



Addison City Council Meeting

December 4, 2023

Addison Conference Centre

15650 Addison Road

Addison, Texas 75001

*** AMENDED ***

Agenda Memo, Commission Findings & Presentation Slide

AMENDED: 12/4/2023 @ 4:02 pm

Addition of Council Questions & Answers

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 in the Council Chambers beginning at 6:30 PM.

1. **Call Meeting to Order and Announce that a Quorum is Present.**
2. **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 item(s):
 - 551.071(1)(A) Consultation with Attorney to seek advice on pending or contemplated litigation
 - White Rock Chapel
3. **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.

COUNCIL MEETING

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

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

2. **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 1901-SUP/5555 Celestial Road (White Rock Chapel).

3. **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: 11/30/2023 Time posted: 6:30PM

AMENDED: 12/4/2025 - to include Council Questions & Answers @ 5PM

Date removed from bulletin board: _____

Removed by: _____

Special City Council Meeting

2. a.

Meeting Date: 12/04/2023

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 1901-SUP/5555 Celestial Road (White Rock Chapel).

BACKGROUND:

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2023, voted to recommend approval of 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, subject to the use and site development conditions presented by the applicant.

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

Voting Nay: Barker

Absent: Meleky

SPEAKERS AT THE PUBLIC HEARING: **AMENDED: 12/1/2023 At request of Citizen**

For: David Dillard, 4357 Shirley Drive, Dallas, TX 75229

On: Elizabeth Jones, 14741 Celestial Place

Against: Ed Copeland, 5600 Celestial Road
Robert Kantner, 14853 Winnwood Road
Russell Workman, 14694 Winnwood Road
Kevin Paillet, 5560 Celestial Road
Robert Goodfriend, 14725 Celestial Place
Tim Nelson, 14714 Celestial Place
Cheryl Samberg, 14714 Celestial Place
Blake Clemens, 14754 Celestial Place
Howard Freed, 14932 Winnwood Road
Mitch Brown, 14811 Bellbrook Drive

Bob Heckman, 14776 Maiden Court
Jack Gerrits, 17118 Knots Landing
Kevin Schepel, 14912 Havenshire Place
Don Loewen, 15019 Bellbrook Drive
John Price, 4114 Leadville Place
Daniel Kondos, 5545 Celestial Road

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

For: None

On: None

Against: Karen Williams, 14799 Buckingham Court
Bart Turner, 14810 Hampton Court
Lynne Turner, 14810 Hampton Court
Taree Doty, 14784 Winnwood Road
Colter Doty, 14784 Winnwood Road
William D. Pratt Jr., 14710 Celestial Place
Kay Beatty, 14829 Winnwood Road
John & Carla Krieger, 14768 Maiden Court
Young Yoo, 14827 Bellbrook Drive
Roy Stockard, 14853 Oaks North Place
Michael Deveraux, 15032 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

Council Questions/Answers
Presentation -SUP

Amended - SUP Staff Report

1901-SUP Use and Site Development Conditions

1901-SUP Letter of Intent

1901-SUP Plans

1901-SUP Section 11.20 of the Texas Tax Code

1901-SUP Comprehensive Plan Narrative

1901-SUP Traffic Analysis

Planned Development Ordinance #O91-038

1901-SUP Citizen Response

White Rock Chapel Excerpt from "Addison, Texas: A Pictorial History" 2001



Answers to Council Questions – December 4, 2023

Public Hearing

Item #2.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 1901-SUP/5555 Celestial Road (White Rock Chapel).

Question 1: Do the landscape maintenance requirements noted in the staff report only apply to this property?

Response: No, those requirements apply to all properties with non-residential and multifamily uses. Properties with single-family or duplex structures are exempt from portions of those regulations.

Question 2: Does Case 1901-SUP allow a food pantry?

Response: No, Case 1901-SUP would permit a religious institution, not a food pantry.

Question 3: Does Case 1901-SUP allow a criminal rehabilitation operation?

Response: No, Case 1901-SUP would permit a religious institution, not a criminal rehabilitation operation.

Question 4: Does Case 1901-SUP allow the property to be a homeless shelter?

Response: No, Case 1901-SUP would permit a religious institution, not a homeless shelter.

Question 5: Does Case 1901-SUP allow an event center operation such as renting out weddings and receptions for profit?

Response: No, Case 1901-SUP would permit a religious institution, not an event center. Case 1901-SUP does allow worship ceremonies, such as weddings, baptisms, and funerals, which are customary activities for churches. Section 11.20 of the Texas Tax Code establishes standards for religious organizations that are tax exempt. The religious institution use could charge service fees for the use of its facilities but said fees could not result in distributable profits or realization of private gain.



Answers to Council Questions – December 4, 2023

Question 6: What options do neighbors have if the property has excessive noise or other nuisance?

Response: In accordance with the Town’s noise regulations, it is unlawful for any person to willfully make, continue, or cause to be made or continued any loud and raucous noise, which term shall mean any sound which, because of its volume level, duration, and/or character, annoys, disturbs, injures or endangers the comfort, health, peace, or safety of reasonable persons of ordinary sensibilities within the town limits. Loud and raucous noise is further defined as 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.

If a violation of the Town’s noise regulations is observed, the observing party may contact the Addison Police Department (non-emergency number) or Code Enforcement Division to address the violation.

Question 7: Operating by right vs SUP? What is a brief explanation of this and how do other cities address this? How common is it to require a SUP vs by right?

Response: “Operating by Right” is a zoning term used to describe when a use is permitted within a zoning district without a requirement to obtain any additional zoning entitlements (such as an SUP). Due to the enhanced protections provided to religious assembly uses by federal and state law, it has become very common for cities to not require an SUP for these uses and instead permit them by right, with use specific and general development standards intended to address the impact of the use. A summary of zoning approaches applied by surrounding municipalities is provided below.



Answers to Council Questions – December 4, 2023

Richardson	Permitted by right in all districts, EXCEPT Patio Home, Duplex, and Apartment district.	Southlake	Allowed by approval of SUP in all districts.
Carrollton	Permitted by right in all districts, EXCEPT Downtown Transit Center Historic Square, Urban Core, and Urban General, Trinity Mills TC, and Frankford TC.	Prosper	Permitted in all residential and nonresidential districts.
Plano	Permitted by right in all residential and nonresidential districts.	Coppell	Permitted in all nonresidential districts. Requires SUP in residential district to consider reasonable conditions. Code states "SUP required by this chapter may not be denied".
Farmers Branch	Permitted by right in all multi-family and nonresidential districts. Allowed by approval of SUP in residential and duplex districts.	Frisco	Permitted in all nonresidential districts, EXCEPT Original Town Commercial District (requires SUP). Allowed by approval of SUP in residential districts.
Flower Mound	Permitted by right in all zoning districts, EXCEPT CC and CI (Campus Commercial District / Campus Industrial District)	Celina	Permitted by right in all zoning districts, EXCEPT multi-family and manufactured home districts.
Little Elm	Permitted by right in all residential and nonresidential districts.	Dallas	Permitted by right in all districts.

Question 8: If a resident wants to claim their house is a church, how is that the same or different than this property, application, scenario?

Response: If a resident wanted to claim this, they would have to obtain a certificate of occupancy for that use. They would not be able to obtain a certificate of occupancy for that use in Addison, without first obtaining an SUP. In communities where the use is permitted by right, they would have to demonstrate compliance with use specific and general development standards through a site plan review process prior to obtaining a certificate of occupancy.

White Rock Chapel Special Use Permit (1901-SUP)

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

Case 1901-SUP White Rock Chapel

ADDISON

LOCATION:

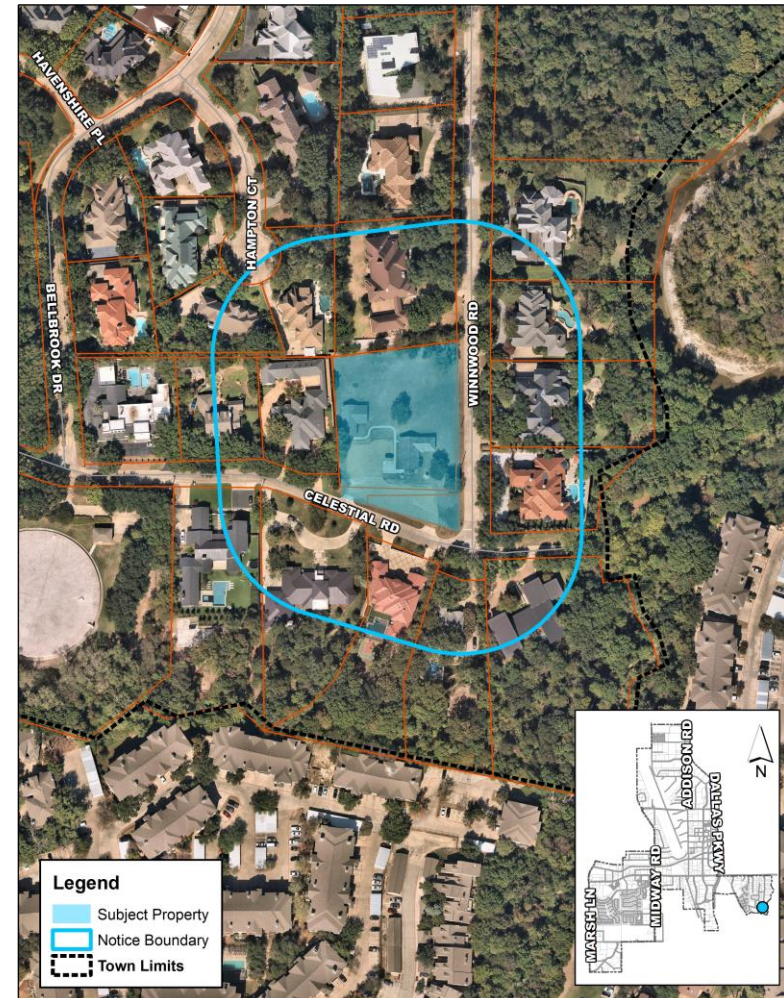
Northwest corner of Celestial Road and Winnwood Road

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



Case 1901-SUP White Rock Chapel

ADDISON



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

ADDISON



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.

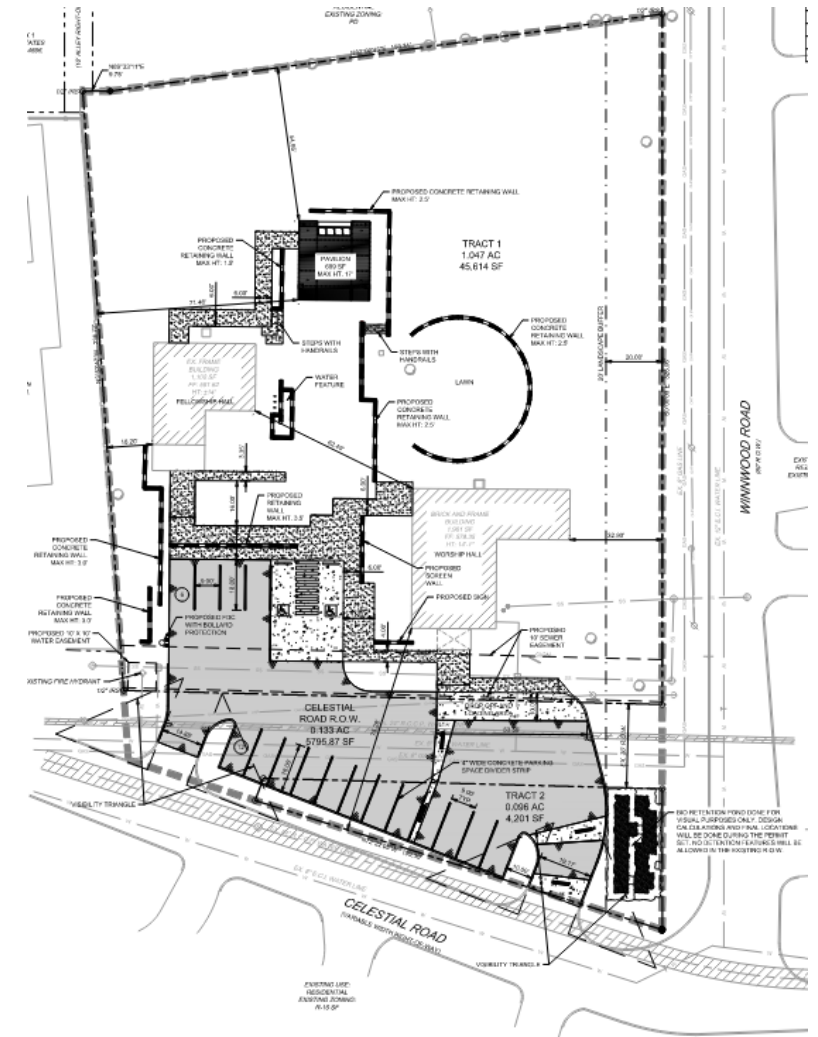
Why is a Special Use Permit (SUP) required for this project?

- 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

PROPOSED USE:

- Religious Institution Use
 - Church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and associated accessory activities, which may include weddings, baptisms, funerals, and other religious activities.
 - Religious institution may host educational activities concerning the history of the religious organization, its congregation, and its relationship to the surrounding area.
 - Use is defined with reference to Section 11.20 of the Texas Tax Code.

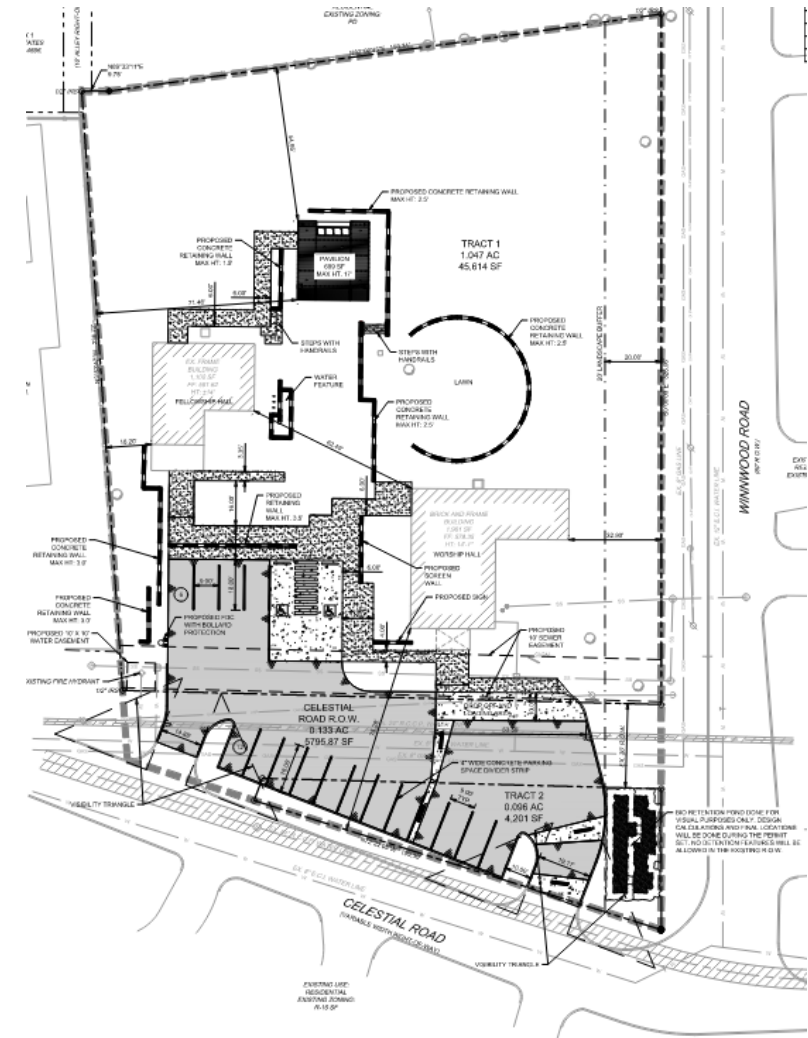


Case 1901-SUP White Rock Chapel

ADDISON

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

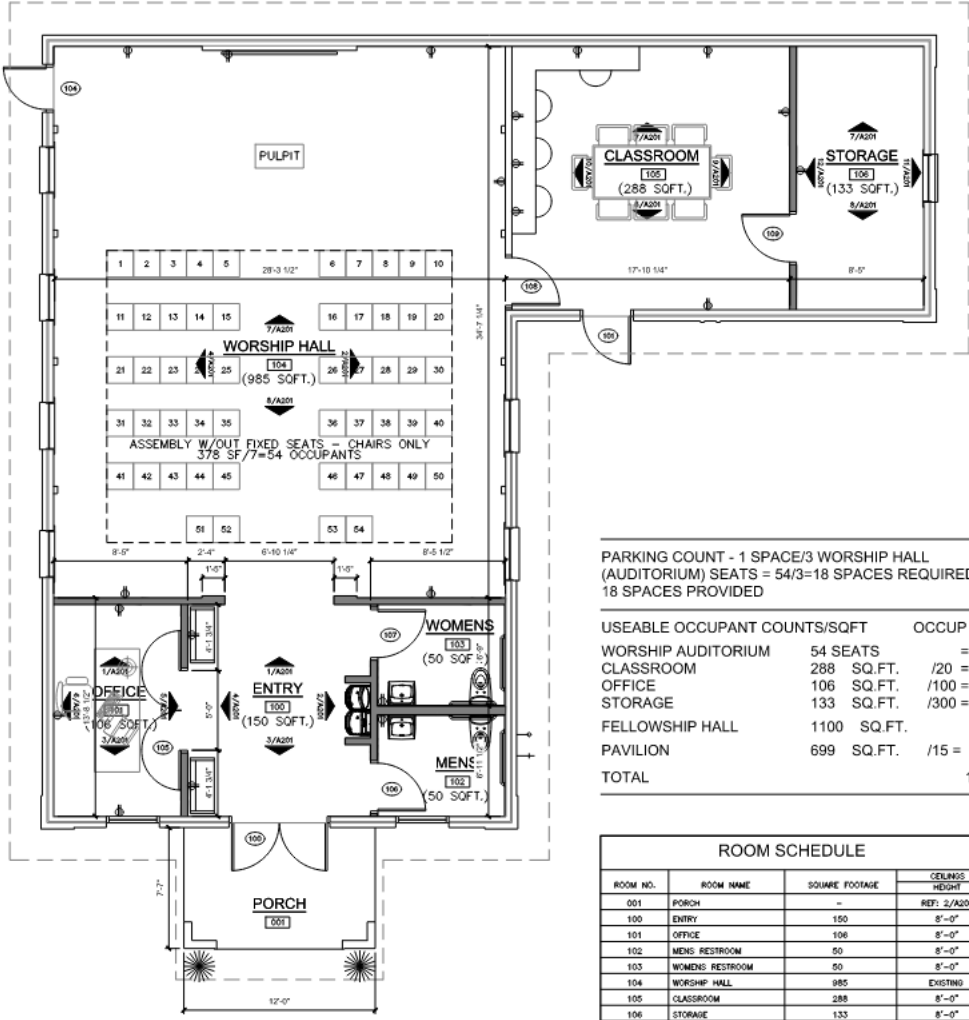


Case 1901-SUP White Rock Chapel



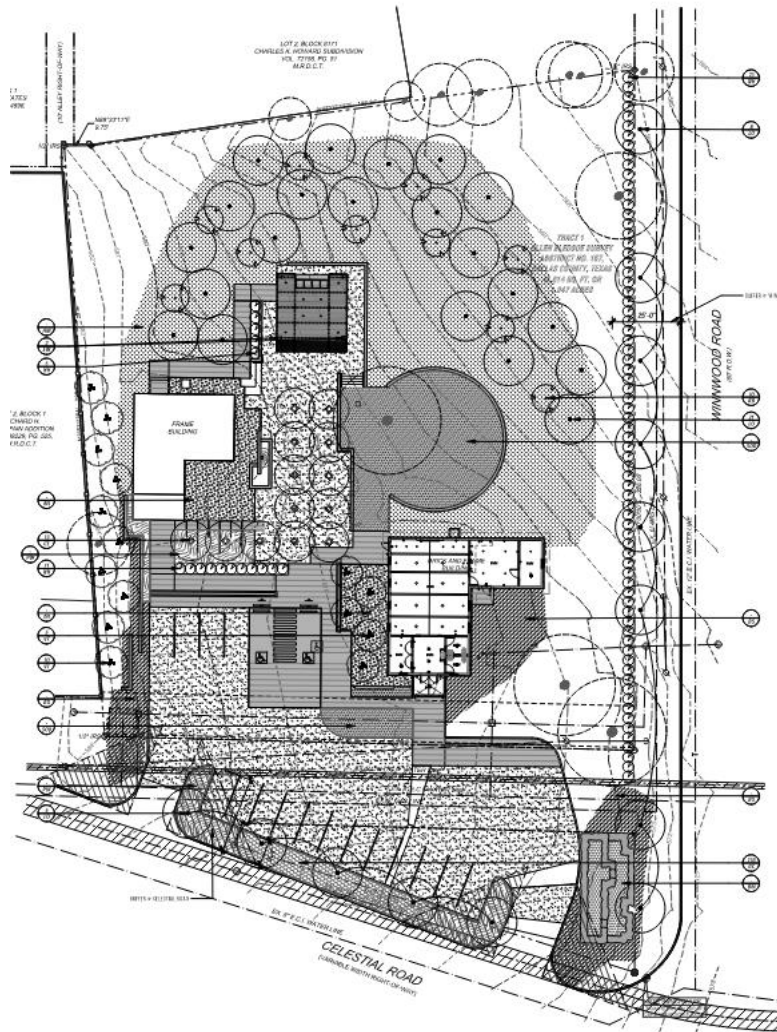
FLOOR PLAN:

- 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



Case 1901-SUP White Rock Chapel

ADDISON



PARKING:

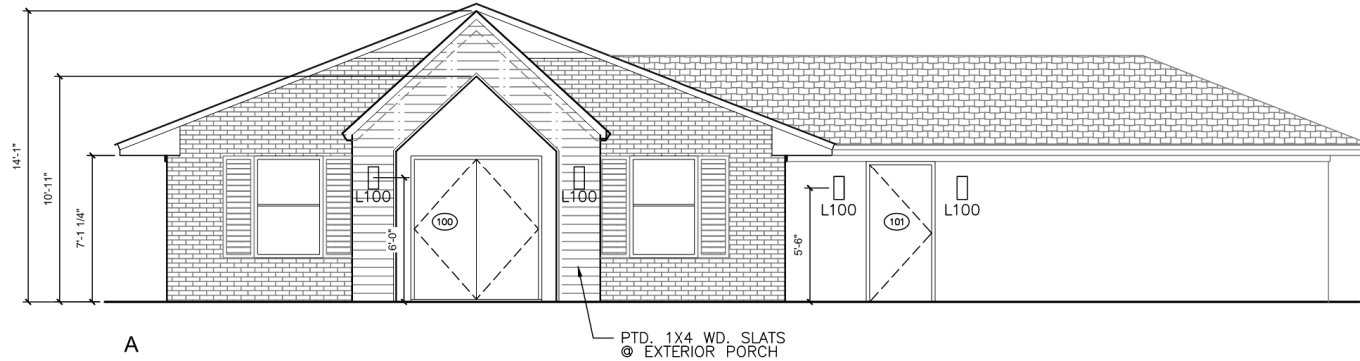
The site will provide 18 parking spaces and a loading zone. This meets the most common parking ratio for this use – 1 space per 3 seats in the main worship hall.

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 1901-SUP White Rock Chapel

ADDISON



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

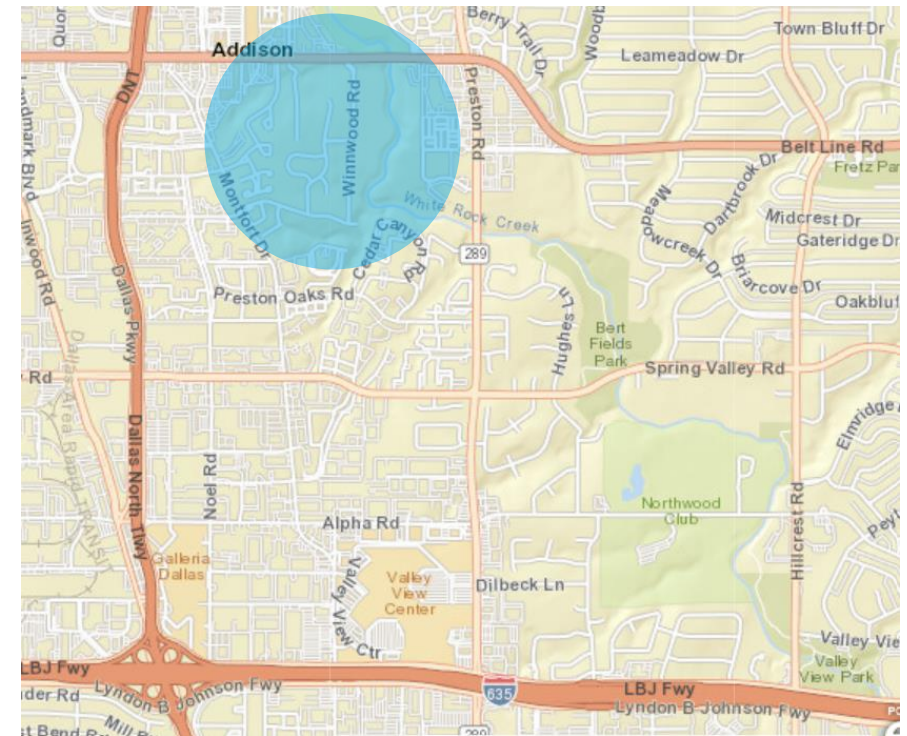
NOISE:

- 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:

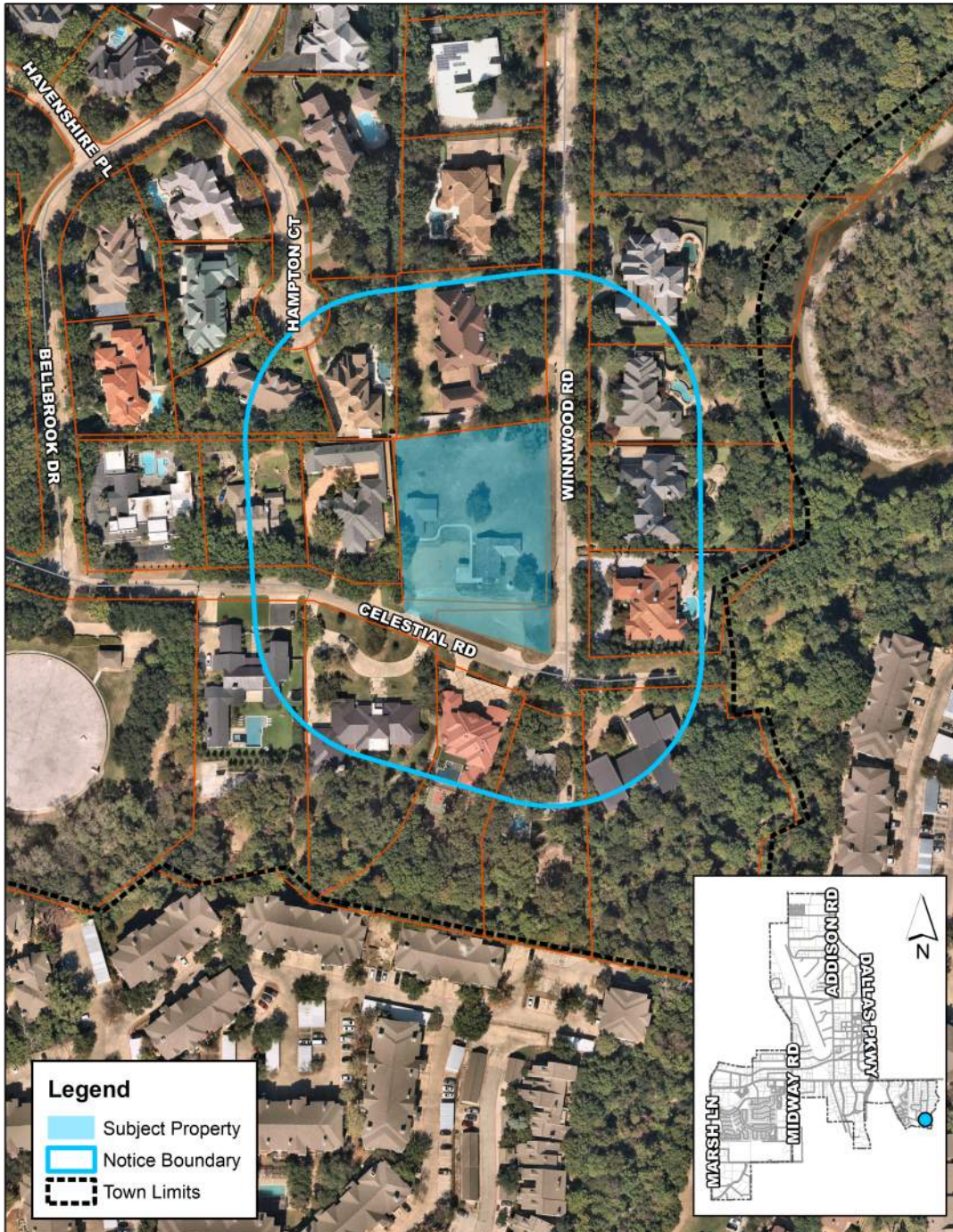
Staff recommends **approval of the request subject to the conditions presented by the applicant.**

- 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.

1901-SUP

PUBLIC HEARING Case 1901-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





November 30, 2023

STAFF REPORT

RE: 1901-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: 10/3/2023)

APPLICANT: James Grossman, McDermott, Will, and Emery, on behalf of White Rock Chapel of Addison, Inc.

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 1979, 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 1979 worship hall. A summary of the historical significance of the property was provided in the 2013 Comprehensive Plan and in *Addison Texas: A Pictorial History (Eads, 2001)*, 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. 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.

Since 2019, the applicant has engaged Town staff in various discussions on the future disposition of the property, with limited progression prior to 2022. In February, 2022, the applicant approached Town staff with a vision that reflected their desired use of the property. To pursue this use, the applicant submitted an SUP application for Town consideration in October, 2022. Leading up to and following the submittal of that application, the applicant engaged the surrounding neighborhood to share details about their plan and to address concerns shared by the community. This engagement process included four neighborhood meetings, seven small group meetings with concerned neighbors and their legal counsel, and many individual engagements with community stakeholders.

At the [July 25, 2023 City Council meeting](#), that SUP application failed to gain Town approval, as the City Council vote only achieved five of the six vote supermajority required to approve the application. This supermajority vote was required 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 from the boundary of the property subject to the SUP request. Following that failed vote, the City Council did elect to waive the one year waiting period to resubmit a zoning application following Town denial.

With this new SUP application, the applicant has proposed the same site development plans that were previously considered and is presenting revised use and site development conditions for the proposed religious institution use.

Proposed Plan: With this request, the applicant proposes to use the site as a church and to provide associated educational programming addressing the unique history of the site, congregation, and its relationship to the 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 699 square feet of floor 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 associated educational programming addressing the unique history of the site, congregation, and its relationship to the surrounding area to occur on the property. Proposed use and site development conditions include:

Permitted Use: The proposed SUP formally defines the permitted religious institution use with reference to [Section 11.20 of the Texas Tax Code](#) as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and associated accessory activities, which may include weddings, baptisms, funerals, and other religious activities. The proposed SUP also acknowledges the religious institution's right to host educational activities concerning the history of the religious organization, its congregation, and its relationship to the surrounding area. Use compliance will need to be demonstrated prior to issuance of a Certificate of Occupancy and throughout the duration of the use.

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 the 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 mitigated 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 Plan: This application does not include any additional floor area for either the worship hall or fellowship building, and does include a pavilion comprising 699 square feet in floor

area. Seating in the main room of the worship hall cannot exceed the maximum amount of seating permitted by the proposed parking ratio and parking supply for the site. Based on the proposed conditions, seating in the main room of the worship hall may not exceed 54 seats. Any future increase in floor area not specifically permitted by this SUP would require an application and public hearing process to amend the approved SUP for the property.

Parking: This section establishes a parking ratio of one off-street parking 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. The current decomposed granite parking surface or similar paving treatment will be required to be maintained, with the exception of the two accessible spaces, which will be constructed of concrete.

Lighting: This section establishes standards for preventing nuisance lighting on the site and requirements for downward lighting and shielding for any provided pole lighting.

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 long-term storage of materials, goods, and equipment outside.

Accessory Building: This section permits the religious institution use to accommodate an enclosed accessory building for storage use. This building may not exceed 100 square feet in floor area or the height of the principal buildings on the property. It must be consistent in appearance and character with the principal buildings on site and it must be located to comply with required building setbacks and to minimize its visibility from adjacent public streets.

Solid Waste Containers: This section requires solid waste containers to be serviced at least once per week, and it requires containers to be stored in a designated area, such as an enclosed accessory building, or be substantially screened from view from adjacent properties and public rights of way by use of appropriate landscaping materials or screening structures that are compatible in character with other structures on the property.

Enforcement: This section establishes general enforcement criteria and enforcement processes for the SUP. Note that while the applicant provided existing deed restrictions associated with this property with their SUP application, the Town has no authority to enforce those deed restrictions as the Town is not party to those restrictions.

Other Use and Development Considerations:

On-Street Parking: In accordance with the Town's [on-street parking regulations](#), parking on Celestial Road and Winwood Road is prohibited. This existing regulation is applicable to this use and will not change if this SUP were to be approved.

Noise Mitigation: In accordance with the Town's [noise regulations](#), it is unlawful for any person to willfully make, continue, or cause to be made or continued any loud and raucous noise, which term shall mean any sound which, because of its volume level, duration, and/or character, annoys, disturbs, injures or endangers the comfort, health, peace, or safety of

reasonable persons of ordinary sensibilities within the town limits. Loud and raucous noise is further defined as 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. This existing regulation is applicable to this use and will not change if this SUP were to be approved.

Traffic Impact: 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 Conditions 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 SUP application does not propose to add 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. A detailed analysis of projected traffic conditions presented by this use and the surrounding neighborhood is attached to this report.

Landscape Maintenance: In accordance with the Town's [landscape maintenance regulations](#), Every property owner and any tenants shall keep their landscaping in a well-maintained, safe, clean and attractive condition at all times. 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. This existing regulation is applicable to this use and will not change if this SUP were to be approved.

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 10 statements of opposition from property owners within the 200-foot notice boundary. Additionally, staff received statements of opposition from 39 property owners outside of the 200-foot notice boundary. An additional 2 statements of support (including support from a Colorado resident that was provided prior to submittal of the SUP application) and 1 neutral statement, were also included in this packet.

RECOMMENDATION: **APPROVAL**

The proposed SUP appropriately accommodates the right to religious assembly while providing use and site development conditions that are consistent with regional and State best practices for religious assembly use.

Staff recommends approval of this SUP request, 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.



Case 1901-SUP/5555 Celestial Road (White Rock Chapel)

November 15, 2023

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 15, 2023, voted to recommend approval of 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, subject to the use and site development conditions presented by the applicant.

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

Voting Nay: Barker

Absent: Meleky

SPEAKERS AT THE PUBLIC HEARING: **AMENDED at request of Citizen**

For: David Dillard, 4357 Shirley Drive, Dallas, TX 75229

On: Elizabeth Jones, 14741 Celestial Place

Against: Ed Copeland, 5600 Celestial Road
Robert Kantner, 14853 Winnwood Road
Russell Workman, 14694 Winnwood Road
Kevin Paillet, 5560 Celestial Road
Robert Goodfriend, 14725 Celestial Place
Tim Nelson, 14714 Celestial Place
Cheryl Samberg, 14714 Celestial Place
Blake Clemens, 14754 Celestial Place
Howard Freed, 14932 Winnwood Road
Mitch Brown, 14811 Bellbrook Drive
Bob Heckman, 14776 Maiden Court
Jack Gerrits, 17118 Knots Landing
Kevin Schepel, 14912 Havenshire Place
Don Loewen, 15019 Bellbrook Drive
John Price, 4114 Leadville Place
Daniel Kondos, 5545 Celestial Road

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

For: None

On: None

Against: Karen Williams, 14799 Buckingham Court
Bart Turner, 14810 Hampton Court
Lynne Turner, 14810 Hampton Court
Taree Doty, 14784 Winnwood Road
Colter Doty, 14784 Winnwood Road
William D. Pratt Jr., 14710 Celestial Place
Kay Beatty, 14829 Winnwood Road
John & Carla Krieger, 14768 Maiden Court
Young Yoo, 14827 Bellbrook Drive
Roy Stockard, 14853 Oaks North Place
Michael Deveraux, 15032 Winnwood Road

USE AND SITE DEVELOPMENT CONDITIONS

1. PERMITTED USE.
 - a. The use of the Subject Property (as legally described in Exhibit A and hereinafter referred to as the “Property”) authorized by this Specific Use Permit (“SUP”) is as a religious institution use, which shall be defined with reference to Section 11.20 of the Texas Tax Code as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and associated accessory activities, which may include weddings, baptisms, funerals, and other religious activities.
 - b. Use of the Property pursuant to this SUP shall be by a religious organization operating at all times in compliance with Section 11.20 of the Texas Tax Code (as the same may be amended from time to time), with all the rights, privileges, and responsibilities appertaining thereto.
 - c. The Property is a church. Churches, especially historic churches like White Rock Chapel, routinely house historic artifacts and may host educational activities concerning the history of the religious organization, its congregation, and its relationship to the surrounding area. The Town acknowledges that any such use is consistent with the principal activities of a religious institution.
 - d. Any income generated by the Property will be used consistent with the law governing the Permitted Use.
 - e. 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.
4. FAÇADE PLAN. Use and development of the Property must comply with the facade plan attached to this SUP in Exhibit C.
5. FLOOR PLAN. Use and development of the Property must comply with the floor plans attached to this SUP in Exhibit C. Seating in the main room of the worship hall may not exceed the number of seats required to comply with the minimum parking requirements defined in Section 6.
6. 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. 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 permitted.
7. 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. Any pole mounted site security lighting should be aimed downward and shielded to minimize glare.
8. MAINTENANCE.
 - a. The Property must be properly maintained in a state of good repair.
 - b. Except for the equipment or materials stored on a construction site and used for a temporary construction project, the long-term outside storage of equipment, buildings or other materials, goods and products is prohibited.
9. ACCESSORY BUILDING. The Property may contain one (1) enclosed accessory building for storage use. Where provided, this accessory building shall:
 - a. Not exceed 100 square feet of floor area and 14 feet in height.
 - b. Be consistent in character and appearance with the principal buildings on the Property.
 - c. Be placed at a location on the Property that complies with the building setback requirements of the underlying zoning district and other applicable Town codes, and that minimizes visibility of the structure from the adjacent public streets.
10. SOLID WASTE CONTAINERS. All outdoor solid waste containers must be stored in a designated area, such as an enclosed accessory building, or be substantially screened from view from adjacent properties and public rights of way by use of appropriate landscaping materials or screening structures that are compatible in character with other structures on the Property. Solid waste containers should be properly serviced at least once per week.
11. ENFORCEMENT. This SUP will be enforced in conformance with the applicable civil, criminal and/or administrative enforcement procedures set forth in the 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, through formal action by the City Council; 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.



mwe.com

Richard Salgado
Attorney at Law
richard.salgado@mwe.com
+1 214 210 2797

October 12, 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 – Letter of Intent

Dear Mr. Schmidt:

McDermott Will & Emery and First Liberty Institute represent White Rock Chapel of Addison, Inc. in its request for a Specific Use Permit (“SUP”) for the property located at 5555 Celestial Rd., Dallas, TX 75254. The intent of this SUP is to allow White Rock Chapel to reengage in its conventional operations as a church, which began in the 19th century.

We have submitted all the necessary documentation for the SUP application. We are confident that the proposed use and development standards will ensure a successful future for White Rock Chapel and will be compatible with the surrounding neighborhood.

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

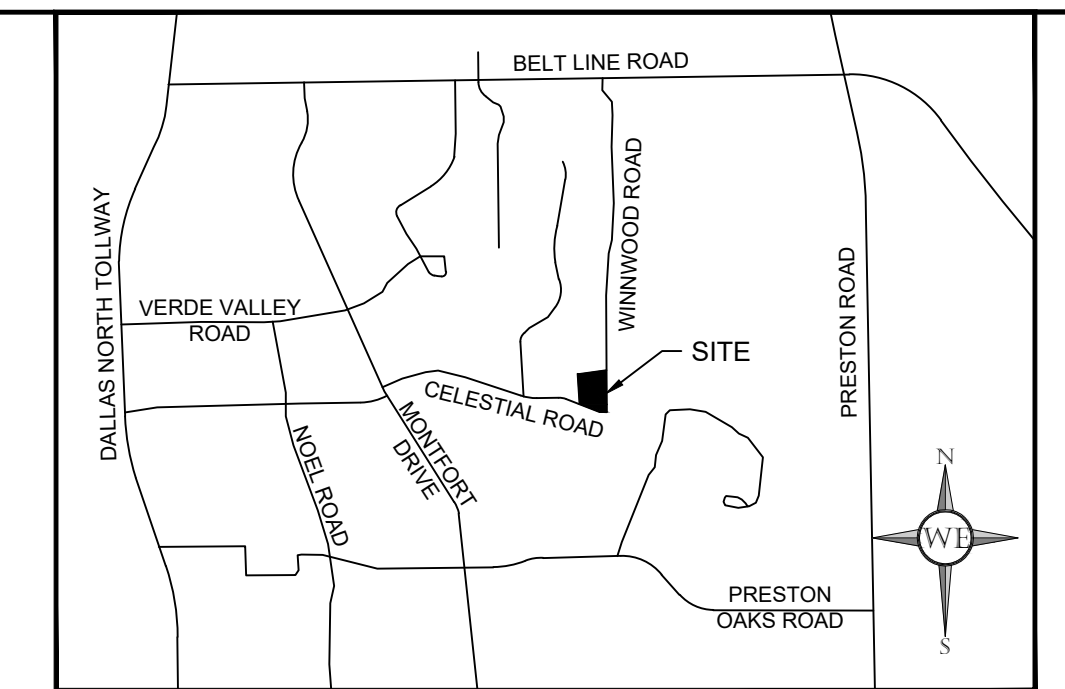
Ken Schmidt
October 12, 2023
Page 2

Sincerely,

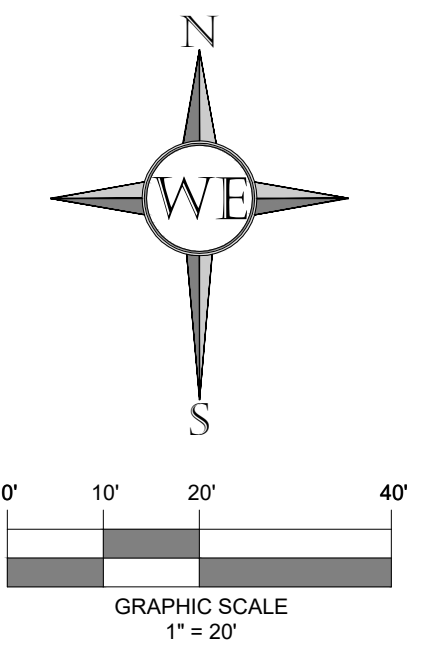
Richard Salgado
James Grossman
McDERMOTT WILL & EMERY
2501 N. Harwood St., Suite 1900
Dallas, TX 75201
Tel.: (214) 210-2797
Fax: (972) 232-3098
richard.salgado@mwe.com
jgrossman@mwe.com

Jeremy Dys
Ryan Gardner
FIRST LIBERTY INSTITUTE
2001 West Plano Parkway
Suite 1600
Plano, TX 75075
(972) 941-4444
jdys@firstliberty.org
rgardner@firstliberty.org

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

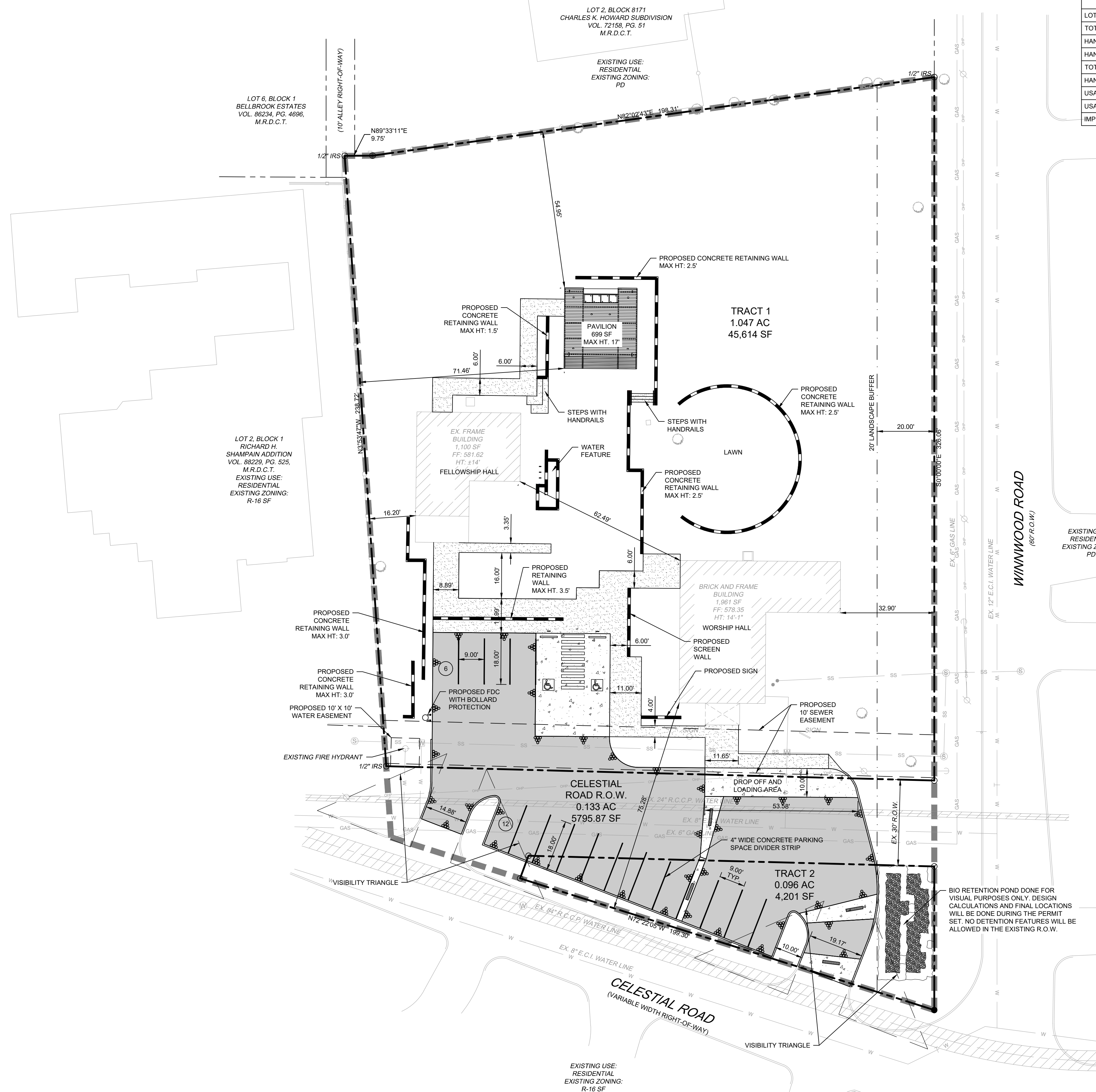
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER 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
- OHP --- EXISTING OVERHEAD POWER LINE
- W --- EXISTING WATER LINE
- SS --- EXISTING SANITARY SEWER LINE
- GAS --- 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. REFERENCE SUP 1901-SUP FOR ADDITIONAL ZONING STANDARDS.
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.



BIO RETENTION POND DONE FOR VISUAL PURPOSES ONLY. DESIGN CALCULATIONS AND FINAL LOCATIONS WILL BE DONE DURING THE PERMIT SET. NO DETENTION FEATURES WILL BE ALLOWED IN THE EXISTING R.O.W.

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: 1901-SUP
PREPARATION DATE: NOVEMBER 7, 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



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% Schizocarpus parviflorus 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%		
PERCENTAGE REQUIRED FOR INTERIOR PLANTING AREA	2	5		
1 TREE FOR EACH 10 REQUIRED PARKING SPACES				
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		
REQUIRED TREES				

TOWN OF ADDISON NOTES:

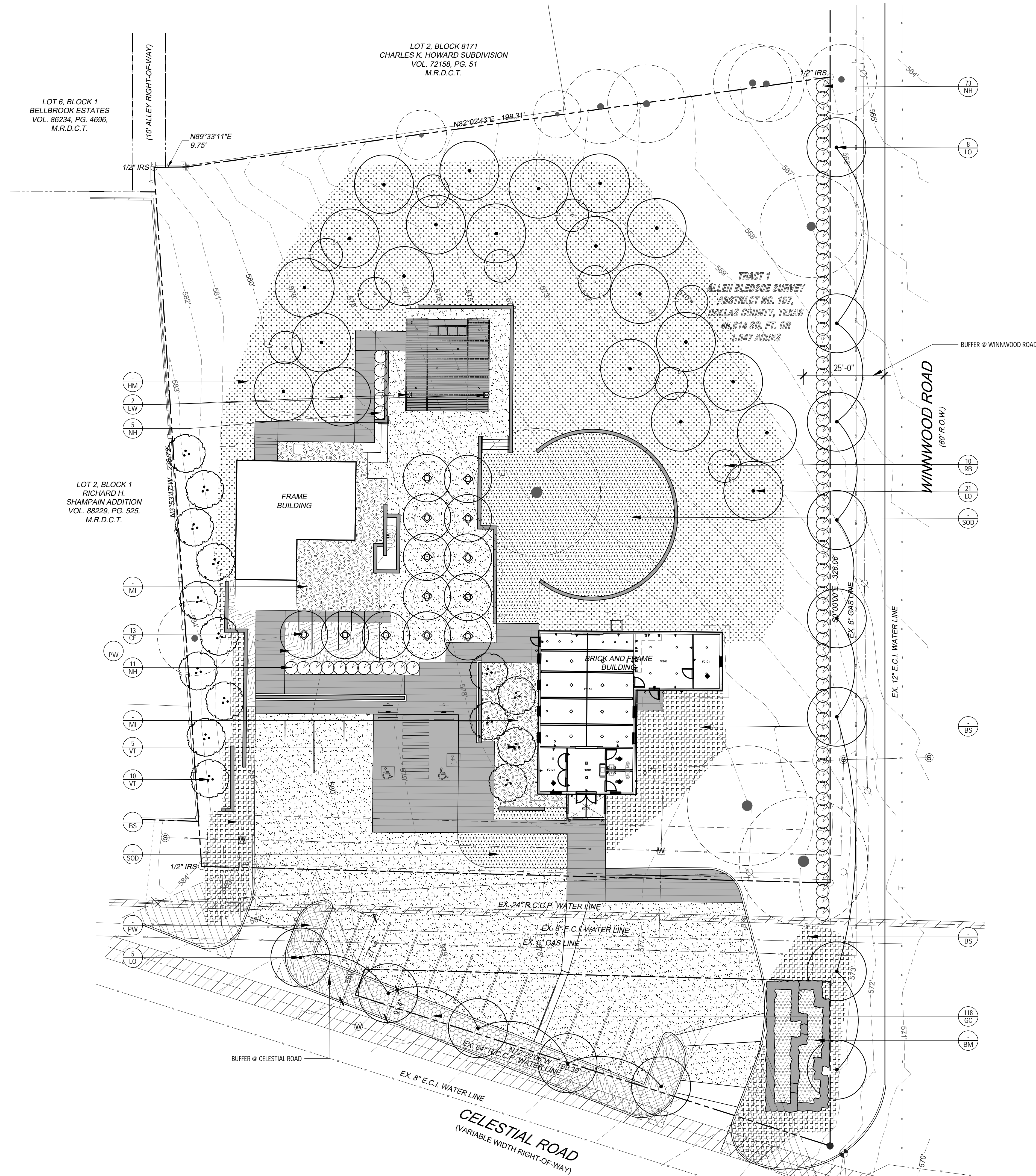
1. An irrigation plan is required on Civil and construction plans and must be signed and sealed by a Licensed Irrigator.
2. All irrigation controllers must have rain and freeze sensors.

TREE PRESERVATION NOTES:

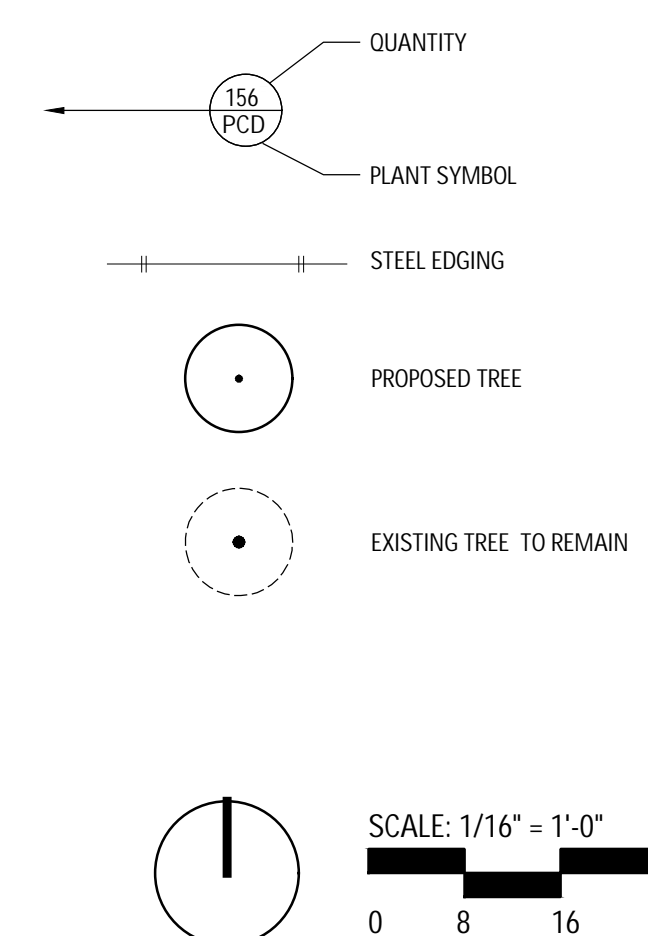
1. All existing trees to be preserved. A certified arborist will be providing a report on the genus, species and health of all existing trees to the city prior to any site work commencing.

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

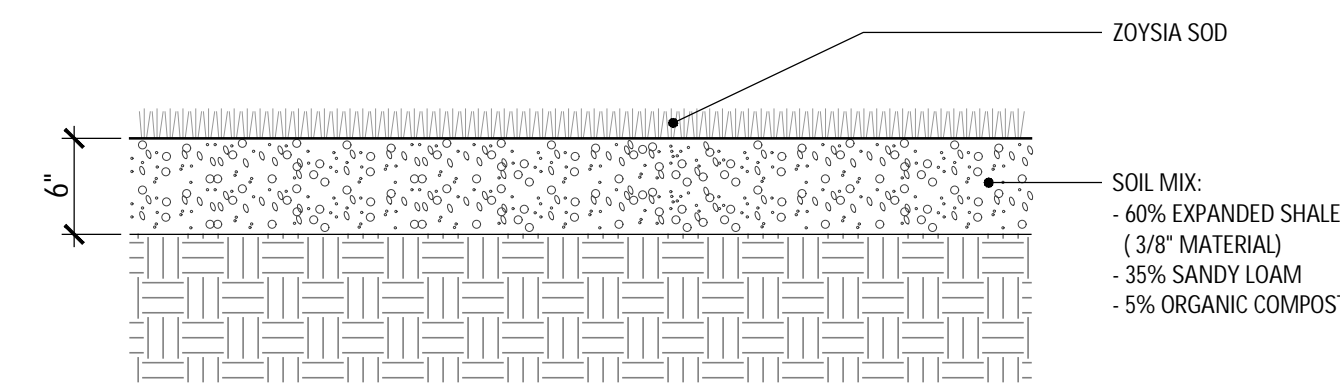
Sheet Title:
LANDSCAPE PLAN

L3.01

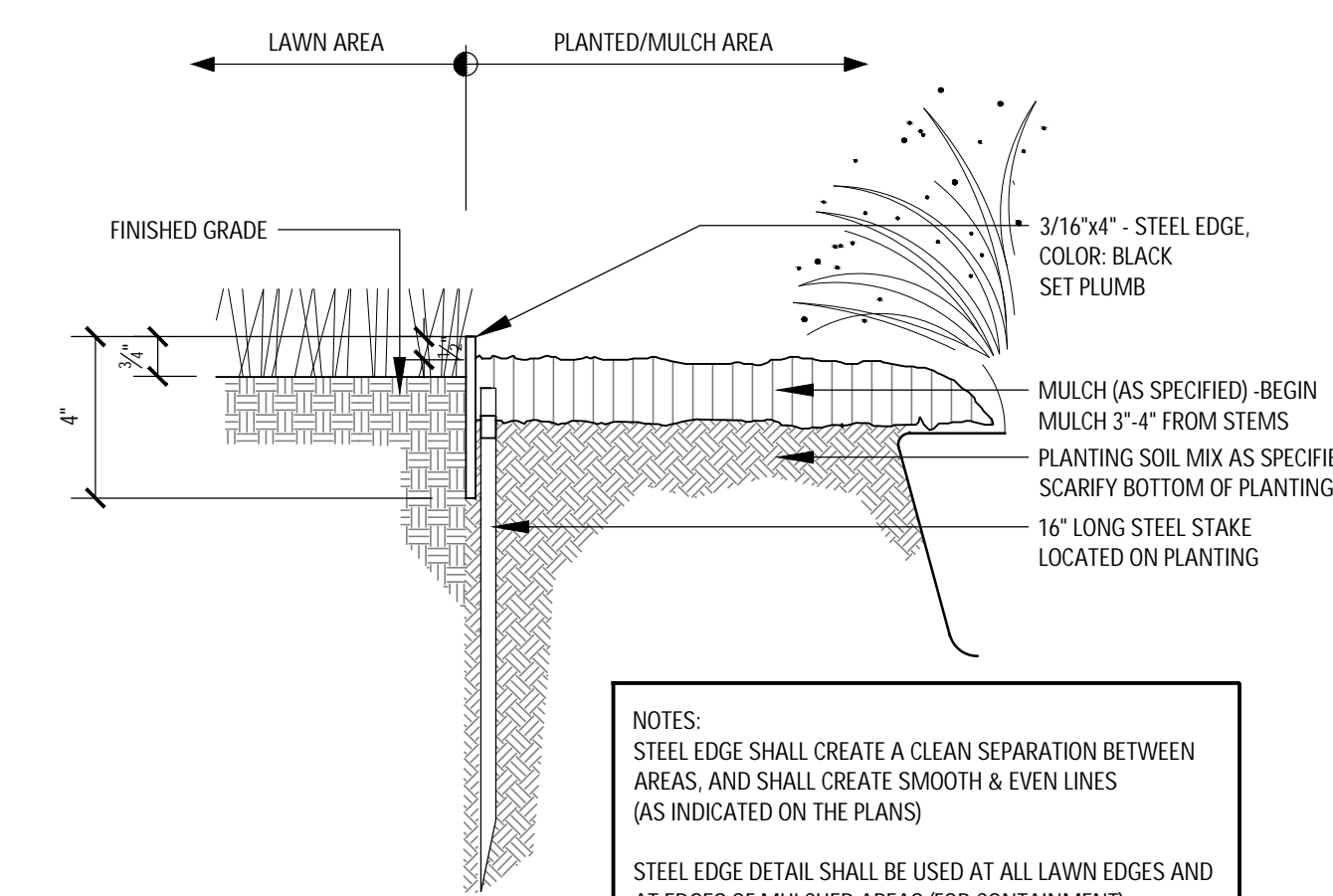
Sheet No.:

Proc: May 02, 2023 4:41pm, Shaler
 Last Save: May 02, 2023 4:41pm
 File: X:\Gardens\22029-00 White Rock Chapel\02.DWG & CD\02 SHEETS\L3.01_PLANTING PLAN.dwg

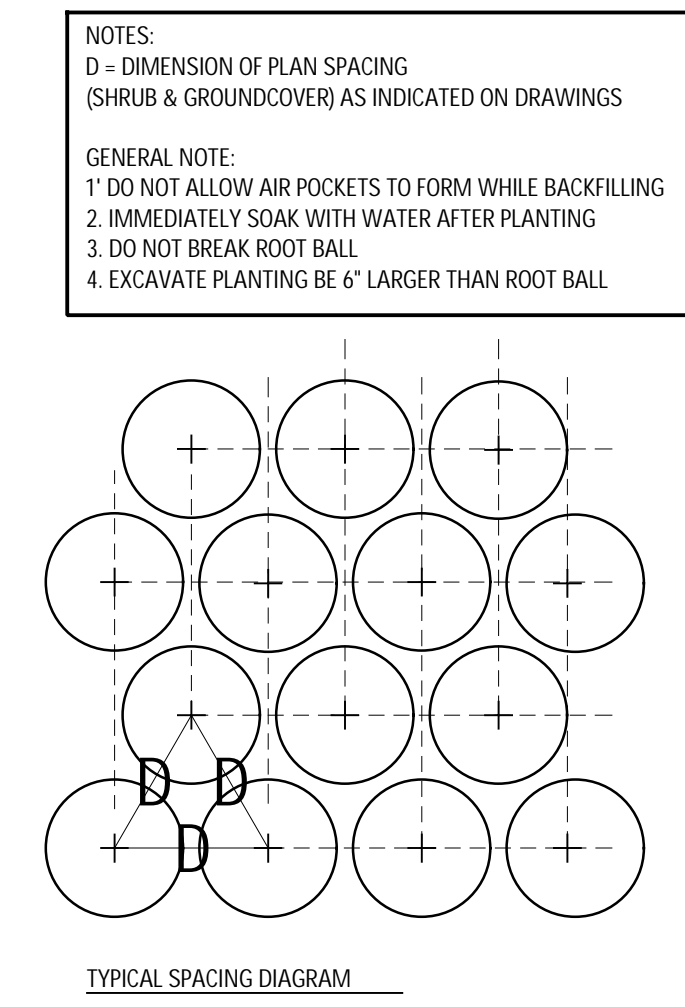
NOT FOR CONSTRUCTION



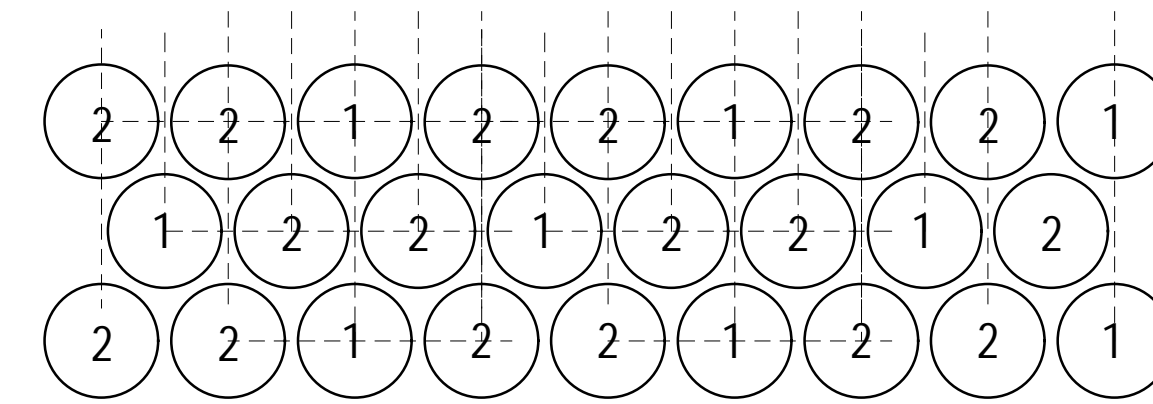
7 **LAWN**
SCALE: 1" = 1'-0"



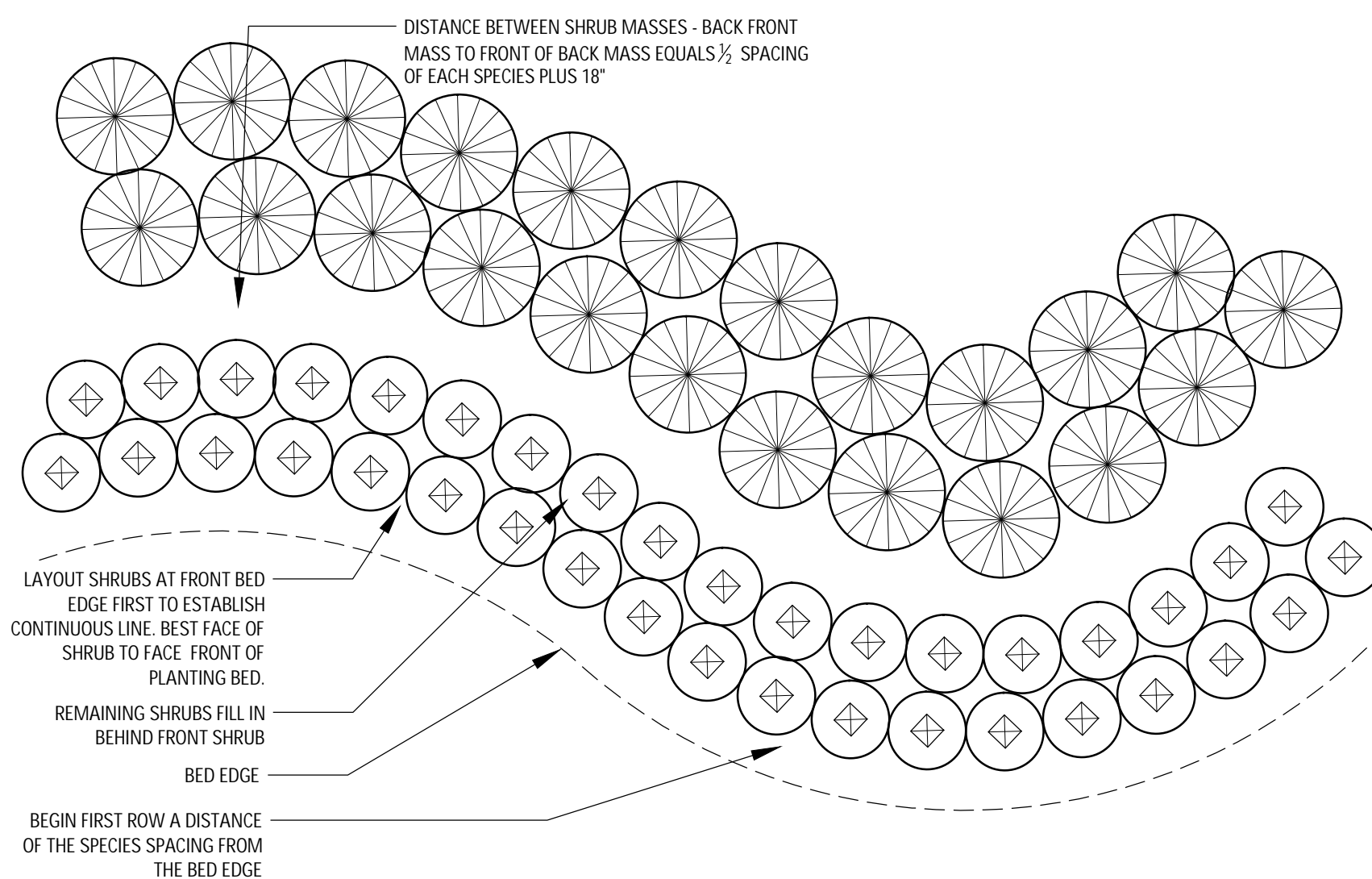
6 **STEEL EDGING**
SCALE: NTS



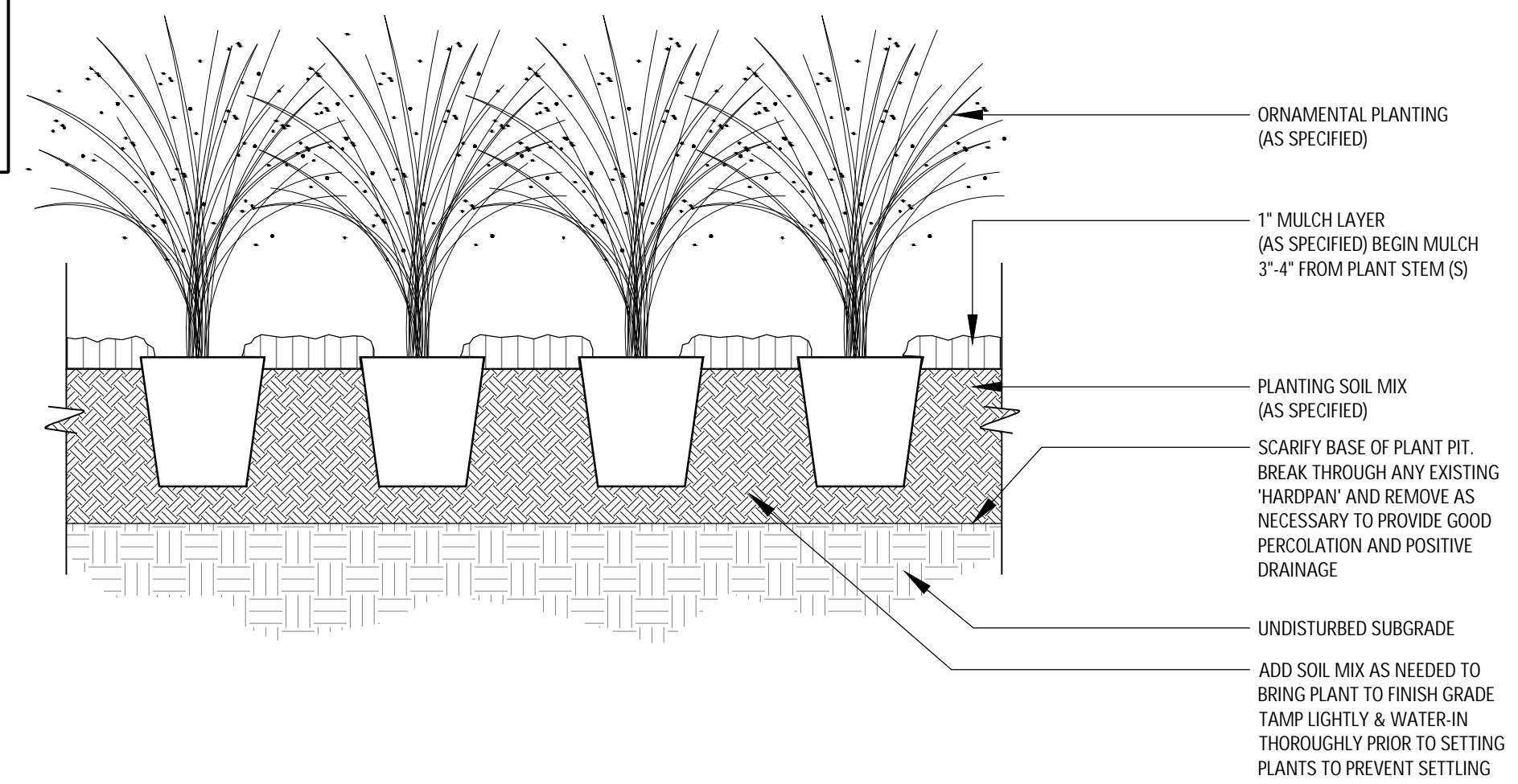
3 **SHRUB & GROUNDCOVER PLANTING**
SCALE: 1" = 1'-0"



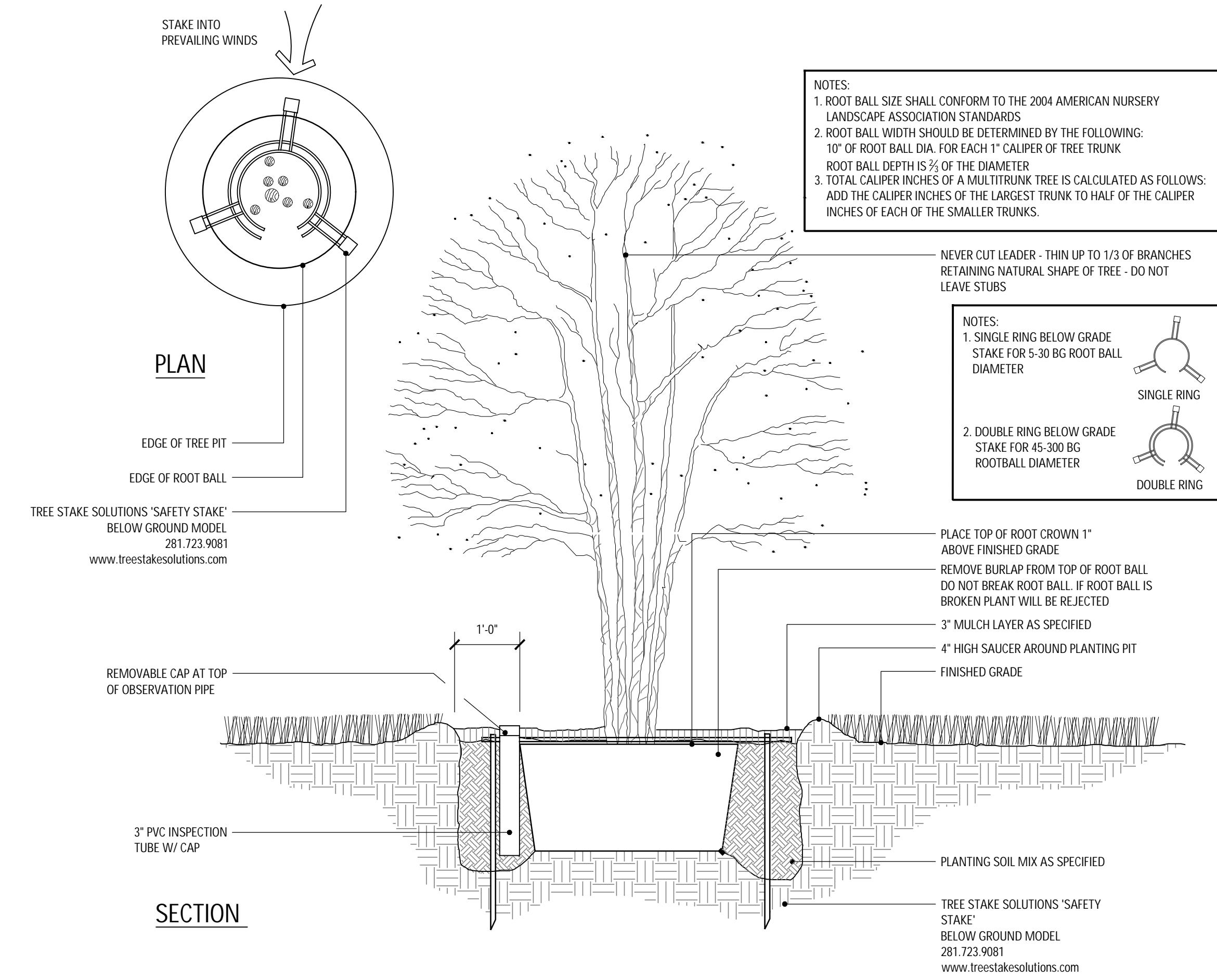
5 **PLANTING BED ENLARGEMENT 2/1 RATIO MIX**
SCALE: 1" = 1'-0"



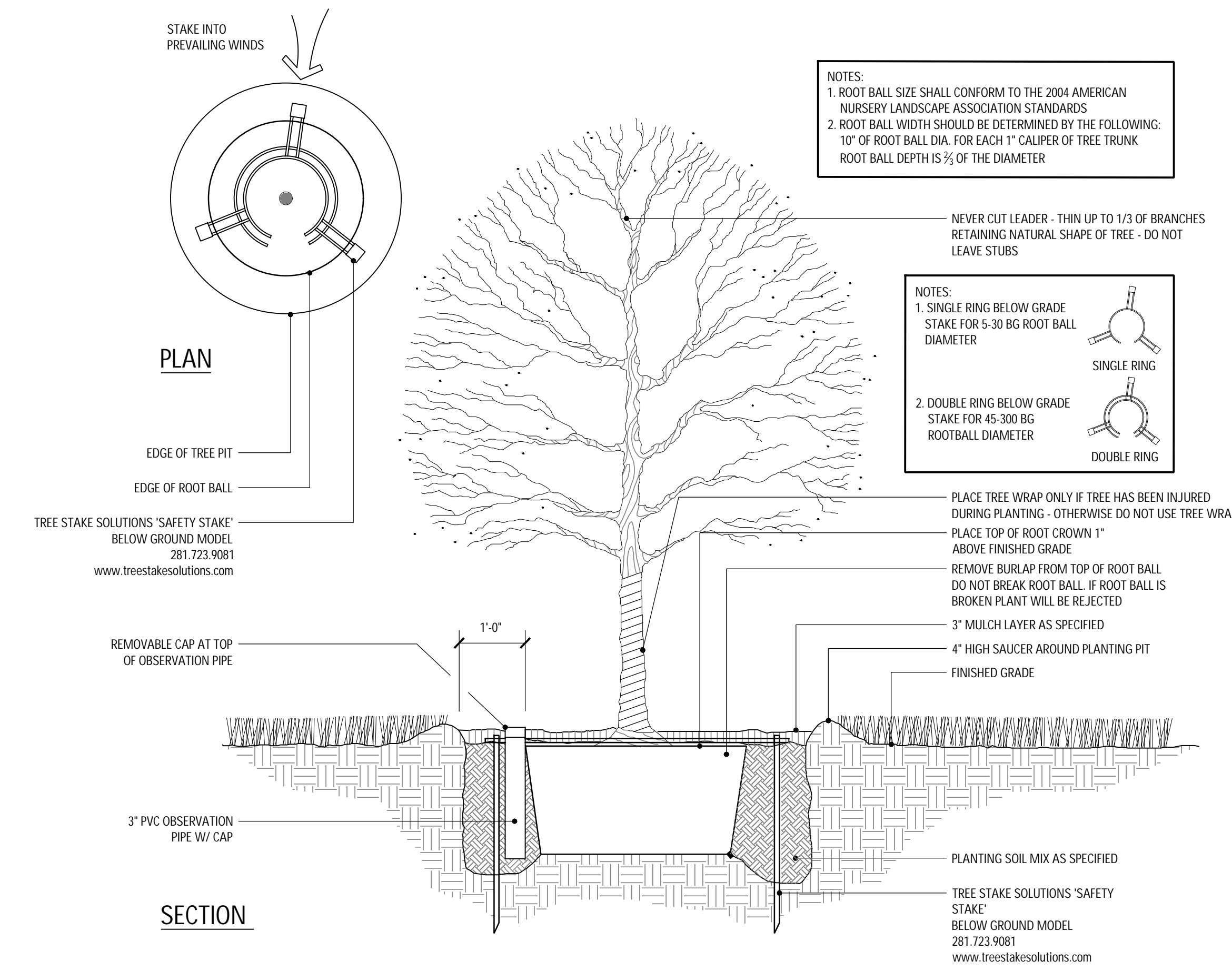
4 **PLANTING BED ENLARGEMENT - ARRANGEMENT**
SCALE: 1" = 1'-0"



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"

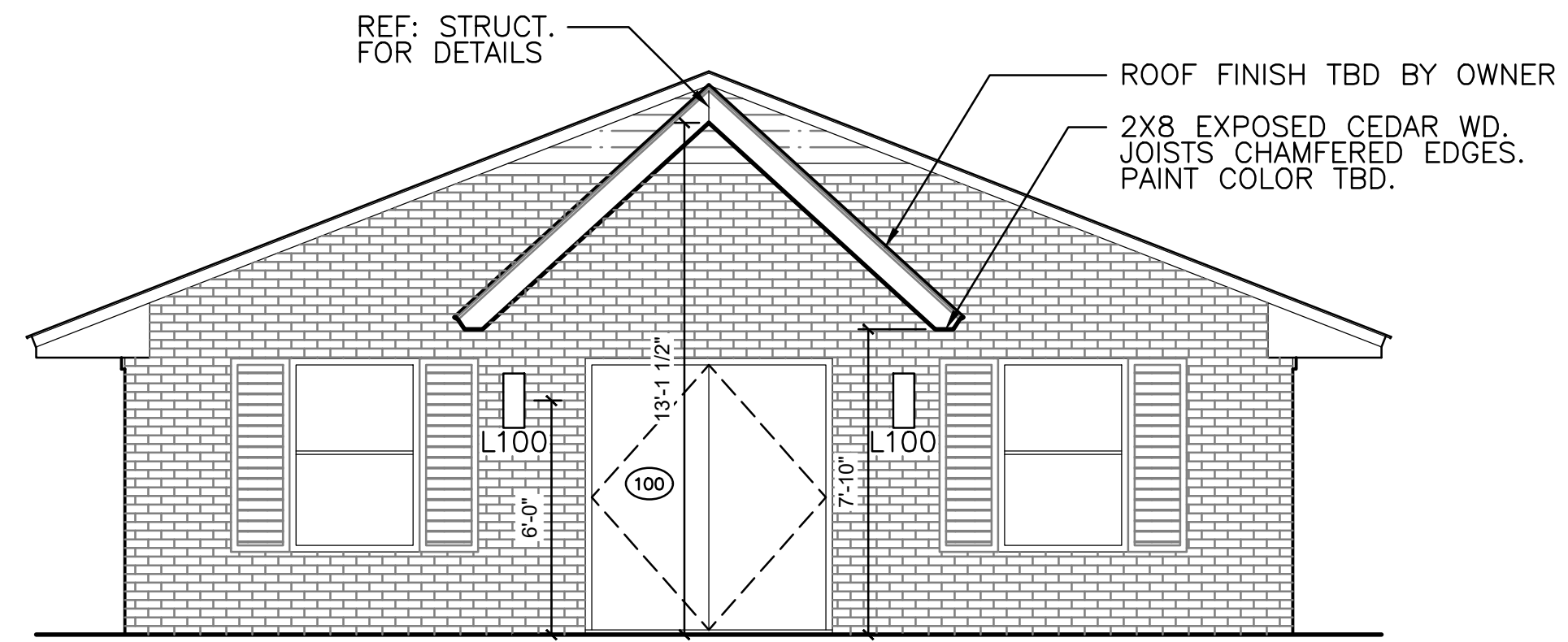


Project No.	22029
Drawn By	JS, BH
Checked By	CT
Date	OCTOBER 13, 2022
Issued	
Issued	
Issued	
Revisions:	
▲	SUP CITY COMMENTS - 01-09-2023
▲	
▲	
▲	



A

PTD. 1X4 WD. SLATS
@ EXTERIOR PORCH



B

EXTERIOR ELEVATION - SOUTH FACADE

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

NOT USED 1

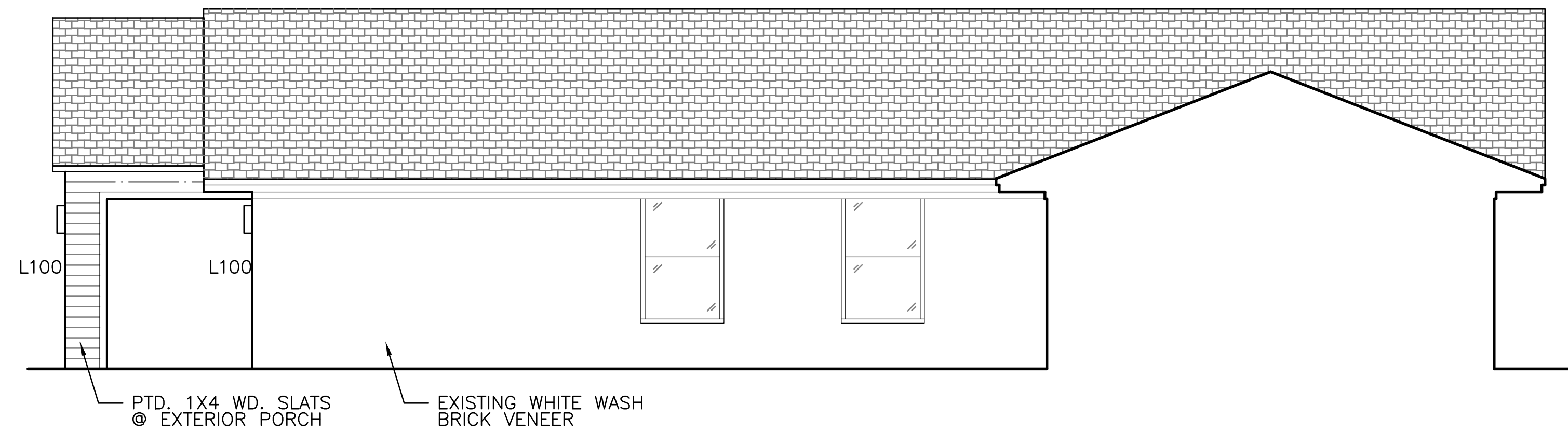
- SCOPE OF WORK:
1. REPLACE EXTERIOR DOORS
 2. ADD LIGHTING TO EXTERIOR FACADES
 3. REPLACE EXISTING PORCH CANOPY WITH NEW CANOPY

PROJECT NO. : 2222
DATE : 11/7/2023
DRAWN BY : MS

2

REVISIONS:

EXTERIOR ELEVATIONS



3

EXTERIOR ELEVATION - EAST FACADE

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

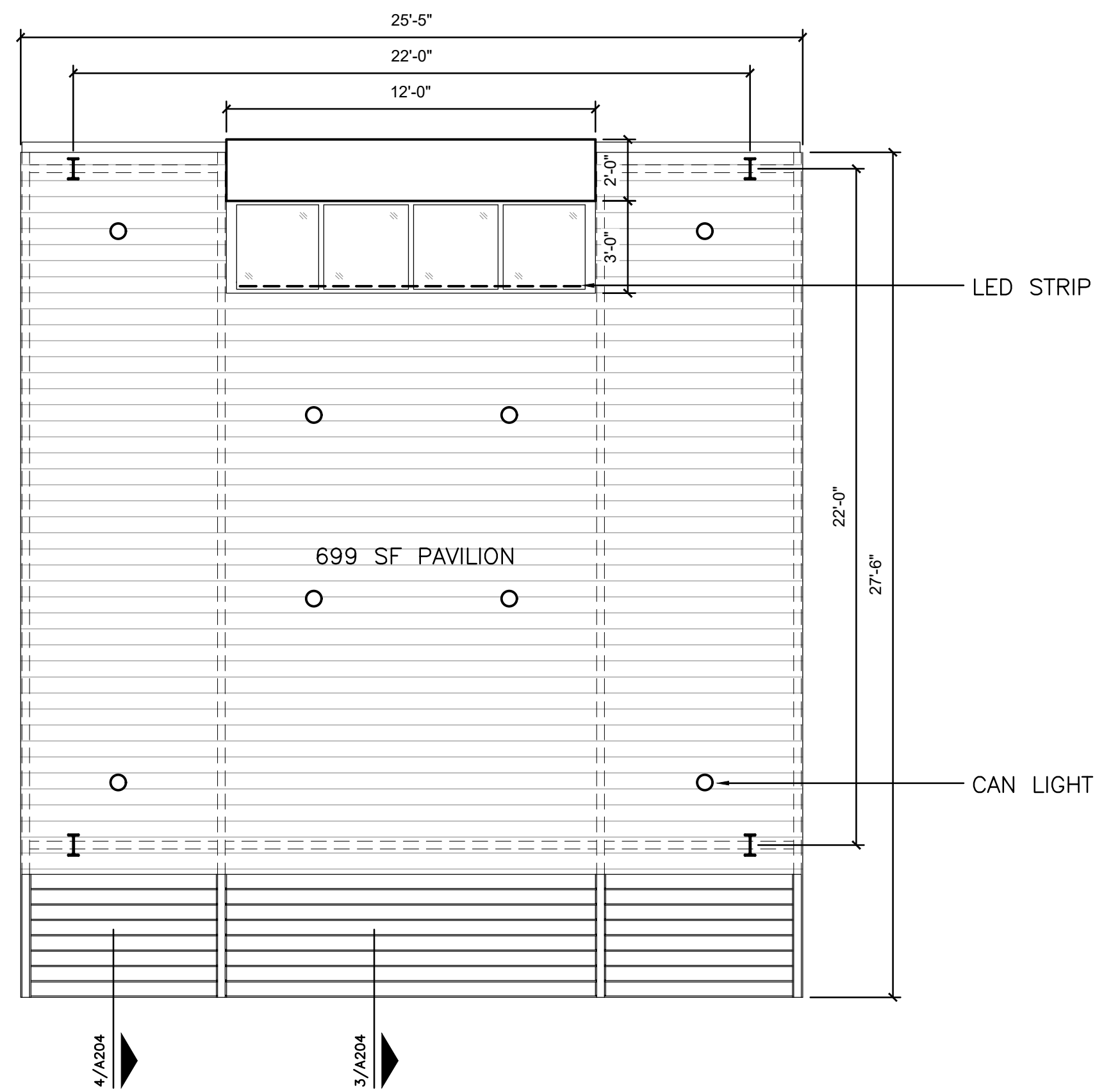
NOT USED

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1901-SUP

4

A200

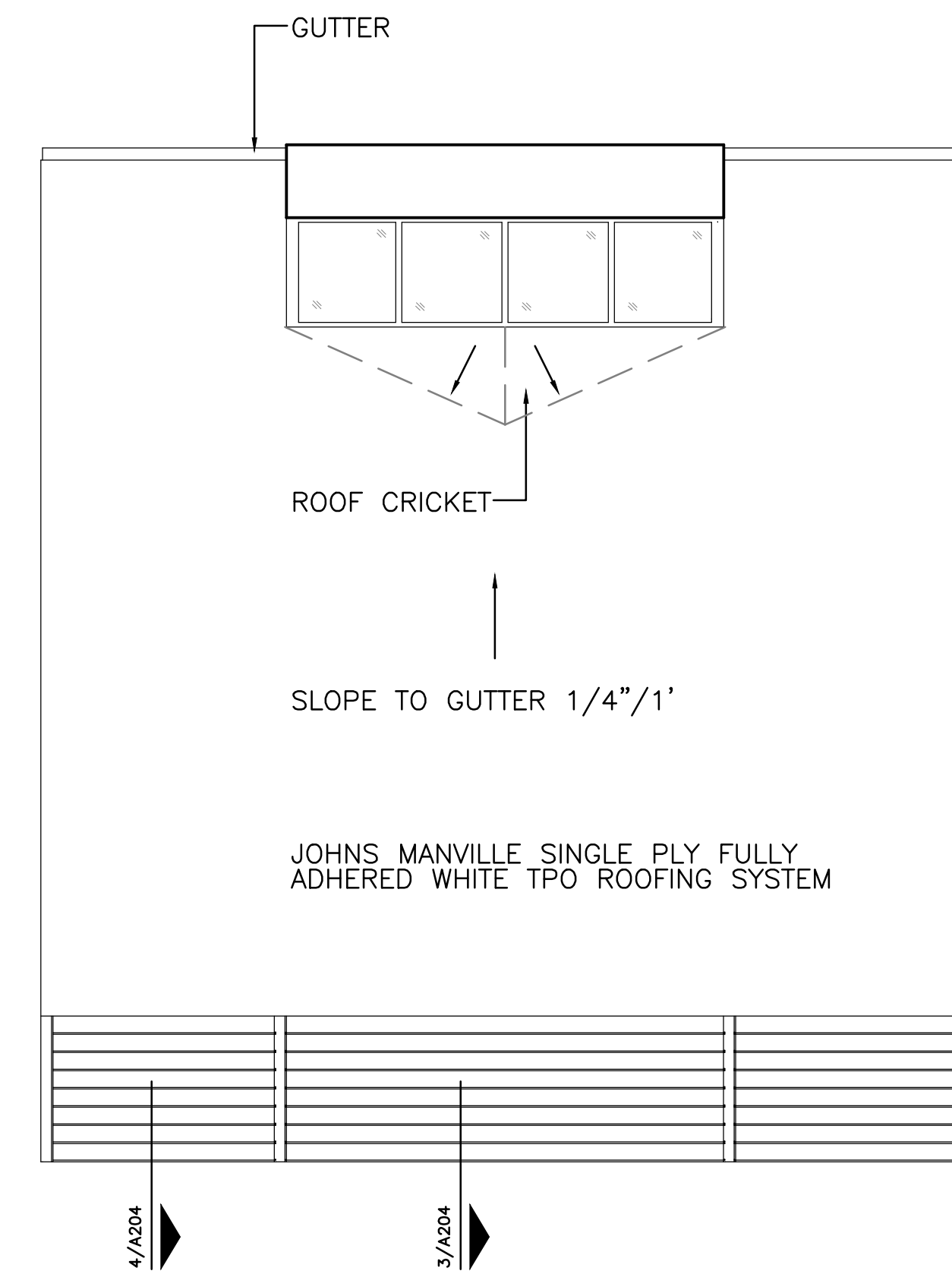


REFLECTED CEILING PLAN

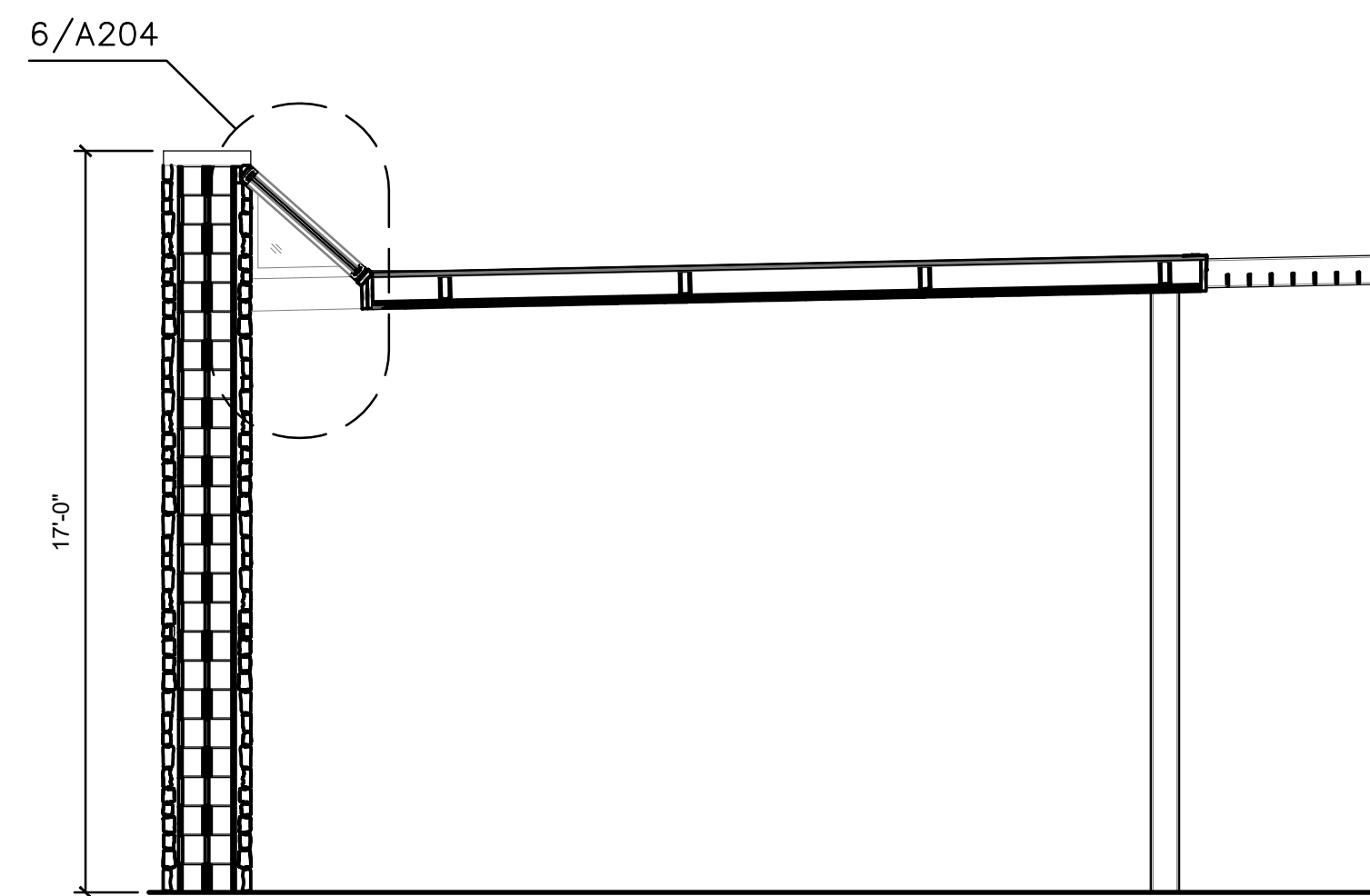
SCALE : 1/4" = 1'-0"

1 ROOF PLAN

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

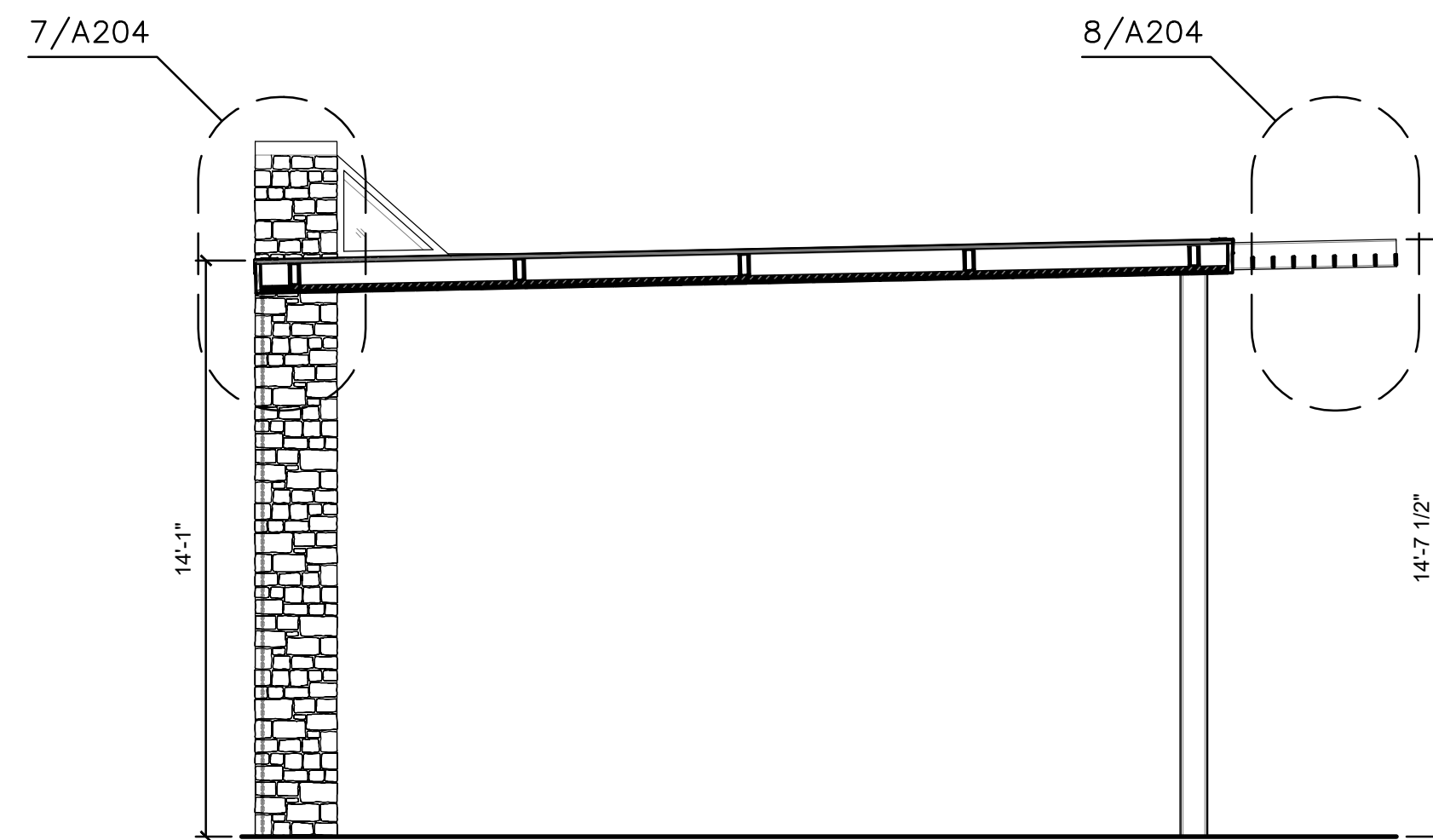


2



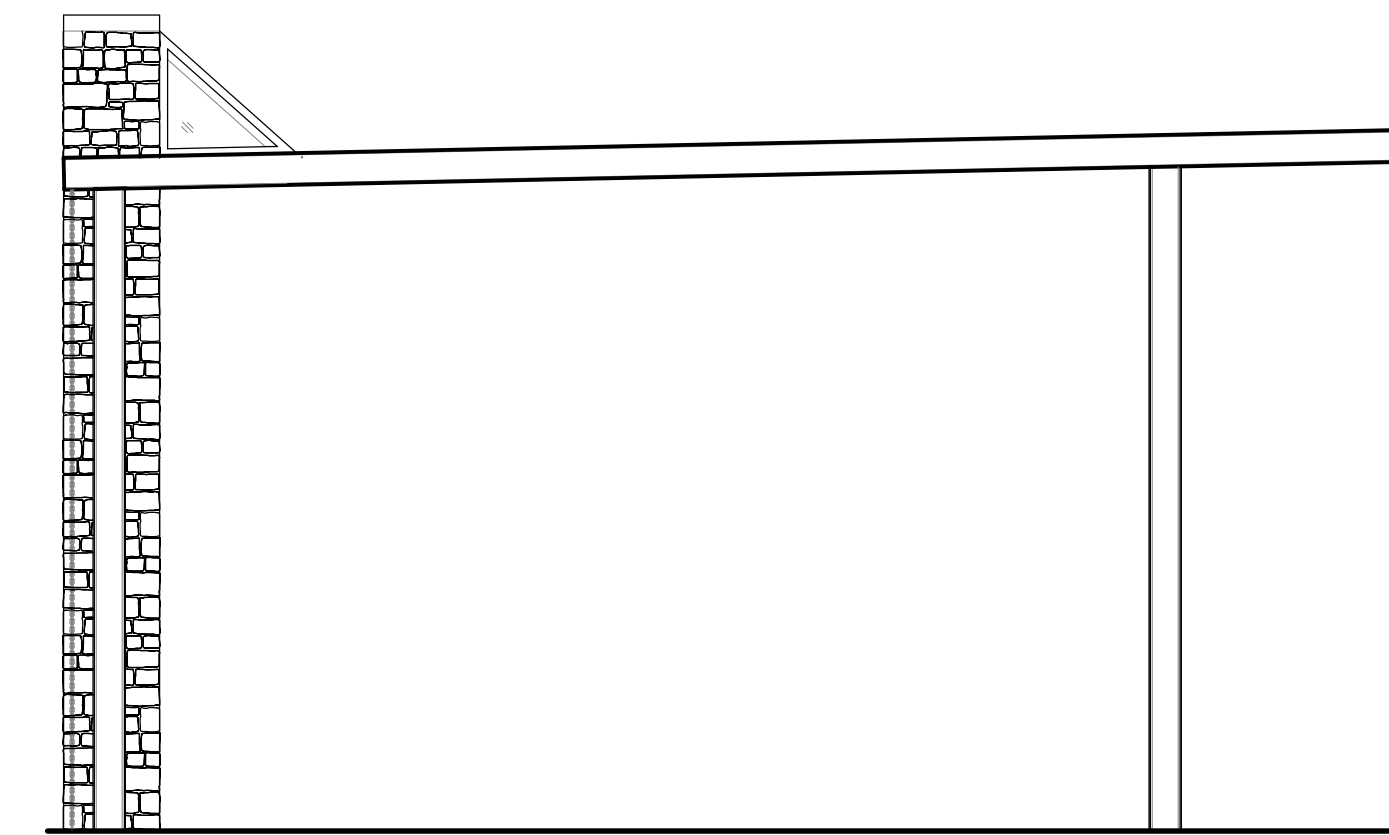
SECTION

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



3 SECTION

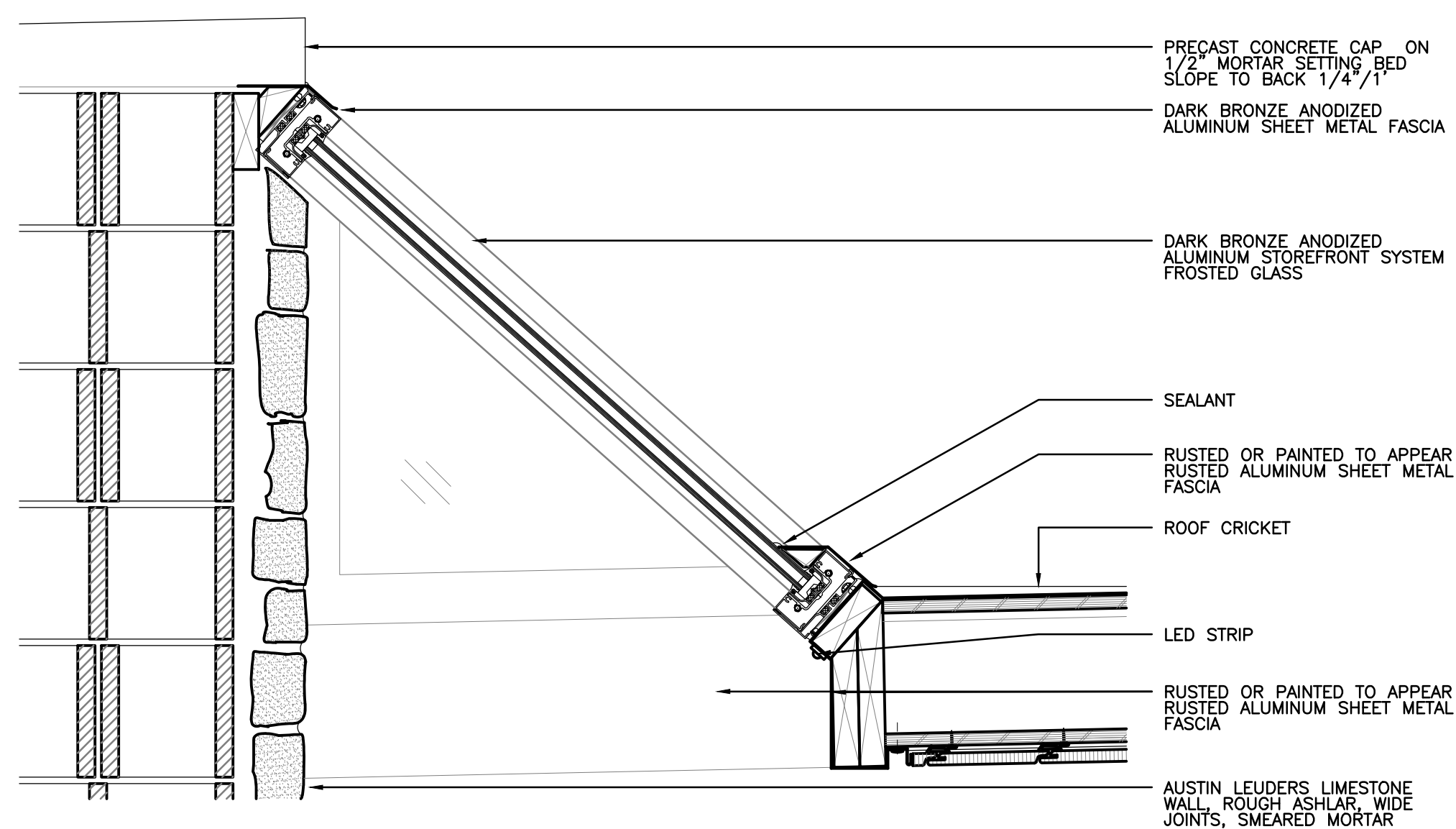
SCALE : 1/4" = 1'-0"



4 SIDE ELEVATION

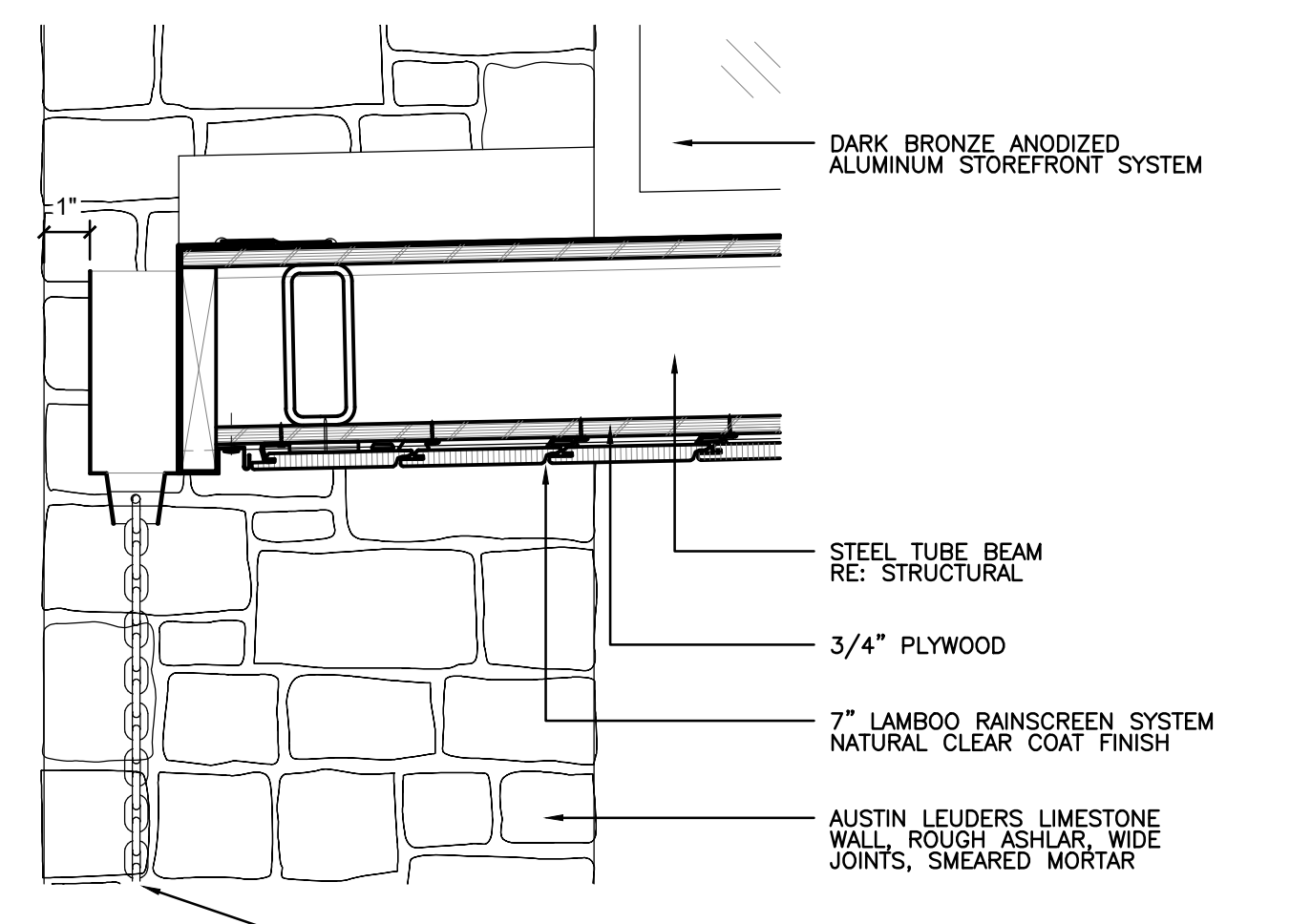
SCALE : 1/4" = 1'-0"

5



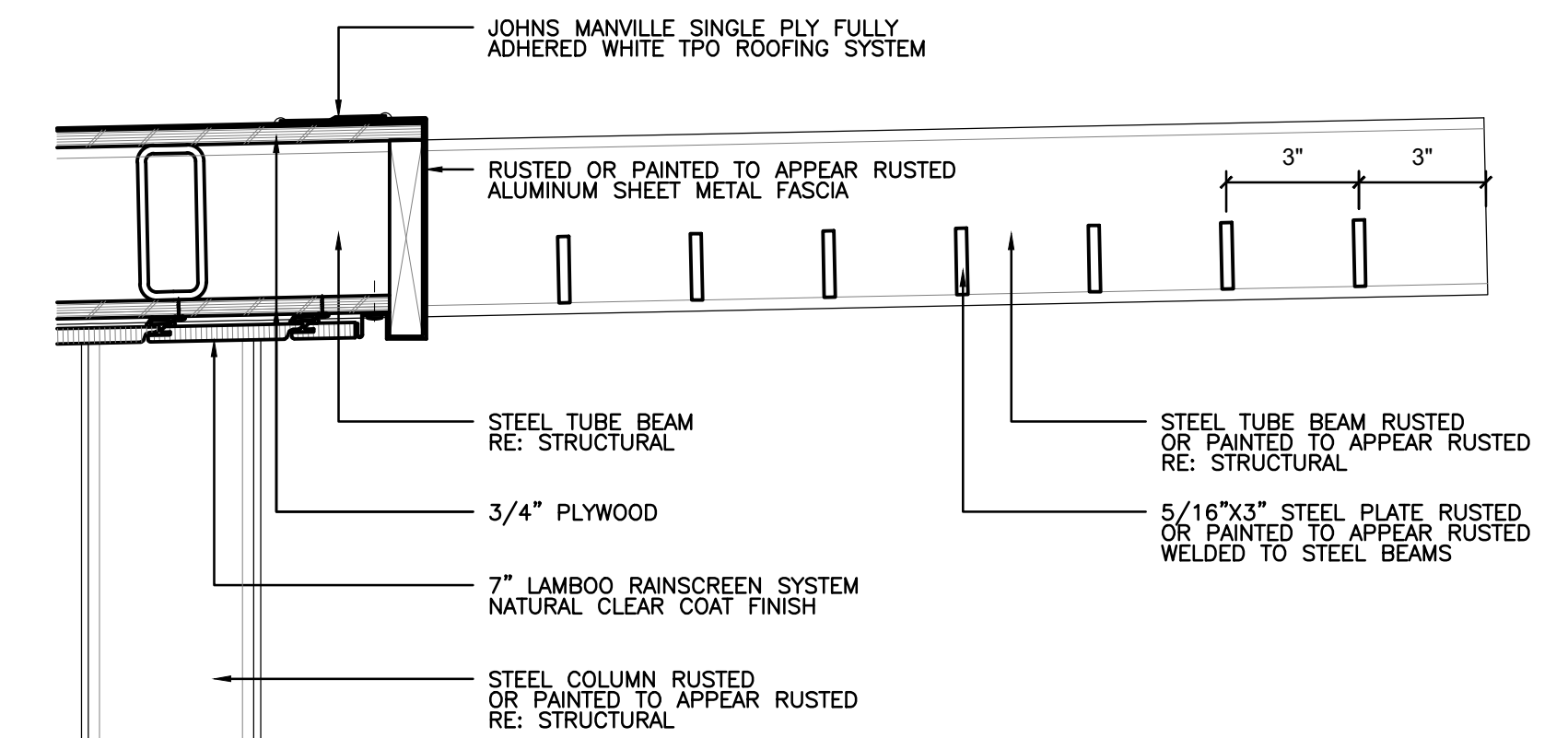
SECTION DETAIL

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



SECTION DETAIL

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



SECTION DETAIL

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

8

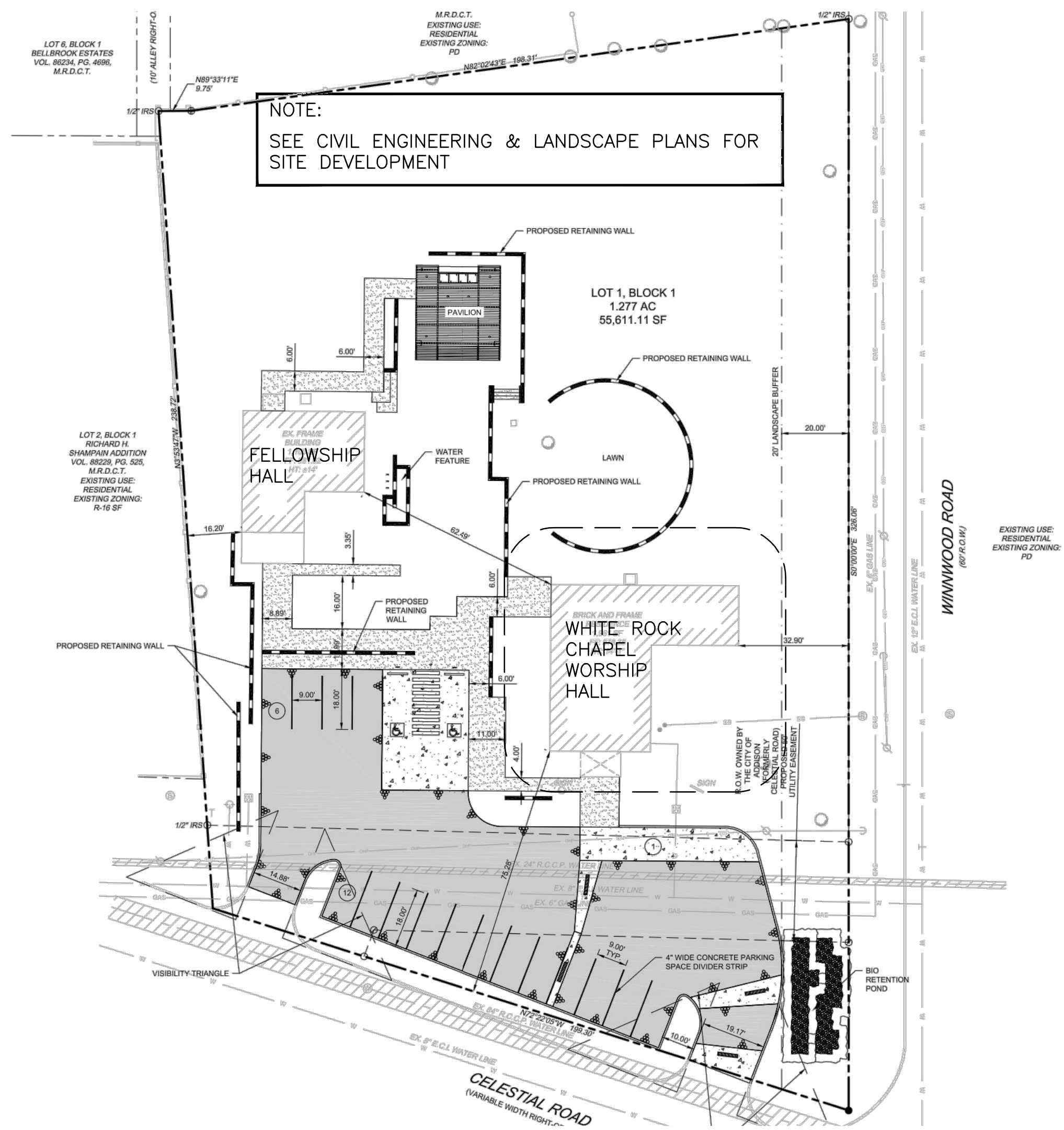
PROJECT NO. : 2222
DATE : 11/7/2023
DRAWN BY : MS

REVISIONS :

PAVILION
DETAILS

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

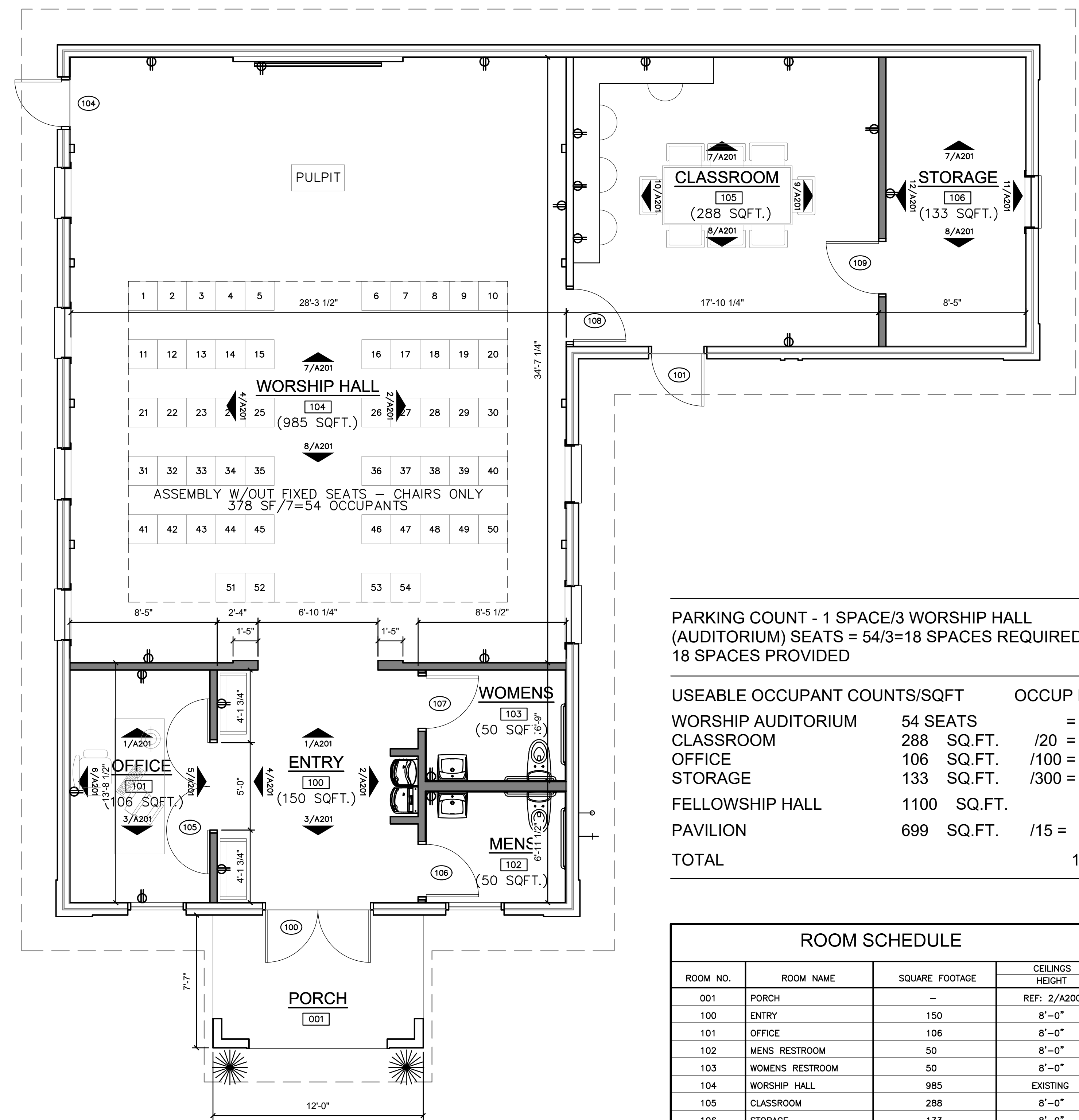
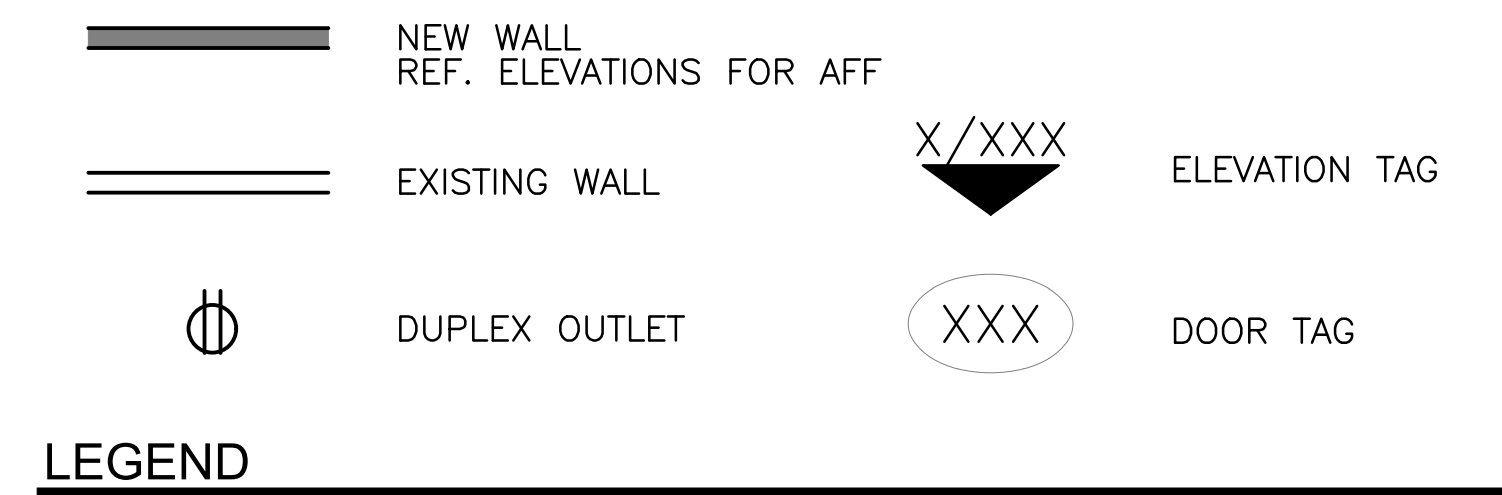
CASE NO. 1901-SUP



SITE PLAN

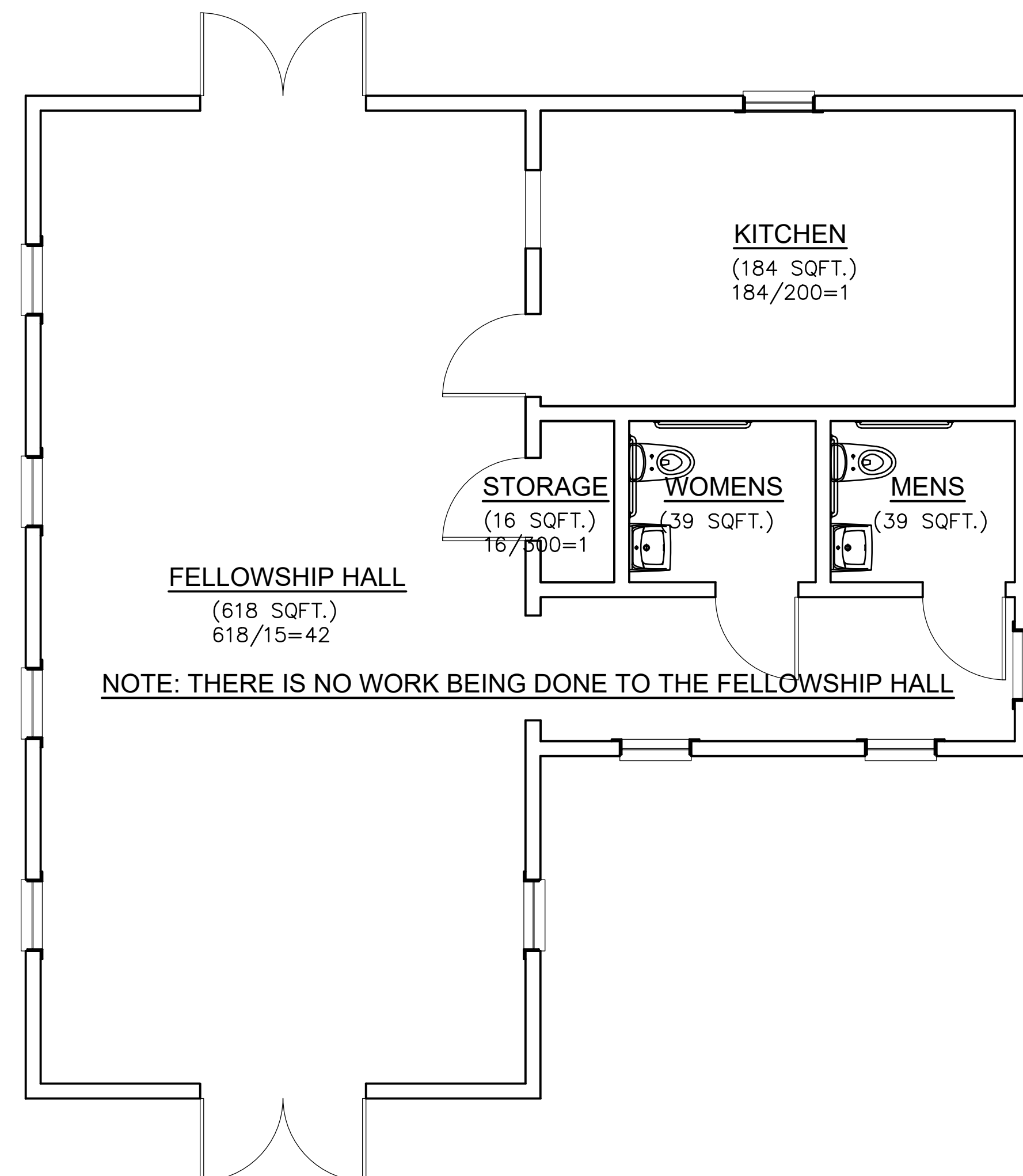
SCALE : 1" = 30'

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"

PROJECT NO. : 2222
DATE : 11/7/2023
DRAWN BY : MS

REVISIONS :

FLOOR PLAN

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	CEILINGS 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"

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1901-SUP

Section 11.20 – Texas Tax Code

Sec. 11.20. RELIGIOUS ORGANIZATIONS. (a) An organization that qualifies as a religious organization as provided by Subsection (c) is entitled to an exemption from taxation of:

- (1) the real property that is owned by the religious organization, is used primarily as a place of regular religious worship, and is reasonably necessary for engaging in religious worship;
- (2) the tangible personal property that is owned by the religious organization and is reasonably necessary for engaging in worship at the place of worship specified in Subdivision (1);
- (3) the real property that is owned by the religious organization and is reasonably necessary for use as a residence (but not more than one acre of land for each residence) if the property:
 - (A) is used exclusively as a residence for those individuals whose principal occupation is to serve in the clergy of the religious organization; and
 - (B) produces no revenue for the religious organization;
- (4) the tangible personal property that is owned by the religious organization and is reasonably necessary for use of the residence specified by Subdivision (3);
- (5) the real property owned by the religious organization consisting of:
 - (A) an incomplete improvement that is under active construction or other physical preparation and that is designed and intended to be used by the religious organization as a place of regular religious worship when complete; and
 - (B) the land on which the incomplete improvement is located that will be reasonably necessary for the religious organization's use of the improvement as a place of regular religious worship;
- (6) the land that the religious organization owns for the purpose of expansion of the religious organization's place of regular religious worship or construction of a new place of regular religious worship if:
 - (A) the religious organization qualifies other property, including a portion of the same tract or parcel of land, owned by the organization for an exemption under Subdivision (1) or (5); and
 - (B) the land produces no revenue for the religious organization; and
- (7) the real property owned by the religious organization that is leased to another person and used by that person for the operation of a school that qualifies as a school under Section [11.21\(d\)](#).

(b) An organization that qualifies as a religious organization as provided by Subsection (c) of this section is entitled to an exemption from taxation of those endowment funds the organization owns that are used exclusively for the support of the religious organization and are invested exclusively in bonds, mortgages, or property purchased at a foreclosure sale for the purpose of satisfying or protecting the bonds or mortgages. However, foreclosure-sale property that is held by an endowment fund for longer

than the two-year period immediately following purchase at the foreclosure sale is not exempt from taxation.

(c) To qualify as a religious organization for the purposes of this section, an organization (whether operated by an individual, as a corporation, or as an association) must:

- (1) be organized and operated primarily for the purpose of engaging in religious worship or promoting the spiritual development or well-being of individuals;
- (2) be operated in a way that does not result in accrual of distributable profits, realization of private gain resulting from payment of compensation in excess of a reasonable allowance for salary or other compensation for services rendered, or realization of any other form of private gain;
- (3) use its assets in performing the organization's religious functions or the religious functions of another religious organization; and
- (4) by charter, bylaw, or other regulation adopted by the organization to govern its affairs direct that on discontinuance of the organization by dissolution or otherwise the assets are to be transferred to this state, the United States, or a charitable, educational, religious, or other similar organization that is qualified as a charitable organization under Section 501(c)(3), Internal Revenue Code of 1954, as amended.

(d) Use of property that qualifies for the exemption prescribed by Subsection (a)(1) or (2) or by Subsection (h)(1) for occasional secular purposes other than religious worship does not result in loss of the exemption if the primary use of the property is for religious worship and all income from the other use is devoted exclusively to the maintenance and development of the property as a place of religious worship.

(e) For the purposes of this section, "religious worship" means individual or group ceremony or meditation, education, and fellowship, the purpose of which is to manifest or develop reverence, homage, and commitment in behalf of a religious faith.

(f) A property may not be exempted under Subsection (a)(5) for more than three years.

(g) For purposes of Subsection (a)(5), an incomplete improvement is under physical preparation if the religious organization has engaged in architectural or engineering work, soil testing, land clearing activities, or site improvement work necessary for the construction of the improvement or has conducted an environmental or land use study relating to the construction of the improvement.

(h) Property owned by this state or a political subdivision of this state, including a leasehold or other possessory interest in the property, that is held or occupied by an organization that qualifies as a religious organization as provided by Subsection (c) is entitled to an exemption from taxation if the property:

- (1) is used by the organization primarily as a place of regular religious worship and is reasonably necessary for engaging in religious worship; or
- (2) meets the qualifications for an exemption under Subsection (a)(5).

(i) For purposes of the exemption provided by Subsection (h), the religious organization may apply for the exemption and take other action relating to the exemption as if the organization owned the property.

(j) A tract of land that is contiguous to the tract of land on which the religious organization's place of regular religious worship is located may not be exempted under Subsection (a)(6) for more than 10 years. A tract of land that is not contiguous to the tract of land on which the religious organization's place of regular religious worship is located may not be exempted under Subsection (a)(6) for more than three years. For purposes of this subsection, a tract of land is considered to be contiguous with another tract of land if the tracts are divided only by a road, railroad track, river, or stream.

(k) For purposes of Subsection (a)(6), an application or statement accompanying an application for the exemption stating that the land is owned for the purposes described by Subsection (a)(6) and signed by an authorized officer of the organization is sufficient to establish that the land is owned for those purposes.

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

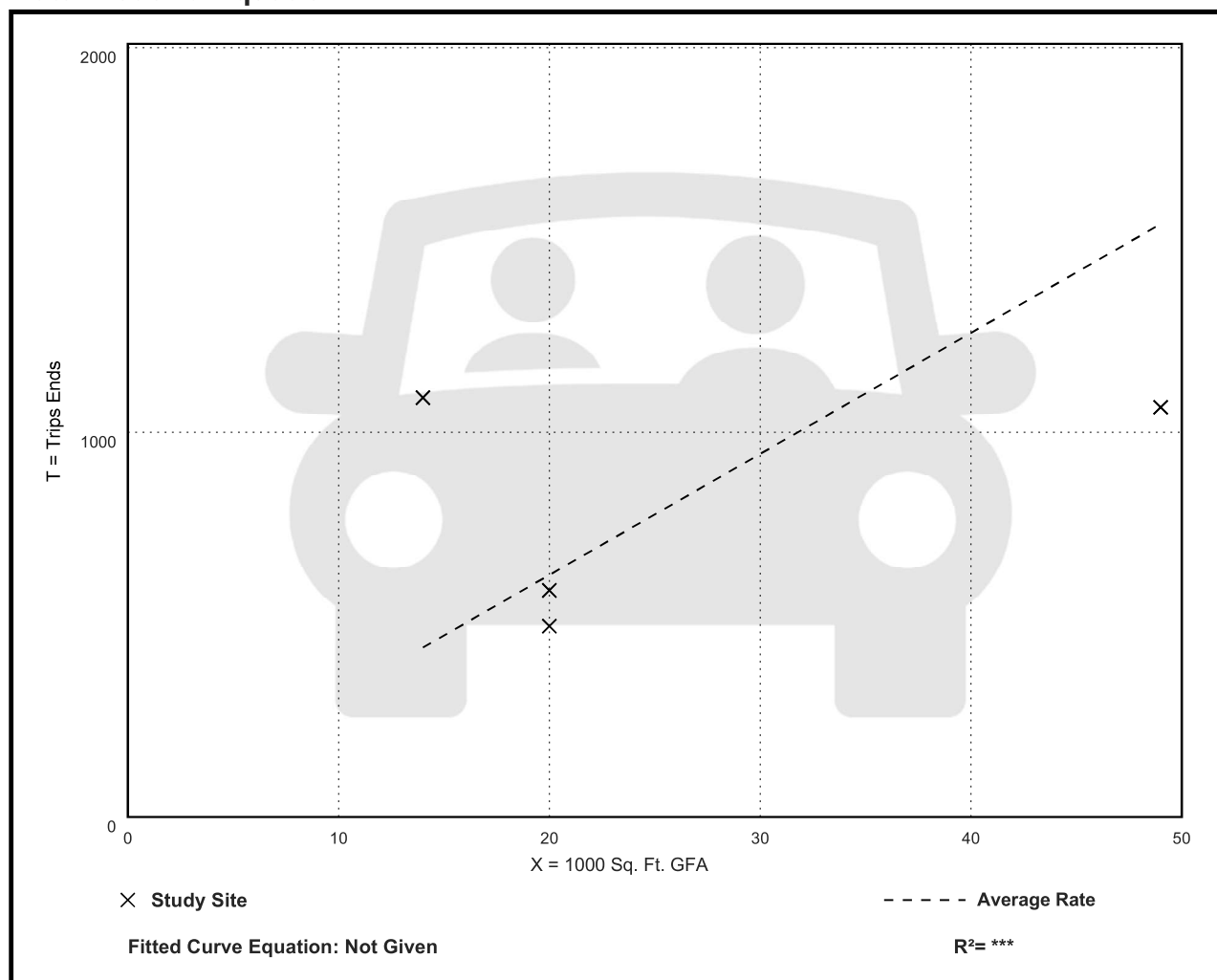
Avg. 1000 Sq. Ft. GFA: 26

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

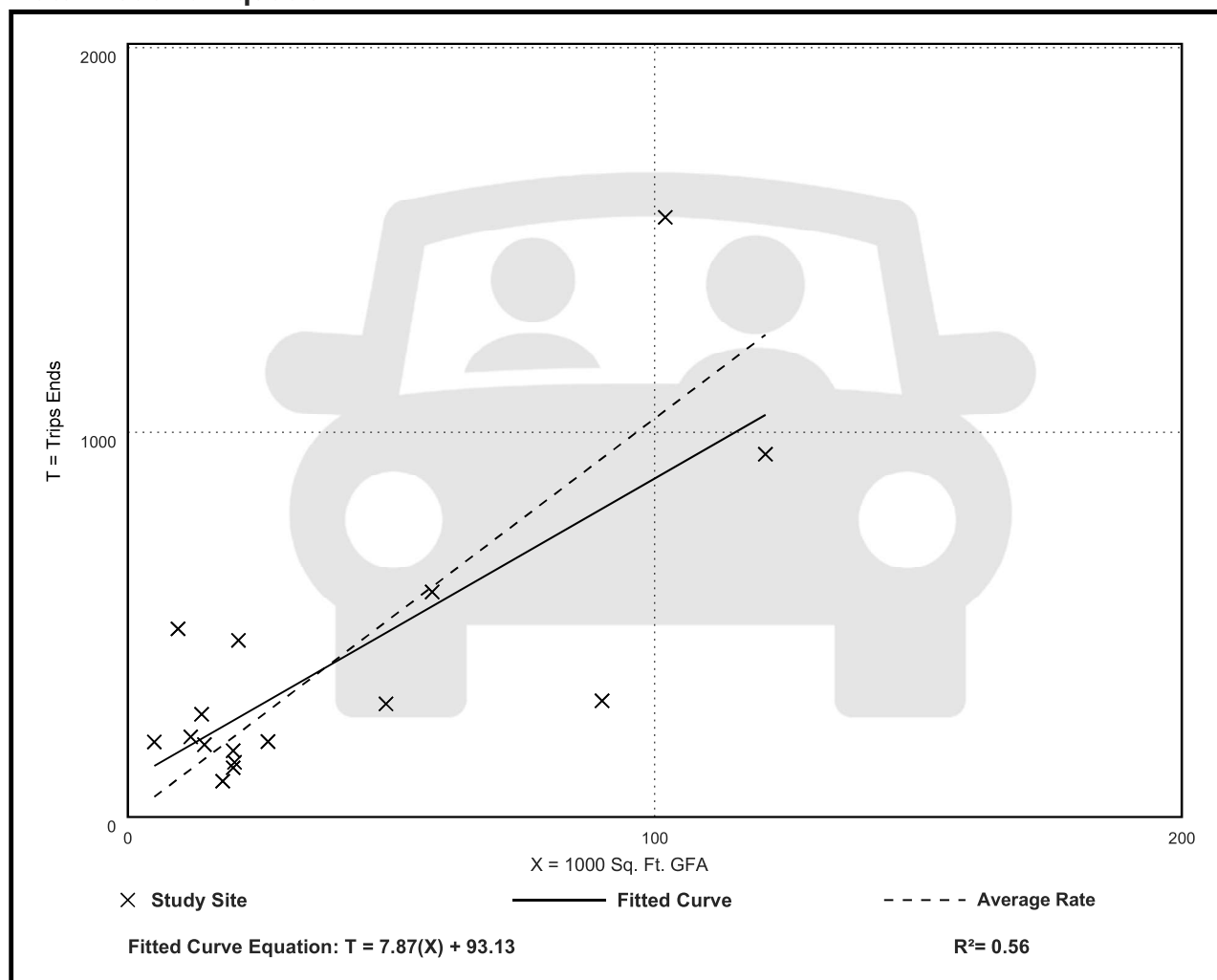
Avg. 1000 Sq. Ft. GFA: 38

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



ORDINANCE NO. 091-038

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM R-16 RESIDENTIAL, ON APPLICATION FROM THE TOWN OF ADDISON, LOCATED ON THE EAST AND WEST SIDES OF WINNWOOD ROAD, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote 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. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to

give the hereinafter described property the zoning district classification, to-wit: Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

BEING a 42.792 acre tract of land situated in the Alan Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, said 42.792 acre tract of land being more particularly described as follows:

BEGINNING at a point for the northwest corner of that certain tract of land described by deed to the City of Addison recorded in Volume 81238, Page 1469, Deed Records of Dallas County, Texas and being in the south right-of-way line of Belt Line Road (a variable width right-of-way);

THENCE South $89^{\circ}59'53''$ East along the south right-of-way line of said Belt Line Road a distance of 725.43 feet to a brass cap in concrete found for the northeast corner of THE WOODS, an addition to the Town of Addison, as described by replat recorded in Volume 89085, Page 4815, Map Records of Dallas County, Texas;

THENCE along the easterly line of said THE WOODS, the following:

South $02^{\circ}27'03''$ West a distance of 181.76 feet to a brass cap in concrete found for corner;

South $10^{\circ}32'57''$ East a distance of 252.36 feet to a brass cap in concrete found for corner;

South $14^{\circ}12'03''$ West a distance of 191.81 feet to a brass cap in concrete found for corner;

South $26^{\circ}34'28''$ West a distance of 73.19 feet to a brass cap in concrete found for corner;

South $00^{\circ}00'34''$ West a distance of 111.80 feet to a brass cap in concrete found for corner;

South $26^{\circ}32'57''$ East a distance of 196.73 feet to a brass cap in concrete found for corner;

South $34^{\circ}54'54''$ East a distance of 138.08 feet to a brass cap in concrete found for corner;

South $29^{\circ}12'16''$ East a distance of 77.60 feet to a brass cap in concrete found for corner;

South $18^{\circ}53'03''$ West a distance of 139.67 feet to a brass cap in concrete found for the southeast corner of said THE WOODS and being in the north line of STRASSBOURG ESTATES, an addition to the Town of Addison, as described by plat recorded in Volume 86146, page 0056, Map Records of Dallas County, Texas;

THENCE along a line approximately 25 feet westerly from the west high bank of White Rock Creek, the following:

South 38°59'17" West a distance of 283.29 feet to a brass cap in concrete found for corner;

South 15°18'22" West a distance of 85.88 feet to a brass cap in concrete found for corner;

South 01°58'50" East at a distance of 207.77 feet passing the south line of said STRASSBOURG ESTATES and the north line of that certain tract of land described by judgment recorded in Volume 75026, Page 1298, Deed Records of Dallas County, Texas and conveyed to the City of Addison by City of Dallas Resolution No. 84-1963 dated October 8, 1984 and continuing in all for a total distance of 214.07 feet to a brass cap in concrete found for corner;

South 20°16'47" West a distance of 91.86 feet to a brass cap in concrete found for corner;

South 53°00'32" West a distance of 189.30 feet to a brass cap in concrete found for corner;

South 36°27'07" West at a distance of 64.70 feet passing the south line of said City of Addison tract of land and the north line of that certain tract of land described by deed to Associated Air Center, Inc. recorded in Volume 86044, Page 1510, Deed Records of Dallas County, Texas and continuing in all for a total distance of 168.82 feet to a brass cap in concrete found for corner;

South 10°55'52" West a distance of 70.52 feet to a brass cap in concrete found for corner;

South 02°59'45" East at a distance of 45.97 feet passing the south line of said Associated Air Center, Inc. tract of land and the north line of the remainder of that certain tract of land described by deed to Charles Ray Allen and wife Georgia Allen recorded in Volume 68033, Page 1015, Deed Records of Dallas County, Texas and continuing in all for a total distance of 107.25 feet to a brass cap in concrete found for corner;

South 21°30'21" East a distance of 163.87 feet to a brass cap in concrete found for corner;

South 00°01'39" West a distance of 48.09 feet to a point for corner in the center of a tributary to White Rock Creek;

THENCE South 65°41'39" West along the center of said tributary to White Rock Creek a distance of 124.24 feet to a point for corner;

THENCE South 07°25'47" East continuing along the center of said tributary to White Rock Creek a distance of 104.44 feet to a point for corner in the north right-of-way line of Celestial Road (a variable width right-of-way);

THENCE North 89°23'47" West along the north right-of-way line of said Celestial Road a distance of 175.00 feet to a 1/2 inch iron rod with plastic cap found for the point of intersection of said north right-of-way line with the east right-of-way line of Winnwood Road (a 60 foot right-of-way);

THENCE North 00°35'41" East along the east right-of-way line of said Winnwood Road a distance of 81.33 feet to the point of intersection of said east right-of-way line with the extended north right-of-way line of said Celestial Road;

THENCE North 88°20'00" West along said north right-of-way line a distance of 250.31 feet to a point for the southwest corner of that certain tract of land described by deed to Christian Chapel Church recorded in Volume 4896, Page 194, Deed Records of Dallas County, Texas;

THENCE North 01°58'01" West along the westerly line of said Church tract of land and the remains of an old fence a distance of 214.40 feet to a point for the northwest corner of said Church tract of land and being in a south line of BELLBROOK ESTATES an addition to the Town of Addison as described by corrected plat recorded in Volume 86024, Page 4884, Map Records of Dallas County, Texas;

THENCE North 82°46'25" East along a south line of said BELLBROOK ESTATES a distance of 3.46 feet to a 1/2 inch iron rod with plastic cap labeled "Espey Huston" found for the southeast corner of said BELLBROOK ESTATES;

THENCE along the easterly line of said BELLBROOK ESTATES, the following:

North 00°07'02" West a distance of 209.31 feet to a point for corner;

South 53°19'42" East a distance of 13.08 feet to a point for corner;

North 00°24'54" East a distance of 186.82 feet to a 5/8 inch iron rod found for the northwest corner of that certain tract of land described by deed to B.W. Gilpin and wife Gloria Gilpin recorded in Volume 76156, Page 2373, Deed Records of Dallas County, Texas and being the southwest corner of CHARLES E. PAINTER SUBDIVISION an addition to the Town of Addison as described by plat recorded in Volume 78162, Page 3339, Map Records of Dallas County, Texas;

North 00°33'14" East a distance of 323.93 feet to a 3/4 inch iron pipe found for the northwest corner of NAN'S LITTLE ACRE an addition to the Town of Addison as described by plat recorded in Volume 69229, Page 0038, Map Records of Dallas County, Texas and being the southwest corner of WISMER ESTATE ADDITION an addition to the Town of Addison as described by plat recorded in Volume 69195, Page 1908, Map Records of Dallas County, Texas;

North 04°08'02" East a distance of 161.61 feet to a 1/2 inch iron rod found for the northwest corner of said WISMER ESTATE ADDITION and being the southwest corner of T.J. ELLIOT ESTATE ADDITION an addition to the Town of Addison as described by plat recorded in Volume 79137, Page 3147, Map Records of Dallas County, Texas;

South 82°18'12" West a distance of 10.21 feet to a point for corner in the west line of a 10 foot alley as described by plat recorded in Volume 79137, Page 3147, Map Records of Dallas County, Texas;

North 04°08'02" East along the west line of said 10 foot alley a distance of 149.90 feet to a point for corner in the southerly right-of-way line of Bellbrook Way (a 50 foot right-of-way);

THENCE North 15°02'04" East a distance of 54.27 feet to a 3/4 inch iron pipe found in the northerly right-of-way line of said Bellbrook Way and being the southeast corner of Lot 1, Block 2 of aforementioned BELLBROOK ESTATES and the southwest corner of G.W. JOHNSEN SUBDIVISION an addition to the Town of Addison as described by plat recorded in Volume 76061, Page 1014, Map Records of Dallas County, Texas;

THENCE along the easterly line of said BELLBROOK ESTATES the following:

North 03°59'17" East a distance of 160.38 feet to a 3/4 inch iron pipe found for the northwest corner of said JOHNSEN SUBDIVISION and being in the southerly line of that certain tract of land described by deed to Stewart H. Beatty and wife Kay Beatty recorded in Volume 71122, Page 1747, Deed Records of Dallas County, Texas;

North 88°30'05" West a distance of 15.39 feet to a point for the southwest corner of said Beatty tract of land;

North 01°55'29" East a distance of 319.41 feet to a 3/4 inch iron pipe found for corner in the west line of a 15 foot alley as mentioned by deed recorded in Volume 90009, Page 0382, Deed Records of Dallas County, Texas and being the southwest corner of Lot 6, Block 2 of said BELLBROOK ESTATES;

THENCE North 17°41'37" East along the westerly line of said Lot 6 a distance of 202.31 feet to a 3/4 inch iron rod found for the northwest corner of said Lot 6 and being the southeast corner of that certain tract of land described by deed to Jeff C. Noebel recorded in Volume 85053, Page 0503, Deed Records of Dallas County, Texas;

THENCE North 20°17'09" West along the westerly line of said Noebel tract of land a distance of 212.80 feet to a 5/8 inch iron rod found for the northwest corner of said Noebel tract of land;

THENCE North 75°31'06" East along the northerly line of said Noebel tract of land a distance of 14.84 feet to a point for the southwest corner of the aforementioned tract of land described by deed to the City of Addison recorded in Volume 81238, Page 1469, Deed Records of Dallas County, Texas;

THENCE North 08°12'19" East along the westerly line of said City of Addison tract of land a distance of 415.90 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 1,864,010 square feet or 42.792 acres of land.

SECTION 2. In this Planned Development District, no land shall be used and no building shall be erected for or converted to any use other than:

1. A single family residence.
2. Public park, playgrounds or neighborhood recreation center owned and operated by the City of Addison; all others by special use permit only.
3. Fire stations by Special Use Permit only.
4. Water wells, water storage and pumping facilities owned by the City of Addison; all other above ground facilities by special use permit only.
5. Private swimming pools.
6. Farm, truck, garden orchard or nursery and greenhouse for the growing of plants, shrubs, and trees, provided no retail or wholesale business is maintained on the premises.
7. Temporary buildings to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work. Field offices for the sale of real estate shall be removed upon request of the Building Inspector.
8. The uses customarily incidental to any of the above uses when situated in the same dwelling and not involving the conduct of a business, including customary home occupations engaged in by occupants of the dwelling, but said incidental use shall never be permitted as a principal use, rather only as a secondary use engaged in by persons of the immediate family.

SECTION 3. The above described property shall be developed in accordance with the following standards:

Front Yard	Winnwood, east side - 35 feet Winnwood, west side - 50 feet
Side Yard	10 feet min. or 10%
Side Yard adjacent to a side street	20 feet

Rear Yard	20 feet min. or 20%
Area of Lot	27,500 sq. ft. min.
Width of Lot	100 feet min.
Min. Lot Depth	150 feet
Min. Area of Dwelling	2,700 square feet
Height	2 1/2 story
Construction	80% masonry
Other	Side or rear facing garages only

SECTION 4. All paved areas, permanent drives, streets and drainage structures shall be constructed in accordance with standard Town of Addison specifications adopted for such purpose

SECTION 5. That 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, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 6. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

SECTION 7. That 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.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 23rd day of July, 1991.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1065-Z-1

Published
10-17-91



White Rock Chapel

The 100-year history of the White Rock Chapel is a story of perseverance through adversity. The Upper White Rock community began as a freedman's town, settled by ex-slaves from nearby Coit, Caruth, and Obier plantations, as well as migrants from other states. White Rock Chapel was formed following a meeting at the home of George Coit, when several freedmen decided to build a "brush-arbor" and a small burial ground in a thicket

beside White Rock Creek. The founders included brothers Jack and George W. Coit, Felix Brigham, William Harris, and B. F. Turner. Land for the first church building—a crude structure of logs—was purchased on January 19, 1884, from W. A. Obier. Early membership included the families of Adams; Isaac and Florence Keller; Barton Blaylock; Bogus, Anderson and Eliza Bonner; George and Jimaimer Brigham; Charles Henry and Martha Anne Sowell Bryant; Jeff Bush; Jack and George Coit; Davis, Fields, Foster, Gross, Willie Harris, Heads, Mose Jackson, Henry and Mary Jane Reed Keller; Calvin and Charlotte Mosley; Phifer, Ross, Simpson, Spears, Taylor, Turner, Taylor Anderson and Mary Jane Tarpley; Ward, Weather, George and Phyllis Jackson Wells; and Wigginton. The first pastor was

Reverend Burse who served until 1914. Reverend C. C. Christian came to the pulpit for the next four years followed by F. L. Flenard, E. G. Allen, M. J. McKennion, T. P. Gee, J. B. Lewis, John W. Keller, Paul Young, L. J. Connard, J. S. Williams, N. B. Steward, D. B. Davis, M. S. James, G. W. Darden, H. H. Levels, and Billy Joe Forward.

The congregation worshipped at this site until 1918 when a flash flood following a Sunday worship service drowned a family who attempted to cross the swollen waters of White Rock Creek. One member, Minnie Moody, recalled hearing her mother, as well as Harrison Davis and Billy Harris, speak about the frequent flooding in and near the church requiring the congregation to remain inside the structure for several days until the creek waters receded.



This is a picture of the White Rock Chapel choir in the 1940s. The congregation was founded in the 1880s and is one of the oldest continually serving African-American churches in Dallas County.

S. S. Noell, a holder of extensive acreage 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. It was deemed considerably safer than the location near the creekside. Noell directed that "it was not to be sold for any other use than to be used as a church." A small chapel and parsonage were erected on the newly acquired site. When completed, the small congregation moved to the new site and changed its name from White Rock Chapel to Christian Chapel, C.M.E. in honor of its pastor, C. C. Christian.

Minnie Moody described Noell as "a good man to everyone. He did not pick the color of person to be nice to. He was the same nice man to everyone. He attended the church with us and gave daddy money to help build the new one, in addition to giving us the land." Noell's grandson and former Addison Mayor, Milton Noell, has also said that his grandfather attended the chapel as much as his own church.

The original creekside chapel site, along with the growing cemetery, remained a central focus for the congregation, which continued to maintain the grounds and have reunions, memorials, revivals, and the occasional interment.

Sometime in the early twentieth century, the church on the Celestial Road site was destroyed by a storm. 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.

By 1958 the congregation confronted a difficult decision. Land had been provided by member Earnestine Mitchell Wells in a more accessible area approximately one mile south of the chapel. In a decision that divided the original church, most of the congregation moved to the new location at Montfort Drive (just north of the present day Spring Valley Road) in 1960. The ceremony included a procession that moved the church's Bible to the new Christian Chapel C.M.E. Church.

1960 was a difficult year for White Rock Chapel. First, a congregational split divided it, and then in December a fire that was officially ruled undetermined destroyed the remaining church. The fire, which many suspected was arson, left the parsonage as the only structure on the site.

A small group remained at the original Celestial Road site. No longer a part of the Christian Chapel, the fragmented congregation returned to their historic roots and renamed their church The White Rock Chapel Independent Methodist Church. Ever vigilant, the congregation met in the small parsonage from 1960 to 1979. During this time they endured both an infestation from wild bees and the extreme Texas weather since the building was not climate controlled.

In addition to enduring floods, storms, and a fire, the congregation also endured a lengthy legal battle to retain claim to the site of the original church. In the fall of 1969, the OKC Corporation, a large oil, cement, and real estate



The White Rock Chapel congregation met for twenty years in the small, wood-frame parsonage in the background of this picture following a suspicious fire in 1960 which destroyed the main church building.

conglomerate, began buying land in the Upper White Rock Creek area, including, it claimed, the three acres known as the White Rock Union Graveyard.

In March 1974, the White Rock Union Graveyard Association, made up of most of the churches in the area, went to court and received a temporary restraining order prohibiting OKC Corporation from cutting off access to the cemetery. For a time, that seemed to settle the matter.

In August 1975, church trustees Willie Mae Sowell, Minnie Moody, and J. O. Allen, approached attorney Shirley Levin about representing the church in establishing clear title to the one acre of land just north of the cemetery that had served as the site of the original chapel. They wanted assurance that their historic church site would be preserved and that the pathway from Celestial Road to the cemetery and beyond would remain unobstructed. They were able to produce a deed dated February 25, 1884, and recorded January 19, 1885, in Dallas County.

For the next three years, the battle for White Rock Chapel's historical beginnings was waged by lawyers—all the way to the Texas Supreme Court. On May 30, 1979, the battle was won and the trustees of the chapel were awarded title to the land.



White Rock Chapel received an historical marker in October 2000. Pictured, left to right: Sister Francis Forward; Pastor Billy Joe Forward; Mayor R. Scott Wheeler; Andy Eads, marker researcher; Jeff Dunn, chairman of Dallas County Historical Commission; and Addison City Manager, Ron Whitehead.

A mere five months later, the surviving trustees of White Rock Chapel, Willie Mae Sowell and Minnie Moody, conveyed to Murray Properties Company, the purchaser of OKC's land holdings in the area, the land they had fought for so long and hard. The proceeds from the sale of the original church grounds were used to build the present building. The new church was completed in October 1979, and continues to serve the congregation of less than one hundred members. Although the current membership does not live in the Addison vicinity, they commute from all over Dallas County including Dallas, Grand Prairie, Garland, and Carrollton to attend services.

The Town of Addison is proud of the church and its contribution to the community and the entire north Dallas County region. The town has been extremely supportive of all preservation efforts to restore the original parsonage and commissioned the necessary historical assessments. In October 2000, an official Texas State Historical Marker was dedicated commemorating the church and making a permanent record of its contributions to the rich history and diversity within Dallas County.

Addison Baptist Church

On Friday night, March 27, 1914, citizens of both Dallas and Collin Counties met at the Addison School to organize the Addison Baptist Church. Reverend J. D. Sayres was elected temporary chairman and read the church

The Addison Baptist Church as it appeared in the early 1980s. The church served the community since 1914, when it first met in the newly built Addison School.

