

# **White Rock Chapel Special Use Permit (1901-SUP)**

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

# Case 1901-SUP White Rock Chapel

ADDISON

## LOCATION:

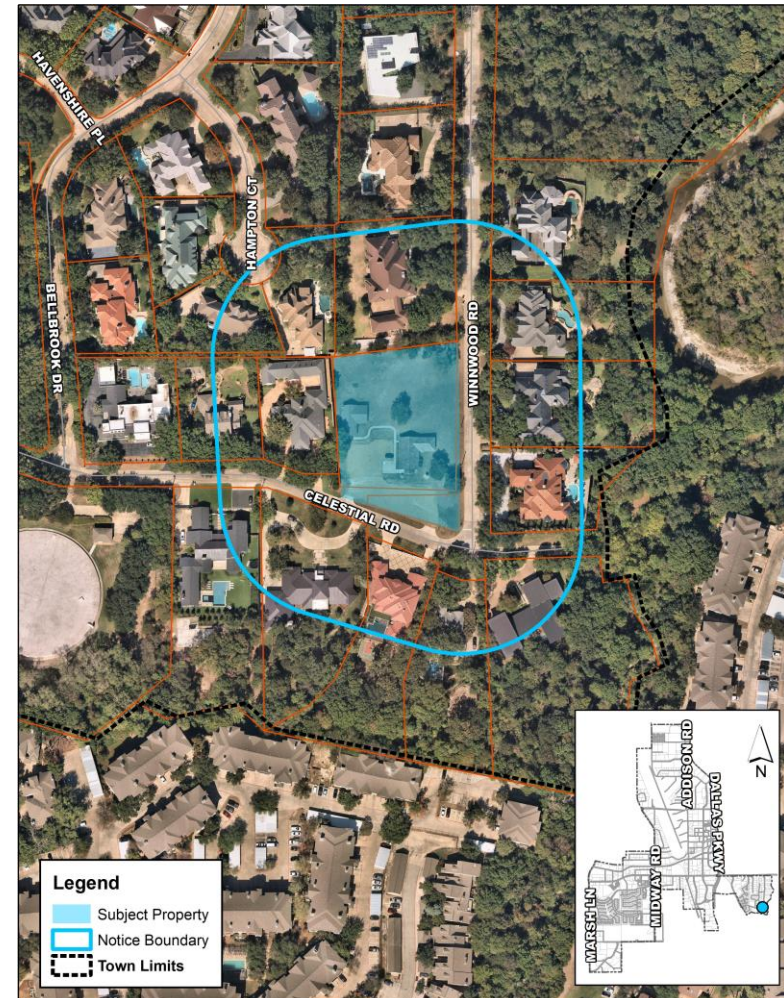
Northwest corner of Celestial Road and Winnwood Road

## REQUEST:

Approval of a Special Use Permit for a religious institution

## ACTION REQUIRED:

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



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*White Rock Chapel Choir – 1940s*

## SITE HISTORY:

1884 – first congregation established east of White Rock Creek.

1918 – Congregation moved to current site following flood, land donation from SS Noell.

1958 – 1960 – worship hall destroyed twice by flood, fire.

1979 – current worship hall constructed.

2000 – Texas State Historical Marker dedication.

2009 – parsonage replaced by current fellowship hall.

2018 – property was acquired by current owner.

# Case 1901-SUP White Rock Chapel

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*Addison - 1981*

## NEIGHBORHOOD HISTORY:

1918 – White Rock Chapel established at current location.

1960s/1970s – First suburban housing developed along Lake Forest Drive and Winnwood Road.

1978 – Oaks North subdivision established.

1980 – WRC/surrounding properties annexed by the Town.

1985 – Bellbrook Estates subdivision established.

1991 – Winnwood Road properties (including WRC) rezoned from R-16 to PD.

1994 – Celestial Place subdivision established.

2007 – Stanford Court Villas subdivision established.

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

- The use pre-dated 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, and a Certificate of Occupancy was not obtained by the current owner
- The current proposal includes site improvements that reflect a change from the past use of the site

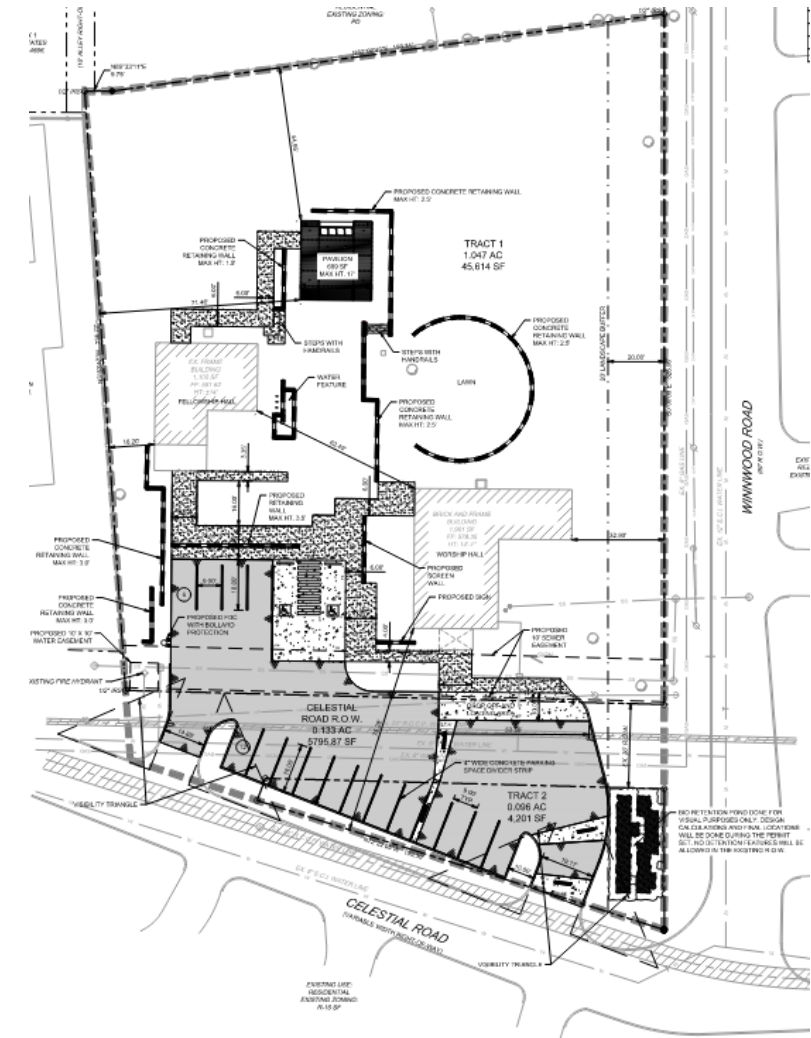


# Case 1901-SUP White Rock Chapel

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## SITE PLAN:

- Proposed pavilion with 699 square feet of floor 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

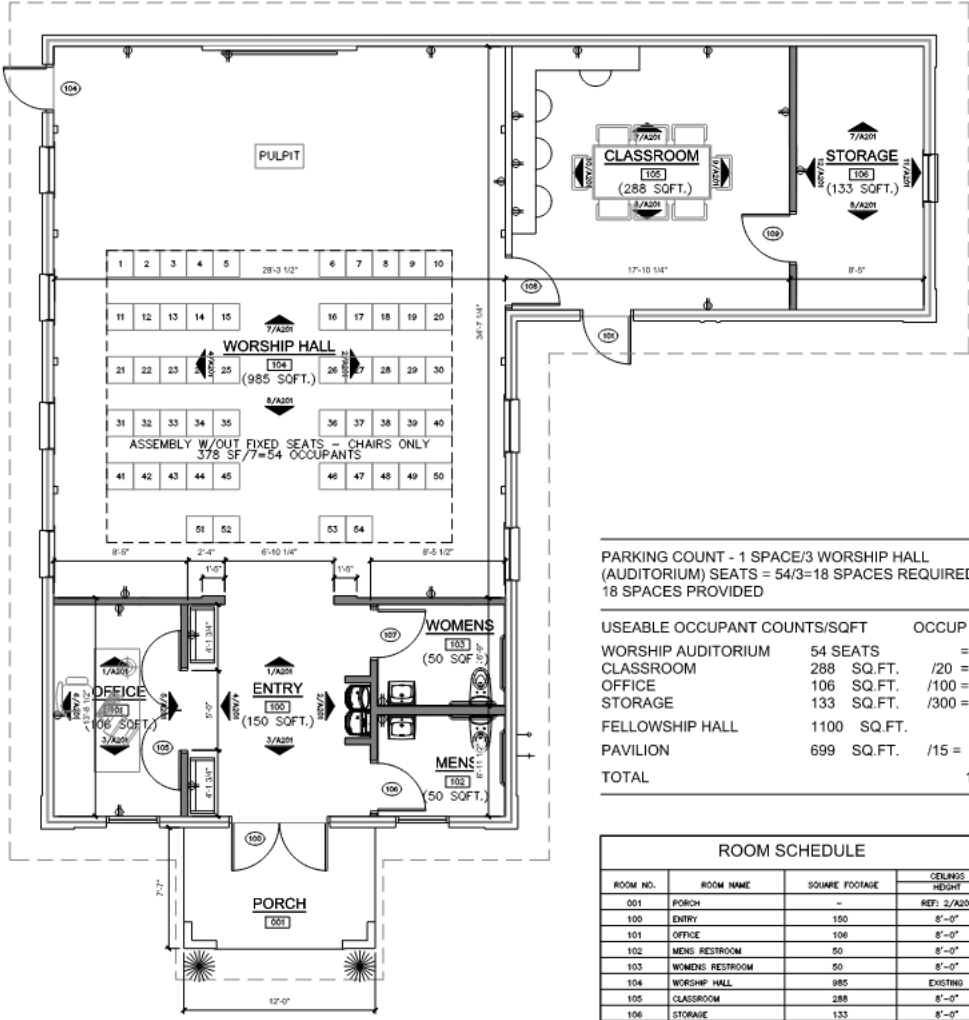


# Case 1901-SUP White Rock Chapel



## FLOOR PLAN:

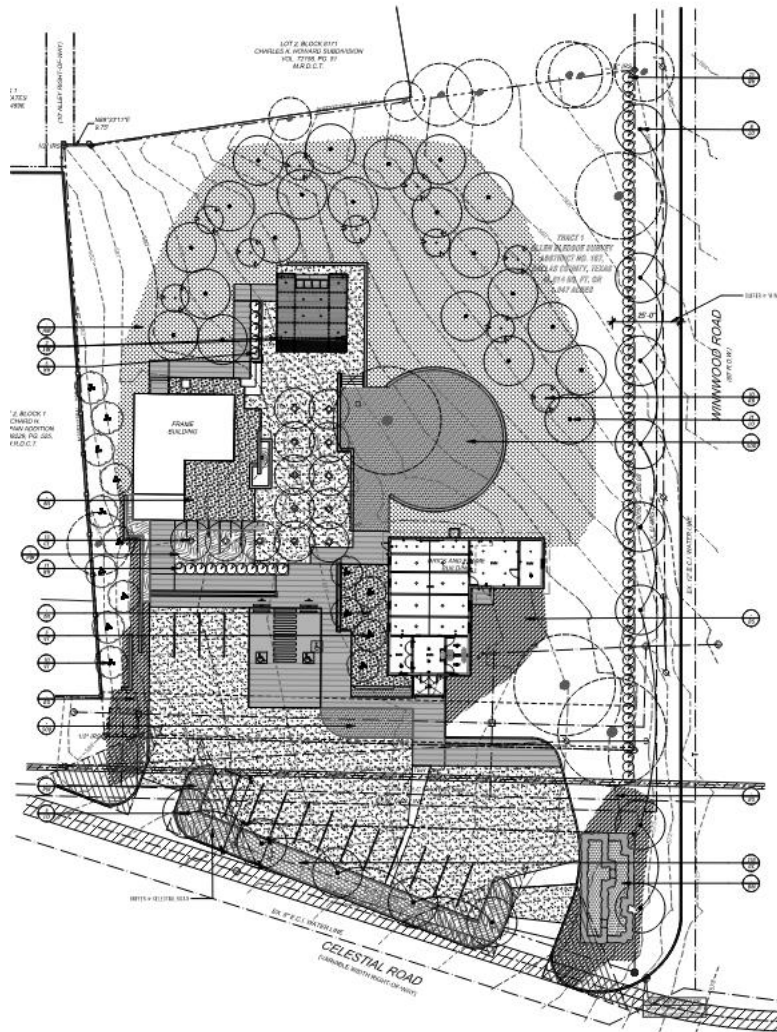
- Proposed interior remodel for the 1,960 square foot worship hall – new finishes, restroom improvements, administrative, storage, and classroom space
- Seating for 54 in the main worship hall
- No change to the 1,100 square foot fellowship hall
- Pavilion with 699 square feet of floor area





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## PARKING:

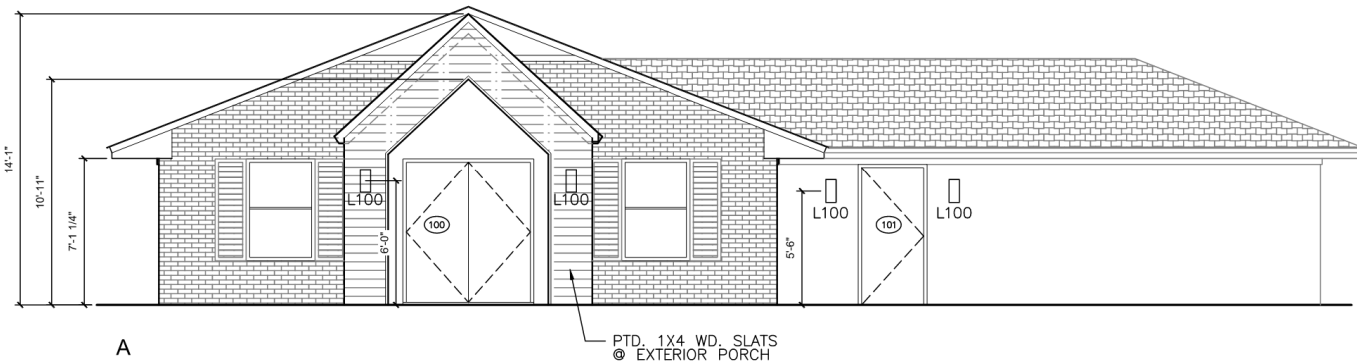
The site will provide 18 parking spaces and a loading zone. This meets the most common parking ratio for this use – 1 space per 3 seats in the main worship hall.

## OPEN SPACE AND LANDSCAPE:

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

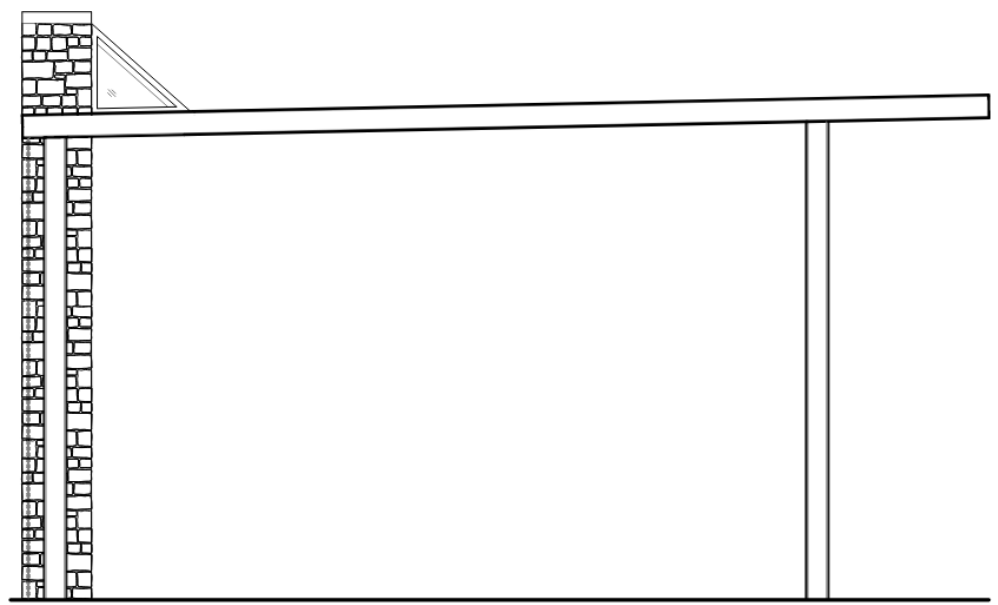
# Case 1901-SUP White Rock Chapel

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## EXTERIOR APPEARANCE:

- Improvements to the existing buildings 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
- Requirement to comply with Section 11.20 of the Texas Tax Code – the prevailing State regulation governing tax exemptions for religious organizations
- Required to comply with associated development plans
- **There are no use conditions included in this proposed SUP that would expand upon what a religious organization could have done on this site prior to the dissolution of the past congregation**

## SUP CONDITIONS – PARKING AND LIGHTING

- Defined parking ratio applied to the site of one space per 3 seats in the main worship hall
  - Seating in the main worship hall cannot exceed 54 seats based on the proposed development plans
- Parking for uses not permitted by this SUP and parking on grass is prohibited
- Lighting must be designed to limit interaction with adjacent properties and streets
- Requirement for any provided pole lighting to be shielded/aimed downward

## SUP CONDITIONS – MAINTENANCE & STORAGE

- Property must be maintained in a state of good repair; solid waste containers must be substantially screened from view and serviced weekly
- Long-term outside storage is prohibited
- Property owner has right to add one, 100 square foot (or less) accessory storage building
  - Cannot exceed the height of the existing buildings
  - Must be located on the site to comply with required building setbacks and minimize visibility from the adjacent streets

## OTHER USE AND DEVELOPMENT CONSIDERATIONS

### PARKING:

- Parking on Celestial Road and Winwood Road is prohibited. The Town has the authority to cite the owner of the vehicle and tow any illegally parked vehicle.
- This existing regulation is applicable to this use and will not change if this SUP were to be approved.



## OTHER USE AND DEVELOPMENT CONSIDERATIONS

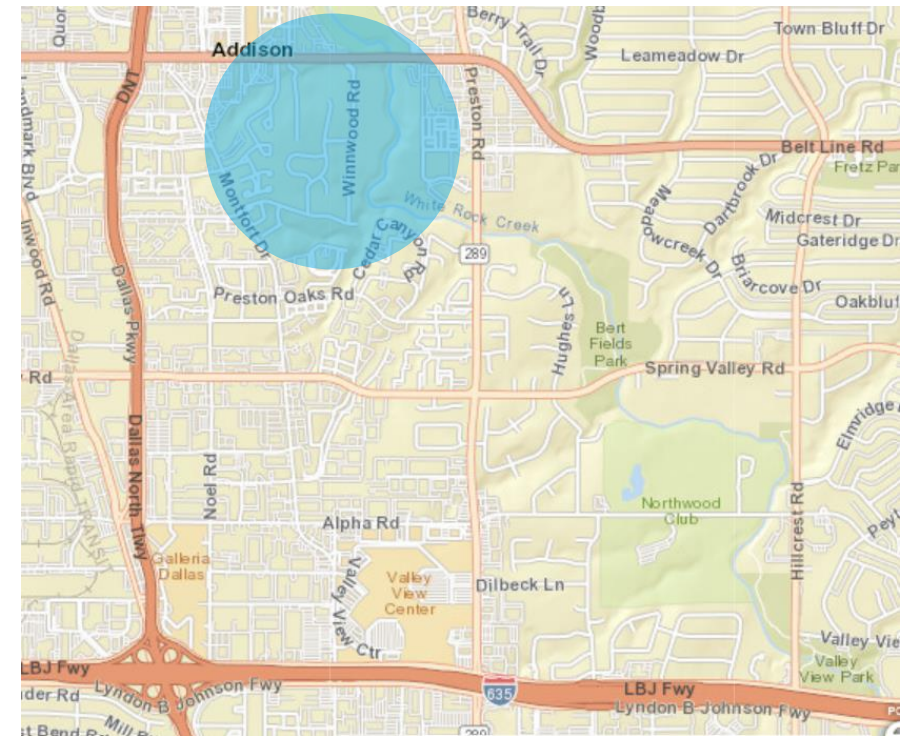
### NOISE:

- Noise which is clearly audible at a distance of more than 50 feet from the source of the noise, measured in a straight line from the noise source is a public nuisance.
- This existing regulation is applicable to this use and will not change if this SUP were to be approved.

## OTHER USE AND DEVELOPMENT CONSIDERATIONS

### TRAFFIC:

- This neighborhood is located in close proximity to some of the more heavily trafficked arterial roadways (Belt Line, Preston) and regional highways (DNT, I-635) in DFW. Existing traffic on the surrounding perimeter streets is the result of this central, highly accessible location.
- Internal to the neighborhood, traffic generated by existing housing significantly exceeds projected church traffic.





## OTHER USE AND DEVELOPMENT CONSIDERATIONS

### LANDSCAPE & PROPERTY MAINTENANCE:

- Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the Town.
- This includes requirements to maintain and irrigate turf, trees, and other landscape plantings.
- These landscape maintenance codes, as well as all applicable existing property maintenance codes will apply, regardless of whether this SUP is approved.

# Case 1901-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: 10\*.

NEUTRAL: None.

## ADDITIONAL FEEDBACK RECEIVED:

FOR: 2.

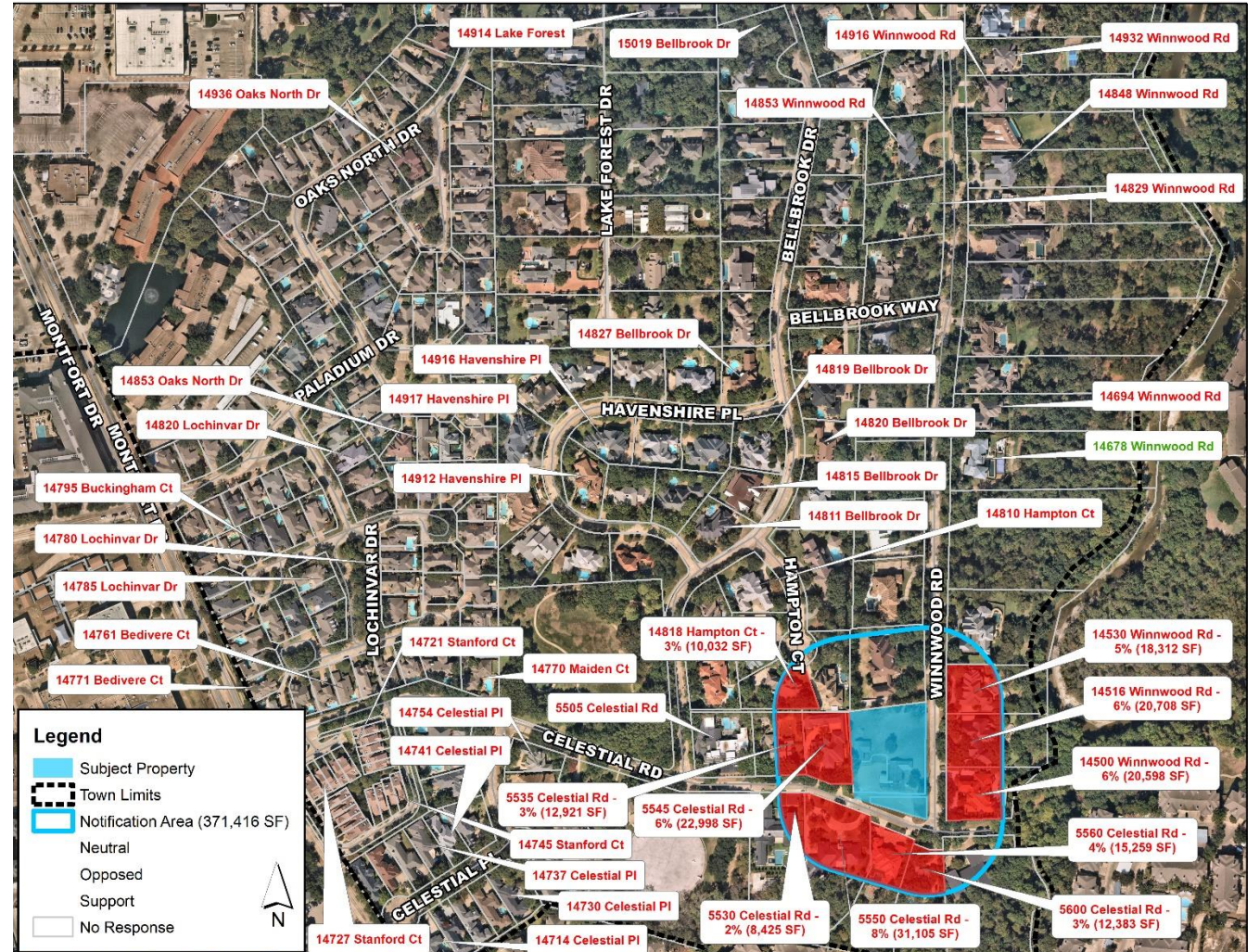
AGAINST: 40.

**NEUTRAL: 1** \*Amended at request of Citizen

\*Three-fourths vote of City Council (6 votes) is required to approve this application.

## PLANNING & ZONING COMMISSION ACTION:

Approval: 5 – 1



## RECOMMENDATION:

Staff recommends **approval of the request subject to the conditions presented by the applicant.**

- The proposal reflects a religious assembly use and the proposed SUP conditions are consistent with typical zoning practices for religious assembly uses.
- There is a 100-year history of worship use on this site. Both the Town and State have recognized the value of that history. The neighborhood that now surrounds it was developed when this use was active. What is proposed is not a new use for this area.
- Religious Assembly uses are granted enhanced protections by State and Federal Law. Careful consideration of how the Town regulates this use is required.