Rosenfield

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Lesley Nyp

From: Rosenfield, David [REDACTED]
Sent: Thursday, May 11, 2023 10:06 PM
To: Lesley Nyp
Subject: White Rock Chapel



Dear Ms. Nyp,

Here are my comments on the SUP to be discussed at the P&Z meeting on Tuesday 5/16.

1. The Chapel existed in its current location before virtually all of the current houses were built in the neighborhood. People built houses, and bought houses, in the neighborhood knowing that the Chapel was there. Hence, those who bought or built a house after the Chapel was constructed (which is EVERYONE in the neighborhood), have no right to object to the Chapel conducting activities that are typical church activities, such as weddings, celebrations, services, bible study, etc. (see federal guidelines for church activities).
2. The Chapel should not be subject to more restrictive rules than the rules applied to the houses in the neighborhood. My neighbors (and I) have weddings, wedding receptions, bar-mitzvah parties, bible studies, dinner parties, Christmas parties, Thanksgiving dinners, etc., without undue restrictions on frequency, size of the party, or whether participants arrive by buses or by car. Most people attending these events held by the homeowners do not live in this neighborhood. Putting more restrictions on the Chapel than exist for homeowners in the neighborhood seems inappropriate and discriminatory. Indeed, the individuals who are objecting to the Chapel bringing “outsiders” into our neighborhood don’t seem to object to the “outsiders” who come into the neighborhood for the events being held by others in the neighborhood. Could it be that the Chapel “outsiders” are Black and the neighbors’ “outsiders” are white?

In sum, I think we are logically and morally obligated, and perhaps legally obligated, to have a non-discriminatory policy toward the Chapel that is no more restrictive than the rules that apply to the houses in the neighborhood.

Best,

David Rosenfield, PhD

14909 Bellbrook Dr.

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Lesley Nyp

From: Kevin Paillet [REDACTED]
Sent: Wednesday, May 10, 2023 6:19 PM
To: Zoning Input
Subject: Re SUP for 5555 Celestial Rd

Unfortunately I'm unable to attend the meeting on May 16th as I'll be traveling for business.

Pursuant to the letter sent to my home, I'm writing to this email address to share my thoughts regarding the zoning request for the church.

I live at 5560 Celestial Rd which is directly across the street from the church. We certainly knew when we bought our home that there was a historical church across the street and the pastor at that time held small weekly services.

We have attended numerous community informational meetings at the church and have read numerous SUP applications and descriptions of the intended use of the property. Among these many documents and versions was a comprehensive plan that called for building dorms and affordable housing on or adjacent to the property as part of a long term plan.

We welcome a church in the neighborhood to the extent that the activities are confined to the traditional activities of a church with established hours, capacity limits, and noise restrictions that account for the fact that it is located in the middle of a residential neighborhood.

I've met the Wessons and want to take their stated goals at face value as they seem like lovely well intentioned people. That being said, there are numerous versions of stated goals for the property which at times included things such as dorms, an events center, the ability to hold 2-3 events per month that fall outside the scope of a church, etc. I categorically oppose anything remotely like any of these things as they would have a significant detrimental impact on our quality of life and property values.

I'm also concerned that any negotiated outcomes or approved zoning changes could later be changed by heirs or other future owners as this property is privately owned. Therefore, I request any resolution be documented and binding on any future owners of the property so that this matter does not have to be relitigated again.

I welcome the opportunity for the Wessons to beautify the exterior of the property with landscaping and to make use of the existing buildings for church services. But I oppose changes that expand the size of the facilities and any activities that fall outside of the traditional scope of a church or that would significantly increase traffic in the neighborhood or otherwise degrade the quality of life for my family or our neighbors.

As I'm not an attorney or real estate professional, I'm not familiar with all of the proper terms so please accept my apologies if I've misapplied terms such as SUP and zoning etc.

I appreciate your leadership and consideration.

Kevin Paillet
5560 Celestial Rd

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Dear City Manager Gaines
& Director Schmidt

May 10,2023

This email shall serve as our formal opposition and protest concerning the zoning and SUP request relating to the land known as the former Whiterock Church at the northwest corner of Celestial Rd. and Winnwood Rd.(5555 celestial)

I have been notified by the Town of Addison that this rezoning case is scheduled to go before the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th . I was told that there is no form to fill out and that this email would be acceptable.

We authorize you to include our property in your calculation that will trigger and require a super majority in a vote by the Addison Town Council relative to the former church property.

Please acknowledge receipt of this protest.

Thank You,

A handwritten signature in black ink, appearing to read 'Adam and Tara Ottembrajt', written in a cursive style.

Adam and Tara Ottembrajt
5530 Celestial Road
Dallas ,Texas 75254

Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, April 18, 2023 9:03 AM
To: Lesley Nyp
Subject: FW: No to zone change

From: Gilbert Bruneman [REDACTED]
Date: April 17, 2023 at 3:31:15 PM CDT
To: Thomas Souers <tsouers@addisontx.gov>
Subject: No to zone change

To the planning and zoning commission:

I live on Winnwood Road. 32 years ago when we built our house, we had concerns about the little church. We were promised it would always remain an historical landmark. Knowing that, we built our home on Winnwood . It would be absolutely irresponsible for the planning and zoning commission to go back on Addison's word to change that now.

Please do the right thing for our neighborhood and do not change anything.

Thank you for your attention.

Merle Bruneman.

Merle

Sent from my iPhone

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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, May 11, 2023 9:46 AM
To: Lesley Nyp
Subject: CASE 1868-SUP/5555 CELESTIAL ROAD

From: RICHIERICH [REDACTED]
Date: May 10, 2023 at 11:26:48 AM CDT
To: David Gaines <dgaines@addisontx.gov>
Subject: CASE 1868-SUP/5555 CELESTIAL ROAD

Dear City Manager Gaines
May 10,2023

This email shall serve as our formal opposition and protest concerning the zoning and SUP request relating to the land known as the former Whiterock Church at the northwest corner of Celestial Rd. and Winnwood Rd.(5555 celestial)

I have been notified by the Town of Addison that this rezoning case is scheduled to go before the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, May 23. I was told that there is no form to fill out and that would be acceptable.

Richard Lane
Diana Lane
14516 winnwood
Dallas ,Texas 75254

We authorize you to include our property in your calculation that will trigger and require a super majority in a vote by the Addison Town Council relative to the former church property.

Please confirm that this form and language are acceptable to the Town for both registering our opposition and land calculation to trigger a Super Majority , so that we may inform others within 200 feet that this is the right and acceptable way to let our feelings be known to the Town of Addison

Look forward to hearing from you

Richard Lane

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Lesley Nyp

From: Lesley Nyp
Sent: Friday, May 12, 2023 9:47 AM
To: Lesley Nyp
Subject: STATUS: White Rock Chapel Rezoning Request
Attachments: WhiteRockChapel-RestorationPlan.pdf

From: Skip Robbins [REDACTED]
Date: May 9, 2023 at 11:17:15 AM CDT
Cc: David Gaines <dgaines@addisontx.gov>
Subject: STATUS: White Rock Chapel Rezoning Request
Reply-To: Skip Robbins [REDACTED]

The White Rock Creek (WRC) rezoning request is scheduled for presentation to Addison's Planning and Zoning Commission next Tuesday, May 16th and to Town Council on May 23rd. It is critical that you understand the proposed rezoning and the impact it will have on our neighborhood now and in the future.

Attached you will find an email from Chris Bowers (the lawyer representing our neighborhood) to Angela Hunt (the lawyer representing the WRC interests). It highlights those plans the WRC group want to implement in our **residential neighborhood** if the rezoning request is approved. Please read them carefully! The entire 2019 WRC Restoration document is also attached to this email.

Now is the time to let our P&Z Commissioners and our Town Council know your perspective on this proposed rezoning. **We do not need a for profit commercial event business operating in the middle of one of our neighborhoods. Remember an approved SUP (Special Use Permit) with all its legal entitlements remains with the property if it is sold to another buyer. Read between the lines.**

Emails, phone calls and attendance at the town meetings are just some of the communication tools we have at our disposal.

Get involved.

Skip Robbins

From: Chris Bowers
Sent: Monday, May 8, 2023 8:40 PM
To: 'Hunt, Angela' [REDACTED]
Subject: Whether the "Restoration Plan" is still the plan for the White Rock Chapel

Angela,

The White Rock Chapel Restoration Plan (“Restoration Plan,” copy attached) has caused my clients to doubt whether Dr. Wesson and the other people working to restore the White Rock Chapel (“WRC”) will abide by the proposed special use permit (“SUP”) conditions in both the near future and in the long run.

The Restoration Plan says many things that deeply concern my clients. For example, page four of the Restoration Plan states:

“Though in light of mixed-use trends, the facility will expand to shared office space and community space with access to technology and internet, extracurricular learning opportunities, health & wellness programs, hosting events and incubating the community’s ideas through a business innovation program. In the long term, these offerings will continue to expand to include culinary training, skill-focused technology bootcamps, career services, and residential options with additional real estate acquisitions.”

Page 18 of the Restoration Plan further provides:

“Along with the execution of the Summer Enrichment Program, the WRC team is setting out to host events every other month starting May 1st, 2019 to the end of year. These events will be planned and launched through the community surveying and may include private events as well. Based on inherent knowledge of the Addison community, the WRC team has considered a 5k Run, Town Hall discussions, hosting weddings, birthday parties and more.”

Moreover, page 19 of the Restoration Plan states: “The WRC team will be expanding its programming to include a 12-week minority business incubator The renovation and expansion will enable the WRC team to service the community in full force through the dynamic programs, frequent events and religious practices.”

In addition, page 20 of the Restoration Plan says: “The community space is somewhere for local people to gather and connect, to do things together and pursue shared interests or activities; both serious and fun.”

Furthermore, page 21 of the Restoration Plan states:

“Beginning in April 2019, the large space [in Building 1] will serve the Summer Enrichment Program, town hall discussions, educational programs and community events. Currently about 60% of the square footage is included in capacity calculations; meaning if the space were changed into a co-working office space it would be able to seat approximately 20 people comfortable as one time.

. . .

Beginning in April 2019, this building [Building 2] will serve a gathering place, breakfast clubs with coffee and food options. With over 80% of the space included in capacity calculations serving as a common space for breakfast events and community celebration, it can hold about 20-25 people depending on the event.”

And page 22 of the Restoration Plan says:

“Specifically, the new structure will serve as the community-open space, Building 1 will maintain and improve its ability to host effective educational programming, and Building 2 will turn towards revenue-generating opportunities including, a local coffee shop and rentable event space for local community events - birthday parties, discussion groups, workshops and weddings.”

Finally, the Appendix on page 37 of the Restoration Plan states that a “Profit Forecast: Assumptions and Data” can be found on page 39. However, page 39 is blank.

The plans described above are all worthy. But many of the plans described above go far beyond the free exercise of religion and appear aimed at converting the property into an events center. An events center is not permitted by this neighborhood’s single-family residential zoning. Even if the zoning allowed an events center by special use permit, such a use would not be appropriate for this single-family neighborhood.

My clients and other neighbors have asked Dr. Wesson more than once whether he still plans to fully implement the Restoration Plan as described above or whether his plans for the property have permanently changed to be consistent with the SUP conditions that WRC has submitted to the Town of Addison. My clients and I do not recall Dr. Wesson giving a clear answer to that inquiry.

I respectfully suggest that Dr. Wesson provide a clear answer in writing about the current and long-term plans for the White Rock Chapel property. Such a response would clear the air and be very helpful to my clients and their neighbors as they evaluate your client’s application for an SUP.

Chris

Christopher D. Bowers

Of Counsel

1316 Village Creek Drive, Suite 500
Plano, TX 75093



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Lesley Nyp

From: Lesley Nyp
Sent: Friday, May 12, 2023 9:48 AM
To: Lesley Nyp
Subject: FW: STATUS: White Rock Chapel Rezoning Request

From: robert heckman [REDACTED]
Sent: Tuesday, May 9, 2023 1:46 PM
To: Skip Robbins [REDACTED]
Cc: David Gaines <dgaines@addisontx.gov>
Subject: Re: STATUS: White Rock Chapel Rezoning Request

Skip—

You are right about the major differences promised at the meeting several months ago and what this request outlines. As a long-time Addison resident and living near Celestial Park, I am very concerned that the verbal commitments made at the meeting (mentioned above) for the Chapel to only have church-related activities (church services, weddings, funerals, and parishioner meetings and use) have been dramatically changed in their Special Use Permit request.

I am against approving the request.
Thanks for sending this to me.
Bob Heckman

Sent from my iPhone

On May 9, 2023, at 11:16 AM, Skip Robbins [REDACTED] wrote:

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Christopher D. Bowers

Of Counsel

1316 Village Creek Drive, Suite 500
Plano, TX 75093

[REDACTED]

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<WhiteRockChapel-RestorationPlan.pdf>

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WHITE ROCK CHAPEL

Restoration Plan

*135 Years of History and Service
A Future of Impact and Opportunity in Christ*

**INSIDE
THIS
PLAN**

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Summary**
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Executive Summary

White Rock Chapel (WRC) is located at 5555 Celestial Rd, Dallas, TX, 75254, within Addison, Dallas County, in the Dallas/Fort Worth Consolidated Metropolitan area. Since 1884, the 2,995 sq ft residential development has serviced the local community as a spiritual resource. Though with emerging youth interest, bold new real estate trends, and a need for community integration within Addison, White Rock Chapel is broadening its vision as a mixed-use convening place for different faith communities to promote racial reconciliation.

Through real estate, education, health and wellness, impact, community, and business innovation, White Rock Chapel is poised to bring a multiracial, multigenerational, multifaith community together through common purpose, identity, and place; a vehicle for community integration from which the Addison community would vastly benefit.

The macro and micro indicators point towards strong growth at the regional, local and neighborhood levels. According to North Central Texas Council of Governments, between 2017 and 2018, the Dallas-Fort Worth-Arlington metropolitan area gained approximately 143,000 new residents, which is 3rd most growth in a metropolitan area in the United States. Within that, Addison is rated the [#1 Best Suburb for Millennials in Texas out of 271](#), and [#14 Best Suburban for Millennials in America out of 4,878](#) putting it in the top .5% in the United States, only a few spots behind Santa Monica, CA; and at the neighborhood level the accessibility is considered excellent due to the presence of the Dallas Fort Worth freeway system.

The building is comprised of two parcels which total 1.20 (52,446 sq ft), with a vision to combine the building into one mixed-use space. The term mixed-use references an integrated real estate model of shared uses that complement and leverage each other to create a cohesive and communal ecosystem. The shift towards *integrated*, rather than separated, uses is not so much a trend as it is the new reality. The paradigm shift of the millennial generation's desire for community and experiences can be recognized across all commercial real estate sectors.

Executive Summary (cont'd)

Through its historical function, the surrounding demographic recognizes White Rock Chapel as the town's spiritual resource; and it will continue to service the neighborhood's faith. Though in light of mixed-use trends, the facility will expand to shared office space and community space with access to technology and internet, extracurricular learning opportunities, health & wellness programs, hosting events and incubating the community's ideas through a business innovation program. In the long term, these offerings will continue to expand to include culinary training, skill-focused technology bootcamps, career services, and residential options with additional real estate acquisitions. These faith-based amenities would be the first within Addison, Dallas County, merging religious practice with personal and professional development.

White Rock Chapel is seeking resource investment to undergo structural and interior changes to the facility, hire an administrator, begin developing the initial enrichments and fellowship programs, and begin expansion construction. Management is dedicated to a tactical year-over-year plan to create positive impact in the community. The White Rock Chapel team is eager to lead the inevitable transformation towards dynamic amenities that aligns with the surrounding community.



Company Overview

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Vision

To be a convening place for different faith communities so as to promote racial reconciliation.

Key Focus Areas

White Rock Chapel with the help of our Lord Christ Jesus will focus on 7 main areas to deepen its impact in the town of Addison and begin to extend its reach to neighboring cities and regions.

- **Impact** - Create value that will drive a deep lasting impact on the town of Addison
- **Education** - Provide educational programming that grow the people and community of Addison and to present the rich history of the founding enslaved Africans who built White Rock Chapel 135 years ago
- **Health & Wellness** - Through the delivery of health and wellness initiatives White Rock Chape will look transform well being of the people within its reach
- **Community** - Serve as a resource to the community. Our doors will remain open and the space will foster true lasting connections
- **Financial** - White Rock Chapel will create vehicles that allow for the unlocking of financial opportunities for all classes of people
- **Business & Innovation** - White Rock Chapel is one of the oldest churches in North Texas, but plans to be on the frontier of economic and technological advancement
- **Real Estate** - White Rock will plan to expand it footprint in order to bring its value add to communities where the opportunity for transformation in Christ exists

Team Structure

The team will consist of 3 connected teams that will operate in unison to achieve the vision of White Rock Chapel. The team will consist of the Leadership team who will be tasked with setting the vision and leading the entire organization towards that goal.

The Advisory board will exist to provide guidance and accountability to the leadership team, while the Management team plays the daily role of strategizing and implementing solutions and opportunities.

Team Bios

Leadership Team



Donald E. Wesson, MD, MBA

President, BSW Health and Wellness Center SVP, BSW Weight Management Services

Dr. Donald E. Wesson, a board certified internist and nephrologist, is currently President of the Baylor Scott & White Health and Wellness Center, Senior Vice President of Baylor Scott & White Weight Management Services, and Professor of Medicine at Texas A&M Health Sciences Center College of Medicine in Dallas, Texas. He is Past Chair of the American Board of Internal Medicine (ABIM) Board of Directors, Past Chair of the ABIM Foundation Board of Trustees, and Past Secretary/Treasurer of the American Society of Nephrology.

He served as faculty in the nephrology division of Baylor College of Medicine, as Chief of the Division of Nephrology at Texas Tech University Health Sciences Center, and as Chairman of the Department of Internal Medicine at Texas Tech 1999 – 2007, after which he assumed his current positions at BSWH and Texas A&M College of Medicine.

He received his bachelor's degree from the Massachusetts Institute of Technology (MIT) and his medical degree from Baylor College of Medicine. Dr. Wesson completed his residency in internal medicine at the Baylor College of Medicine Affiliated Hospitals, his nephrology fellowship at the University of Illinois (Chicago), and his Masters of Business Administration from the University of Texas at Austin.

Dr. Wesson has translated his research interests regarding kidney acidification into nutritional strategies which promote kidney health. He has most recently further translated this work into strategies to achieve population health through the integration of primary clinic care with access to healthy food choices and community-based physical activity.

Team Bios

Leadership Team



Wanda Wesson

Fmr. Director of Program Services at March of Dimes

Wanda Ford Wesson has devoted her professional career to identifying, developing and implementing various programs to address health disparities in underserved communities in Texas. The focus of her works in Dallas has been the reduction of prematurity disparity in communities with high infant and maternal mortality rates.

As MOD staff coordinator, she launched the statewide development of the Honey Child Program, a faith-based prenatal curriculum for African-American churches in Texas. She was also director of Stork's Nest of Lubbock, Zeta Phi Beta Sorority education and incentive programs to address early access to prenatal care. She led with the Steering Committee for African-American Outreach to develop a disparity toolkit, "Creating a Culture of Health Disparity Knowledge" while with the March of Dimes (2010-2018) and developed the training program for Preconception Peer Educator Program at historically black colleges in Texas.

After retiring, she became certified as a Community Health Worker to work with health systems and community stakeholder identify and implement effective interventions that alleviate health disparities and improve health outcomes.

Wanda Wesson serves on the Dallas Healthy Start Infant Mortality Community Outreach Committee (2010-Present); March of Dimes Steering Committee for African American Outreach of Texas (2000-Present) and active member of Cornerstone Baptist Church community outreach and education. Wanda Wesson received her Bachelor of Science from Texas Woman's University in Social Work and her Master of Healthcare Administration from Texas Woman's University. She recently obtained her certification as Community Health Worker from Baylor Scott and White Healthcare System in Dallas.

Team Bios

Advisory Board



Pastor Chris Simmons

Head Pastor of Cornerstone Church

Chris started serving at the Cornerstone Baptist Church in the inner-city community of South Dallas/Fair Park, Dallas, TX in May, 1988. He was called to serve as pastor in September, 1989. Under Chris' leadership, Cornerstone started the Cornerstone Community Development Corp., Inc. which has as its mission of bringing about community development and revitalization in one of the most blighted area on South Dallas/Fair Park.

Chris was nominated for the 2009 Dallas Morning News' Texan of the Year. He has also been recognized by KRLD 1080 AM as a Community Hero; the Texas Baptist Missions Foundation, innovator in mission; Heaven 97 Radio's, Pastor's You Should Know; the Bill Blair Hall of Fame; and, the Dallas Interdenominational Ministerial Alliance's community service award. Chris has also served twice as the dean of the D. Edwin Johnson Theological Institute. A school that is geared to trained pastors, teachers, and other Christian workers for ministry.



Royce West

Managing Partner, West & Associates

Royce is the Managing Partner of West & Associates, LLP and has been practicing law for nearly 40 years.

He is licensed to practice before the U.S. Supreme Court, the Northern District of Texas, and the State of Texas. Despite his career as an attorney, most know Royce as the state senator representing the people of the 23rd Senatorial District. Since being elected in 1992, Royce has used his position as a state senator to make life better, not only for his constituents, but people all across Texas. He was instrumental in establishing the University of North Texas at Dallas and the University of North Texas School of Law, and helped to create the Texas Juvenile Crime Prevention Center at Prairie View A&M University. Texas Monthly has named him as one of the 25 most powerful people in Texas politics, and has made the magazine's "Ten Best Legislators in Texas" list.



Market Analysis

Market Trends
Audience

11

13

Market Trends

The Dallas/Fort Worth Consolidated Metropolitan area is growing at an impressive rate claiming the 3rd spot on United State's fastest growing metropolitan areas with a combined population of 7.4 million resident. The US Census Bureau new estimates underscore the source of population growth for Dallas/Fort Worth suburbs is 74% due to migration from other places. Along with population, Dallas-Fort Worth region added 116,400 jobs over the course of 2018, claiming the top spot amongst all the major cities in the United States. This undeniable growth for the regional area bodes well for all counties, but especially those that have transportation accessibility advantage.

Addison is a town in Dallas County, with superior transportation access due to the Dallas/Fort Worth freeway system. The superior positioning bodes very well for White Rock Chapel in terms of attracting inbound interest spanning from Dallas Central Business Area, Irving to Fort Worth. Reference the various transportation accessibility advantages of Addison:

- The Dallas North Tollway provides excellent north-south transportation from the Dallas Central Business District through Addison and on north to Frisco.
- Interstate 635 provides transportation around the northeast circumference of the Dallas Central Business District, connecting D/FW International Airport with Mesquite.
- President George Bush Turnpike provides transportation around the outer loop of Dallas touching Grand Prairie, Irving, Addison, North Dallas, Plano, Garland and Rowlett.
- Interstate 35E provides excellent north-south transportation in the eastern portion of the Dallas/Fort Worth Metroplex, running from Hillsboro in the south, through the Dallas Central Business District, and on through to Denton in the north.
- North Central Expressway runs from the Dallas CBD in the south through Richardson, Plano and on to McKinney in the North.
- State Highway 121 runs from The Fort Worth CBD on through to McKinney.
- State Highway 114 runs from Loop 12 through Grapevine and on to Interstate 35W.
- Interstate 30 is located south of White Rock Chapel and provides high speed east-west transportation from the Dallas Central Business to Fort Worth.

- State Highway 193 is a primary east-west traffic carrier lending inbound accessibility from other surrounding areas, providing access from Irving to Fort Worth.

The future growth of Addison relies heavily upon the overall strengths of the entire North Texas area, which has various progressive growth projects in the near future. As of February 20th, 2019 Centurion American Development Group, the new owner of the Collin Creek Mall in Plano, Texas, has revealed its plans for the property's conversion to a \$1 billion mixed-use development. As the surrounding areas begin to develop these progressive attractions and mold the meaning of community through place and identity, White Rock Chapel's mixed-use model will be full force as the first religious facility to incorporate these community-integrating amenities.

Additionally, within the Town of Addison with a population of 15,363, The Addison Grove project on Belt Line Road west of the Dallas North Tollway will include a rental community, townhouses and retail space on the former site of a big box retail store. Nationwide apartment builder Greystar Real Estate Partners is building the rental community, a 321-unit project called Elan Addison Grove. Greystar's project will include a community center, a resort-style pool, an outdoor kitchen and a fitness center. The company is one of North Texas' biggest apartment builders, with almost 1,000 units under construction at the start of 2019. The Elan Addison Grove apartments are next door to InTown Homes' 170-unit townhouse development. The two- and three-bedroom townhomes will be priced from the mid-\$300,000s and will be constructed in the style of brick row houses. These developments further emphasize Addison as a bustling town alive with entrepreneurial spirit where small start-ups to major corporations are headquartered including Mary Kay Cosmetics and Hitachi Consulting. Over 2,000 businesses call Addison home. They have discovered that our community's desired central location makes it easy to find a highly educated workforce, and that the business climate has the right ingredients to be successful.

Audience

White Rock Chapel is servicing the Addison town as a convening place for different faith communities to promote racial reconciliation. To bring this mission to fruition, the management team must understand the demographic of the people in the Addison community and the residents within Celestial Rd neighborhood.

There is information that is easily gained through secondary research that indicates high-level demographic data at a local level; and there is first-hand neighborhood input that must be gained through surveys, discussion groups and grassroots efforts to build a convening place that mirrors the interest and aspirations of the Addison community.

On top of strong economic and geo-positioning signals, the Addison market demographic details show further support for the timeliness and need for White Rock Chapel's mission to provide a convening place for different faith communities through mixed-use amenities, across generations, race & ethnicity and religion.

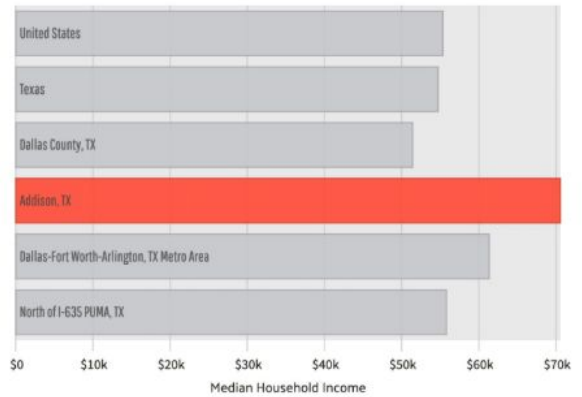
Here is a summarized breakdown of the demographic data on Addison:

Metric	Quantity
Population	15,363 (18% growth since 2010)
Median Age	32.6
Median Household Income	\$70,559.00 (4.2% growth)
Home Ownership Rate	20.2%
Average Commute	20.4 minutes
Car Ownership	2 per household
Poverty Rate	7.93%
Number of Employees	10,777 (3.8% growth)
Median Property Value	\$307,300.00

This data shows that Addison has traditionally serviced an upper-middle class supported with a median household income of \$70,559.00, much higher than Dallas county at \$51,411.00, and still topping the entire metroplex area at \$61,330.00 as shown in the graph to the right. Taking into account the average commute of 20.4 minutes, the opportunity that Addison residents take advantage show a vast range in geographic location, which may suggest clear advantages of finding opportunity across North Texas through centralized **community and networking**.

Median Household Income in Addison, Tx

The closest comparable data for the census place of Addison, TX is from the public use micro



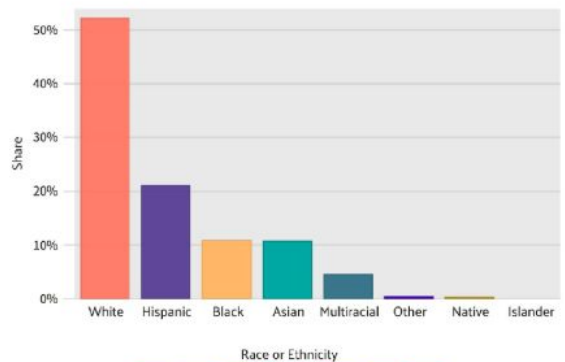
Dataset: ACS 5-year Estimate
Source: Census Bureau

DATAUSA:

Along with these metrics, the population of Addison in terms of race and ethnicity shows a centralization: 52.2% White, 21% Hispanic, 10.9% Black, 10.8% Asian, 4.5% Multiracial, .07% Other, according to Census Bureau data. These findings point towards a need for more cross-section between opportunity and diversity.

Race & Ethnicity in Addison, Tx

The closest comparable data for the census place of Addison, TX is from the public use micro



Dataset: ACS 5-year Estimate
Source: Census Bureau

DATAUSA:

Data does show however that these metrics are moving in the right direction. The Dallas County area, which includes Addison, has a 23.4% Black or African American population. It holds the #1 spot in Texas for density of Black or African American population in 2017 by a +5% lead beyond Tarrant. As these figures continue to ride the trend, there will be an increasing need to integrate races through community building activities.

Another supporting reality is the Addison community particular tendency towards religious affiliation with 62.70% of the population practicing religion compared to 49.42% in the United States. The most notable are Catholic (19.64%), Baptist (13.22%), Other Christian (12.36%), Methodist (4.84%), Islam (3.63%), Pentecostal (3.06%); and other religions such as Episcopalian, LDS, Lutheran, Jewish, Eastern, all accounting for less than 1% each.

In light of these demographic realities, White Rock Chapel's mission to provide a convenient place for different faith communities to promote racial reconciliation is shown to be an absolute need within the Addison community at every level. The market trends are driving for mixed-use facilities. The location is supported by regional and local growth. The neighborhood is conveniently placed for accessibility from surrounding areas. The audience is stable with opportunity, yet lacking diversity to support integrated growth. White Rock Chapel is aiming to be the religious entity that integrates these realities and strengthens the community's diversity through multi-racial, multi-religion, multi-generational value creation. The next step by which to verify how the White Rock Chapel can best execute is conducting primary research through surveys, discussions groups and grassroots efforts.

Modeling existing survey efforts by the town of Addison in April of 2018, they engaged ETC Institute to complete a citizen satisfaction survey, the first the Town has done in 10 years. The goal of the survey was to assess resident satisfaction with the delivery of major services and to help determine priorities for the community as part of the Town's ongoing planning process. The survey was sent by mail and Internet to a random sample of 3,000 residents, 407 of whom responded. A few of the results showed: 94% of Addison residents are satisfied or very satisfied with the Town as a place to live; and 90% are satisfied or very satisfied with the quality of the Town's parks and recreation programs and facilities.

In a more qualitative fashion, the WRC management team will frequently invite contribution from community members to expand on the various ways that have already been considered: education, health and wellness, impact, community, and business innovation.



Creating Value In Addison

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Value Creation

White Rock Chapel is creating value through dynamic programming to incorporate a range of activities to be the powerful convening place for youth, families and young professionals alike. The [high-level execution strategy](#) is already completed plotting the tasks and outcomes across a 2 decade timeline with the aim of identifying the outcomes for the next 12 and 24 months.

The 12 month roadmap stages our pilot efforts starting with (1) creating initial programming (2) hiring a office manager, (3) executing community events and youth integration throughout 2019 as mid-summer construction enables an expansion towards White Rock Chapel full transformation in 2020.

1. *Creating Initial Programming*

White Rock Chapel will create the initial pilot programming starting April 1st, 2019, with a 10-week Youth Summer Enrichment Program. With buy in from Dallas Baptist Association (DBA) for Dallas Baptist University (DBU), there are 3 stages to creating a successful Summer Enrichment program: picking a program-result combination, advertising & recruitment, day-to-day execution. This program will be executed by the initial staff that White Rock Chapel management hires (details below).

Picking a program-result combination. The program is built with directional programming. White Rock Chapel Management has considered a program that focuses on professional and personal development with religious foundation, including: leadership, teamwork, communication, public-speaking, and Bible study.

Advertising & recruitment. The program must be broadcast with clear messaging across a diverse audience to embody the communities that White Rock Chapel has set out to integrate; the goal is to have youth from various socioeconomic and religious backgrounds. There are various viable channels to advertise through including: local school districts, direct-mail and radio advertisements.

Day-to-day execution The program will include daily operational structure that enable lessons to build upon each other over the

course of the 10-week program. The White Rock Chapel management team has considered a weekly-themed structure that draws lessons from the Bible.

The goal is to recruit 10-15 students aged between 13-18 for the first pilot program for Summer 2019. Through the first program, White Rock Chapel will iterate on programming through feedback to launch a Winter Fellowship. Over the course of the next year, the WRC team will grow to advance the program's marketing and design for an official fellowship launch.

2. *Office Manager*

White Rock Chapel will bring on an office manager who has experience managing a facility space, executing youth programming, teaching through a religious lens and strategizing operating structures, writing job descriptions and managing a team. This candidate is projected to start work on April 1st, 2019 with a sole focus on planning and launching the Summer Enrichment Program pilot and expanding their scope towards ongoing events. The candidate will play a huge role in beginning to engage the community and serving as a point of contact for all community related matters.

3. *Executing Community Events*

Along with the execution of the Summer Enrichment Program, the WRC team is setting out to host events every other month starting May 1st, 2019 to the end of year. These events will be planned and launched through the community surveying and may include private events as well. Based on inherent knowledge of the Addison community, the WRC team has considered a 5k Run, Town Hall discussions, hosting weddings, birthday parties and more. The purpose of these events is to support the community and get a head start on spreading the word about White Rock Chapel's initiatives.

The 24-month roadmap stages projects that require longer launch timelines (1) expanding programming to include spiritual leader training, health & wellness, and business incubation (2) updating and upgrading existing building (3) and ultimately serving the community as an open office space with new building structures.

1. *Expanding Programming*

As community surveys and pilot programming solidifies the vision for future programming. The WRC team will be expanding its programming to include a 12-week minority business incubator to elevate the importance of diversity in community integration and help build innovation resources within the Addison community. The planning for the incubator curriculum, advertising strategies and exit opportunities will begin March 2020.

2. *Updating and Upgrading Building Structures*

The process for improving White Rock Chapel’s facilities started March 1st, 2019, and expansion efforts begin June 30th, 2019. The renovation and expansion will enable the WRC team to service the community in full force through the dynamic programs, frequent events and religious practices. The stages are set out clearly to hit this deadline:

CONSTRUCTION	348 days?	Fri 3/1/19	Tue 6/30/20
Update Existing Structure	109 days	Fri 3/1/19	Wed 7/31/19
Interior designs and rendering	22 days	Fri 3/1/19	Mon 4/1/19
Contractor bid	22 days	Fri 3/1/19	Sun 3/31/19
Allocate funds	22 days	Mon 4/1/19	Tue 4/30/19
Apply for permits	22 days	Mon 4/1/19	Tue 4/30/19
Complete Interior Renovation (update existing building)	66 days	Wed 5/1/19	Wed 7/31/19
Final inspection	23 days	Mon 7/1/19	Wed 7/31/19
Green Tag	23 days	Mon 7/1/19	Wed 7/31/19
Build New Structure	282 days?	Sat 6/1/19	Tue 6/30/20
Design and redering	22 days	Sat 6/1/19	Sun 6/30/19
Contractor bid	23 days	Mon 7/1/19	Wed 7/31/19
Allocate funds	23 days	Thu 8/1/19	Sat 8/31/19
Apply for permits	23 days	Thu 8/1/19	Sat 8/31/19
Start conctruction	130 days	Mon 9/2/19	Fri 2/28/20
City inspection and approval	22 days	Mon 3/2/20	Tue 3/31/20
Green Tag	22 days	Wed 4/1/20	Thu 4/30/20
Complete building for educational activities	21 days	Fri 5/1/20	Fri 5/29/20
Open shared space and shared office space	22 days	Mon 6/1/20	Tue 6/30/20

3. *Serving Community as Communing Place*

By June 30th 2020, the updating and upgrading project will be complete, which will include a brand new building structure to act as the technology-enabled, community friendly space. The community space is somewhere for local people to gather and connect, to do things together and pursue shared interests or activities; both serious and fun. Through the events and programs launched in 2019, the WRC team expects strong awareness about the new project to attract people from surrounding North Dallas towns.

Building Plans

Currently White Rock Chapel has 2 buildings to begin initial programming. The first building (“Building 1”) is most eastward and closest to the corner of Celestial Rd and Winnwood Rd with 1,950 SF of space. This building is most recognizable as White Rock Chapel because of the steeple’s visibility.

It has 3 offices, a bathroom and a large room for hosting events. Currently the space is used for Bible study and administrative offices. With a new interior outlay, the large room will be organized to invite more collaborative functions. Beginning in April 2019, the large space will serve the Summer Enrichment Program, town hall discussions, educational programs and community events. Currently about 60% of the square footage is included in capacity calculations; meaning if the space were changed into a co-working office space it would be able to seat approximately 20 people comfortable as one time

The remodeling of Building 1 includes technology and education enablement and collaborative interior design. The goal of the updates is to build a space that elevates the various programs White Rock Chapel is launching over the next 24-months:

The second building (“Building 2”) is offset from Building 1 with 1,045 SF of space. This building is a one-story wood frame construction fellowship hall. It has a large kitchen, large communing space with open accessibility. Beginning in April 2019, this building will serve a gathering place, breakfast clubs with coffee and food options. With over 80% of the space included in capacity calculations serving as a common space for breakfast events and community celebration, it can hold about 20-25 people depending on the event.





With the new structure project starting June 2019, construction set for September 2019 and a completion date of June 1st 2020, functional use of each of the spaces will change. Specifically, the new structure will serve as the community-open space, Building 1 will maintain and improve its ability to host effective educational programming, and Building 2 will turn towards revenue-generating opportunities including, a local coffee shop and rentable event space for local community events - birthday parties, discussion groups, workshops and weddings.

Over the course of next 24-months, with dynamic programming, and upgrading the real estate, the community will begin to acknowledge White Rock Chapel as a welcoming multi-functional space built upon a mission to integrate community through religious and diversity.

Identified Opportunity

Currently the town of Addison is experiencing a large growth in population and as mentioned earlier it has been cited as one of the nations best cities. White Rock Chapel sees as great opportunity to use the assets and resources it has to first and foremost introduce the Good News of our Lord and Savior Christ Jesus.

White Rock Chapel is nestled in an amazing community with access to local parks. The goal is for our space to serve as another high value add to the community. The differentiator is we will be an active resource that the community will engage with for physical, spiritual, mental, and emotional wellbeing. We see a great opportunity to be proactive in engaging the community.

Another great opportunity we plan to capitalize on is the ability to bring the rich history of White Rock Chapel to the town of Addison and the world. White Rock Chapel was started by enslaved Africans in 1884. We recently celebrated our 135th year anniversary and look to begin sharing and making available the story and culture of the founding fathers of White Rock Chapel to the rest of the world.



Milestones & Execution

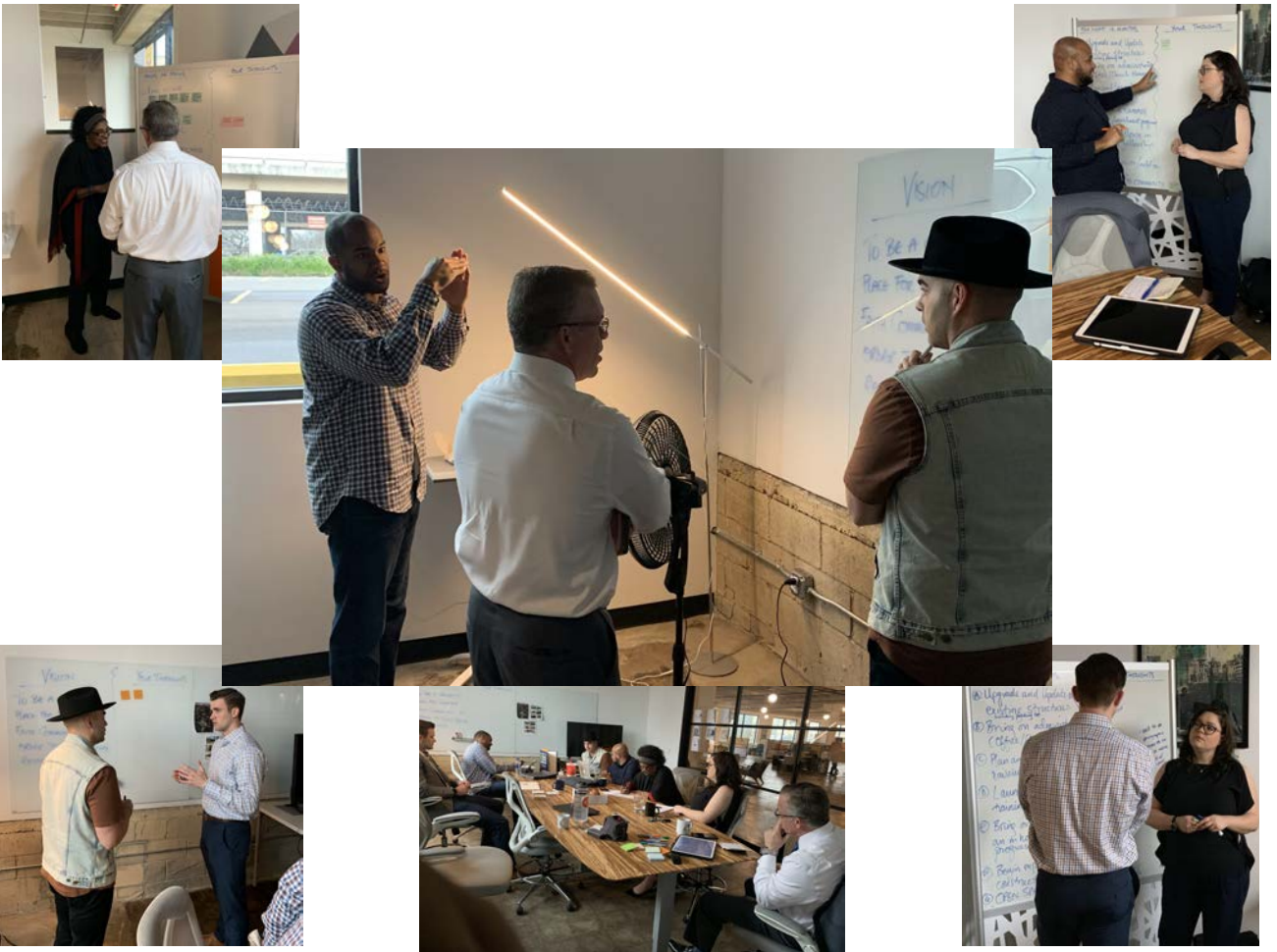
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Planning

The leadership team has already started work on White Rock Chapel. TYG Consulting an innovation strategy consulting firm with a history of leading strategy projects with churches was engaged in the development of the strategy, roadmap, and tactical plans for White Rock Chapel.

To ensure that we were not building a strategy in isolation we ran a focus group to receive feedback and input from the same people we look to serve along with experts from a wide variety of industries.

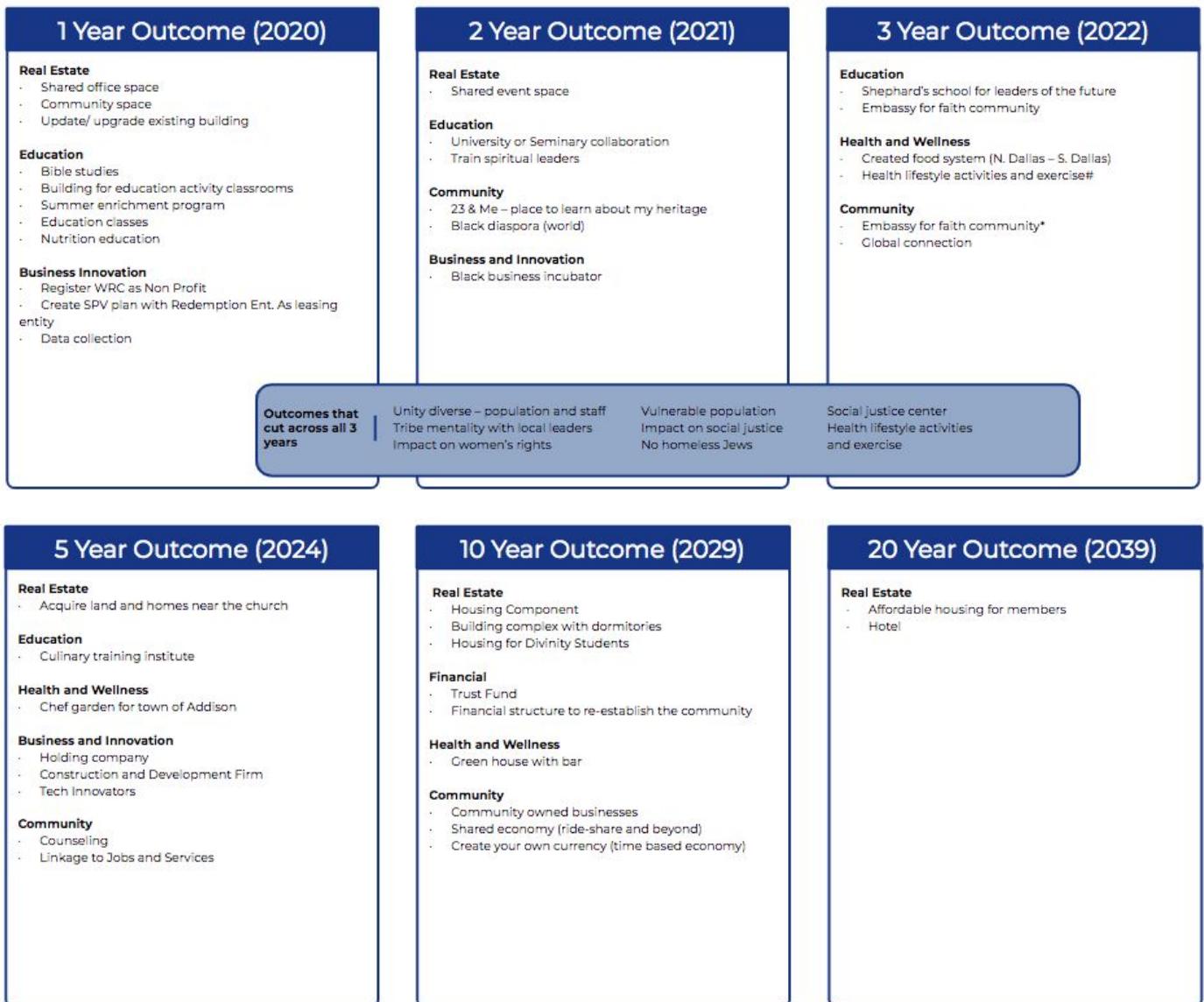
Pictures below -




Multi Year Roadmap

Over the next 20 years our leadership team has cast a compelling vision that brings into consideration all our key focus areas with a huge emphasis on the restoration of White Rock Chapel, having a significant impact on the surrounding community, and making a long term investment into the town of Addison.


The outlook on the next 2 decades is through a lens of deep partnership and collaboration with neighboring churches, leaders within Addison, and the Mayor's office.




Tactical Plan

 WHITE ROCK CHAPEL				
ID	Task Name	Duration	Start	Finish
1				
2	WHITE ROCK CHAPEL	521 days?	Fri 3/1/19	Fri 2/26/21
3	WHITE ROCK CHAPEL TECHNOLOGY	109 days?	Fri 3/1/19	Wed 7/31/19
4	Design and develop website and learning platform	109 days	Fri 3/1/19	Wed 7/31/19
5				
6	WHITE ROCK CHAPEL REGISTERED AS A NON PROFIT	131 days?	Fri 3/1/19	Fri 8/30/19
7	Create SPV Plan with Relationship Ent. as leasing entity	21 days	Fri 3/1/19	Fri 3/29/19
8	File for 501(c) status	21 days	Fri 3/1/19	Fri 3/29/19
9	Register WRC as a Non Profit	88 days	Mon 4/1/19	Wed 7/31/19
10	Open bank account	22 days	Thu 8/1/19	Fri 8/30/19
11				
12	CONSTRUCTION	348 days?	Fri 3/1/19	Tue 6/30/20
13	Update Existing Structure	109 days	Fri 3/1/19	Wed 7/31/19
14	Interior designs and rendering	22 days	Fri 3/1/19	Mon 4/1/19
15	Contractor bid	21 days	Fri 3/1/19	Fri 3/29/19
16	Allocate funds	22 days	Mon 4/1/19	Tue 4/30/19
17	Apply for permits	22 days	Mon 4/1/19	Tue 4/30/19
18	Complete Interior Renovation (update existing building)	66 days	Wed 5/1/19	Wed 7/31/19
19	Final inspection	23 days	Mon 7/1/19	Wed 7/31/19
20	Green Tag	23 days	Mon 7/1/19	Wed 7/31/19
21	Build New Structure	282 days?	Sun 6/2/19	Tue 6/30/20
22	Design and redering	22 days	Sun 6/2/19	Mon 7/1/19
23	Contractor bid	23 days	Mon 7/1/19	Wed 7/31/19
24	Allocate funds	22 days	Thu 8/1/19	Fri 8/30/19
25	Apply for permits	22 days	Thu 8/1/19	Fri 8/30/19
26	Start conctruction	130 days	Mon 9/2/19	Fri 2/28/20
27	City inspection and approval	22 days	Mon 3/2/20	Tue 3/31/20
28	Green Tag	22 days	Wed 4/1/20	Thu 4/30/20
29	Complete building for educational activities	21 days	Fri 5/1/20	Fri 5/29/20
30	Open shared space and shared office space	22 days	Mon 6/1/20	Tue 6/30/20
31				
32	FUND RAISING	283 days?	Fri 3/1/19	Tue 3/31/20
33	Complete view of needs	21 days	Fri 3/1/19	Fri 3/29/19
34	Establish Dollar ask	21 days	Fri 3/1/19	Fri 3/29/19
35	Creat fund raising strategy	21 days	Fri 3/1/19	Fri 3/29/19
36	Execute funding strategy (Phase 1)	66 days	Fri 3/1/19	Fri 5/31/19
37	Complete raise for Phase 2	110 days	Mon 6/3/19	Fri 11/1/19
38	Complete raise for Phase 3	108 days	Fri 11/1/19	Tue 3/31/20
39				
40	WHITE ROCK CHAPEL PROGRAMS	500 days?	Mon 4/1/19	Fri 2/26/21
41	Summer Enrichment Program	327 days	Mon 4/1/19	Tue 6/30/20

Tactical Plan

 WHITE ROCK CHAPEL				
ID	Task Name	Duration	Start	Finish
42	Employ or outsource staff	22 days	Mon 4/1/19	Tue 4/30/19
43	Develop marketing strategy	22 days	Mon 4/1/19	Tue 4/30/19
44	Launch marketing strategy	23 days	Wed 5/1/19	Fri 5/31/19
45	Role out pilot program	21 days	Sun 6/2/19	Fri 6/28/19
46	Receive feedback and update program as needed	23 days	Mon 7/1/19	Wed 7/31/19
47	Design program	21 days	Thu 1/2/20	Thu 1/30/20
48	Develop content	20 days	Mon 2/3/20	Fri 2/28/20
49	Relaunch marketing	22 days	Wed 4/1/20	Thu 4/30/20
50	Finalize enrollment	23 days	Fri 5/1/20	Tue 6/2/20
51	Open program	22 days	Mon 6/1/20	Tue 6/30/20
52	Black Business Incubator	151 days?	Mon 2/3/20	Mon 8/31/20
53	Identify contribution and developing fellow	21 days	Mon 2/3/20	Mon 3/2/20
54	Develop framework and content strategy	21 days?	Mon 2/3/20	Mon 3/2/20
55	Hold content development session	22 days	Mon 3/2/20	Tue 3/31/20
56	Build program and receive feedback	44 days	Mon 3/2/20	Thu 4/30/20
57	Assign fellow	22 days	Wed 4/1/20	Thu 4/30/20
58	Select companies	21 days	Fri 5/1/20	Fri 5/29/20
59	Launch pilot	66 days	Mon 6/1/20	Mon 8/31/20
60	Training for Spiritual Leaders Program	43 days?	Mon 8/3/20	Wed 9/30/20
61	Design and develop program	21 days	Mon 8/3/20	Mon 8/31/20
62	Marketing and outreach	22 days	Tue 9/1/20	Wed 9/30/20
63	Train spiritual leaders	22 days?	Tue 9/1/20	Wed 9/30/20
64	Black Diaspora Program	107 days?	Thu 10/1/20	Fri 2/26/21
65	Design experiences	22 days	Thu 10/1/20	Fri 10/30/20
66	Design and build	21 days	Mon 11/2/20	Mon 11/30/20
67	Launch	23 days	Tue 12/1/20	Thu 12/31/20
68	23 & Me (global outreach and global content provider)	21 days	Fri 1/1/21	Fri 1/29/21
69	Finalize Black Dispora (world)	20 days	Mon 2/1/21	Fri 2/26/21
70				
71	WHITE ROK CHAPEL ADMINISTRATION	283 days	Fri 3/1/19	Tue 3/31/20
72	Hire Full Time Administrative Officer	106 days	Fri 3/1/19	Fri 7/26/19
73	Setup HR systems (operating structure, job descriptions)	21 days	Fri 3/1/19	Fri 3/29/19
74	Recruit and source candidates	22 days	Mon 4/1/19	Tue 4/30/19
75	Finalize hire and train	22 days	Mon 4/1/19	Tue 4/30/19
76	Create Office and Management Processes	23 days	Wed 5/1/19	Fri 5/31/19
77	Data collection	21 days	Fri 6/28/19	Fri 7/26/19
78	Fellowship	283 days	Fri 3/1/19	Tue 3/31/20
79	Get consultation and buy-in from DBA for DBU	21 days	Fri 3/1/19	Fri 3/29/19
80	Design framework and weekly learning	21 days	Fri 3/1/19	Fri 3/29/19
81	Determine required roles and create job discriptions	22 days	Mon 4/1/19	Tue 4/30/19
82	Setup Fellow applications	22 days	Mon 4/1/19	Tue 4/30/19

Tactical Plan

 WHITE ROCK CHAPEL				
ID	Task Name	Duration	Start	Finish
83	Recruit, hire and outbound setup	23 days	Wed 5/1/19	Fri 5/31/19
84	Summer fellowship starts	23 days	Wed 5/1/19	Fri 5/31/19
85	Provide feedback	22 days	Thu 8/1/19	Fri 8/30/19
86	Roll-off summer fellow	22 days	Thu 8/1/19	Fri 8/30/19
87	Recruit fall and winter fellows	130 days	Mon 9/2/19	Fri 2/28/20
88	Provide feedback on winter fellows	22 days	Mon 3/2/20	Tue 3/31/20
89	Roll-off winter fellows	22 days	Mon 3/2/20	Tue 3/31/20

Marketing Plan

We aim to position White Rock Chapel as an “Open Door” community where any and everyone is welcomed and no one left behind. As such the marketing efforts will be focused primarily on encouraging the people in the community, local organizations, places of business, and neighboring churches to join the White Rock Chapel community and leverage its resources.

The messaging will take a community-oriented stance, focusing on "bringing Christ centered value and engagement 365 days a year."

We'll push this messaging via:

- Social channels- primarily Facebook, Instagram, Twitter and YouTube through promoted posts and targeted advertisements.
- Direct - leveraging introductions from within our networks to engage with community, organizations, and town leaders and decision makers.
- Partnerships- other religious associations and the organizations that serve them.

Since transparency is at the corner of what we do, credibility will be key, hence the emphasis on network and relationship-based market entry vs the traditional cold outreach.

The funnel generated via these channels will be directed to the Office Manager and management team, who will be responsible for fostering these relationships and opportunities.

Branding and Design

Inspired by Newer Churches

This logo gives a nod to older churches but with a sleek, modern style.

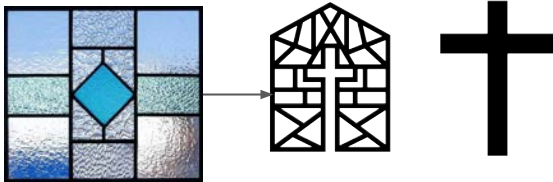
Colors

A classical blue, similar to the one Addison uses, and a faded tone of the same blue to push the cross forward

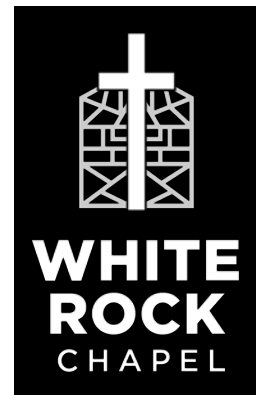


Symbols

Shapes mimicking stained glass windows in the shape of a home/church, as a nod to older churches. A cross to represent salvation through Jesus Christ.

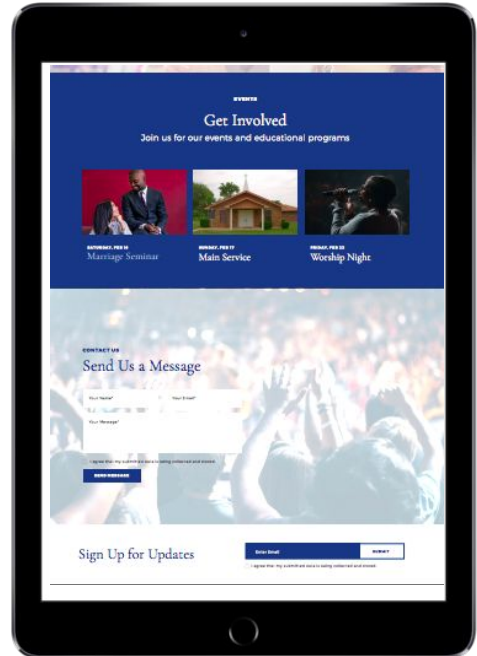


**WHITE
ROCK
CHAPEL**



Technology

As mentioned earlier in the plan White Rock Chapel will look to be as Technologically advanced as is possible. We are leading right out of the gate with a website and have plans within the next 24 months to launch an online Learning Management Platform to support the White Rock Chapel educational programs.



Operations

Location & Facilities

White Rock Chapel will be headquartered at 5555 Celestial Rd, Dallas, TX, 75254.

Additionally, Addison is a growing town with a strong base of professionals who we will look to serve White Rock Chapels hiring needs (i.e. both volunteer and full time) and provide a strong potential donor base.

Success Metrics

Key metrics White Rock Chapel will track include:

- Monthly one time and recurring donations
- Number of daily visitors
- Number of monthly visitors
- Level of engagement during visits
- Average group size for events and programming
- Impact of programming
- Average project monetary need

To determine the appropriate targets to set, White Rock Chapel will run a pilot programs and events led by White Rock Chapel fellows over a six-month period. The details of the pilot will be discussed with the leadership and the advisory board to decide on further investment of pivots where needed.



Financial Plan

Financials

35

Financial

White Rock Chapel is seeking resource investment to undergo structural and interior changes to the facility, hire an administrator, begin developing the initial enrichments and fellowship programs, and begin expansion construction. The costs are [estimated](#) based on the tactical strategy plan.

We look to partner with sister churches, the town of Addison, and the community to achieve the restoration goal of White Rock Chapel and the community we serve.

For Financial Plan please go to next page.

White Rock Chapel Financials	2019	2020
Legal & Accounting		
Filing for 501(c)3 status	\$1,500.00	-
Open Bank Account	\$100.00	-
Trademark / Patents	\$5,000.00	\$5,000.00
Accounting, Professional Services	\$10,000.00	\$10,000.00
Legal Counsel	\$20,000.00	\$10,000.00
Permits Applications		
Utilities & Equipment		
Rent	\$33,750.00	\$45,000.00
Updating Interior		
Building 1	\$20,000.00	\$20,000.00
Building 2	\$20,000.00	\$20,000.00
Technology Investment	\$5,000.00	\$5,000.00
Computer, Phone, Wifi	\$500.00	\$500.00
Gas, Water Electric	\$3,000.00	\$2,500.00
Construction		
Interior Design & Rendering	\$20,000.00	-
Build	\$200,000.00	-
Administrative		
Website Hosting	\$150.00	\$150.00
Productivity Tools	\$150.00	\$150.00
Data Collection	\$150.00	\$150.00
General Liability Insurance	\$7,500.00	\$10,000.00
Human Resources	\$1,200.00	\$1,200.00
Staffing		
Administrator	\$33,750.00	\$45,000.00
Support Staff	\$22,500.00	\$30,000.00
Cleaning Staff	\$9,000.00	\$18,000.00
Maintenance Staff	\$4,500.00	\$8,000.00
Programming Supplies		
Strategy	\$20,000.00	-
Website & Learning Platforms	\$20,000.00	-
Summer Enrichment Program	\$20,000.00	\$20,000.00
Black Business Incubator	-	\$10,000.00
Spiritual Leader Program	-	\$10,000.00
Fellowship	-	\$10,000.00
Miscellaneous		
Travel & Accomodation	\$5,000.00	\$7,500.00
Team Events	\$2,000.00	\$2,000.00
Support Budget	\$5,000.00	\$5,000.00
Meals & Entertainment	\$2,000.00	\$2,000.00
Totals	\$491,750.00	\$297,150.00



Appendix

Data Sources	38
Profit Forecast: Assumptions and Data	39

Sources of Data

Sources

<https://www.star-telegram.com/news/business/growth/article212129739.html>

<https://www.bisnow.com/dallas-ft-worth/news/economic-development/small-distant-suburbs-growing-fastest-in-dfw-95459>

<https://www.constructiondive.com/news/developer-to-convert-texas-mall-into-1b-mixed-use-complex/548539/>

<https://www.dallasnews.com/business/real-estate/2019/02/06/new-addison-apartment-community-will-join-townhomes-belt-line-road>

<https://datausa.io/profile/geo/addison-tx/#economy>

https://datausa.io/profile/geo/addison-tx/#category_age

<http://www.healthyntexas.org/indicators/index/view?indicatorId=6377&localeId=2631>

https://www.bestplaces.net/compare-cities/addison_tx/richardson_tx/religion

<https://addisontexas.net/marketing/page/survey-says-94-addison-residents-think-addison-great-place-live>



WHITE ROCK CHAPEL

Joshua Miller
Courtney Clendenin
Winnwood Rd
Addison, TX 75254

May 12, 2023

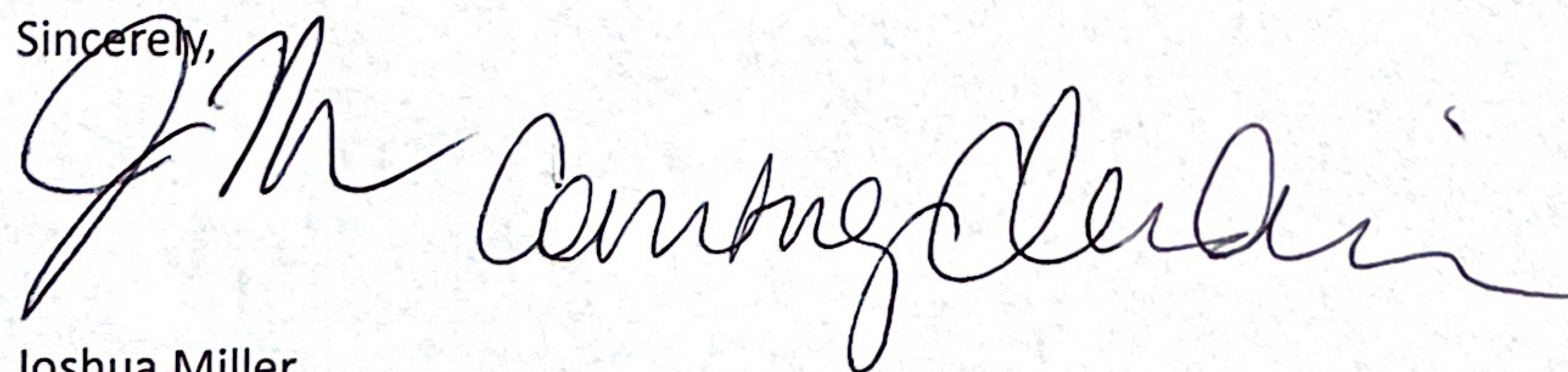
Courtney and I moved to the neighborhood during the summer last year. While making our decision to buy in this area, we came across White Rock Chapel and spent time learning about its rich history. It's truly an incredible story!

Just a few weeks after we moved in, we began to hear about the controversy surrounding the chapel. It surprised us that such a historic property on a relatively small piece of land with 2 small buildings could be causing such a ruckus. We chatted with our new neighbors to gain perspective and have attended community information sessions to learn more while at the same time reading the materials from those who are opposed to the chapel's plans. Further, we personally spent time discussing the vision for the Chapel with the Wessons directly. After thoughtful consideration, we are fully supportive of the Wessons' current plans for the property.

Our home is less than 200 yards from the chapel. We frequently traverse its property when walking our dog or are otherwise out enjoying the neighborhood. Anyone who has spent any time around the chapel itself will recognize the need for updates and modernization of the property and its landscaping. The Wesson's proposal does that without expanding the footprint of the existing buildings, while adding a modest area suitable for hosting small outdoor events such as weddings and memorials. We would think that such improvements to the property would be welcome enhancements and beautification beneficial to the neighborhood. Further its message of racial reconciliation would be a model benefiting the Town of Addison and beyond. At the same time, the proposed litany of restrictions on the use of the property seems more than sufficient to address any concerns around increased noise and disruptive activity in the neighborhood.

We strongly encourage the Planning and Zoning Commission to grant the SUP for White Rock Chapel.

Sincerely,

A handwritten signature in black ink, appearing to be "J.M. Courtney Clendenin". The signature is written in a cursive, flowing style.

Joshua Miller
Courtney Clendenin

Lesley Nyp

From: Lesley Nyp
Sent: Monday, May 15, 2023 12:09 PM
To: Lesley Nyp
Subject: Proposed Zoning Change

From: **Paula Jandura** [REDACTED]
Date: Sun, May 14, 2023 at 2:20 PM
Subject: Proposed Zoning Change
To: Marlin Willesen <mwillesen@addisontx.gov>, Dan Liscio <dliscio@addisontx.gov>, Darren Gardner <dgardner@addisontx.gov>, Eileen Resnik <eresnik@addisontx.gov>, Chris DeFrancisco <cdefrancisco@addisontx.gov>, Denice Fansler <dfansler@addisontx.gov>, Robert Catalani <rcatalani@addisontx.gov>, Juli Branson <jbranson@addisontx.gov>, Nancy Craig <ncraig@addisontx.gov>, Guillermo Quintanilla <gquintanilla@addisontx.gov>, Diane Chavez <dchavez@addisontx.gov>, Zack Faircloth <zfaircloth@addisontx.gov>, Bruce Arfsten <barfsten@addisontx.gov>, Tom Souers [REDACTED] David Gaines <dgaines@addisontx.gov>

My husband, Albert Jandura and I, Paula, are STRONGLY against the special use permit zoning changes being proposed for The White Rock Chapel property located at the corner of Winnwood and Celestial in East Addison.

This property sits in the middle of a residential neighborhood and its zoning should remain unchanged. Period.

The proposed SUP would give the owners the ability to rent out the property for events; thereby, creating a CONFLICTING enterprise (Event Center) that could be leased for commercial purposes.

First of all, any SUP zoning changes remain WITH the property when it is sold or transferred to another legal entity.

The current owners knew the zoning of the property when they purchased it and have published a document detailing how they plan to change this property into a commercial (for rent) event business.

If the SUP is approved, nothing will stop the current owners from selling this property with the new zoning allowances.

This zoning request does not bring any value to Addison or to the surrounding neighborhoods.

Please vote AGAINST this proposal and keep the property's zoning as it is now.

I REPEAT, PLEASE VOTE AGAINST THIS PROPOSAL.

It is time to vote for Addison and its citizens, not developers who have their own vision for Addison.

Sincerely,

Albert and Paula Jandura
14936 Oaks North Drive

--

Sent from Gmail Mobile

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Lesley Nyp

From: Lesley Nyp
Sent: Monday, May 15, 2023 12:13 PM
To: Lesley Nyp
Subject: Protest to zoning

From: George Kanaan [REDACTED]
Sent: Sunday, May 14, 2023 4:53 PM
To: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: Protest to zoning

Dear City Manager Gaines
& Director Schmidt
May 14 2023

This email shall serve as my formal opposition and protest concerning the zoning and SUP request relating to the land known as the former Whiterock Church at the northwest corner of Celestial Rd. and Winnwood Rd.(5555 celestial)

I have been notified by the Town of Addison that this rezoning case is scheduled to go before the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th . I was told that there is no form to fill out and that this email would be acceptable.

We authorize you to include our property in your calculation that will trigger and require a super majority in a vote by the Addison Town Council relative to the former church property.

Please acknowledge receipt of this protest

Thank You

George Kanaan
14500 Winnwood Road
Addison, Texas 75254

WARNING: This email is from an external source. Please DO NOT click links or open attachments without positive sender verification of purpose. Never enter Username, Password, or sensitive information on linked pages from any email. If you are unsure about the message, please click on the **Report Phishing** button located to the right side of the Menu above.

May 12, 2023

Dear P & Z Members,

Re: Case 1868-SUP/5555 Celestial Rd.

My wife, Kay and I have lived in our home at 14829 Winnwood Rd., now in Addison, for 52 years. Because of our ages, 88 and 91, and my compromised immune system, we are unable to attend this meeting. Since 1971 we have been neighbors of the White Rock Chapel Church, as it is now known. We considered Pastor Billy Forward and his family our friends and attended church services there in years past. Pastor Billy was the glue that held the church together. His congregation fluctuated from two dozen families down to just Billy and his own family. Over many years we always knew that someone would be there on Sunday mornings to comply with the Noel family's requirements for continuously held services, or the land would revert back to the Noel estate. Now, somehow that has been sidestepped and forgotten.

During those days the entire area of Winnwood, Celestial, Lake Forest, and what is now Bellbrook was in Dallas, and it was very rural. Latigo Farms, a horse boarding and riding stable was located where Whole Foods now sits. There were only about a dozen homes in the entire area. Our children pastured a couple of horses on the floodplain land across Winnwood from our home, and we rode dirt bikes over several acres stretching to the south from our back yard to Spring Valley Lane. We could see that hi-density development was headed our way. In an effort to alter this progression and keep our area residential and not be enveloped by other than single family homes, I went to see Addison Mayor Jerry Redding and proposed to him that we attempt to have Dallas de-annex our area and Addison to annex us as it was very clear that Addison was encouraging the development of single family neighborhoods with the goal of people putting down roots and taking an interest in the Town's future. Jerry brought CJ Webster, then City Manager, into the discussion and it was agreed by all involved that if successful, everything would be done by the Town to support this area as a very desirable residential neighborhood. In 1980 we accomplished what we were seeking. Dallas City Council unanimously voted to de-annex us and Addison's Council likewise annexed us. Jerry and CJ fulfilled their promises. I was subsequently appointed to P&Z and later successfully elected to a Town Council seat.

There were other attempts to divert the peace and tranquility of the neighborhood along the way - 2 examples of the Town's protection of us during the early 1980's:

While Jerry Redding was still mayor, the Mormon Church approached the Town wanting an entree to begin negotiations to acquire our entire area to build a large Temple, and surrounding community. Jerry didn't let it get any farther than the opening inquiry.

Also, about that same time, and before the area had many homes, there was a suggestion by Dallas that Celestial Road might be widened to several lanes as another east-west artery connecting Preston Road to the North Dallas Tollway. That never got off the ground, either, and soon after, the old rickety bridge that crossed White Rock Creek at the end of Celestial was removed by Addison. End of story.

Here are some of the infrastructure improvements we enacted during those days, many of them designed to enhance the desirability of the residential setting.

- The Town purchased the two ponds along Belt Line, created a park and jogging path which runs along Belt Line to White Rock Creek, then south to Celestial.
- From Dallas we purchased a section of land between Winnwood Rd. and White Rock Creek, that has never been disturbed, now called White Rock Creek Park.

- We then purchased land from Claude Bell's estate the land for a third park, Celestial Park.
- Because of water needs we had to go under Celestial Road and connect an 84" water line to Dallas' line, build a large pump station with 2 large storage tanks, and a pump house. Instead of the usual concrete block structure we instructed the architect to design what would appear to be a nice residence so that the Avon Lady would come calling - an added expense to enhance the desirability of the area. At this writing it is obvious it worked, as another large home is currently being built on the last available lot. The area is completely built out.....we were home free! and then the proposal in question here arose.

Sometime during the period of time just mentioned, Pastor Forward and his family have disappeared from the scene, and it became clear that services were no longer being held, and the church was not viable, the pews, the piano and pulpit disappeared and it became an old, empty building. The last contact we had with him was about 10 years ago,

This church was always a welcome part of the landscape in this neighborhood. It has been our hope that if the church were to have new life, that it would be as before - a small congregation with weekly services, an occasional wedding or funeral. The current owner of the property appears to have vastly different plans for it and this application seems to be the beginning of expansion plans. It must be remembered that whatever is said or promised now is ONLY a proposal, and non-binding. The only binding thing is what this body assigns to the LAND, and whatever is decided constrains the current landowner, and STAYS WITH THE LAND for any future owners. We have no idea what the current applicant's aspirations are for this property, but we doubt it is to revert back to the original church. Rather we are of the opinion it is a Trojan Horse trying to gain entrance, and that the best use of this property is what it has been for its entire existence.

We ask you to remember that this property is totally surrounded by beautiful homes on lots similar to the church lot. Bringing in large groups of people from outside areas cannot be beneficial to nearby homeowners and their property, and would be invasive AND intrusive.

We urge you to reject this application and protect our neighborhood. Please do not throw away 43 years of Addison's encouragement, support, and protection of our homes.

Respectfully,

Stewart and Kay Beatty

We welcome any questions you might have. [REDACTED] our home phone

..

Lesley Nyp

From: Robert Kantner [REDACTED]
Sent: Monday, May 15, 2023 12:21 PM
To: Lesley Nyp
Subject: Request for Special Use Permit - Case 1868-Sup/5555 Celestial



Dear Lesley:

My wife and I reside at 14853 Winnwood Road in Addison. I have just signed up to speak at the Public Hearing of the Planning and Zoning Commission on the above-referenced Case; but I am concerned that the time limit for public speakers may not allow sufficient time to present my comments. Therefore, I am submitting these written comments with the request that you forward them to all members of the Commission.

My first comment is that the applicant for the SUP does not appear to have good title to the subject property. I do not think I could request a SUP for my neighbor's property. Therefore, until such time as White Rock Chapel of Addison, Inc. - on whose behalf the request for SUP is made - can show it has good title to the subject property, its request should not be acted upon.

Let me explain. In 1958, Millard Noell conveyed by deed the subject property to the Trustees and members of the congregation of Christian Chapel Church. The deed contained the following restrictions: "It is strictly understood and agreed that the hereinafter property shall revert to the Grantor herein, if said property is abandoned by said church, or ceased to be used by the church, or for the benefit of the above named church and SHALL NOT BE CONVEYED FOR ANY PURPOSE WHATSOEVER, AND MUST BE USED FOR RELIGIOUS PURPOSES BY THE ABOVE NAMED CHURCH EXCLUSIVELY." [Emphasis added.]

There have been several conveyances of the subject property in violation of the above restrictions - including the conveyance to White Rock Chapel of Addison, Inc.:

1. In 2013, Stevis G. Forward, erroneously claiming to be the last member and trustee of Christian Chapel Church a/k/a White Rock Chapel Independent CME Church, conveyed the subject property to White Rock Chapel Nondenominational Church, Inc. (The WRC Independent CME Church was formed after the majority of the congregation the Christian Chapel moved to a church on Montfort. I am not aware of any deed from the original Christian Chapel Church to the independent CME Church.)
2. In 2018, the Court-Appointed Receiver for White Rock Chapel Nondenominational Church, Inc., conveyed the subject property to Redemption Enterprises, LLC, a for-profit company owned by the Wessons and which borrowed \$305,250 to acquire the subject property.
3. In 2021, Redemption Enterprises, LLC conveyed the subject property to White Rock Chapel of Addison, Inc. Donald E. Wesson, President of Redemption Enterprises, LLC signed the Special Warranty Deed. It contains the following comment on title:

WEST & ASSOCIATES, L.L.P. (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title of the Property but has prepared this deed based on information and documents furnished to WEST & ASSOCIATES L.L.P. and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title."

The attorney that I and other residents have retained have sent to the attorney for White Rock Chapel of Addison, Inc. these same comments and the deeds in question and requested that White Rock Chapel of Addison, Inc. show that it has good title to the subject property. NO RESPONSE has been made.

My second comment is that White Rock Chapel of Addison, Inc. is not a church. I understand that it has registered with the IRS as a non-profit corporation - specifically as a Civil Rights Social Action Advocacy organization.

My third comment is that I believe the SUP Conditions would allow uses that will impact our neighborhood adversely.

I look forward to discussing these comments with the Commission.

Respectfully submitted,

Robert ("Bob") Kantner

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Dear City Manager Gaines
& Director Schmidt

May 10, 2023

This email shall serve as our formal opposition and protest concerning the zoning and SUP request relating to the land known as the former Whiterock Church at the northwest corner of Celestial Rd. and Winnwood Rd. (5555 Celestial)

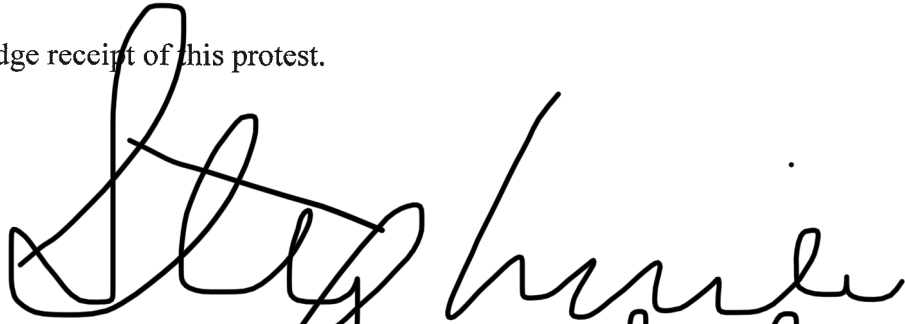
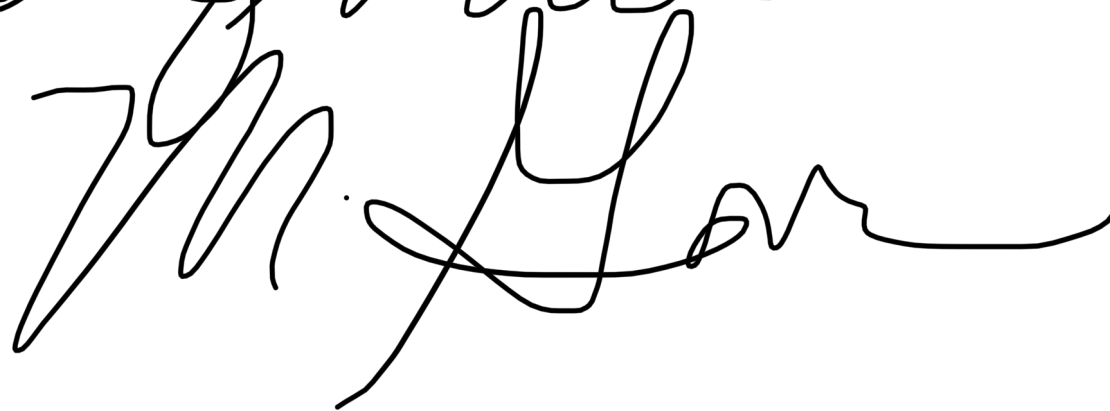
I have been notified by the Town of Addison that this rezoning case is scheduled to go before the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th. I was told that there is no form to fill out and that this email would be acceptable.

We authorize you to include our property in your calculation that will trigger and require a super majority in a vote by the Addison Town Council relative to the former church property.

Please acknowledge receipt of this protest.

Thank You,

Stephanie McGovern
5550 Celestial Road
Dallas, Texas 75254

Lesley Nyp

From: Lesley Nyp
Sent: Monday, May 15, 2023 12:45 PM
To: Lesley Nyp
Subject: Addison Proposed Zoning Change

From: Skip Robbins [REDACTED]
Date: May 14, 2023 at 11:41:33 AM CDT
To: Marlin Willesen <mwillesen@addisontx.gov>, Dan Liscio <dliscio@addisontx.gov>, Darren Gardner <dgardner@addisontx.gov>, Eileen Resnik <eresnik@addisontx.gov>, Chris DeFrancisco <cdefrancisco@addisontx.gov>, Denise Fansler <dfansler@addisontx.gov>, Robert Catalani <rcatalani@addisontx.gov>, Juli Branson <jbranson@addisontx.gov>, Nancy Craig <ncraig@addisontx.gov>, Guillermo Quintanilla <gquintanilla@addisontx.gov>, Diane Chavez <dchavez@addisontx.gov>, Zachary Faircloth <zfaircloth@addisontx.gov>, Bruce Arfsten <barfsten@addisontx.gov>, Tom Souers [REDACTED] David Gaines <dgaines@addisontx.gov>
Subject: Addison Proposed Zoning Change

This email is being sent to all current Addison Town Council members and Planning and Zoning Commissioners. To begin, let me state that my wife Judy and I are adamantly against the special use permit zoning changes being proposed for The White Rock Chapel property located at the

[[https://protect-us.mimecast.com/s/DirMCMzPnVtjPqNVtGBGq?domain=us.report.cybergraph.mimecast.com](https://alert-dg01.redatatech.com/onprem_security_warning_fetch?r=1&dep=UF5r2iwTC8jLvaXRXhQYnQ%3D%3D2A9yjBLzW6%2BVHypCXcDG2S9A1oSug7rocyb2l5St1v9ZY1uiSyOvFROx7CkqJFa%2FbvmL3shN%2FxdhZDGfZngFyz9JZe9H7o2PCaV4IYyhCIUE0glxkmIYUVP4OiZbkHkBYHnr7WLR269ITmzwZ6kQADoszZs4tKIZNkLLOZF6VFofd%2FBu9KhZkEwKvc11RqppV1s8UALHDBI2%2B0NfZ%2Ff3SboH8NXUF%2Fakl0QuNjrkCeG1q%2B4nbNHM%2FmnBGn6vjNRX6r%2B73joMyN%2BEADCjIL%2BgJw1jHXclzWIOXnkat29HKk4r4Aq3GRMQFFFXR0%2B4U2KnN4wSovDtl3hZ9KWS5dn%2BLK1thzjIWDDl52RqR9ix6kMRmCJypdnk5PvHYt%2FYzdcQEtpyZ41aGUKbe1%2BytP%2Bka2Z5fsHLHOno6VPP6UwQ2AD11fr4fudSSvTnCQOMZKkKQ8Y8LFGK%2BINctZKvfsqRufkB3gbgim88FkF77GsfX4OCenoFdV15D005%2FiTnHhYA7Hv1p3Vs1v36PRWgkEVRUEhvbEwxsREGKAYxe5AzJOWrkgaCp2pyp5pVfGq7y6gkxAD0EeqvyuvkUGDWW72B%2B9nRdt%2FVK4Ca%2FMNRCLqenGqK2FTRCo%2FFbHIA%2FJRvZ%2FPU]<

This email is being sent to all current Addison Town Council members and Planning and Zoning Commissioners.

To begin, let me state that my wife Judy and I are adamantly against the special use permit zoning changes being proposed for The White Rock Chapel property located at the corner of Winnwood and Celestial in East Addison. This property sits in the middle of a residential neighborhood and its zoning should remain unchanged. The proposed Special Use Permit would give the owners the ability to rent out the property for events; thereby, creating an enterprise (Event Center) that could be leased for commercial purposes.

There are several salient points to consider:

Any special use permit zoning changes remain with the property whenever it is sold or transferred to another legal entity. "Usage intent" by current owners are merely words versus legal rights granted by the zoning change.

The current owners knew the zoning of the property when they purchased it and have published a 39 page document detailing how they plan to change this property into a commercial (for rent) event business.

During many discussions, the owners have never walked back their published intentions to convert this property into a commercial enterprise. If the SUP is approved, nothing will stop the current owners from selling this property with the new zoning allowances.

Earlier this year Town Council passed a city ordinance (Section 58-43 Group Gatherings) which clarifies the usage of our Town Parks (specifically in this case Celestial Park which is very close to the discussed property). As you can see from the attached photographs from an illegal gathering earlier this year, the ordinance and the illegal street parking continues to be an issue for our neighborhood. Repeated calls to the police are usually met with the excuse of "we are understaffed" or "we have higher priority situations to deal with". The bottom line is that Addison's current laws and ordinances are not being enforced today; and they now want to insert a commercial event center into our neighborhood. During the above mentioned activity, traffic on Celestial was reduced to one small lane creating a significant safety issue for over one hour.

This zoning request does not bring any value to Addison or to the surrounding neighborhoods. The only value is realized by the property owner who wants to create a commercial enterprise in the middle of an Addison neighborhood.

Please vote against this proposal and keep the property's zoning as it is now. It is time to vote for Addison and its citizens, not developers who have their own vision for Addison.

Respectively,

Marshall (Skip) and Judy Robbins

[Inline image][Inline image]

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Lesley Nyp

From: Lesley Nyp
Sent: Monday, May 15, 2023 5:21 PM
To: Lesley Nyp
Subject: White Rock Chapel Changes

From: Janiece Niemann [REDACTED]
Subject: White Rock Chapel Changes
Date: May 15, 2023 at 5:14:49 PM CDT
To: tsouers@addisontx.gov, cdefrancisco@addisontx.gov, jbranson@addisontx.gov, rcatalani@addisontx.gov, dchavez@addisontx.gov, zfaircloth@addisontx.gov, dfansler@addisontx.gov
Cc: lnyp@addisontx.gov, dgainest@addisontx.gov

Members of Planning & Zoning,

The potential impact of additional traffic, both vehicular and pedestrian, concern me with regard to the proposed SUP requested by the owners of White Rock Chapel.

The residents of Bellbrook Estates made decisions regarding home ownership based upon the characteristics of the neighborhood at the time of purchase. The proposed changes have the potential to impact those basic characteristics. Even though the owners have made changes from their original concept of the property development, there is still concern about those changes and the enforcement of any breeches.

Please consider carefully these factors when making your decision.

Thank you,
Janiece

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[Home](#) > [Planning & Zoning Commission Public Comment Form](#) > [Webform results](#) > Submission #5

Submission information

Form: [Planning & Zoning Commission Public Comment Form](#) [1]
Submitted by Visitor (not verified)
Mon, 05/15/2023 - 9:29am
108.178.101.186

Acknowledged

Acknowledged

Meeting Date

Tue, 05/16/2023

Do you plan to attend the meeting and speak before P & Z?

No

Contact Information

Name:

John Grant Nolan

Phone:

[REDACTED]

Address:

14820 Lochinvar Drive

City:

DALLAS

Zip:

75254

E-mail:

[REDACTED]

If you represent a group or organization, please list:

Next

I would like to comment during:

Public Comment Section

Please list the topic:

White Rock Chapel Rezoning

I am against this proposed rezoning request. This zoning request does not bring any value to Addison or to the surrounding neighborhoods. The only value is realized by the property owner who

wants to create a commercial enterprise in the middle of an Addison neighborhood. Please vote NO to this request.

Source URL:<https://addisontexas.net/node/32807/submission/91479>

Links

[1] <https://addisontexas.net/secretary/planning-zoning-commission-public-comment-form>

Published on *Addison Texas* (<https://addisontexas.net>)

[Home](#) > [Planning & Zoning Commission Public Comment Form](#) > [Webform results](#) > Submission #4

Submission information

Form: [Planning & Zoning Commission Public Comment Form](#) [1]
Submitted by Visitor (not verified)
Mon, 05/15/2023 - 9:24am
108.178.101.186

Acknowledged

Acknowledged

Meeting Date

Tue, 05/16/2023

Do you plan to attend the meeting and speak before P & Z?

No

Contact Information

Name:

Sherry K Nolan

Phone:

[REDACTED]

Address:

14820 Lochinvar Drive

City:

DALLAS

Zip:

75254

E-mail:

[REDACTED]

If you represent a group or organization, please list:

N/A

Next

I would like to comment during:

Public Comment Section

Please list the topic:

White Rock Chapel Rezoning Request

Source URL: <https://addisontexas.net/node/32807/submission/91478>

Links

[1] <https://addisontexas.net/secretary/planning-zoning-commission-public-comment-form>

Lesley Nyp

From: Lesley Nyp
Sent: Monday, May 15, 2023 12:45 PM
To: Lesley Nyp
Subject: Addison Proposed Zoning Change

From: Skip Robbins [REDACTED]
Date: May 14, 2023 at 11:41:33 AM CDT
To: Marlin Willesen <mwillesen@addisontx.gov>, Dan Liscio <dliscio@addisontx.gov>, Darren Gardner <dgardner@addisontx.gov>, Eileen Resnik <eresnik@addisontx.gov>, Chris DeFrancisco <cdefrancisco@addisontx.gov>, Denise Fansler <dfansler@addisontx.gov>, Robert Catalani <rcatalani@addisontx.gov>, Juli Branson <jbranson@addisontx.gov>, Nancy Craig <ncraig@addisontx.gov>, Guillermo Quintanilla <gquintanilla@addisontx.gov>, Diane Chavez <dchavez@addisontx.gov>, Zachary Faircloth <zfaircloth@addisontx.gov>, Bruce Arfsten <barfsten@addisontx.gov>, Tom Souers [REDACTED] David Gaines <dgaines@addisontx.gov>
Subject: Addison Proposed Zoning Change

This email is being sent to all current Addison Town Council members and Planning and Zoning Commissioners. To begin, let me state that my wife Judy and I are adamantly against the special use permit zoning changes being proposed for The White Rock Chapel property located at the

[[https://protect-us.mimecast.com/s/DirMCMzPnVtjPqNVtGBGq?domain=us.report.cybergraph.mimecast.com](https://alert-dg01.redatatech.com/onprem_security_warning_fetch?r=1&dep=UF5r2iwTC8jLvaXRXhQYnQ%3D%3D2A9yjBLzW6%2BVHypCXcDG2S9A1oSug7rocyb2l5St1v9ZY1uiSyOvFROx7CkqJFa%2FbvmL3shN%2FxdhZDGfZngFyz9JZe9H7o2PCaV4IYyhCIUE0glxkmiYUVP4OiZbkHkBYHnr7WLR269ITmzwZ6kQADoszZs4tKIZNkLLOZF6VFofd%2FBu9KhZkEwKvc11RqppV1s8UALHDBI2%2B0NfZ%2Ff3SboH8NXUF%2Fakl0QuNjrkCeG1q%2B4nbNHM%2FmnBGn6vjNRX6r%2B73joMyN%2BEADCjL%2BgJw1jHXclzWIOXnkat29Hk4r4Aq3GRMQFFXR0%2B4U2KnN4wSovDtl3hZ9KWS5dn%2BLK1thzjIWDdl52RqR9ix6kMRmCjydpnk5PvHYt%2FYzdcQEtpyZ41aGUKbe1%2BytP%2Bka2Z5fsHLHOno6VPP6UwQ2AD11fr4fudSSvTnCQOMZKkKQ8Y8LFGK%2BINctZKvfsqRufkB3gbgim88FkF77GsfX4OCenoFdV15D005%2FiTnHhYA7Hv1p3Vs1v36PRWgkEVRUEhvbEwxsREGKAYxe5AzJOWrkgaCp2pyp5pVfGq7y6gkxAD0EeqvyuvkUGDWW72B%2B9nRdt%2FVK4Ca%2FMNRCLqenGqK2FTRCo%2FFbHIA%2FJRvZ%2FPU]<

This email is being sent to all current Addison Town Council members and Planning and Zoning Commissioners.

To begin, let me state that my wife Judy and I are adamantly against the special use permit zoning changes being proposed for The White Rock Chapel property located at the corner of Winnwood and Celestial in East Addison. This property sits in the middle of a residential neighborhood and its zoning should remain unchanged. The proposed Special Use Permit would give the owners the ability to rent out the property for events; thereby, creating an enterprise (Event Center) that could be leased for commercial purposes.

There are several salient points to consider:

Any special use permit zoning changes remain with the property whenever it is sold or transferred to another legal entity. "Usage intent" by current owners are merely words versus legal rights granted by the zoning change.

The current owners knew the zoning of the property when they purchased it and have published a 39 page document detailing how they plan to change this property into a commercial (for rent) event business.

During many discussions, the owners have never walked back their published intentions to convert this property into a commercial enterprise. If the SUP is approved, nothing will stop the current owners from selling this property with the new zoning allowances.

Earlier this year Town Council passed a city ordinance (Section 58-43 Group Gatherings) which clarifies the usage of our Town Parks (specifically in this case Celestial Park which is very close to the discussed property). As you can see from the attached photographs from an illegal gathering earlier this year, the ordinance and the illegal street parking continues to be an issue for our neighborhood. Repeated calls to the police are usually met with the excuse of "we are understaffed" or "we have higher priority situations to deal with". The bottom line is that Addison's current laws and ordinances are not being enforced today; and they now want to insert a commercial event center into our neighborhood. During the above mentioned activity, traffic on Celestial was reduced to one small lane creating a significant safety issue for over one hour.

This zoning request does not bring any value to Addison or to the surrounding neighborhoods. The only value is realized by the property owner who wants to create a commercial enterprise in the middle of an Addison neighborhood.

Please vote against this proposal and keep the property's zoning as it is now. It is time to vote for Addison and its citizens, not developers who have their own vision for Addison.

Respectively,

Marshall (Skip) and Judy Robbins

[Inline image][Inline image]

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Lesley Nyp

From: Addison TX via Addison TX <marketing@addisontx.gov>
Sent: Tuesday, May 16, 2023 12:45 PM
To: Lesley Nyp
Subject: Form submission from: Planning & Zoning Commission Public Comment Form



Submitted on Tuesday, May 16, 2023 - 12:44pm

Submitted by anonymous user: [165.225.33.103](#)

Submitted values are:

Acknowledged Acknowledged

Meeting Date Tue, 05/16/2023

Do you plan to attend the meeting and speak before P & Z? No

Contact Information

Name: Daphne Hiatt

Phone: [REDACTED]

Address: 14745 Stanford Ct

City: Dallas

Zip: 75254

E-mail: [REDACTED]

If you represent a group or organization, please list:

Next

I would like to comment during: Public Comment Section

Please list the topic:

Agenda Item # 3 - As homeowners in the Town of Addison, we do not object to the White Rock Chapel (WRC) (as a church). We do, however, fully object to the request for a Special Use Permit (SUP) for the following key reasons. (Also note our objections in the titling of this agenda item – the strategy laid out for the land on which WRC sits is for-profit plan. It is not aligned with the zoning as a church that the deed stipulates.)

Reasons for objecting to the SUP request:

1. There's a question about whether what the Wessons are trying to do is even compatible with the deed restriction. We do not object to the zoning as a church which the deed stipulates.

Furthermore, legally, do they even have the legal right/ability to request this SUP? (Answer appears to be "no" based on the restrictive covenant of the deed. In simple terms, this restrictive covenant states that if the activities/land ceases to be used as a church, land reverts to the heirs of the original owner. These two heirs have been located/contacted. Puts in question whether the Wessons even own this land and whether they even have the ability to request this SUP since its activities would be for-profit – i.e. not a church.)

2. Currently violating zoning- private construction business being operated out of the White Rock Chapel (building) which is a) not zoned appropriately as a business and b) does not have an occupancy permit.

Additionally, there have been multiple large-scale events held there already that have violated current zoning.

3. Wessons have yet to clarify how their proposal aligns to the mission of a non-profit. How do these for-profit plans align to a non-profit/church strategy?

4. Creation of hazardous ingress & egress – there are only two dangerous/low visibility intersections in/out of the neighborhood where the structure is located. Risk of harm would vastly increase with numerous additional private vehicles – up to 90 people + school buses – that would enter neighborhood (based on Wessons’ written plan). (Tort law in Texas would require City of Addison to pay up to \$250,000 per person, \$500,000 per incident, and \$1,000,000 total in case of harm.)

5. Property devaluation/potential of lower property taxes for City of Addison (following said de-valuation of property due to commercial nature of the Wessons’ plan).

Thank you for taking our objections – as neighborhood homeowners, tax payers, and constituents – in mind.

Sincerely,
Daphne Hiatt (Sylvia) & Michael Sylvia
14745 Stanford Ct

The results of this submission may be viewed at:

<https://addisontexas.net/node/32807/submission/91512>

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1. There's a question about whether what the Wessons are trying to do is even compatible with the deed restriction. We do not object to the zoning as a church which the deed stipulates.

Furthermore, legally, do they even have the legal right/ability to request this SUP? (Answer appears to be "no" based on the restrictive covenant of the deed. In simple terms, this restrictive covenant states that if the activities/land ceases to be used as a church, land reverts to the heirs of the original owner. These two heirs have been located/contacted. Puts in question whether the Wessons even own this land and whether they even have the ability to request this SUP since its activities would be for-profit – i.e. not a church.)

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Additionally, there have been multiple large-scale events held there already that have violated zoning.

3. Wessons have yet to clarify how their proposal aligns to the mission of a non-profit. How do these for-profit plans align to a non-profit/church strategy?
4. Creation of hazardous ingress & egress – there are only two dangerous/low visibility intersections in/out of the neighborhood where the structure is located. Risk of harm would vastly increase with numerous additional private vehicles – up to 90 people + school buses – that would enter neighborhood (based on Wessons' written plan). (Tort law in Texas would require City of Addison to pay up to \$250,000 per person, \$500,000 per incident, and \$1,000,000 total in case of harm.)
5. Property devaluation/potential of lower property taxes for City of Addison (following said devaluation of property due to commercial nature of the Wessons' plan).

Thank you for taking our objections – as neighborhood homeowners, tax payers, and constituents – in mind.

Sincerely,
Daphne Hiatt (Sylvia) & Michael Sylvia
14745 Stanford Ct

Lesley Nyp

From: Lynne Turner [REDACTED]
Sent: Tuesday, May 16, 2023 11:08 AM
To: Lesley Nyp
Cc: Bart Turner
Subject: Planning & Zoning meeting on SUP for White Rock Chapel

Dear Lesley and Addison Planning & Zoning members,

We live at 14810 Hampton Court, Addison Tx. We have lived here since 2010 and love living in this neighborhood and in Addison. We oppose this SUP for the White Rock Chapel property at the corner of Celestial Road and Winnwood Road.

We were told when we were purchasing our home that the historic White Rock Chapel would remain a small church as the deed restriction, when that the property was gifted to White Rock Chapel, was stated solely to be used as a religious church and not to be sold for any other purpose.

This is a small residential neighborhood with limited access and frankly somewhat dangerous access and egress off of very busy 4-lane streets of Beltline Road and Montfort Drive, neither entrance has a stop light. Sometimes this makes it dangerous getting out of our neighborhood with the current residents and traffic. We also have quite a bit of pass through traffic, not residents living in our neighborhood, that want to bypass the traffic and lights at Montfort Dr. and Beltline Rd. In addition to this we have a lot of traffic visiting our two beautiful Addison Parks in our neighborhood, Celestial and Winnwood Parks. Which is fine, but sometimes they park their cars all over our roads which specifically are posted No Parking on Streets, making it difficult to get through the streets to our homes.

White Rock Chapel to my knowledge has not had regular services there for several years. When the last remodel was done the billboard sign they erected showed a small steeple with a cross planned for the roofline of the existing remodeled church which was never completed. No religious symbol on the building. The church is totally surrounded by existing homes, there is no property adjacent to the church to expand into. No additional areas for parking. This is a "quiet, friendly, tax paying and safe" neighborhood. It is not the location for the ideas and mixed use plans being proposed. A site in a commercial zone with much better access and parking would be a much better solution for all. We are sure there other sites in Addison and the North Dallas areas that would be a better fit.

We are seriously surprised that this is being considered by Addison.

Sincerely,
Lynne and Bart Turner
14810 Hampton Court

Sent from my iPad

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, May 16, 2023 11:39 AM
To: Lesley Nyp
Subject: Form submission from: City Council Public Comment Form

From: Addison TX via Addison TX <marketing@addisontx.gov>
Sent: Monday, May 15, 2023 10:53 PM
To: Irma Parker <iparker@addisontx.gov>
Subject: Form submission from: City Council Public Comment Form

Submitted on Monday, May 15, 2023 - 10:52pm

Submitted by anonymous user: [99.9.21.77](#)

Submitted values are:

Acknowledged Acknowledged
Meeting Date Tue, 05/16/2023
Do you plan to attend the meeting and speak before Council? Yes
Contact Information
Name: Robert Goodfriend
City: Addison
Phone: [REDACTED]
Zip: 75254
E-mail: [REDACTED]
If you represent a group or organization, please list:

Next

I would like to comment during: Public Comment Section
Please list the topic:

I wish to speak against the application for the White Rock chapel special use permit. I am opposed to the grant of that permit. I wish to comment on the threat to public safety which will be caused if the permit is granted and more people come into the neighborhood. Our neighborhood is landlocked. There are only two ways to exit the neighborhood. The intersections at Celestial Rd/Montfort and the intersection at Winwood/Beltline. Both intersections are highly dangerous because there are no stop signs or stop lights and both Montfort and Beltline have heavy traffic. More people in the neighborhood will greatly increase the risk of automobile accidents at these intersections.

The results of this submission may be viewed at:

<https://addisontexas.net/node/32729/submission/91494>

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Robert Goodfriend
14725 Celestial Place
Dallas, Texas 75254

Planning and Zoning Commission
Addison, Texas

Attn: Leslie Nyp

Re: Proposed SUP for the White Rock Chapel

To Members of the Commission:

As indicated above, my home is in Celestial Place in Addison. I am writing in opposition to the proposed SUP for the White Rock Chapel. My primary concern is the potential for automobile accidents at the intersections of Celestial Rd./Monfort and Winwood/Beltline resulting from the additional cars that will be entering and exiting our neighborhood if the SUP is approved. While this was no problem when the original White Rock Chapel was operating since it had services only on Sunday morning when there was very little traffic and sometimes on Wednesday nights after rush hour, the SUP would create a very different traffic situation at these intersections.

To begin with, both of these intersections are inherently dangerous since neither of them has a stop sign or traffic light. If you exit Celestial Rd onto Montfort going South you must time your exit perfectly to slip between the southbound and northbound traffic. Unfortunately because there is a slight hill on Montfort just north of Celestial Rd., the southbound traffic on Montfort appears suddenly at the crest of that hill only seconds before it crosses the Celestial Rd. intersection. I have already had several close calls in exiting my neighborhood when I thought there was no Southbound traffic on Montfort and, as I pulled out, a car suddenly crested that hill and was right behind me as I narrowly escaped an accident. The Winwood/Beltline exit is equally dangerous due to the high velocity of traffic on Beltline and the bushes in the median that make observing the cars going westbound quite difficult.

Now what happens if you grant the SUP? Under the SUP there can be as many as 90 additional people in the neighborhood at any time between the hours of 9:00 am and 6:00 pm. My nightmare is to be sitting in my car at the intersection of Celestial Rd. and Montfort trying to exit my neighborhood and there are 5 cars behind me also trying to exit because there is a

church function that has just let out. The drivers become impatient, start honking and then under pressure, I pull out at the wrong time and have a serious automobile accident. And if it's not me that has this accident, it could easily be any of my neighbors.

I remind the Commission that most of the residents in our neighborhood are elderly and do not have the reflexes or ability to judge distances of the young. I also remind the Commission that in addition to the residents of our neighborhood, we have trucks from Parks and Recreation constantly entering our neighborhood to tend the parks, we have city employees for the water treatment plant and we have visitors to the parks who often come by car. I would also remind the Commission that Franklin Elementary School is directly across from the intersection of Celestial Rd. and Montfort and for about two hours 5 days a week, one lane of Montfort at this intersection is taken up with parent's cars waiting to pick up their children as they exit their classes. Imagine the chaos at this intersection if a church function was scheduled around the same time.

Finally, I would remind the Commission that only within the past few months the City of Addison performed construction work at the intersection of Winwood Rd. and Beltline which necessitated the closure of the Winwood exit for almost two months and required that all traffic exiting our neighborhood be redirected to the one remaining exit at Celestial Rd. and Montfort. Imagine the chaos if you grant the SUP and more construction work is needed at either of these intersections. The Commission must understand that we are a landlocked neighborhood and to conduct our daily lives we must exit onto major traffic arteries as the only means of egress from our neighborhood. Any action that significantly increases the number of vehicles entering and exiting this neighborhood greatly increases the likelihood of a major accident at one of these intersections.

While my major concern is for my safety and the safety of my neighbors, I would remind the Commission that the City of Addison also has financial exposure if a major accident occurs at either of these intersections. You should, of course, consult your own attorneys on this issue, but as I read Sections 101.021(1)(a) and 101.0215, Tex. Civ. Prac. & Rem Code, municipalities are liable for property damage, personal injury or death arising from the operation of a motor vehicle where the damage is caused at least in part by the performance or failure to perform the municipalities' governmental functions which include, in part, warning signals, regulation of traffic, zoning, planning and plat approval, and maintenance of traffic signals, signs, and hazards. While I realize Dallas has the decision-making authority over traffic signals and signs on Montford Rd. and Beltline, If Addison approves a SUP (which is part of your zoning and

planning function) that significantly increases the traffic across already dangerous intersections that have neither stop signs nor traffic signals, I believe that Addison will be jointly and severally liable with Dallas for any accidents at these intersections. Under Section 101. 023, Tex.Civ. Prac.& Rem Code, Addison's liability is limited to \$250,000 per person and \$500,000 per incident, but certainly this is not a liability that the Commission should ignore. See also *When Bad Road design and Traffic Mix*, by Hess & Nghiem (2021) and *Can a City Be Liable for Poorly Designed Roads and Intersections?* by Dolan, Dobrinsky, Rosenblum, Bluestein, LLP (2019).

I hope the Commission takes these serious safety concerns into consideration in judging whether the SUP should be granted or denied. I believe these concerns point strongly in the direction of denial.

Thank you for your attention to this matter.

Robert Goodfriend

Lesley Nyp

From: Cheryl Samberg [REDACTED]
Sent: Tuesday, May 16, 2023 10:30 AM
To: Lesley Nyp
Subject: Special Use Permit Application for The White Rock Chapel

I have been a resident on Celestial Place for 18 years this August and have enjoyed living in a quiet neighborhood with wide streets, a beautiful park a few steps away, and all the amenities Addison has to offer at our doorstep. Over the past four or five years we have been dismayed by the increased traffic on Montfort especially when trying to exit south on Montfort due to needing to cross traffic. Certain times of day it is a lengthy process just to get out.

Now this special use permit is a urgent concern when we realize that traffic issue can be 10 fold. If the property is asking for allowance of 90 visitors, that cannot be monitored and they certainly cannot be monitored to travel in groups to limit the number of vehicles. I cannot imagine what 40 extra cars at any time during the day would do to our traffic issue and worry that parked cars on Celestial Rd would hamper emergency vehicles that may need to enter and leave as well.

Our population is mostly elderly- especially on Celestial Place so this is a real concern.

I would like the P&Z Board to consider this issue of safety and deny this request at this time. Once allowed, like anything else, it would be difficult to change or control. I strongly oppose this permit and hope you can understand why it must be denied.

Sincerely,

Cheryl Samberg

14714 Celestial Place

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Lesley Nyp

From: Timothy Nelson [REDACTED]
Sent: Tuesday, May 16, 2023 11:04 AM
To: Lesley Nyp
Cc: [REDACTED]
Subject: Multi-purpose permit, White Chapel "Church"

Please understand I am against the multi-use permit for White Chapel "Church" on Celestial Road and Winnwood. Having a small church has been the beginning and the norm. Having a multi-use center will potentially change the entire traffic flow in an area with ONLY two entrances.

Based on research, there appears to be concerns about the origins and the current status of the "Church". So you can see I have a lot of concerns and why I am not in favor of continuation of this process.

Sincerely,
Timothy Nelson
14714 Celestial Pl.
Dallas, TX 75254 (Addison)

[REDACTED]

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, May 16, 2023 10:28 AM
To: Lesley Nyp
Subject: Request for Super Majority Requirement for Votes related to "Whiterock Chapel" property

From: Emmett, Michael
Sent: Saturday, May 13, 2023 9:35 AM
To: dgaines@addisontx.gov; kschmidt@addisontx.gov
Subject: Request for Super Majority Requirement for Votes related to "Whiterock Chapel" property

Dear Town of Addison City Manager Mr. David Gaines & Town Director Ken Schmidt

I have been notified by the Town of Addison that the rezoning and special use permit case for the property called "Whiterock Chapel" located at the northwest corner of Celestial Rd. and Winnwood Rd. (5555 celestial) is scheduled to be presented to the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th. The issues to be discussed and voted upon are of critical importance to the future of our neighborhood.

Our property (home of Dr. and Mrs Michael Emmett - 14530 Winnwood Rd.) is contiguous with the property requesting the zoning change and a special use permit. I formally request that any votes by the Addison Town Council relevant to this matter should require a "super majority" of the voting members for passage. I understand that there is no specific form required to make this request and that this email would be acceptable.

Therefore, please include our property in all calculations relevant to "triggering" a super majority requirement for any votes related to the "Whiterock Chapel" property.

I would appreciate a response email acknowledging receipt of this request.

Thank You

Michael and Rachel Emmett
14530 Winnwood Rd.
Dallas, Texas 75254

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, May 16, 2023 12:36 PM
To: Lesley Nyp
Subject: Church zoning and SUP request

From: Kevin Paillet [REDACTED]
Sent: Tuesday, May 16, 2023 12:30 PM
To: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: Church zoning and SUP request

This email shall serve as our formal opposition and protest concerning the zoning and SUP request relating to the land known as the former Whiterock Church at the northwest corner of Celestial Rd. and Winnwood Rd.(5555 celestial)

I have been notified by the Town of Addison that this rezoning case is scheduled to go before the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th . I was told that there is no form to fill out and that this email would be acceptable.

We authorize you to include our property in your calculation that will trigger and require a super majority in a vote by the Addison Town Council relative to the former church property.

Please acknowledge receipt of this protest

Thank You

Kevin Paillet
5560 Celestial Rd
Addison TX 75254

Kevin Paillet (personal)
[REDACTED]

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Lesley Nyp

From: JJ HORAN [REDACTED]
Sent: Tuesday, May 16, 2023 2:59 PM
To: Lesley Nyp
Subject: Attn: P & Z c/o Lesley Nyp / Church Rezoning



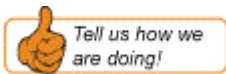
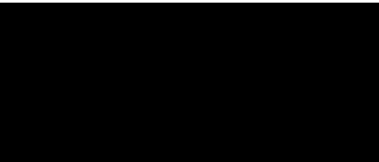
Dear Addison Planning and Zoning Commission –

I am J.J. Horan and have lived on both Celestial Place for 24 years and most recently built a home on Lake Forest Drive. I also own an office building and commercial land in Addison. I strongly oppose the current application to rezone the former church property at the corner of Winnwood & Celestial Rd. My hope is that both the P & Z and the City Council turn down this request. While there are many reasons that this request should be turned down, below are just some of the reasons I believe this sort of project will harm our wonderful neighborhood.

- It's a commercial use inside a limited access neighborhood.
- It's not a church.....clearly it is a commercial property disguised as a church.
- It's going to create an increase to the already significant traffic ingress and egress problems in that area.
- Because of the many goals and objectives (the owners have stated many times) the subject property is not congruent with the neighborhood.
- Clearly it is not a church as evidenced by the federal forms the owners have filed with the IRS.
- The uncertainty of actual ownership of the property by the applicant corroborated by both the chain of title and the deed.

Because of the above and many more reasons, I encourage the Planning and Zoning commission to unanimously turn this request down. Thank you for your time and consideration.

J.J. Horan



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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, May 18, 2023 3:54 PM
To: Lesley Nyp
Subject: White rock chapel 5550 celestial rd

From: Paul [REDACTED]
Sent: Wednesday, May 17, 2023 4:20 PM
To: Lesley Nyp <lnyp@addisontx.gov>
Subject: Re: White rock chapel 5550 celestial rd

Phuong Ly
14913 Bellbrook Dr.

After the hearing last night, I feel like if there are traffic lights installed on both exits and enforcement of the rules on the neighborhood's demands then the majority would support the church. It is an important landmark for the community and no body wants to get rid of it.

I am hoping that the town of Addison can help the community and the church by working with the city of Dallas to install the traffic lights.

Thanks,

-----Original Message-----

From: Paul [REDACTED]
Sent: Tuesday, May 16, 2023 4:06 PM
To: Lesley Nyp <lnyp@addisontx.gov>
Subject: White rock chapel 5550 celestial rd

Safety is our biggest concern for the church open up for event once a month. The church represents a historic place for our community and any event could alter the surrounding environment leading to unforeseen crimes and security issues for the community as a whole.

Thanks,

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, May 23, 2023 2:28 PM
To: Lesley Nyp
Subject: Trust re: SUP 1868

From: Jimmy Niemann [REDACTED]
Sent: Monday, May 22, 2023 10:19 AM
To: Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>
Cc: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: Trust re: SUP 1868

I understand the Council will go into executive session on Tuesday to consult with attorneys on SUP 1868, and are currently scheduled to consider it in open session on June 13th.

I will be out of town on the 13th and unable to attend, but wanted to share some thoughts I put together after the P&Z meeting on this SUP.

As I reflect on the meeting about White Rock Chapel at the P&Z on May 16th, I am struck by one overriding thought.

But for the requirement of the SUP by the Town, the original 39 page *White Rock Chapel Restoration Plan* published in 2019 would likely be moving forward.

That 2019 plan would not at all be appropriate in a single family neighborhood. That 2019 plan did not reflect any desire by the architects of that plan (the Wessons) to work collaboratively with the neighbors in our single family neighborhood.

With knowledge of the SUP requirements, they have (apparently) changed their focus.

The current SUP being considered comes down to a matter of TRUST.

Trust that the Wessons will do what they have agreed to in the SUP.
Trust that any successor to the Wessons (since the restrictions run with the land) will also abide by the SUP restrictions.
Trust that the Town will hold them to those promises.
Trust that the Town will enforce those restrictions if the restrictions are not met.

I was heartened by a statement that indicated that if the SUP conditions are not met, the certificate of occupancy will be revoked.

Trust that the Town will have the will (both politically and legally) to take the hard actions necessary to enforce those restrictions.

Respectfully,

Jimmy Niemann



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From: Mitch Brown [REDACTED]
Sent: Wednesday, June 7, 2023 4:16 PM
To: Ken Schmidt <kschmidt@addisontx.gov>
Cc: Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>; Sarah Price Brown [REDACTED]
Subject: Please deny or delay vote on SUP for church at Winwood & Celestial

Dear Ken and City Council,

My wife and I and our four children ages 16, 13, 10, and 7 live at 14811 Bellbrook Dr, in Bellbrook Estates. We are very concerned about (and therefore strongly oppose) the SUP application for the church property as it stands, because it could endanger our neighborhood.

I'm writing to urge you to please deny the application, or at the very least, delay it for at least 90 days, so the neighbors and the applicant can spend the time we need together, to design a permit that makes sense for this community.

The applicant seems to be presenting as a church, or presenting its planned use of the property as a church, but it is organized as a Civil Rights Social Action and Advocacy organization. This organization might do important work, but our neighborhood is not designed for it. As currently written, the SUP if approved would be a big risk to the safety of our neighborhood, which was designed for its resident families.

While I do not support this SUP, I am in support of the property being used as a small church only. I think that to allow it to be a center for events is potentially dangerous and disruptive to our quiet neighborhood. To note just one reason: The ingress/egress from the neighborhood does not support additional traffic (they're one-lane, with no traffic lights, on to fast moving roads).

This certainly isn't a race or discrimination issue. And, it's not simply NIMBY either. Ours is a residential neighborhood with no commercial activity, where we and our children feel safe. Your vote could *significantly* change that.

PLEASE deny this permit, or delay it at least 90 days, to give us and the applicant time to agree upon a use that's safe and doesn't change the nature of our neighborhood. Any other course would be irresponsible.

Sincerely,
Mitch Brown

[REDACTED]
14811 Bellbrook Dr
Dallas, TX 75254

Lesley Nyp

From: Gilbert Bruneman [REDACTED]
Sent: Sunday, July 2, 2023 11:42 AM
To: WRC Zoning
Subject: WRC

32 years ago, when we were contemplating building on Winnwood, we were quite concerned about an active church at the corner of our street. We were worried about noise, traffic, and other disruption to a quiet neighborhood, especially on Sundays.

We were PROMISED, AND ASSURED by Addison that the church was very inactive... that it only had a small number of older people still using it, and that the congregation had purchased a new building elsewhere where the church now met.

We were told there was a lifelong

deed restriction on that property that required it to remain a small, historical landmark and never anything but the inactive church It was then.

Based on that promise and assurance, we built our home on Winnwood.

It is Illegal and wrong for Addison to now go back on its word. Anything more than the small in- active church is going to lower our property values dramatically. The planning and zoning commission and the Addison City Counsel should place their loyalties with the residents of the neighborhood and not change things for one newcomer who has illegally purchased this property and illegally tried to change the deed restrictions.

I am TOTALLY OPPOSED TO ANY CHANGES to the use of that property. I think Addison should deny an SUP for that property.

Merle Bruneman

Merle

Sent from my iPhone

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Dr. Wesson,

My name is Elle Beith and I received your letter today. I live at 14880 Oaks North Dr. After reading your letter, I just wanted to welcome you to the community.

I am pleased to say I hadn't heard any negativity to the opening of the church but it sounds like there sure has been and I'm sorry for that.

I wish you the best of luck, and I support your endeavors in preserving the history of this church.

Thank you for your time.

Elle Beith

Lesley Nyp

From: Zoning Input
Sent: Tuesday, July 25, 2023 8:49 AM
To: Lesley Nyp
Subject: FW: Form submission from: City Council Public Comment Form

From: Addison TX via Addison TX <marketing@addisontx.gov>
Sent: Monday, July 24, 2023 10:15 AM
To: Irma Parker <iparker@addisontx.gov>
Subject: Form submission from: City Council Public Comment Form

Submitted on Monday, July 24, 2023 - 10:15am

Submitted by anonymous user: 23.127.222.173

Submitted values are:

Acknowledged Acknowledged
Meeting Date Tue, 07/25/2023
Do you plan to attend the meeting and speak before Council? No
Contact Information
Name: Anita Braun
City: Addison
Phone: [REDACTED]
Zip: 75001
E-mail: [REDACTED]
If you represent a group or organization, please list:

Next

I would like to comment during: Public Comment Section

Please list the topic:

White Rock Chapel SUP Case# 1868-SUP/5555

As a 30+ year resident of Addison, I urge the council to approve the applicant for the renovations to White Rock Chapel as requested. Understanding that this has been a contentious topic for a minority group of residents that live near the church and have opposition to the request, I believe the new owners of White Rock Chapel have the best of intentions to use their church with their agreed upon restrictions, and for good and respectable services and events. White Rock Chapel is an historic part of our Town, and has been such long before we were incorporated as a Town. I have been introduced to Dr. Don Wesson, and have close friends who know Mrs. Wanda Wesson. I believe they are honest and upstanding people who will make good neighbors to this community. I trust that they will do their best to be good citizens and believe they have done more than they are required to do to appease any concerns brought up by the few who have voiced concern against their plans. Enforcement of parking in the neighborhood by people who are visiting our nearby parks is a separate issue that needs to be addressed. Please approve this request so that Addison can continue to be the best community.

The results of this submission may be viewed at:

<https://addisontexas.net/node/32729/submission/92225>

Lesley Nyp

From: Ken Schmidt
Sent: Monday, July 24, 2023 6:18 PM
To: Zoning Input
Subject: FW: White Rock Chapel SUP Case# 1868-SUP/5555

Importance: High

From: [REDACTED]
Sent: Monday, July 24, 2023 6:15 PM
To: Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>
Cc: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: White Rock Chapel SUP Case# 1868-SUP/5555
Importance: High

White Rock Chapel SUP Case# 1868-SUP/5555

Dear Mayor & Council Members,

1. I understand that this SUP request may present a tough decision for some of you. I had numerous questions when this item was first presented to the Planning & Zoning Commission many months ago. However, in review of the agreed final conditions, I believe most of the residents' concerns have been addressed. Frankly, I am surprised that the applicant has accepted many of these terms including revocation of the SUP, and a 5-year prohibition on the submittal of new SUP applications if they violate the terms of the SUP.

Many of you may not have been living in Addison in 2006 when we had another contentious use change at the NE corner of Celestial & Montfort. (in this same neighborhood) The private school on the site closed and they were selling the land. The land was zoned office, but the applicant wanted to build townhomes on the site. There were numerous residents not wanting a townhome development because they feared adding too much traffic and believed the values of these new townhomes were not in keeping with their neighborhood standards. Just like this project, the townhome project provided for far more neighborhood protections than did the office zoning. Today, if you ask those who had opposed this townhome development, I know they will agree that the Stanford Homes project is far better than a 3-story office looking down into their backyards.

Again, you will hear from residents concerned about the added traffic into their neighborhood and people parking on the street. I do not believe traffic generated by these very limited services will present any safety hazard as has been

voiced. As for parking on the streets, that is an enforcement issue and not an issue specific to this application. I also heard that residents are wanting signal lights at the two entrances to this neighborhood to provide protected left-hand turns. Unfortunately, this is not something easily addressed since both of these intersections are located in the City of Dallas and not in Addison.

Remember, this church was here long before the Town was incorporated and as such a church is a grandfathered use. Since the Town does not have a specific definition for a church use, there is currently minimal enforcement criteria for the site. However, the agreed conditions of this application will provide far more protection for adjacent property owners.

In my (12) years on City Council, I have never seen an applicant that has done so much community outreach for a project or agreed to so many restrictions. I truly believe they are just wanting to be good neighbors. With the restricted parking, limited hours, limited functions & services, and improved landscaping and site conditions, I believe this is the best option for Addison residents. I urge you to approve this SUP with the conditions as outlined in this agenda item.

Thanks,

Tom Braun

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 25, 2023 10:34 AM
To: Lesley Nyp
Subject: FW: Comments for the record

From: Sarah Brown [REDACTED]
Sent: Monday, July 24, 2023 11:02 AM
To: David Gaines <dgaines@addisontx.gov>
Subject: Comments for the record

I live at [14811 Bellbrook Dr.](#) with my husband and four young children.

I'm concerned about safety. I live in a quiet neighborhood, where my young daughters walk to the park, walk around the path, and ride their bikes in the street. My oldest just got his driver's license, and is practicing making that big left turn out of our neighborhood safely. Passing this SUP would destroy our safe, quiet, community. We bought our house knowing that outsiders can't park on the street, understanding that while we are in Addison, we have protections in place to keep our neighborhood quiet and safe.

Wesson plans to bring people outside of our neighborhood into our neighborhood. We are not the intended audience for his educational and outreach efforts. As one of our neighbors put it at the zoning meeting, this kind of endeavor needs to be "a marriage" between a neighborhood and an entity. We are not interested in a forced marriage; no good marriage begins with such strong opposition.

Wesson's plans are not right for our neighborhood. The vast majority of our neighbors are strongly opposed to this proposed zoning change.

I do hope that the city council will listen to our concerns and vote "no" on any proposed zoning change. This is a residential neighborhood. I hope that the city's zoning meeting might serve as a lesson of what not to do. To whom is a city morally obligated? To its residents, or to an outside entity?

Sincerely,

Sarah Brown

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Lesley Nyp

From: Ken Schmidt
Sent: Monday, July 24, 2023 4:32 PM
To: Zoning Input
Subject: FW: WRC SUP

From: Mary Carpenter [REDACTED]
Sent: Saturday, July 22, 2023 3:20 PM
To: Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>
Cc: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: WRC SUP

Dear Council Member:

If you have read this far and not deleted this message, thank you. Word has it you are completely dismissing messages that are a repeat from other residents. Just because someone doesn't start a message from scratch, but uses someone else's words, does not mean they are okay with the SUP you are voting on next Tuesday. You have no right and no basis to disregard any resident who goes to the trouble to send you a message about any subject no matter how repetitive the language is, nor to ignore a petition with 150 signatures from both east and west Addison.

The WRC issue is vital to our future living conditions. I imagine you have received many copies (each valid) of Bette Price's letter stating the long term consequences of your voting Yes on Tuesday.

Do we have at least 2 Council members with the courage, backbone and good conscience to vote No? That vote will no doubt ensure you 2 more terms on Council and gain you the respect of the vast majority of residents on both sides of town. Nonetheless, you should do the right thing for the Town and the residents directly affected by this decision. In the long run, we are all affected.

You must know that the SUP is virtually nonenforceable. The police already are not enforcing the occupancy limits at Celestial Park. Who is going to check the number of cars, buses and people at every event? Do the police even have the direction and the will to take action when the rules are broken? Lip service is meaningless.

Then ask yourself:

Does this zoning change benefit this neighborhood and all of Addison?
How will the families and their homes be kept safe from ex-inmates being brought in?
How will the residents be compensated for loss in property values if this is approved?

We heard nothing on July 6 about how this project will benefit Addison in any way. "Humanity" and "spiritual benefit" will not protect the neighborhood. If you lived in that neighborhood you would view this matter very differently than you appear to be doing. Only the city manager lives nearby and he can't vote.

The property is zoned residential. Please keep it that way and keep Addison safe and peaceful. There is no place for a so-called church acting as a civil rights action group in a residential neighborhood. The small previous church isn't being replaced as such. It is a completely different endeavor with all the potential of a nightmare, not to mention no taxes being paid to support the services required. Please don't saddle future councils and management with this for years to come.

I have expressed all the same points others have made but in my own words, so you can't in good conscience discount my

husband's and my strong objections. We are unavoidably out of town but will most definitely be there mentally and watching the meeting.

May good sense prevail. Please vote No on Tuesday.

Thank you,
Tony and Mary Carpenter
4006 Winter Park Ln.
Addison

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Lesley Nyp

From: Ken Schmidt
Sent: Monday, July 24, 2023 4:31 PM
To: Zoning Input
Subject: FW: Another SUP?

From: Mary Carpenter [REDACTED]
Sent: Sunday, July 23, 2023 5:53 PM
To: Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>
Cc: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: Another SUP?

Dear Council Member,

So now there's another SUP?? And very cleverly the name of the registered entity is completely left out. Now it's just a church? NO, it's still the LLC registered legally as a civil rights action group.

It doesn't matter how many SUP renditions you produce or what they say, it's still a wolf in sheep's clothing, it's bad for the residents and bad for Addison. In the latest one on the website, nothing has changed: there will still be (1) just as many people, (2) just as much traffic, (3) just as much danger (4) no taxes paid, (5) just as much damage to property values for the east side, (6) just as much risk of repeats on the west side and (7) it's just as unenforceable as the original SUP. Why can't you admit that?

Staff has not come up with one single reason this benefits anything or anyone in Addison. It's a boondoggle, a misrepresented project and will have negative repercussions for years to come if you pass it. You're in a no-win situation. Some people are going to be mad at you no matter how you vote. That's what it means to be on Council. So why not bite the bullet for Addison and its residents?

Please, vote No!

Sincerely,
Tony & Mary Carpenter
4006 Winter Park Ln.

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Lesley Nyp

From: Ken Schmidt
Sent: Monday, July 24, 2023 4:32 PM
To: Zoning Input
Subject: FW: WRC SUP

From: Sherri Cook [REDACTED]
Sent: Saturday, July 22, 2023 3:53 PM
To: Mary Carpenter [REDACTED]; Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>
Cc: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: RE: WRC SUP

Council members, please vote “No”! I concur with both Mary and Bette’s emails.

Please keep Addison safe for all of us who have lived here for many years and chose Addison as a safe, mostly homeowner residential community! It is already bad enough with all the renters who do not respect our community nor keep up the properties they are renting next to us.

For example, next door to my townhome, was a renter who prostituted with strange men whose cars accidentally pulled into my driveway. Their car motors running and lights shining in my bedroom window from 12:30 am – 6:00 am occurred for several years. Then, a couple moved in and brought their 2 adult children and 2 grandchildren (6 ppl. total) into their 2-bedroom townhome with a loft that constantly smoked marijuana I smelled when opening my garage door. Additionally, the 4 adult smoked cigarettes continually causing smoke to come through the attic for those of us living on both sides of them. I am allergic to cigarettes, so it caused me constant headaches until they moved out. Renters just don’t care like homeowners’ care about properties and neighbors because they are typically temporary.

And now, potential ex-inmates?

Please do the right thing. Help keep Addison safe and livable for us invested homeowners who respect and upkeep our community and home values.

Thank you, Sherri Cook

4108 Oberlin Way

Addison
(22 Year Addison Homeowner)

Lesley Nyp

From: Zoning Input
Sent: Tuesday, July 25, 2023 8:58 AM
To: Lesley Nyp
Subject: FW: White Rock Chapel - Revised Commentary
Attachments: Re White Rock Chapel SUP Commentary - Revised.pdf; Deed Restrictions Vol 4896 Pg 2.pdf

From: Jack Gerrits [REDACTED]
Date: July 18, 2023 at 11:17:58 PM CDT
To: Eileen Resnik <eresnik@addisontx.gov>, Guillermo Quintanilla <gquintanilla@addisontx.gov>, Nancy Craig <ncraig@addisontx.gov>
Subject: White Rock Chapel - Revised Commentary

Good evening,

Attached are my notes that were derived from the letter sent by Dr. Wesson (Jun 14), the SUP and the meeting on July 6. I had originally prepared commentary prior to the July 6 meeting which some of the council have seen, but information provided in that meeting answered some of my concerns and those changes are reflected in the attached document.

While I don't live in that neighborhood, I know several of its residents and share their concerns. More important to me, is what impact the decision that is about to be made may have on future decisions that could affect me.

The citizens that live in the area have a major investment in their homes and, for valid reasons, do not want to see this SUP approved. It was certainly evident at the last meeting. The issue of its legality was raised by a real estate investor...he asked how this sale was accomplished as he had tried similar deals in the past and the sale was not allowed because of the same deed restriction issue. You will see in my notes that both a real estate attorney & title company executive were consulted and their answer was NO, the sale was not legal. Just because the property appears on DCAD with White Rock Chapel of Addison, Inc. & the address listed for the owner is connected to Dr. Wesson doesn't mean that the transaction was legal.

Several of you have visited the residents to get their feedback and have heard the resounding negative response at the meeting. I believe it is your duty, as elected officials for the Town of Addison, to listen to those negative comments and vote accordingly.

Thank you for your attention.

Regards,
Jack Gerrits

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Letter from Dr. Don Wesson dated June 14, 2023 / Revised Commentary & Additional Information

- Page 1; 5th Paragraph: “Contrary to what you may have heard, we are not going to use the church as an events venue”
This is not totally accurate. After reviewing page 3, there are many events mentioned that could include as many as 90 persons. Specifically, if there are two concurrent events, 72 persons are allowed + 18 support staff.
 - Page 3; Hours of Operation
 - 9 AM to 6 PM Daily
 - Fewer than 10 people can meet inside the church from 5 AM to 9 PM one day per week only for religious or Administrative purposes. **How does this work with other limitations?**
*What impact does this have on other venues...weddings, funerals, memorial services & baptisms, which are limited to one per month, for a total of 12 per year. Weddings are limited to 4 per year. **There is no mention of any limitations on funerals, memorial services or baptisms.***
 - Educational activities are limited to 1 weekday per month. *How does this fit into the previous statement regarding other venues being limited to 1 per month.*
 - Buildings cannot be added or expanded...only new structure allowed is a small outdoor pavilion SUP # 5 states this pavilion is to have a covered area of 597 sq.ft. *What is the purpose of this structure and where will it be located on the sight? **(According to site plans from architect the pavilion will be Northeast of the Fellowship Hall)** The potential use of this structure could involve several people **(as many as 92?)** Depending on the activity of those persons, this could be considered intrusive and a public nuisance for the neighborhood **.See next paragraph regarding sound level.***
 - Page 3; No outdoor amplified sound (SUP # 11) It is specified that it would be considered a public nuisance if sound is audible more than 50 feet from the device, apparatus, or instrument. **40 dB was stated at the July 6th meeting at the Addison Event Center. Question: If there were 92 people attending an event in the pavilion, what dB level could be expected with that many people?**
 - Buses are prohibited, except school busses transporting school-age children participating in educational activities about the historical church. *Typical school busses have a capacity of 66 to 90 passengers. This probably has an impact on previous restrictions. If the bus has a 90 passenger capacity, how many additional people are required or will be in attendance to monitor and/or conduct the educational event? **According to Dr. Wesson at the July 6 meeting, the bus they have has a capacity of 42. This leads to another question. It is part of the SUP that there will be 18 parking places allowed. What will happen with the school bus? Where will it be parked?***
-

Additional Discussion at July 6 Meeting

- Citizens concerned about workers that will be on site. It was mentioned that Dr. Wesson’s son will be the GC and his crews include ex-incarcerated individuals. The concern is safety and how well these workers have been vetted.
- The issue of the facility being used for civil rights advocacy groups was raised and Dr. Wesson said that this would not happen.
- Traffic is a major concern by the residents of the area. There are only 2 exits from the area...Winnwood Rd @ Beltline and Celestial Rd @ Montfort. Both these exits can get quite busy depending on time of day. The concern is what impact the additional vehicles will have on ingress & egress. The Town is saying that it has been determined that a traffic study is not necessary.
- Dr. Wesson also stated that drop-offs would not be permitted.
- **How has the sale of the church considered legal according to deed restrictions?**

Re: White Rock Chapel SUP – Revised

Letter from Dr. Don Wesson dated June 14, 2023 / Revised Commentary & Additional Information

SUMMATION

While there have been some clarifications made, there are still inconsistencies that require attention. i.e. Total number of events (of any kind) that could take place in any given week/month/year and are weekends excluded from any activity?

The scope of construction is unclear. It has been said that no additional buildings other than the 597 sq.ft. pavilion are allowed. What is the intent of the owners and administrators to honor the history of this church by bring it back to a condition that closely replicates the layout of the past?

It has been determined that the church is part of the Texas Historic Landmark Registry.

A copy of the deed restrictions is included as an attachment to this document. Consultation with a Real Estate Attorney and Title Company Executive has revealed that the sale was unlawful by deed restrictions.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said CHRISTIAN CHAPEL CHURCH, and its Trustees, and their successors in office, and the members of the Congregation of the CHRISTIAN CHAPEL CHURCH, and their

heirs and assigns forever; and I do hereby bind myself and my

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said CHRISTIAN CHAPEL CHURCH, and its Trustees and their successors in office and the members of the congregation of the CHRISTIAN CHAPEL CHURCH, AND THEIR,

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand at Dallas, Texas this 14th day of APRIL, A.D. 1958.

Witness at Request of Grantor:

Melvin D. [unclear]

THE STATE OF TEXAS,
COUNTY OF DALLAS

before me the undersigned authority

A Notary Public, in and for

Dallas County, Texas, on this day personally appeared

HILLARD D. NOELL,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of APRIL, A.D. 1958.

(L. 2)

Mary Jo Kopperd

Notary Public in and for Dallas County, Texas.

Filed for Record on the 19 day of May, A.D. 1958, at 10:30 o'clock A.M.

Duly Recorded this the 21 day of May, A.D. 1958, at _____ o'clock _____ M.

Instrument No. 80579

ED. H. STEGER, County Clerk

Dallas County, Texas

By *[Signature]* Deputy

Lesley Nyp

From: Ken Schmidt
Sent: Monday, July 24, 2023 5:33 PM
To: Zoning Input
Subject: FW: Richard Lane - White Rock Chapel Statement

From: RICHIERICH [REDACTED]
Sent: Monday, July 24, 2023 5:23 PM
To: Ken Schmidt <kschmidt@addisontx.gov>
Cc: Bruce Arfsten <barfsten@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; David Gaines <dgaines@addisontx.gov>; [REDACTED]; Donald Wesson [REDACTED]
Subject: Re: Richard Lane - White Rock Chapel Statement

In May, the Planning and Zoning Commission (P&Z) approved a Special Use Permit (SUP) requested by White Rock Chapel of Addison, Texas, Inc. (WRC) to operate a church at 5555 Celestial Rd. The approved SUP did not address many of the concerns of our neighborhood.

Since then, we have been negotiating additional SUP conditions with WRC which we believe are a vast improvement over the SUP adopted by the P&Z. Among other things, the revised SUP: (1) acknowledges the unique traffic issues in our neighborhood, (2) reduces the permissible occupancy on the Property, (3) limits the consumption of alcohol on the Property to religious services only, (4) gives the Town the right to request a traffic study in certain circumstances, (5) excludes activities such as soup kitchens, homeless shelters and outreach programs for felons, drug addicts, alcoholics, and the mentally ill, all of which are not appropriate for our neighborhood, and (6) most importantly, places a 5 year moratorium on material changes to the SUP.

Because of these improvements, we strongly recommend that the Council adopt the agreed SUP. In making this recommendation, we have thoughtfully considered other alternatives, including litigation and other ideas recommended by our neighbors. In the end we have concluded that none of these options is in the best interest of our neighborhood or the Town.

We understand the strong feelings on this matter among some of our neighbors, but sincerely believe that the SUP we have negotiated is the best outcome for our Neighbors, the WRC and the Town.

Richard lane

Bob Goodfriend

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Lesley Nyp

From: Zoning Input
Sent: Tuesday, July 25, 2023 8:48 AM
To: Lesley Nyp
Subject: FW: White Rock Creek Chapel

> -----Original Message-----

> From: Paul Walden [REDACTED]
> Sent: Friday, July 21, 2023 4:22 PM
> To: Bruce Arfsten <barfsten@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Marlin Willesen <mwillesen@addisontx.gov>; Dan Liscio <dliscio@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>
> Cc: David Gaines <dgaines@addisontx.gov>; Irma Parker <iparker@addisontx.gov>
> Subject: White Rock Creek Chapel

> Mayor and Council,

> I wanted to reach out to you all to ask you to support the SUP relating to the White Rock Chapel that will be coming before you. I listened to the arguments at the Planning & Zoning Commission by those in opposition to the Permit and found them to be lacking in any factual basis. Instead this is the same old alarmist and incendiary rhetoric from a very few residents who have been on the losing end of local elections since 2015 and continue to seek any opportunity to oppose and discredit Councils who have been elected subsequent to 2015.

> I have found the petitioner to be more than accommodating to the requests from the local community in a good faith effort to be a good neighbor. The opponents have shown no such good faith however, rather simple obstructionism based upon on, not so veiled racism.

> The facility has a long history with the Town and that tradition needs to continue. Please do not allow a few political opponents to the current Council to derail this SUP.

> I request that you read this email into the record as I will be out of town on the hearing date.

> Regards,

> Paul Walden

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> This e-mail and any files or attachments transmitted with it contain Information that is confidential and privileged. This document may contain Protected Health Information (PHI) or other information that is intended only for the use of the individual(s) and entity(ies) to whom it is addressed. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient, any disclosure, copying, printing, or use of this information is strictly prohibited and possibly a violation of federal or state law and regulations. If you have received this information in error, please delete it and call 972-450-7000 immediately. Thank you.

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 25, 2023 9:41 AM
To: Lesley Nyp
Subject: FW: NO to Wessons

From: Mahra Paillet [REDACTED]
Sent: Tuesday, July 25, 2023 6:36 AM
To: David Gaines <dgaines@addisontx.gov>
Subject: NO to Wessons

Dear David,

I live right across the street from the church, at 5560 Celestial Road, with my husband and three children. I am gravely concerned about proposed zoning change at the White Rock Chapel property, and greatly disappointed in your support of an outside entity's desire to shatter the peace, quiet and solitude of Addison's most established neighborhood in spite of so much neighborhood opposition.

My husband and I are presently out of the country on vacation, as are many who oppose the project. I really question the timing of the city council meeting on Tuesday.

Allow me to share with you why some of the reasons why I am so strongly opposed to this zoning change: Traffic, safety, strangers who don't reside in the neighborhood, transients encroaching on our quiet pastoral neighborhood (there is already a problem in celestial park and under the bridge at belt line,) property value decline, commercial usage in a zoned residential neighborhood, noise pollution, among other things.

Wesson plans to bring people outside of our neighborhood into our neighborhood. We are not the intended audience for his educational and outreach efforts. As one of our neighbors put it at the zoning meeting, this kind of endeavor needs to be "a marriage" between a neighborhood and an entity. We are not interested in a forced marriage; no good marriage begins with such strong opposition.

Wesson's plans are not right for our neighborhood. The vast majority of our neighbors are strongly opposed to this proposed zoning change.

I do hope that the city council will listen to our concerns and vote "no" on any proposed zoning change. This is a residential neighborhood. I hope that the city's zoning meeting might serve as a lesson of what not to do. Your job is obligated to do what is best for its residents. Not interlopers. Please do the right thing for the people who actually live here

Mahra Paillet

Co-Founder & Concierge Travel Planner, Castle Coaches Travel LLC

www.castlecoachestravel.com [REDACTED]

Disney Destinations | Universal | Cruises | European Travel | Beach Destinations & more!

M-F: 8 am to 8 pm. Weekends by appointment.

Office hours do not apply to clients currently traveling or with urgent needs

"There is more magic in in the world than we can ever experience. But it is sure fun to try."

Leave a Review! Please don't keep me a secret, I love referrals!

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WHITE ROCK CHAPEL

5555 Celestial Road ▪ Addison, Texas 75254

June 14, 2023

Dear Neighbor,

My name is Don Wesson. My family and I purchased the historic White Rock Chapel Non-Denominational Church in August 2018. I have met many of you over the last year during discussions about our future plans for the church. I wanted to provide you with an update on the status of our conversations with the Town of Addison and address some points of misinformation.

I have not had the opportunity to meet with each of you personally, so I would like to introduce myself and share why it was important for our family to purchase the church out of receivership and work to preserve its history.

I am a retired physician and medical researcher specializing in kidney disease. I was born in St. Louis, graduated from the Massachusetts Institute of Technology, and came to Texas in 1976 to receive my medical degree from Baylor College of Medicine and later obtain my MBA from the University of Texas at Austin. I retired from Baylor Scott & White Health in 2020 and am currently a member of the faculty of the University of Texas Dell Medical School. My wife, Wanda, and I are lifelong Baptists. I've been a member of Bible Study Fellowship International for 32 years and am a lay leader and Sunday School teacher at Cornerstone Baptist Church in Dallas.

In 2018, our son learned that White Rock Chapel had gone into receivership and was going to be sold. We thought that it would be a tragedy to lose this hallowed site with such a wonderful history and were moved to purchase it, continue it as a church with a small in-person presence and opportunity for growth through virtual technology, and build on this historic legacy.

That is all we are trying to do: Continue this site as a small church. Contrary to what you may have heard, we are not going to use the church as an events venue. If you've seen a consultant's "Restoration Plan" with big plans for the site circulated by our opponents, please know that that plan is off the table, has been for some time, and has never been submitted as part of our zoning request to the Town. We quickly

abandoned it after meeting with neighbors and understanding that it would be wholly incompatible with your neighborhood.

You also may have heard we plan provide social services for the formerly incarcerated. Totally untrue. That is appropriate for a larger urban church like Cornerstone Baptist Church; it is not appropriate for a small neighborhood church like White Rock.

Finally, you may have heard that White Rock Chapel is registered with the IRS as a non-profit organization, not a church, so our motives are suspect. Again, not true: We made the owner entity a non-profit rather than a church so that people who were not religious but who believed in our historic mission would feel comfortable giving. But the property itself is recognized by Dallas County as a tax-exempt “religious organization” – their neutral way of saying “church.” So that objection is without merit.

To ensure we are true to our word, we have adopted virtually every single restriction that was requested by Blake, Richard, and other opponents of our efforts. In fact, we withdrew our original draft conditions we had submitted to the Town and replaced them with a draft based on the opposition’s requested restrictions. Below is a summary of the proposed restrictions, with a copy of the full conditions attached.

- Property may only be used for a church. Any other use would require a new permit and public hearing process from the Town.
- Following uses are explicitly prohibited:
 - Community or event center (including non-religious parties or picnics)
 - Civic or convention trade show facility
 - Sporting events or practices
 - School
 - Recreational facility
 - Day care
 - Thrift shop
 - Soup kitchen
 - Homeless shelter
 - Museum
 - Any commercial activity
 - Commercial parking lot
 - Business that serves food or beverages
 - Business that provides musical entertainment, singing, dancing or other forms of amusement unrelated to the church
 - Amphitheater
 - Arena or field house
 - Auditorium or exhibition hall
 - Dinner theater
 - Wedding chapel
 - Any other use prohibited by the town’s zoning ordinance

- Hours of operation are restricted to:
 - 9 a.m. to 6 p.m. daily
 - Fewer than 10 people can meet inside the church from 5 a.m. to 9 p.m. one day per week and only for religious or administrative purposes
- Weddings, funerals, memorial services, baptisms outside of regular church services, and similar functions are strictly limited:
 - No more than 12 total per year
 - Of those 12 church functions, total weddings are limited to 4, with no more than 1 in a single month
- Educational activities related to the historic nature of the church are limited to 1 weekday per month
- 48-hours' notice must be provided to the Town prior to such functions
- Church representative must be onsite at all times for any such functions
- Buildings cannot be added or expanded; the only new structure allowed is a small outdoor pavilion
- No outdoor amplified sound; outside noise strictly limited
- No on-street parking
- No on-street or off-street valet operations
- Buses are prohibited, except school buses transporting school-age children participating in educational activities about the historic church
- Minimum of 18 parking spaces must be provided on the property
- Maximum of 72 people are allowed on the site. An additional 18 people are allowed when there are two simultaneous church services.
- Landscaping must be well-maintained and have an automatic irrigation system
- No light poles allowed
- No outdoor storage allowed

Even if we wanted to operate a big events center or wedding chapel – *which we do not* – we could not do so with these restrictions in place. This historic African-American church will be subject to more restrictions than any other church in the State of Texas. And we agreed to these restrictions because we feel so strongly about continuing to build on the spirit of reconciliation demonstrated by those early Texans who came together to form White Rock Chapel.

We are not a big company or group of real estate investors. This is just me and my family trying to make a difference in something we care about deeply. I would welcome the opportunity to talk with you further if you have any questions. Please reach out to me directly at dewconsulting@dewconsultingllc.onmicrosoft.com.

Sincerely,

A handwritten signature in blue ink that reads "D. Wesson MD". The signature is fluid and cursive, with a large, stylized initial "D" and "W".

Don Wesson MD, MBA

City Council

5. a.

Meeting Date: 07/25/2023

Department: Parks & Recreation

Pillars: Gold Standard in Financial Health

Milestones: Define and promote Addison Identity

AGENDA CAPTION:

Present, discuss, and consider action on a Resolution for appointments to the Parkland Dedication and Development Fee Study Advisory Committee.

BACKGROUND:

On April 25, 2023, Council approved a resolution for professional planning services with 110% Inc. to conduct a Parkland Dedication and Development Fee Study. The study is a recommendation of the Parks, Recreation and Open Space (PROS) plan which listed identifying future funding strategies to help address long-term sustainability for Addison Parks as a priority. The plan recommends the Town analyze the incorporation of parkland dedication, fee in lieu of land dedication, and park development impact fees to address redevelopment and growth in Addison. \$132,500 was included in the FY 2022/23 Budget to ensure Addison Parks are being invested in to meet future park demands and needs while maintaining the Town's current level of service. Allocated funds are intended for consultant fees and reimbursable expenses to conduct a study and develop an ordinance to define the application and use of Parkland dedication and fees associated with Park Development.

The consultant has begun work on the study's Data Collection & Analysis phase. Gathering input from the community is an important component of this process, and the consultant's scope includes meeting with a Public Advisory Committee to represent the community's needs and help guide the process. Staff solicited volunteers interested in participating on the committee between June 2-21 and July 12-19. The sixteen applications that were received during the first solicitation period were presented to the Council during the July 11th meeting. Staff has updated the attachment to this agenda item to reflect the additional application received during the second solicitation period. A total of seventeen residents applied to serve on the committee.

As a reminder, staff and the consultant advise that an ideal advisory committee would include representatives from all areas of Addison and reflect diversity in age and length of residency. Additionally, the ideal committee would consist of those who work in Addison and those who live in Addison. The recommended committee size would be eight participants. Staff recommends that each Council

member appoint one member and the Mayor appoint two members to the committee. Staff also advises that another Advisory Committee will be formed for the Comprehensive Plan that will begin soon. It would be ideal for the Public Advisory Committee to have a liaison that also serves on the Comprehensive Plan Committee.

Should the Council take action, the attached Resolution allows for the Council to appoint members to the Parkland Dedication and Development Fee Study Advisory Committee from the applications that have been submitted.

RECOMMENDATION:

Staff seeks Council direction.

Attachments

Resolution - Park Advisory Committee
Presentation - Parks Advisory Committee
Park Advisory Committee Applications
Application Matrix

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS
CREATING THE PARKLAND DEDICATION AND DEVELOPMENT FEE STUDY
ADVISORY COMMITTEE; ADOPTING COMMITTEE BYLAWS; AND
APPOINTING COMMITTEE MEMBERS.**

WHEREAS, the Town of Addison Parks Master Plan identifies a need for the Town to establish parkland dedication and development fee policies to support the creation and preservation of the Town’s public parks and open spaces; and

WHEREAS, the City Council finds that gathering input from the community is an important component of the process for establishing appropriate parkland dedication and development fee policies; and

WHEREAS, the City Council intends to herein establish the Parkland Dedication and Development Fee Study Advisory Committee (“Committee”), which will be comprised of eight (8) residents of the Town of Addison; and

WHEREAS, the Committee’s purpose will be to provide Town staff with community input in connection with the existing Addison Parks and Recreation system and to prepare one or more final recommendation(s) to the City Council concerning the implementation of new parkland dedication and development fees for the Addison Parks & Recreation system.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. The City Council hereby creates the Addison Parkland Dedication and Development Fee Study Advisory Committee to carry out the purposes set forth in this resolution.

SECTION 2. The Committee shall be advisory in nature and shall exist and operate in conformance with the Committee Bylaws attached hereto as **Exhibit A**. The Director of Parks and Recreation shall be the primary staff liaison for the Committee.

SECTION 3. The following eight (8) Addison residents are hereby appointed to serve on the Committee:

[_____]*

**Names to be filled once individuals are appointed by the City Council*

SECTION 4. This resolution shall be effective from and after the date of passage.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **25th** day of **JULY**, 2023.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Irma Parker, City Secretary

EXHIBIT A

PARKLAND DEDICATION AND DEVELOPMENT FEE STUDY ADVISORY COMMITTEE

Committee Bylaws

(Adopted and Effective July 25, 2023)

PURPOSE

The Town of Addison ("Town") Parkland Dedication and Development Fee Study Advisory Committee ("Committee") will assist the City Council in fulfilling its responsibilities pertaining to parkland dedication requirements and park development fees in accordance with the Parks Master Plan, City Charter, Code of Ordinances, and applicable laws and regulations.

RESPONSIBILITIES

The Committee shall serve solely in an advisory capacity to the City Council. Among other matters that may be requested from time to time by the Council, the Committee may review and make recommendations to the City Council regarding the following matters:

- Parkland Dedication Requirements;
- Parkland in Lieu of Fees;
- Park Development Fees; and
- Establishment of Level of Service Standards.
- Development Type and Associated Fees
- Capital Improvements Needs Analysis

Review and recommendations regarding the foregoing shall be informed by the adopted Addison Parks Master Plan and existing Town policies, as applicable.

DURATION

The Committee is a temporary advisory committee established to make final recommendations in conformance with the Committee's purpose. Accordingly, members will serve a temporary term ending upon the earlier of (i) the City Council's acceptance of the final recommendation(s) of the Committee, or (ii) July 25, 2024, subject to the resignation or removal of a member by the City Council.

COMPOSITION

The Committee will consist of eight (8) members appointed by the City Council. One (1) member will be nominated for appointment by each of the six City Council members and two (2) members will be nominated by the Mayor. Members may be removed at any time (for any or no reason) by a simple majority vote of the City Council. In the event of removal or resignation of a member, the City Council will promptly fill the vacancy by a simple majority vote of the City Council. Members serving on the Committee must at all times be a resident of the Town of Addison.

EXHIBIT A

The committee may be terminated or discontinued by the City Council at any time in the City Council's sole discretion.

MEETINGS

It is anticipated that the Committee will meet twice per month, or as frequently as is necessary to carry out the Committee's purpose. Such meetings will be held on dates and at times as established by Town staff, provided, that staff will attempt to schedule meetings for dates and times when all Committee members can be present. All committee members are expected to attend each meeting in-person or, if available, remotely via a live two-way audio-video platform (e.g, Teams, Zoom, etc.).

Five (5) members of the Committee shall constitute a quorum of the Committee for all purposes. The affirmative vote of a majority of the members of the Committee present at a Committee meeting shall be necessary to for Committee action or to make a recommendation to the City Council.

The Director of Parks and Recreation or designee shall be present at all meetings. The committee may invite members of management, auditors, or any other persons to attend meetings. Meeting agendas will be prepared by Town staff and provided in advance to members, along with appropriate briefing materials. Meeting agendas will be posted on the Town's website and available to the public. Notwithstanding, the Committee is advisory in nature and is not required to conduct its meetings in conformance with Chapter 551 of the Texas Government Code.

[END OF COMMITTEE BYLAWS]

Park Advisory Committee Appointment

July 25, 2023

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

ADDISON

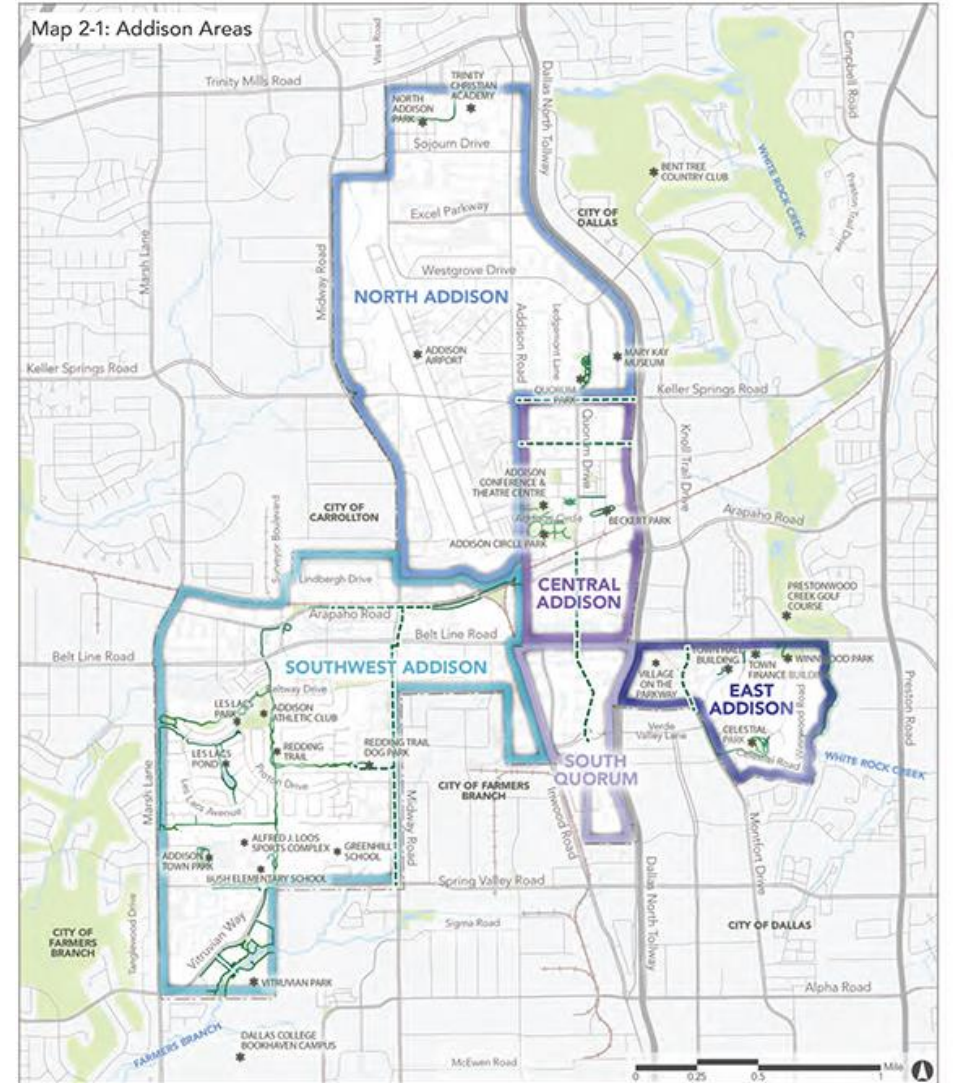
Advisory Committee

ADDISON

This information is a follow up to a presentation made to Council on July 11, 2023. In that presentation staff recommended an ideal composition for the Advisory Committee based on information provided by our Consultant.

Ideal Advisory Committee Composition.

- A total of 8 committee members.
 - Two members appointed by the Mayor.
 - One member appointed by each Council Member.
- Include representatives from all areas of Addison.
- Reflect a diversity in age.
- Reflect a diversity in length of residency.
- Include representatives that also work in Addison.



Questions?

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 02, 2023 5:42:25 PM
Last Modified: Friday, June 02, 2023 5:48:03 PM
Time Spent: 00:05:37
IP Address: 172.59.197.254

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Lauren Smart

Q2

Contact Information

Address	[REDACTED]
Address 2	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Both of the above

Which of the following best describes you?

Q4

40-54 years of age

To which age group do you belong?

Q5

6-10 years

How long have you lived in the Town of Addison

Q6

North Addison

Using the Key Map, in which part of Addison do you live or work?

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user
,
Citizen invested in the future of Addison

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

Respondent skipped this question

Q9

Why are you interested in being a member of this Advisory Committee?

I think it's important to get more apartment residents involved in the future of Addison so that we can continue to live in the town we love.

Q10

What experiences do you have working with the Town of Addison?

I work for ExponentHr and employees often use the parks for breaks, exercise, and lunchtime.

Q11

What role do you have in the community?

Cheerleader for residents to become more involved and often promote information from the town to get residents involved.

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

More green space for team building experiences.

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

After graduating from the Addison Citizens Academy this year it made me realize just how important it is to get more apartment residents involved to improve Addison for all citizens.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 03, 2023 2:48:36 PM
Last Modified: Saturday, June 03, 2023 2:58:09 PM
Time Spent: 00:09:33
IP Address: 23.118.97.63

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Robert Brewster

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

70+ years if age

Q5

How long have you lived in the Town of Addison

More than 20 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Q7

Citizen invested in the future of Addison

How would you describe yourself?

Q8

Respondent skipped this question

Name of the Organization / Business your represent, along with the address (if applicable)

Q9

Why are you interested in being a member of this Advisory Committee?

I care about the beauty and recreation accessibility of my town. I have jogged every inch of the trails in Addison and I want to ensure trails and parks are available to future residents. My wife and I chose to live in Addison because of those amenities.

Q10

What experiences do you have working with the Town of Addison?

I am a graduate of the Citizens Academy.

Q11

What role do you have in the community?

None right now but I am retired and have time to serve on this committee.

Q12

Respondent skipped this question

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

I want to be involved.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 04, 2023 11:57:24 AM
Last Modified: Sunday, June 04, 2023 12:10:49 PM
Time Spent: 00:13:24
IP Address: 70.134.226.64

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Ron Whitehead

Q2

Contact Information

Address	[REDACTED]
Address 2	[REDACTED]
City/Town	Addison
State/Province	Texas
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

I live in Addison

Which of the following best describes you?

Q4

70+ years if age

To which age group do you belong?

Q5

More than 20 years

How long have you lived in the Town of Addison

Q6

Southwest Addison

Using the Key Map, in which part of Addison do you live or work?

Q7

Citizen invested in the future of Addison

How would you describe yourself?

Q8

Respondent skipped this question

Name of the Organization / Business your represent, along with the address (if applicable)

Q9

Why are you interested in being a member of this Advisory Committee?

I value green space and trees in Addison. I know a lot about the pressure to develop property while being sensitive to the aesthetics of a community.

Q10

What experiences do you have working with the Town of Addison?

City Manager for 32 years. Citizen Academy presenter. Sam's Club 2 Committee. Charter Committee. Two boards for Metrocrest Services.

Q11

What role do you have in the community?

Just a citizen.

Q12

Respondent skipped this question

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

I appreciate your consideration!

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 05, 2023 11:10:23 AM
Last Modified: Monday, June 05, 2023 11:19:50 AM
Time Spent: 00:09:26
IP Address: 66.69.110.26

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Margie Gunther

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

70+ years if age

Q5

How long have you lived in the Town of Addison

16-19 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Parks & Recreation Advisory Committee Application

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user
,
Citizen invested in the future of Addison

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

Respondent skipped this question

Q9

Why are you interested in being a member of this Advisory Committee?

Maintaining parks and appropriate land usage, limited as it is in Addison, is important to me.

Q10

What experiences do you have working with the Town of Addison?

Have been on a number of committees [ie Charter Commission, Dart Committee, Cotton Belt Study, Pand Z, City Council]

Q11

What role do you have in the community?

Volunteer and home owner; member of Addison Arbor Foundation Board

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Information on possibilities for art in the community parks

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

Would be glad to help .

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 05, 2023 9:46:51 PM
Last Modified: Monday, June 05, 2023 10:06:50 PM
Time Spent: 00:19:58
IP Address: 107.218.238.77

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Dr Jay M Ihrig

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	Tx
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

Respondent skipped this question

Q5

How long have you lived in the Town of Addison

More than 20 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user

,

Citizen invested in the future of Addison,

Someone involved in the development / planning community

,

Other (please specify):

Addison Arbor Foundation

Q8

Respondent skipped this question

Name of the Organization / Business your represent, along with the address (if applicable)

Q9

Why are you interested in being a member of this Advisory Committee?

Interested in seeing Addison parks and plantings/trees are valued integral elements of positive growth of our community.

Q10

Respondent skipped this question

What experiences do you have working with the Town of Addison?

Q11

What role do you have in the community?

President Addison Arbor Foundation

Q12

Respondent skipped this question

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

30 year original homeowner, strong aesthetic understanding of positive/negative space, desire to see quality growth in Addison

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 08, 2023 10:22:05 AM
Last Modified: Thursday, June 08, 2023 10:25:31 AM
Time Spent: 00:03:26
IP Address: 64.28.250.2

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Adam Gordon

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	Texas
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

40-54 years of age

Q5

How long have you lived in the Town of Addison

11-15 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Parks & Recreation Advisory Committee Application

Q7

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user

How would you describe yourself?

Q8

Respondent skipped this question

Name of the Organization / Business your represent, along with the address (if applicable)

Q9

Why are you interested in being a member of this Advisory Committee?

I have lived in Addison since 2007. I regularly use the AAC and walk in our parks alongside/near Beltway.

Q10

What experiences do you have working with the Town of Addison?

I took the Addison Citizens Academy. I've been an Addison Advocate Volunteer for close to 10 years.

Q11

What role do you have in the community?

I live here.

Q12

Respondent skipped this question

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Respondent skipped this question

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 08, 2023 11:57:13 AM
Last Modified: Thursday, June 08, 2023 12:02:27 PM
Time Spent: 00:05:14
IP Address: 66.69.108.180

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Tyler Powell

Q2

Contact Information

Address [REDACTED]
City/Town **Addison**
State/Province **TX**
ZIP/Postal Code **75001**
Email Address [REDACTED]
Phone Number [REDACTED]

[REDACTED] **I live in Addison**
[REDACTED] of the following best describes you?

Q4 **25-39 years of age**
To which age group do you belong?

Q5 **0-5 years**
How long have you lived in the Town of Addison

Q6 **Southwest Addison**
Using the Key Map, in which part of Addison do you live or work?

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user
,
Citizen invested in the future of Addison

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

N/A

Q9

Why are you interested in being a member of this Advisory Committee?

As a homeowner in Addison and young professional, I have a vested interest in maintaining the future beauty of our town and would appreciate an opportunity to bring my inputs and professional expertise as a construction manager to the table.

Q10

What experiences do you have working with the Town of Addison?

I have not worked directly with the town of Addison previously, but look forward to starting my efforts.

Q11

What role do you have in the community?

Homeowner and aspiring volunteer/community servicemen to help promote our town.

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

N/A

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

Although I do not have specific past experience volunteering or being part of committees with the Town of Addison, I am very interested in this being my start to a long journey doing so and would appreciate the opportunity to discuss the potential of my services on this board to help with the needs of the committee.

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 08, 2023 8:27:11 PM
Last Modified: Thursday, June 08, 2023 8:39:48 PM
Time Spent: 00:12:36
IP Address: 24.243.86.185

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Adrienne Wright

Q2

Contact Information

Address	██████████
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	██
Phone Number	██████████

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

40-54 years of age

Q5

How long have you lived in the Town of Addison

0-5 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user
,
Citizen invested in the future of Addison, Someone involved in the development / planning community

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

Respondent skipped this question

Q9

Why are you interested in being a member of this Advisory Committee?

I'm interesting in helping shape the future of Addison and it's makeup of parks and living spaces. We take daily walks on the walking trails and around the pond.

Q10

What experiences do you have working with the Town of Addison?

Citizens Academy graduate in 2021.

Q11

What role do you have in the community?

We do our best to attend town events and meetings, share feedback and take surveys. I'm also a member of my HOA architectural committee that reviews any request for landscape or exterior improvements for our community.

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Respondent skipped this question

Q13

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Yes

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

I'd love the opportunity to serve my community by contributing to a committee!

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 09, 2023 6:58:03 AM
Last Modified: Friday, June 09, 2023 7:01:50 AM
Time Spent: 00:03:46
IP Address: 108.195.75.48

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Emily Mercer

Q2

Contact Information

Address	[REDACTED]
Address 2	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

I live in Addison

Which of the following best describes you?

Q4

Under 25 years of age

To which age group do you belong?

Q5

0-5 years

How long have you lived in the Town of Addison

Q6

Central Addison

Using the Key Map, in which part of Addison do you live or work?

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user
,
Citizen invested in the future of Addison

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

Respondent skipped this question

Q9

Why are you interested in being a member of this Advisory Committee?

I love the community that has been built and want to invest my time in making it better. I use the park every single day with my dog and it's truly the most perfect place.

Q10

What experiences do you have working with the Town of Addison?

None so far!

Q11

What role do you have in the community?

I am an active user of community services and participant in community events.

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Respondent skipped this question

Q13

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Yes

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

Respondent skipped this question

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 10, 2023 7:48:27 AM
Last Modified: Saturday, June 10, 2023 8:03:36 AM
Time Spent: 00:15:09
IP Address: 99.7.17.96

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Douglas Dymont

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

55-69 years of age

Q5

How long have you lived in the Town of Addison

More than 20 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user
,
Citizen invested in the future of Addison

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

NA

Q9

Why are you interested in being a member of this Advisory Committee?

I think green spaces and vibrant, healthy parks are important for residents to enjoy. For future development plans, Addison needs to insure that additional green spaces and parks are planed, funded and developed.

Q10

What experiences do you have working with the Town of Addison?

I contacted Parks and Recreation Dept and Jana Tidwell to request landscaping be installed along the border of the south end of the Linear Park.

Q11

What role do you have in the community?

NA

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

NA

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

I believe Addison parks and green spaces are our number one asset and priority.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 12, 2023 10:15:27 AM
Last Modified: Monday, June 12, 2023 10:20:52 AM
Time Spent: 00:05:25
IP Address: 70.124.250.50

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Ken Pittman

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75254
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Both of the above

Which of the following best describes you?

Q4

55-69 years of age

To which age group do you belong?

Q5

0-5 years

How long have you lived in the Town of Addison

Q6

East Addison

Using the Key Map, in which part of Addison do you live or work?

Parks & Recreation Advisory Committee Application

Q7

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user

How would you describe yourself?

Q8

Respondent skipped this question

Name of the Organization / Business your represent, along with the address (if applicable)

Q9

Why are you interested in being a member of this Advisory Committee?

help guide Addison in offering healthy park options

Q10

What experiences do you have working with the Town of Addison?

Worked with town to improve property, address issues; attend public meetings

Q11

What role do you have in the community?

n/a

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

n/a

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

long-time resident of near-by Dallas suburb and have used Addison services and resources for years

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, June 15, 2023 11:04:55 AM
Last Modified: Thursday, June 15, 2023 11:24:17 AM
Time Spent: 00:19:22
IP Address: 23.118.97.175

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Gabriela Imperial

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	Texas
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

40-54 years of age

Q5

How long have you lived in the Town of Addison

6-10 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Q7

**Park Enthusiast, parks and trail user, Recreation user /
Athletic Club user**

How would you describe yourself?

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

N/A

Q9

Why are you interested in being a member of this Advisory Committee?

Although currently I'm not involved in the professional community, I have many credentials that would make a great fit for this opportunity such as my Master in Sustainable Development from SMU, a LEED Green Associate credential, and a certification in Outdoor Learning Spaces for Early Childhood from the North Carolina State University.

My family enjoys all of the easy access and well connected parks in Addison, and would love to provide our input as regular users for future development.

Q10

What experiences do you have working with the Town of Addison?

None

Q11

What role do you have in the community?

Mom of two small girls (2 and 5 years old)

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

N/A

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

As a person with academic experience on subjects as nature spaces and how to connect people to them, I can get so many ideas or suggestions as how to improve Addison's open spaces, so I find this volunteer position as a great way to be able to concretely propose ideas in a real life scenario with constraints.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 16, 2023 4:48:02 PM
Last Modified: Friday, June 16, 2023 4:56:11 PM
Time Spent: 00:08:09
IP Address: 107.137.234.148

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

David Markel

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	Tx
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

70+ years if age

Q5

How long have you lived in the Town of Addison

More than 20 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Q7

Citizen invested in the future of Addison

How would you describe yourself?

Q8

Respondent skipped this question

Name of the Organization / Business your represent, along with the address (if applicable)

Q9

Respondent skipped this question

Why are you interested in being a member of this Advisory Committee?

Q10

What experiences do you have working with the Town of Addison?

Addison business development board and Addison Zoning appeals board

Q11

What role do you have in the community?

Citizen

Q12

Respondent skipped this question

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Respondent skipped this question

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 19, 2023 1:45:06 PM
Last Modified: Monday, June 19, 2023 2:12:46 PM
Time Spent: 00:27:40
IP Address: 108.195.73.179

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

MIKE ONEAL

Q2

Contact Information

Address	[REDACTED]
City/Town	ADDISON
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Both of the above

Which of the following best describes you?

Q4

55-69 years of age

To which age group do you belong?

Q5

6-10 years

How long have you lived in the Town of Addison

Q6

Central Addison

Using the Key Map, in which part of Addison do you live or work?

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user

Citizen invested in the future of Addison

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

Respondent skipped this question

Q9

Why are you interested in being a member of this Advisory Committee?

Very interested in anything that would affect the parks and trail systems in Addison - I use them literally every day.

Q10

What experiences do you have working with the Town of Addison?

Citizens Academy

Q11

What role do you have in the community?

District A Townhomes Landscape Committee

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

None

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

BS Degree in Horticulture; have owned my own business for +30 years developing software for botanical gardens and arboreta and consulting on collections management; +30 year member of American Public Gardens Association (APGA). I have been an advocate and supporter of parks and public gardens my entire career.

Parks & Recreation Advisory Committee Application

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user / Athletic Club user

,
Citizen invested in the future of Addison,

Someone involved in the development / planning community

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

I do not represent an organization or business.

Q9

Why are you interested in being a member of this Advisory Committee?

I am interested in being a member of the Advisory Committee because I am an Addison resident who regularly uses the parks, trails, and facilities (Addison Athletic Club and pickleball courts) in the community. These amenities are what encouraged me to move to Addison Circle as a young professional in 2019 and to move back to Vitruvian Park with my husband in 2022. We both have loved using the trails, especially in Vitruvian Park, along with the pickleball courts to stay active and healthy. I hope to offer recommendations that help the Town of Addison parks and trails continue to thrive.

Q10

What experiences do you have working with the Town of Addison?

I do not have any experience working with the Town of Addison.

Q11

What role do you have in the community?

I actively participate at community events; most recently attending Vitruvian Nights Live in June with my husband. My husband and I also participated in the beginner pickleball league this year.

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

I am not affiliated with an organization or business.

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

I am proud to call Addison "home" and look forward to the opportunity to increase the quality of the town's parks and trails.

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 21, 2023 10:18:44 PM
Last Modified: Wednesday, June 21, 2023 11:03:34 PM
Time Spent: 00:44:50
IP Address: 204.10.190.10

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Jessica Zazzara

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	TX
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

Both of the above

Q4

To which age group do you belong?

25-39 years of age

Q5

How long have you lived in the Town of Addison

6-10 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Parks & Recreation Advisory Committee Application

Q7

How would you describe yourself?

Citizen invested in the future of Addison,
Someone involved in the development / planning
community
,
An Addison business community representative

Q8

Name of the Organization / Business your represent, along with the address (if applicable)

UDR (Vitruvian Park) @ 3875 Ponte Avenue, Suite #400, Addison, TX 75001

Q9

Why are you interested in being a member of this Advisory Committee?

Following my participation on the PAC for Addison's City-Wide Trails Master Plan, I am interested in being a member of this Advisory Committee due to my strong relationship with the Town of Addison, general knowledge of parks and those within TOA.

Q10

What experiences do you have working with the Town of Addison?

I am the UDR Special Events & Projects Manager. I have been at the Vitruvian Park development for 10+ years; 9 of which were with Development. As a result, I am the liaison responsible for UDR's ongoing partnership with the Town of Addison.

Q11

What role do you have in the community?

Aside from my role as liaison (mentioned above), I created, program, and direct all large-scale public events at Vitruvian Park. Additionally, I manage all undeveloped UDR owned land, serve as the UDR PM for any park-related projects, as well as PM for the majority of development-related projects (post-construction). I am also responsible for creating UDR's annual Vitruvian Park development-wide pool security initiative. I have and continue to manage Vitruvian Park's social media efforts and serve as UDR's spokesperson at the development (for public relation purposes).

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

Yes, UDR (at Vitruvian Park).

I do not believe UDR nor I would reap any additional benefits than those when I participated in previous committees; volunteer my knowledge and experience, and collaborate with peers who share a common interest - the continued success of Addison.

Parks & Recreation Advisory Committee Application

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

N/A

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, July 18, 2023 10:00:09 AM
Last Modified: Tuesday, July 18, 2023 10:20:37 AM
Time Spent: 00:20:28
IP Address: 99.9.22.111

Page 1: Park Land Fee Study Advisory Committee Application

Q1

Name

Shelia Wooldridge

Q2

Contact Information

Address	[REDACTED]
City/Town	Addison
State/Province	Texas
ZIP/Postal Code	75001
Email Address	[REDACTED]
Phone Number	[REDACTED]

Q3

Which of the following best describes you?

I live in Addison

Q4

To which age group do you belong?

55-69 years of age

Q5

How long have you lived in the Town of Addison

0-5 years

Q6

Using the Key Map, in which part of Addison do you live or work?

Southwest Addison

Parks & Recreation Advisory Committee Application

Q7

How would you describe yourself?

Park Enthusiast, parks and trail user, Recreation user /
Athletic Club user
,
Citizen invested in the future of Addison

Q8

Name of the Organization / Business you represent, along with the address (if applicable)

Self employed, Realtor

Q9

Why are you interested in being a member of this Advisory Committee?

I love the park and trail system and want preserve and improve it. I want Addison to continue to be a desired destination for people to move and I think anytime you have green space and walkability it's a desirable attraction.

Q10

What experiences do you have working with the Town of Addison?

Volunteer at Town Hall answering phones a couple of times/month. Realtor, showing homes. I am on my HOA Board of Directors and the liason for my community and the Addison Reserve Project.

Q11

What role do you have in the community?

I live and work in the communtiy and I'm interested in the furture of Addison.

Q12

If you are affiliated with an organization or business, what benefits would you or your organization reap from this process?

n/a

Q13

Yes

Do you have the ability to serve this process (meetings approximately twice per month; up to 2-hour meetings?)

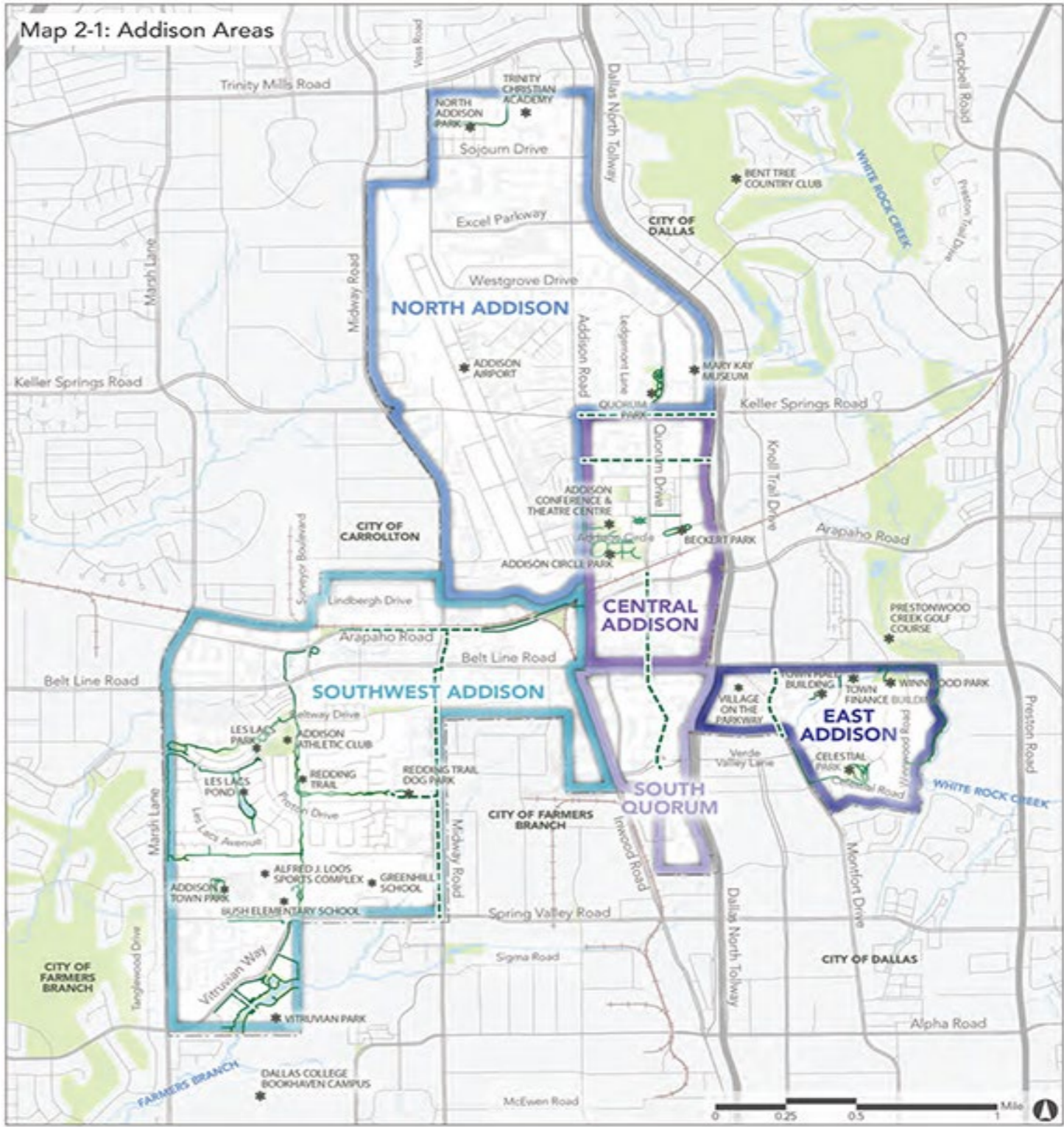
Q14

Is there anything else you would like to tell us about yourself that will help the Town Council in its selection of Committee Members?

We've got to continue to remain relevant and compete with other cities. I would like to be a part of the solution for Addison.

**Advisory Committee Applicants for the
Parkland Dedication and Development Fee Study**

Applicant Name	Live or Work in Addison	Age Group	Years in Addison	Residence Location
Lauren Smart	Both	40-54 Years of Age	6-10 Years	North Addison
Robert Brewster	Live	70+ Years of Age	20+ Years	Southwest Addison
Ron Whitehead	Live	70+ Years of Age	20+ Years	Southwest Addison
Margie Gunther	Live	70+ Years of Age	16-19 Years	Southwest Addison
Dr. Jay M Ihrig	Live	Skipped	20+ Years	Southwest Addison
Adam Gordan	Live	40-54 Years of Age	11-15 Years	Southwest Addison
Tyler Powell	Live	25-39 Years of Age	0-5 Years	Southwest Addison
Adrienne Wright	Live	40-54 Years of Age	0-5 Years	Southwest Addison
Emily Mercer	Live	Under 25 Years of Age	0-5 Years	Central Addison
Douglas Dymont	Live	55-69 Years of Age	20+ Years	Southwest Addison
Ken Pittman	Both	55-69 Years of Age	0-5 Years	East Addison
Gabriela Imperial	Live	40-54	6-10 Years	Southwest Addison
David Markel	Live	70+ Years of Age	20+ Years	Southwest Addison
Mike Oneal	Both	55-69 Years of Age	6-10 Years	Central Addison
Logan Nichole Nevonon	Live	25-39 Years of Age	0-5 Years	Southwest Addison
Jessica Zazzara	Both	25-39 Years of Age	6-10 Years	Southwest Addison
Shelia Wooldridge	Live	55-69 Years of Age	0-5 Years	Southwest Addison



LEGEND

- Addison Boundary
- Roadway
- Pavement
- Parks/Open Space/Golf
- Water Body
- ★ Major Destination
- River/Stream
- Creek Channel
- Rail
- Existing Addison Trail
- Funded Trail Project (5-year Capital Improvements Program)

AREAS OF ADDISON

- North Addison
- Central Addison
- Southwest Addison
- South Quorum
- East Addison