



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, MAY 16, 2023

**ADDISON CONFERENCE CENTER
15650 ADDISON ROAD, ADDISON, TX 75001**

6:00 P.M. REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Conference Center, 15650 Addison Road, Addison, Texas 75001 on Tuesday, May 16, 2023 at 6:00 pm. For more information on the meeting location and ways to view and/or present comments, please contact Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing zoninginput@addisontx.gov. Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; Participant ID: #. For more detailed instructions on how to participate in this meeting, visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

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

1. Consider Action on the **Minutes from the April 18, 2023 Planning and Zoning Commission Meeting.**

2. Consider Action on a **Final Plat of Lot 1, Block A of the Addison Heights Addition, comprising 3.20± Acres situated in the G.W. Fisher Survey, Abstract No. 482, and located at the Southeast Corner of Addison Road and Airport Parkway (4800 Airport Parkway)** Case R2023-03/JPI Addison Heights (4800 Airport Parkway).

Regular Agenda:

3. 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. 091-083** Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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: _____
Lesley Nyp, Planning & Development Manager

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission 2023-02

1.

Meeting Date: 05/16/2023

Agenda Caption:

Consider Action on the Minutes from the April 18, 2023 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the April 18, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the April 18, 2023 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

April 18, 2023

6:00 P.M. - Addison Treehouse

14681 Midway Road, Suite 200

Note: Commissioner Juli Branson participated remotely via video conference.

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;
Commissioner Robert Catalani; Commissioner Diane Chavez; Commissioner Zachary
Faircloth; Commissioner Denise Fansler

Call Meeting to Order

Chair Souers called the meeting to order.

Pledge of Allegiance

Chair Souers led the Pledge of Allegiance.

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

1. Consider Action on the **Minutes from the March 21, 2023 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of Lots 18X-1 and 18X-2, Block F, of the Addison Grove Addition, comprising 1.24 Acres situated in the Thomas Chenowith Survey, Abstract No. 273, and located north of Beltway Drive and east of Magnolia Street.** Case R2023-01/Addison Grove Addition (18 Runyon Road).

Motion: Recommend approval of the Consent Agenda, as presented.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Denise Fansler

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Robert Catalani, Commissioner Diane Chavez,
Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

Regular Agenda:

3. 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. 091-083** Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

Ken Schmidt, Director of Development Services, stated that the applicant has requested that consideration and action on item 1868-SUP/5555 Celestial Road be tabled.

Public Hearing: No citizens requested to address the commission.

Motion: Recommend approval of the request to table Item 3.

Moved by Commissioner Zachary Faircloth, Seconded by Vice Chair Chris DeFrancisco

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,
Commissioner Robert Catalani, Commissioner Diane Chavez,
Commissioner Zachary Faircloth, Commissioner Denise Fansler

Passed

Citizen Comments: *At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No P&Z action or discussion may. No Council action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Public Comment: No citizens requested to address the Commission.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

There being no further business before the Commission, the meeting was adjourned.

Meeting Date: 05/16/2023

Agenda Caption:

Consider Action on a Final Plat of Lot 1, Block A of the Addison Heights Addition, comprising 3.20± Acres situated in the G.W. Fisher Survey, Abstract No. 482, and located at the Southeast Corner of Addison Road and Airport Parkway (4800 Airport Parkway). Case R2023-03/JPI Addison Heights (4800 Airport Parkway).

Recommendation:

Staff recommends approval of the final plat.

Attachments

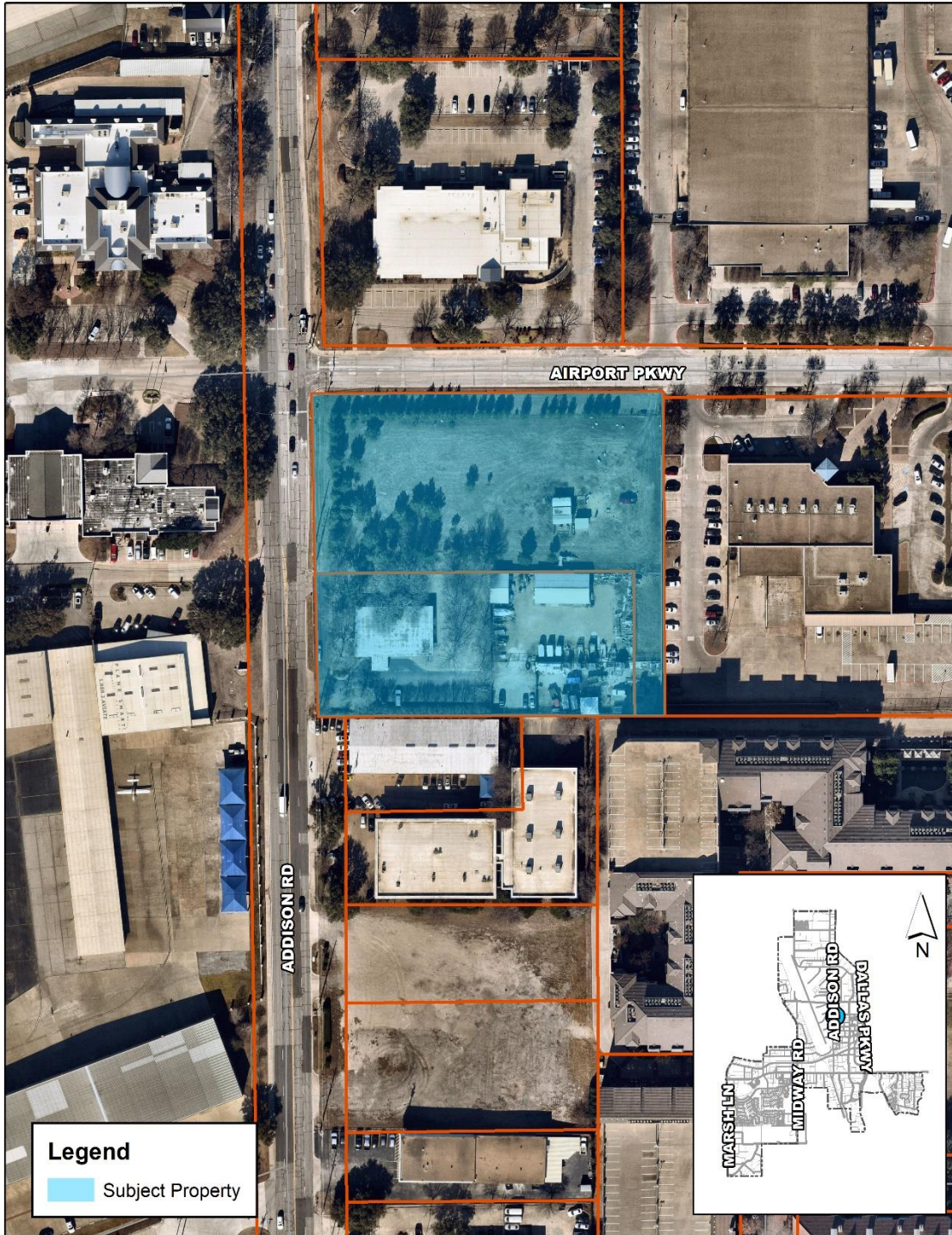
R2023-03 Staff Report

R2023-03 Final Plat

R2023-03

Case R2023-03/ JPI Addison Heights (4800 Airport Parkway). Consider Action on a Final Plat of Lot 1, Block A of the Addison Heights Addition, comprising 3.20± Acres situated in the G.W. Fisher Survey, Abstract No. 482, and located at the Southeast Corner of Addison Road and Airport Parkway (4800 Airport Parkway).

LOCATION MAP





May 16, 2023

STAFF REPORT

RE: R2023-03/ Final Plat – Lot 1, Block A of the Addison Heights Addition

LOCATION: 3.20± Acres situated in the G.W. Fisher Survey, Abstract No. 482, and located at the Southeast Corner of Addison Road and Airport Parkway.

REQUEST: Approval of a Final Plat (Application Date: 4/17/2023)

APPLICANT: Joseph Hornisher, Kimley-Horn

DISCUSSION:

Background: The subject property is 3.20± acre site located at the southeast corner of Addison Road and Airport Parkway. At the April 12, 2022, City Council Meeting, the zoning request and development plan for Addison Heights was approved to allow a multi-family development comprised of 287 dwelling and live/work units and approximately 5,000 square feet of future retail space (Case No. 1843-Z).

The purpose of this plat is to establish the proposed site boundary for the Addison Heights project, dedicate right-of-way to the Town along Addison Road and Airport Parkway, and dedicate necessary easements for the development. This plat will establish a public open space easement adjacent to Airport Parkway that will provide seating and landscaping for public use and a proposed 12-foot-wide sidewalk easement will provide pedestrian access along the east property line.

Two building encroachments are also accommodated by this plat, including a building protrusion approximately 35 feet above a proposed fire lane and utility easement and a footing protrusion into the Airport Parkway right-of-way.

Regulatory Compliance: The final plat has been reviewed by Town staff and is in compliance with all requirements.

RECOMMENDATION:

Staff recommends approval of the final plat.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **Jefferson Addison Heights, LLC**, is the owner of a tract of land situated in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas and being all of a called 3.203 acre tract of land described in Special Warranty Deed to Jefferson Addison Heights, LLC., recorded in Instrument No. 202300017959, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a pk nail found at the intersection of the south right-of-way line of Airport Parkway (a 55-foot public right-of-way) with the east right-of-way line of Addison Road (a 60-foot public right-of-way);

THENCE with said south right-of-way line of Airport Parkway, South 89°53'14" East, a distance of 390.57 feet to a 5/8-inch iron rod found at the northwest corner of Lot 1, Block A, of United States Postal Service Addison Addition, an Addition to the Town of Addison, Texas, according to the plat thereof recorded in Volume 97084, Page 3030, Deed Records, Dallas County, Texas;

THENCE leaving said south right-of-way line of Airport Parkway and with the west line of said Lot 1, Block A, South 0°06'17" East, a distance of 358.63 feet to a 5/8-inch iron rod with plastic cap stamped "4489" found in the north line of Lot 1, Block A of Addison Fairfield Addition, an addition to the Town of Addison, Texas, according to the plat thereof recorded in Instrument No. 20080304095, Official Public Records, Dallas County, Texas and being the southeast corner of said called 3.203 acre tract;

THENCE with the north line of said Lot 1, Block A of Addison Fairfield Addition, and north line of Lot 1, Block A of Shepard Addition, an addition to the Town of Addison, Texas according to the plat thereof recorded in Volume 97214, Page 4261, Deed Records, Dallas County, Texas, and the north line of a 0.4976 acre tract described in Special Warranty Deed to HJP Holdings, LLC recorded in Instrument No. 20080120547, Official Public records, Dallas County, Texas, South 89°59'04" West, a distance of 386.11 feet to a 3/8-inch iron rod found for the southwest corner of said called 3.203 acre tract and being in said east right-of-way line of Addison Road from which a 1/2-inch iron rod with plastic cap stamped "PIBURN" bears North 86°16' East a distance of 1.6 feet;

THENCE with said east right-of-way line of Addison Road, North 0°48'53" West, a distance of 359.54 feet to the **POINT OF BEGINNING** and containing 3.2011 acres or 139,438 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Jefferson Addison Heights, LLC**, through the undersigned authority, does hereby adopt this plat designating the herein above described property as **ADDISON HEIGHTS, LOT 1, BLOCK A**, an addition to the Town of Addison, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon;

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the service to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

Jefferson Addison Heights, LLC.

Sign: _____

Print: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

NOTARY PUBLIC in and for the STATE OF _____

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulation of the City Plan Commission of the Town of Addison, Texas.

DATED THIS _____ DAY OF _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

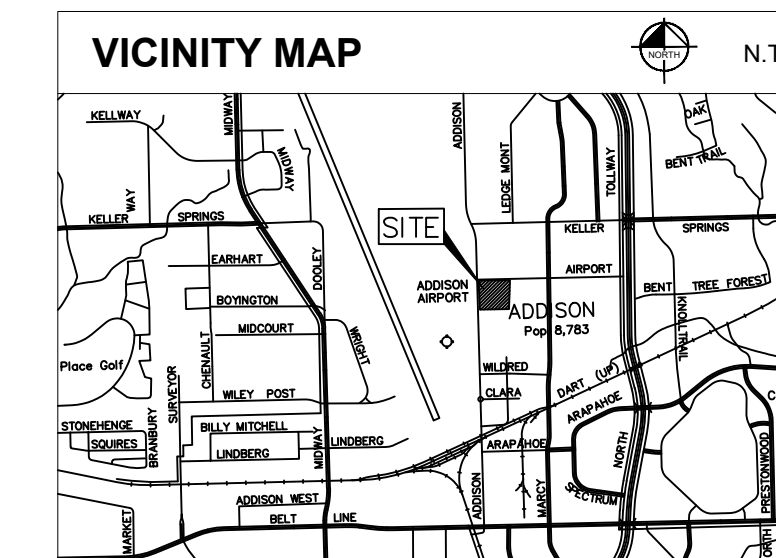
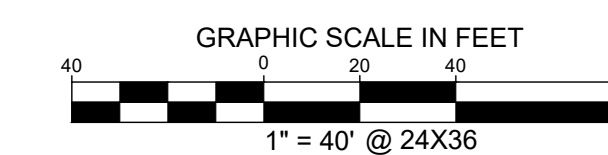
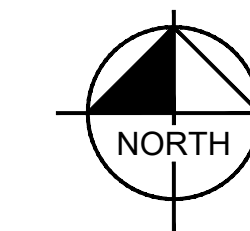
GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER:
JEFFERSON ADDISON HEIGHTS, LLC.
P.O. BOX 427, ADDISON, TEXAS 75001
PHONE: 972-239-1324
CONTACT: MICHAEL HOPE
EMAIL: Box427@hwktx.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-13040
CONTACT: JOSEPH HORNISHER, P.E.
EMAIL: joseph.hornisher@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.
EMAIL: andy.dobbs@kimley-horn.com



LEGEND

IRF = IRON ROD FOUND
IRSC = 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
PKF = PK NAIL FOUND
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS

NOTES:

- ALL EXISTING BUILDINGS TO BE REMOVED.
- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTION. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRELUCE THE PLANTING OF STREET TREES.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH APPENDIX A OF THE ADDISON CODE OF ORDINANCES.
- ZONED: PD = PLANNED DEVELOPMENT ORDINANCE NO. 022-11
- NO FLOODPLAIN EXISTS ON THE SITE.
- 0-FT BUILD-TO-LINE ON THE WEST AND NORTH SIDE
- PROTRUSION OF OVERHANG AT LEAST 35' ABOVE STREET LEVEL PERMITTED BY PLAT.
- PROTRUSION OF FOOTINGS INTO ROW PERMITTED BY PLAT.

CERTIFICATE OF APPROVAL

Approved and accepted by the Planning and Zoning Commission of the Town of Addison dated this _____ day of _____, 20____.

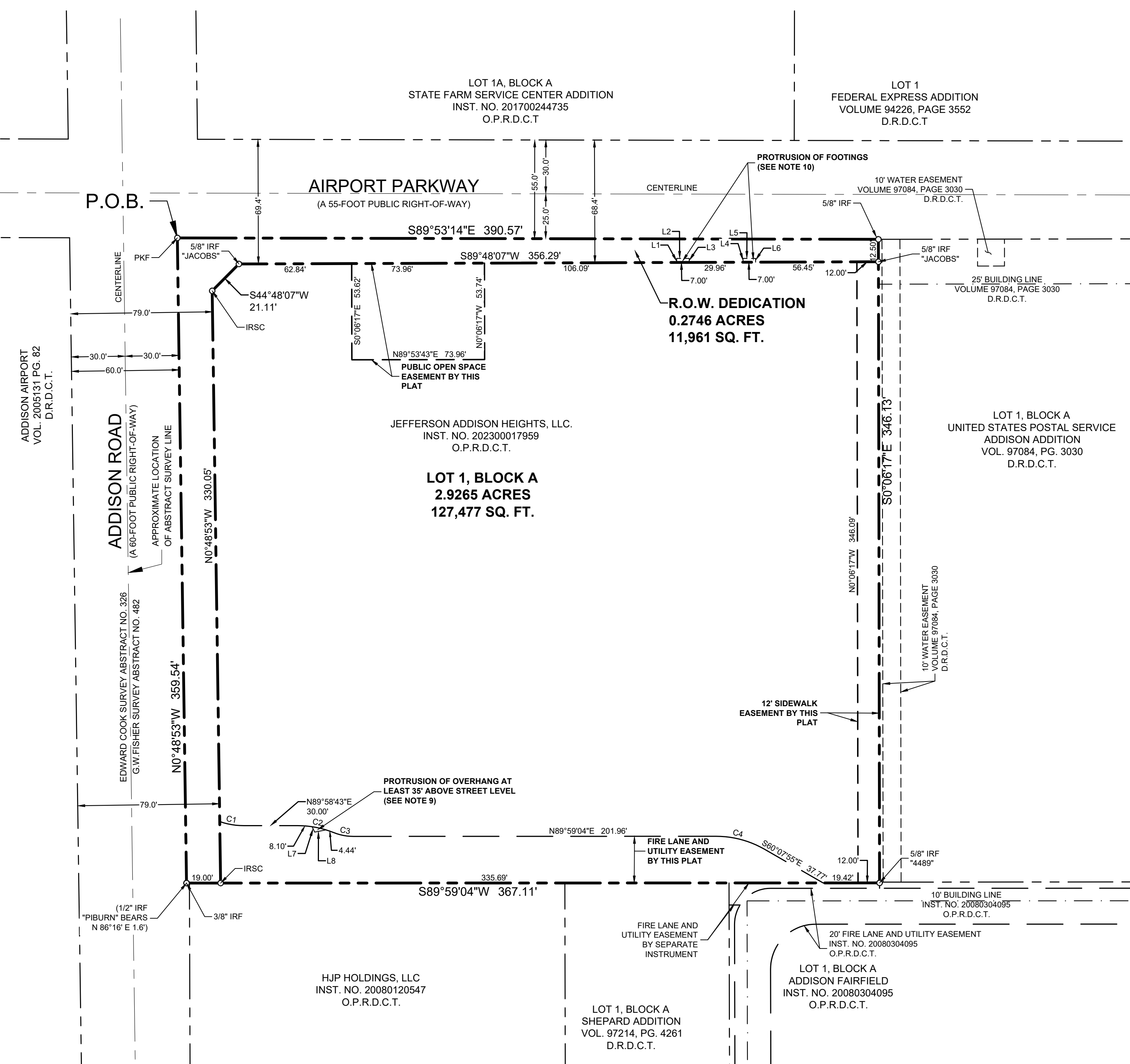
Planning and Zoning Chair

City Secretary, Town of Addison

FINAL PLAT
ADDISON HEIGHTS
LOT 1, BLOCK A
BEING 3.2011 ACRES OUTS OF THE
G.W. FISHER SURVEY, ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
PREPARATION DATE: MAY 3, 2023
TOWN PROJECT NUMBER: R2023-03

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale Drawn by Checked by Date Project No. Sheet No.
1" = 40' MGB/PCB JAD May, 2023 064446470 1 OF 1



LINE TABLE			CURVE TABLE								
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD			
L1	N00°00'00"E	2.26'	L5	N90°00'00"E	7.00'	C1	19°28'11"	40.00'	13.59'	S80°16'51"E	13.53'
L2	N90°00'00"E	7.00'	L6	S00°00'00"E	2.10'	C2	21°47'33"	54.00'	20.54'	N79°07'10"W	20.42'
L3	S00°00'00"E	2.23'	L7	S26°14'51"E	3.33'	C3	21°47'33"	30.00'	11.41'	S79°07'10"W	11.34'
L4	N00°00'00"E	2.13'	L8	N79°06'20"E	6.43'	C4	29°53'18"	54.00'	28.17'	N75°04'11"W	27.85'

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. O91-083** Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

Recommendation:

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

Attachments

Presentation
Staff Presentation
1868-SUP Staff Report
1868-SUP Letter of Intent
1868-SUP Plans
1868-SUP Use and Site Development Conditions
1868-SUP Comprehensive Plan Narrative
1868-SUP White Rock Chapel Letter to Neighbors
1868-SUP Citizen Response Letters

White Rock Chapel Special Use Permit (1868-SUP)

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

ADDISON

Case 1868-SUP White Rock Chapel

ADDISON

LOCATION:

5555 Celestial Road

REQUEST:

Approval of a Special Use Permit for a religious institution

ACTION REQUIRED:

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



Case 1868-SUP White Rock Chapel

ADDISON



SITE HISTORY:

1884 – congregation established east of White Rock Creek.

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

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

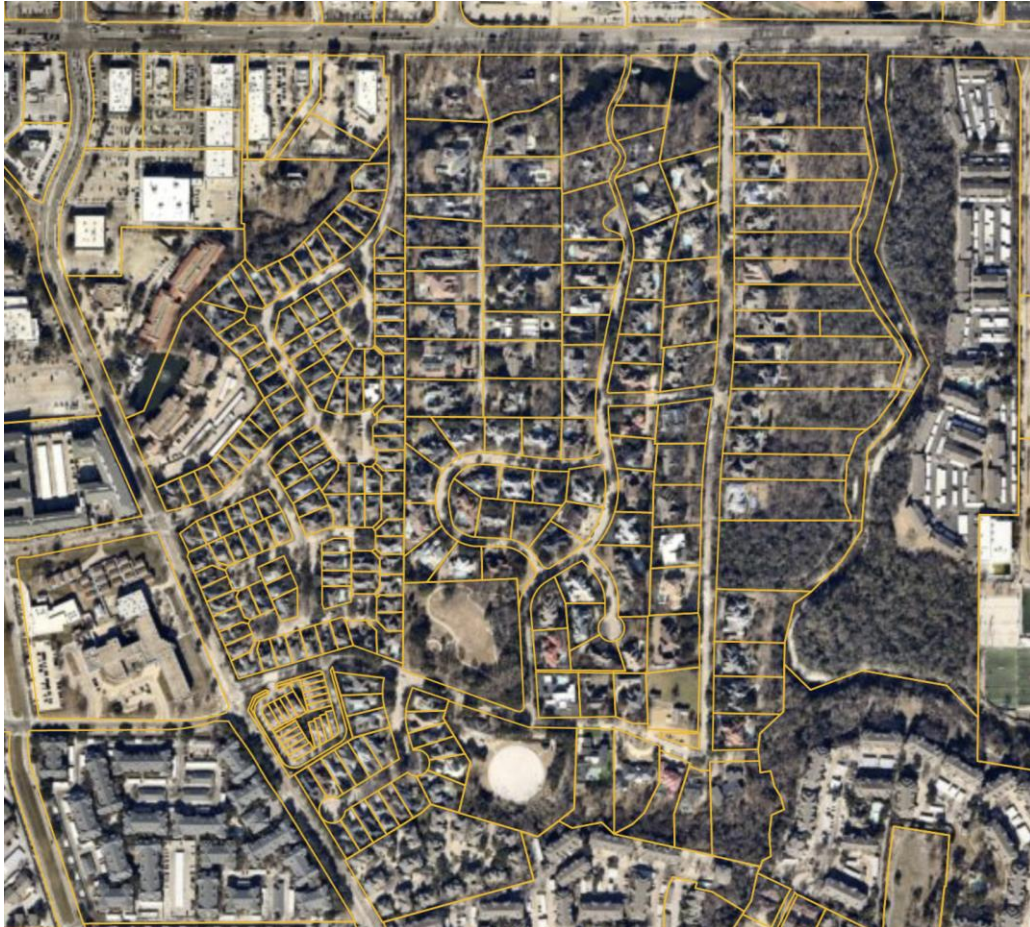
1981 – current worship hall constructed.

2009 – parsonage replaced by current fellowship hall.

2018 – property was acquired by current owner.

Case 1868-SUP White Rock Chapel

ADDISON



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.

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
- The current proposal includes improvements and programming that reflects a change from the past use of the site
- These plans and conditions provide far more protection for adjacent property owners, as the past use condition provided minimal enforcement criteria for the Town

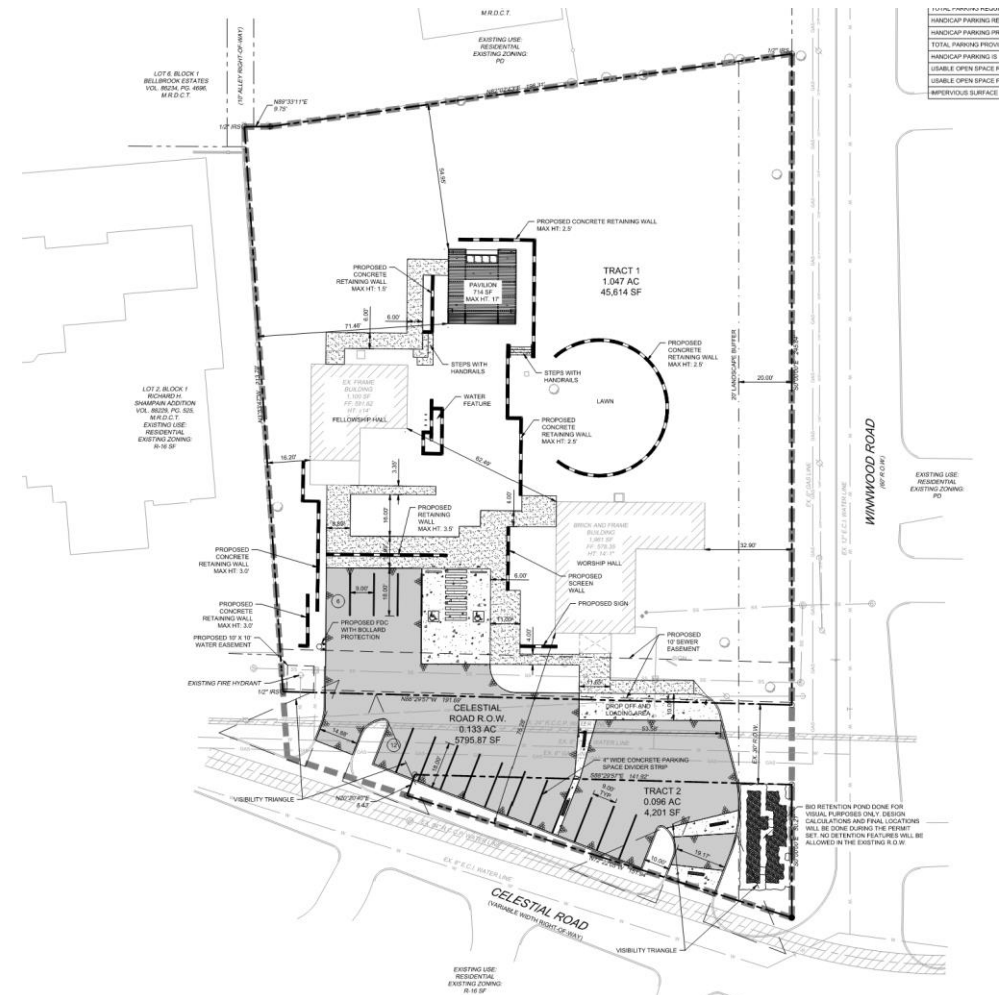
Case 1868-SUP White Rock Chapel

PROPOSED USE:

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

SITE PLAN:

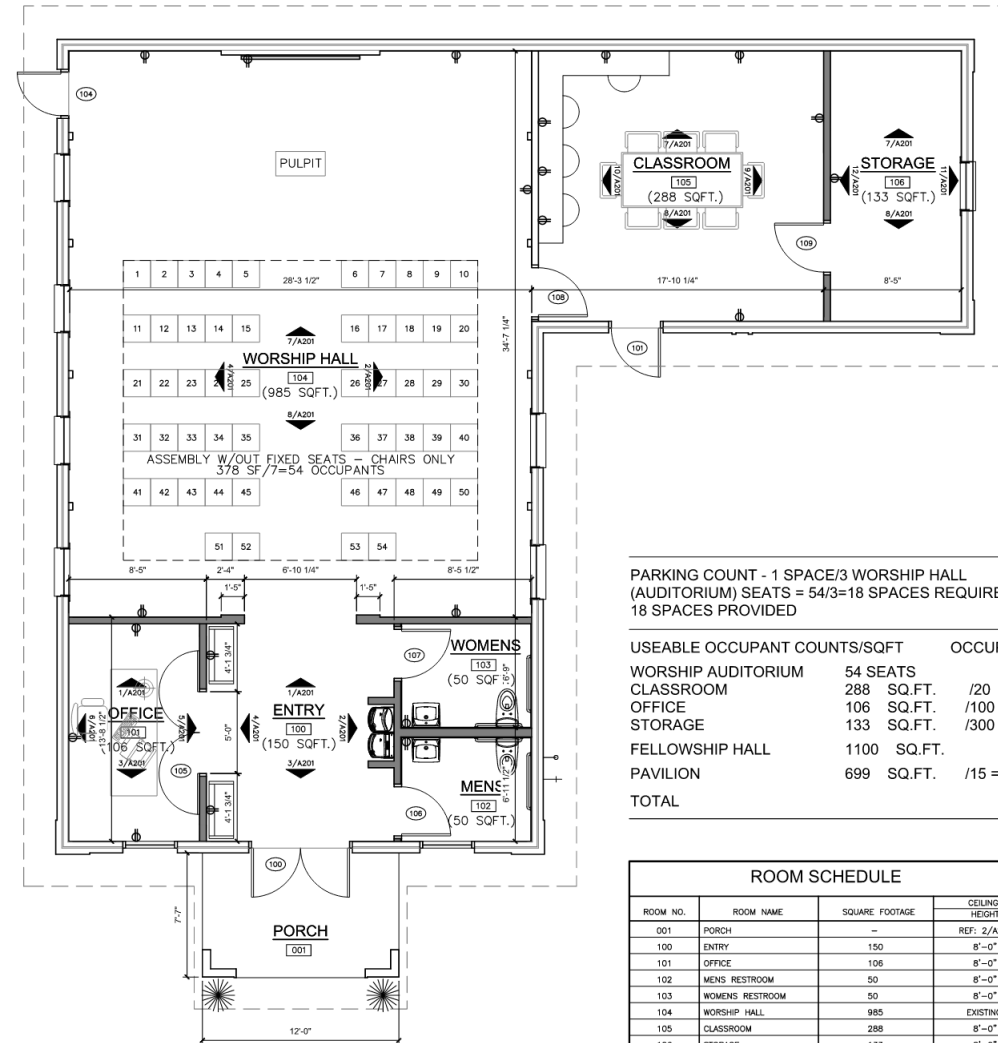
- Proposed pavilion with 600 square feet of covered area
- Parking lot improvements – ADA spaces, loading, and delineation of spaces (maintains current paving material)
- Pedestrian paving and retaining walls
- Enhanced landscape
- No additional interior floor area added to the site



Case 1868-SUP White Rock Chapel

FLOOR PLAN:

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



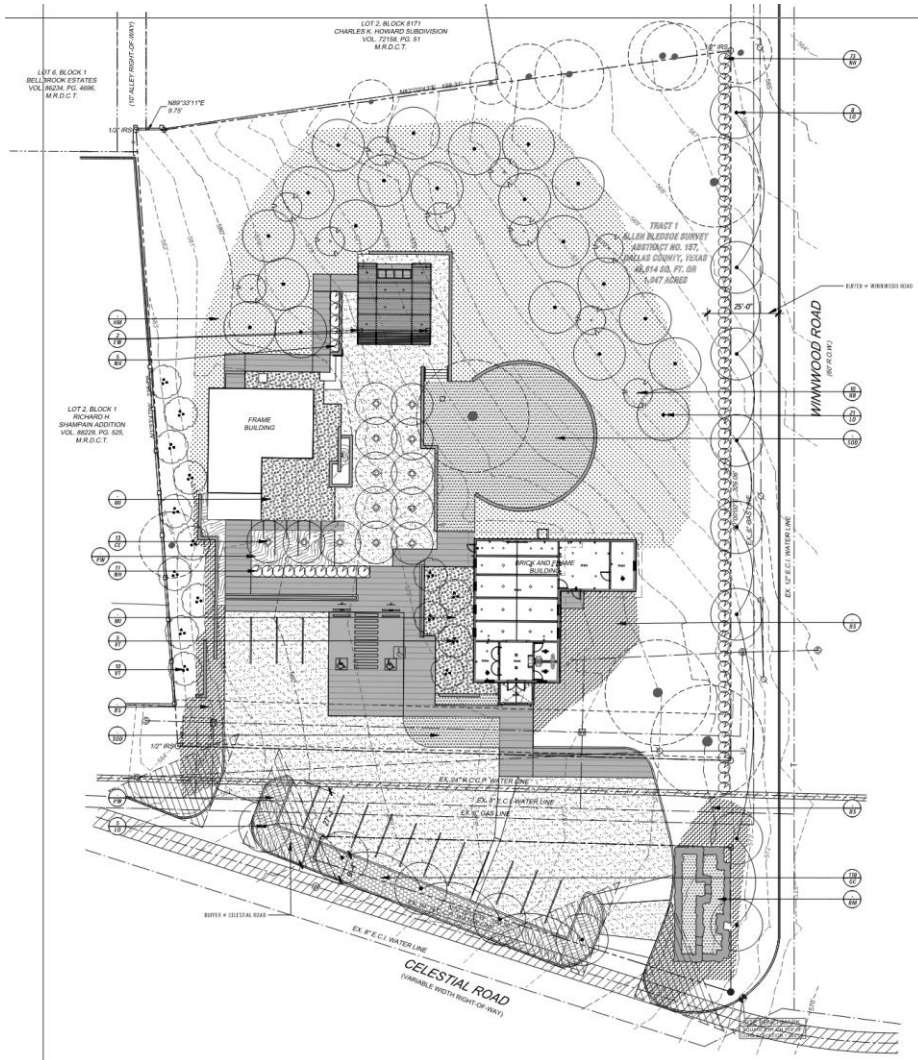
PARKING COUNT - 1 SPACE/3 WORSHIP HALL (AUDITORIUM) SEATS = 54/3=18 SPACES REQUIRED
18 SPACES PROVIDED

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

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

Case 1868-SUP White Rock Chapel

ADDISON



PARKING:

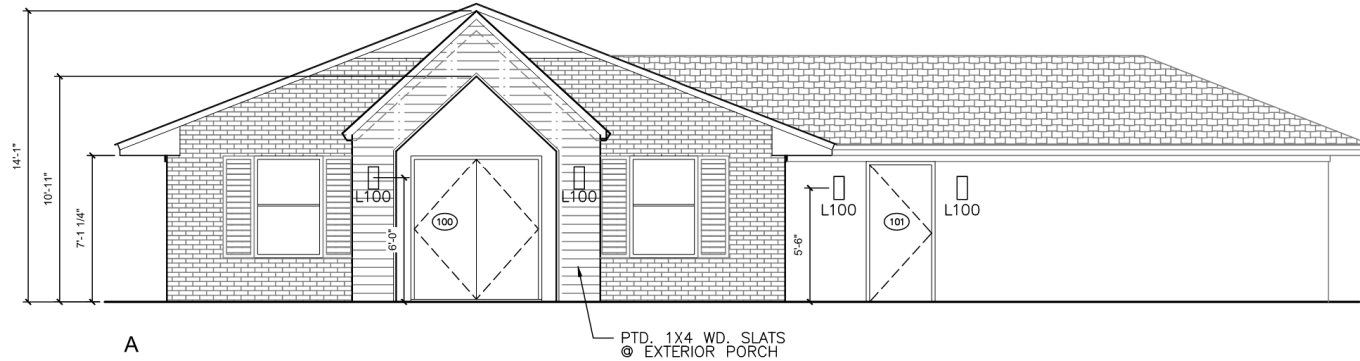
The site will provide 18 parking spaces and a loading zone. This meets the most common parking ratio for this use – 1 space per 3 seats in the main worship hall.

OPEN SPACE AND LANDSCAPE:

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

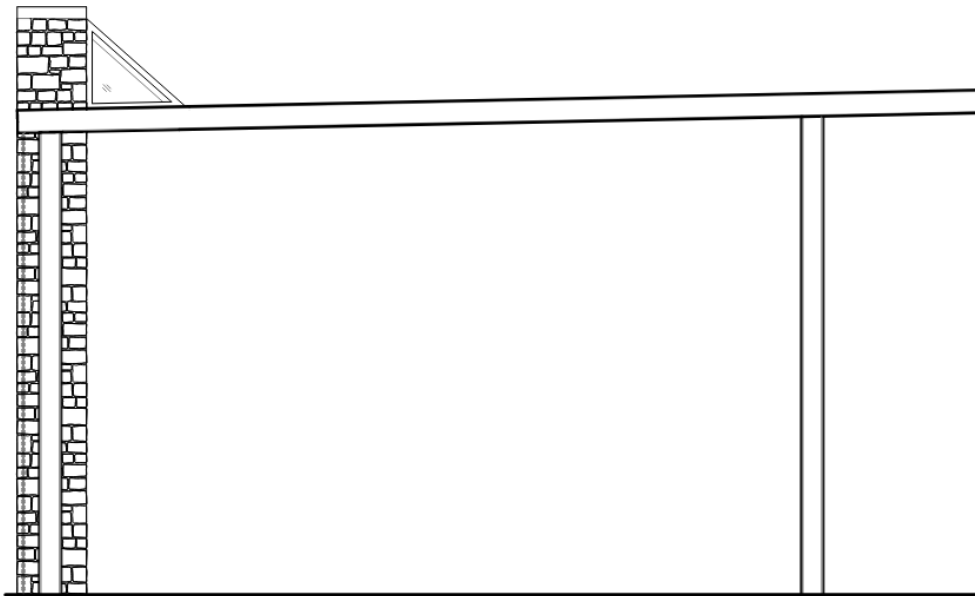
Case 1868-SUP White Rock Chapel

ADDISON



EXTERIOR APPEARANCE:

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



SUP CONDITIONS – HOW WERE THEY DEVELOPED?

- These conditions were negotiated between the applicant, Town staff, and several Winnwood/Celestial area neighbors and their legal counsel during a series of Zoom meetings that occurred over the last month
- The starting point for this negotiation were conditions drafted by the attorney for the neighbors
- Much of the original language presented by the neighbor's attorney was included in these SUP conditions
- Conditions that were desired by the neighbors but not included, were excluded due to legal concerns related to compliance with federal and state law
- Applicant was presented with the 2019 Restoration Plan by the neighbor's attorney near the conclusion of the negotiation; it was not included in the applicant's SUP application

SUP CONDITIONS – USE & PLAN COMPLIANCE

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

SUP CONDITIONS – HOURS OF OPERATION

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

SUP CONDITIONS – PARKING, LIGHTING, AND NOISE

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

SUP CONDITIONS – SITE OCCUPANCY AND MAINTENANCE

- Occupancy restricted to level below what is permitted by the building and fire codes to best account for the proposed parking condition – 72 in the worship hall, and when concurrent programming is provided, 18 in the fellowship hall
- No outside storage, require to maintain and irrigate landscaping
- Required to restrict unlawful access to the property

	Proposed Condition	Past Condition
Land Use Definition / Permitted Use	Clearly defines the permitted use and what is not permitted	Not addressed
Requirement to be tax designated church or nonprofit	Provides detailed criteria	Not addressed
Zoning based on Town approved Development Plans	SUP links to associated plans	Not addressed
Hours of Operation	Provided detailed criteria	Not addressed
Restrictions on weddings	Limited to 4 per year	Not addressed
Restrictions on alcohol service	Only as provided in faith ceremonies	Not addressed
Restrictions on Parking	Minimum parking required, no on-street parking, no valet, no commercial vehicles	Only existing on-street parking and commercial vehicle regulations apply
Noise	More stringent restrictions beyond current Town regulations	Only existing noise regulations apply
Lighting	Requires exterior lighting to be shielded from adjacent properties	Not addressed
Occupancy Restrictions	Limited to quantity well below what is permitted by the building and fire codes	Could achieve the maximum occupancy allowed by the building and fire codes

Case 1868-SUP White Rock Chapel



PUBLIC NOTICE:

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

NOTICE RECIPIENTS: 15

FOR: None

AGAINST: 8

NEUTRAL: None

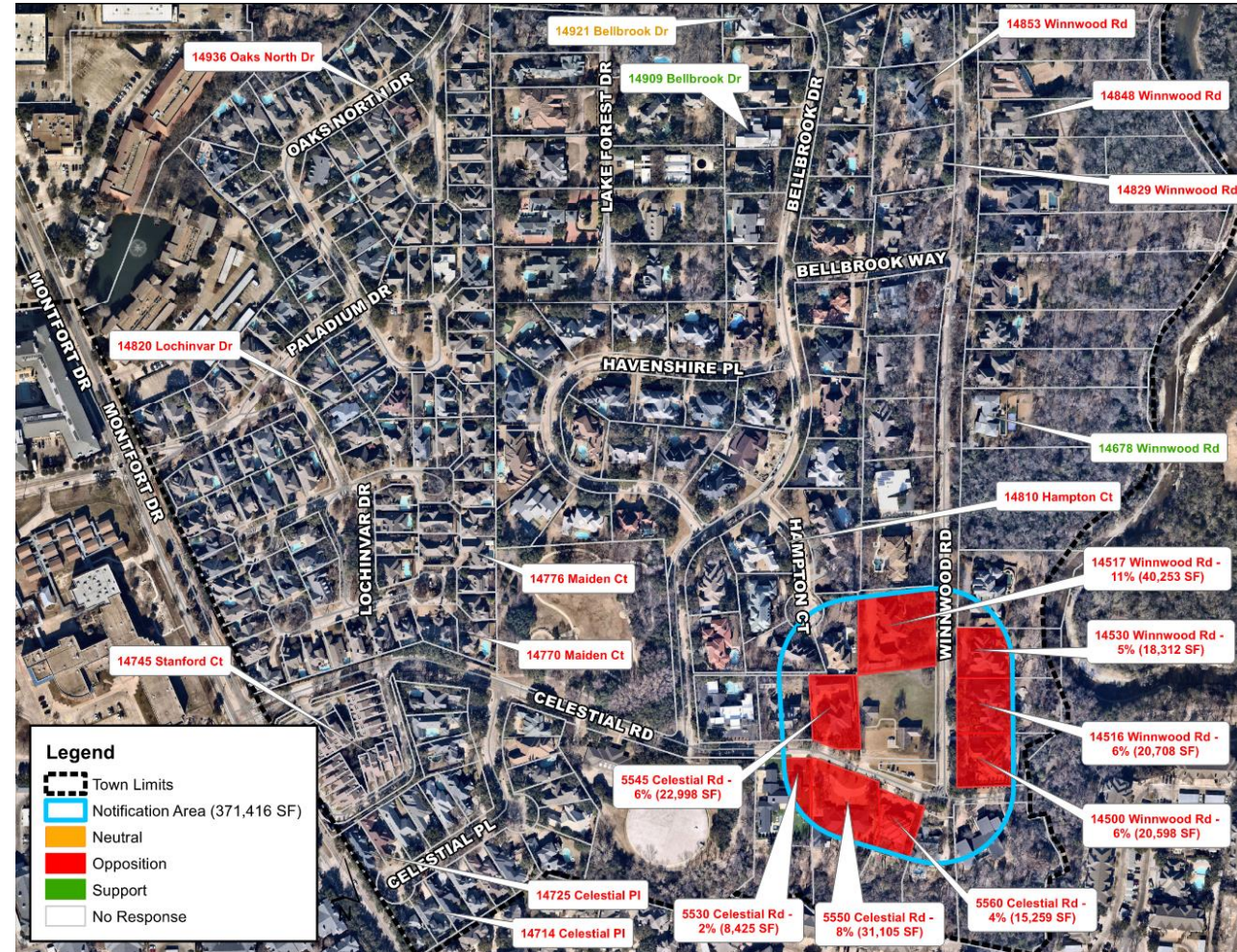
ADDITIONAL FEEDBACK RECEIVED: 15

FOR: 2

AGAINST: 12

NEUTRAL: 1

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



RECOMMENDATION:

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

- The proposal reflects a worship use. While the site has been largely dormant since 2018, a worship use is appropriate, as there is a 100-year history of worship on this site and a 60-year history of coexistence with the surrounding single-family suburban development pattern.
- The proposed SUP provides narrowly tailored regulations developed in coordination with the stakeholders that enhance the existing regulations to provide far greater protections for the safety and well-being of the neighborhood.



White Rock Chapel

REQUEST FOR A SPECIAL USE PERMIT TO ALLOW THE CONTINUED USE OF
AN HISTORIC CHURCH



Pavilion Dr

Havenshire Pl

Bellbrook Dr

Winnwood Rd

Celestial Rd

White Rock Chapel

White Rock Creek

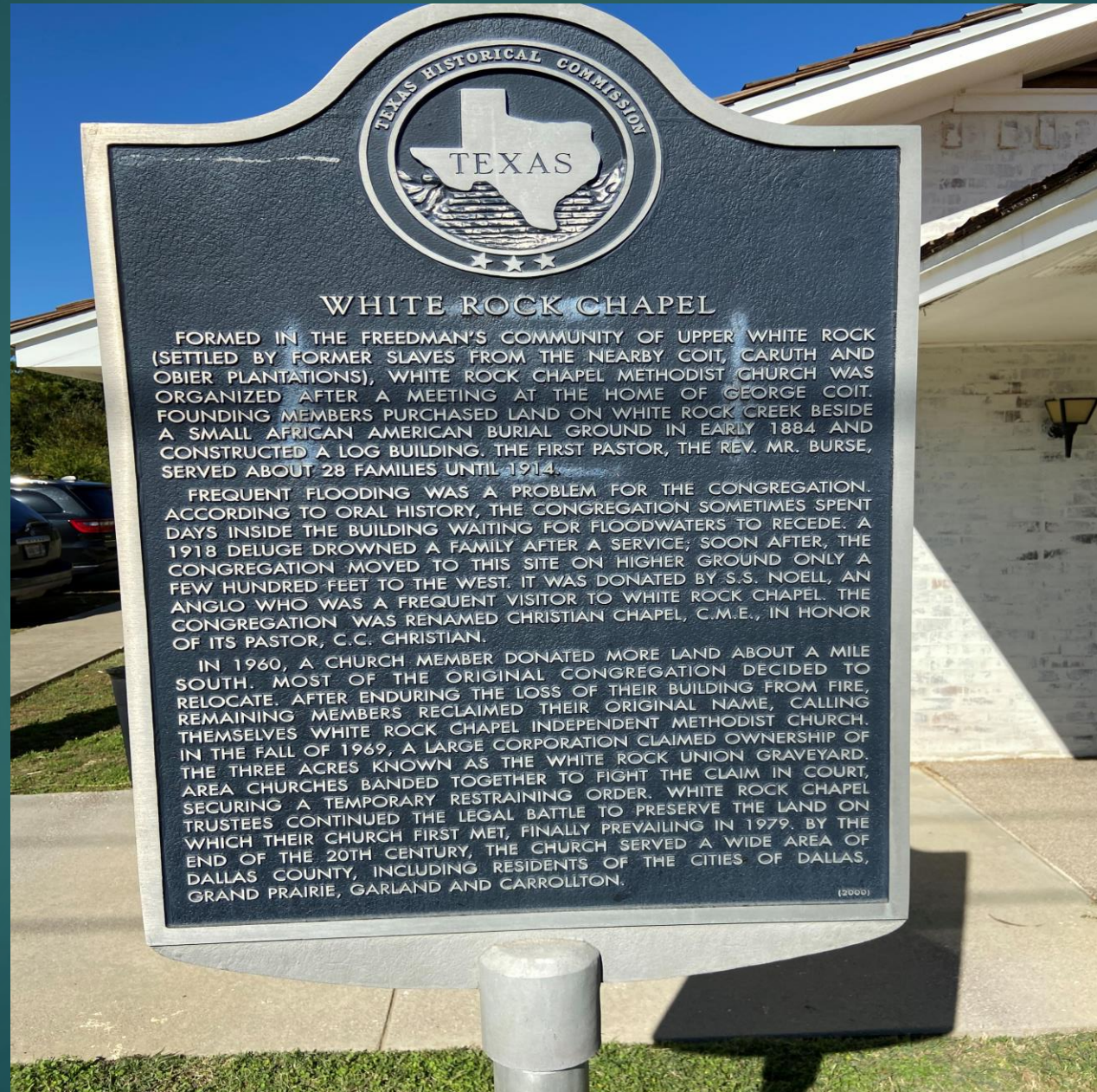
Cedar Canyon Rd

Image Landsat / Copernicus

Google Earth

White Rock Chapel of Addison: Texas Historical Site

Serving
Addison
Since 1884



Still bringing
people
together

White Rock Chapel Building Before Being Destroyed by Arson in 1960



White Rock Chapel - 1958





Request

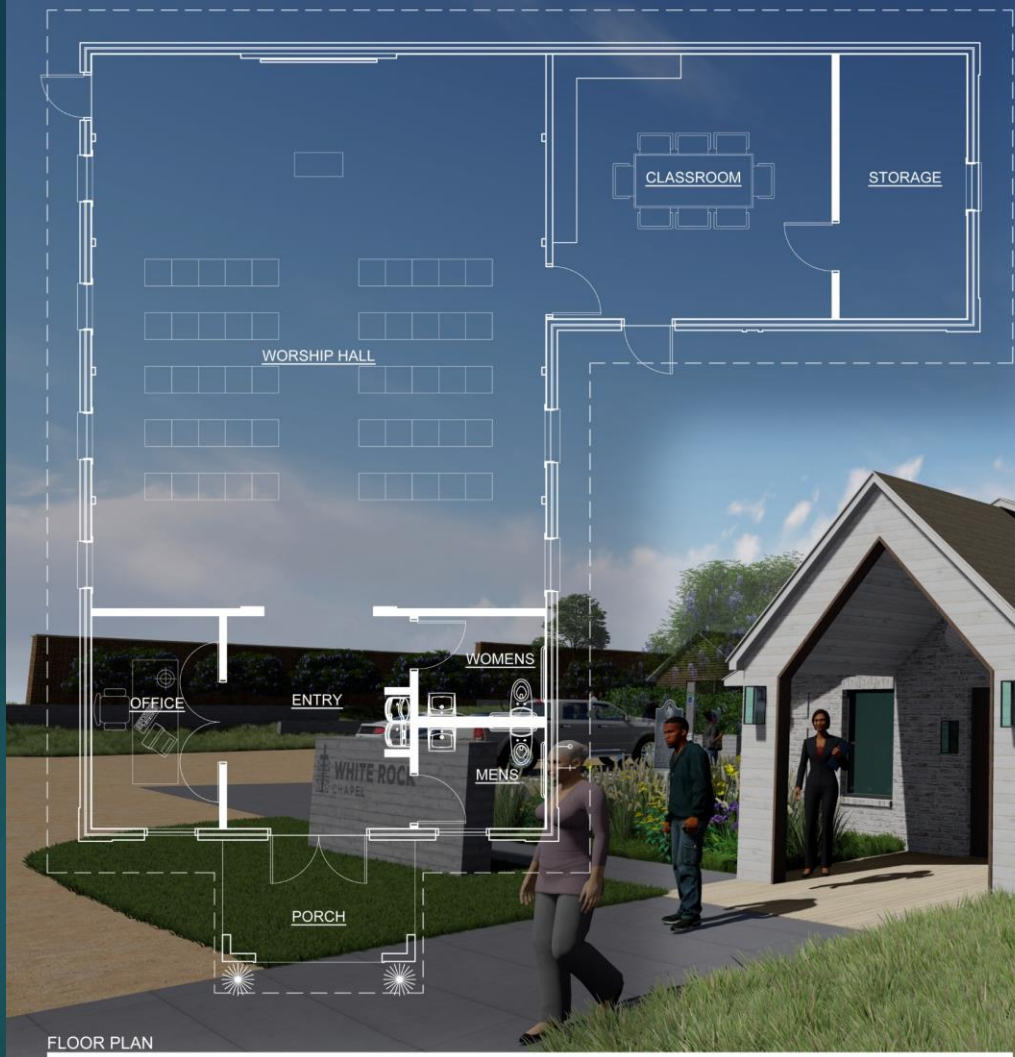
- ▶ Approval of a Special Use Permit (SUP) to allow the continued use of the White Rock Chapel as an historic church.
- ▶ The existing Chapel and Fellowship Hall will be refurbished.
- ▶ A new pavilion will be added.
- ▶ Extensive landscaping will be planted on the property.
- ▶ Agreed to an exhaustive list of conditions to ensure the use will be compatible with the neighborhood.
- ▶ If the church does not comply with every condition adopted as part of this SUP, the Town can revoke the Certificate of Occupancy and prohibit the

Request (continued)

- ▶ The SUP will have extensive conditions limiting operation and use of the property, including:
 - ▶ Limit the use of the property to a church only (no commercial operation).
 - ▶ Explicitly prohibit the use of the property for a school, recreational facility, day care, thrift shop, soup kitchen, homeless shelter, museum, any commercial activity, commercial parking lot, a business that serves food or beverages, or a business that provides musical entertainment, singing, dancing, or other forms of amusement unrelated to the church, amphitheater, arena or field house, auditorium or exhibition hall, civic or convention trade show facility, spectator sports or other sporting events or practices (whether recreational or organized), other public assembly, dinner theater, community or event center (including non-religious parties or picnics), wedding chapel, or any other use prohibited by the Town's zoning ordinance..
 - ▶ Restrict our hours of operation to 9 a.m. to 6 p.m. daily (one day per week, fewer than 10 people can meet inside the church as early as 5 a.m. and as late as 9 p.m. for religious or administrative purposes only).
 - ▶ Limit weddings, baptisms outside of regular church services, funerals, memorial services, and similar functions to 12 per year. Of those 12 church functions, the total number of weddings is limited to 4, with no more than 1 in a single month.

Request (continued)

- ▶ Limit education activities related to the historic nature of the church to one weekday per month.
- ▶ Ensure a church representative is onsite at all times for any such functions.
- ▶ Prohibit outdoor amplified sound and strictly limit levels of outside noise.
- ▶ Prohibit on-street parking, on-street and off-street valet operations.
- ▶ Prohibit visitors from arriving by bus, except for school buses transporting school-age children participating in educational activities about the historic church.
- ▶ A minimum of 18 parking spaces must be provided on the property.
- ▶ Added additional prohibited uses.
- ▶ All landscaping must be maintained with an automatic irrigation system.
- ▶ No light poles are allowed.
- ▶ No outdoor storage is allowed.
- ▶ Require the SUP conditions be posted onsite.



FLOOR PLAN



WHITE ROCK CHAPEL

ADDISON, TEXAS

SITE CONCEPT VIEWS

NOVEMBER 15, 2022

JONESBAKER
INTERIORS • ARCHITECTURE

TalleyAssociates



WHITE ROCK CHAPEL
ADDISON, TEXAS

SITE CONCEPT VIEWS

NOVEMBER 15, 2022

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WHITE ROCK CHAPEL
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SITE CONCEPT VIEWS

NOVEMBER 15, 2022

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WHITE ROCK CHAPEL
ADDISON, TEXAS

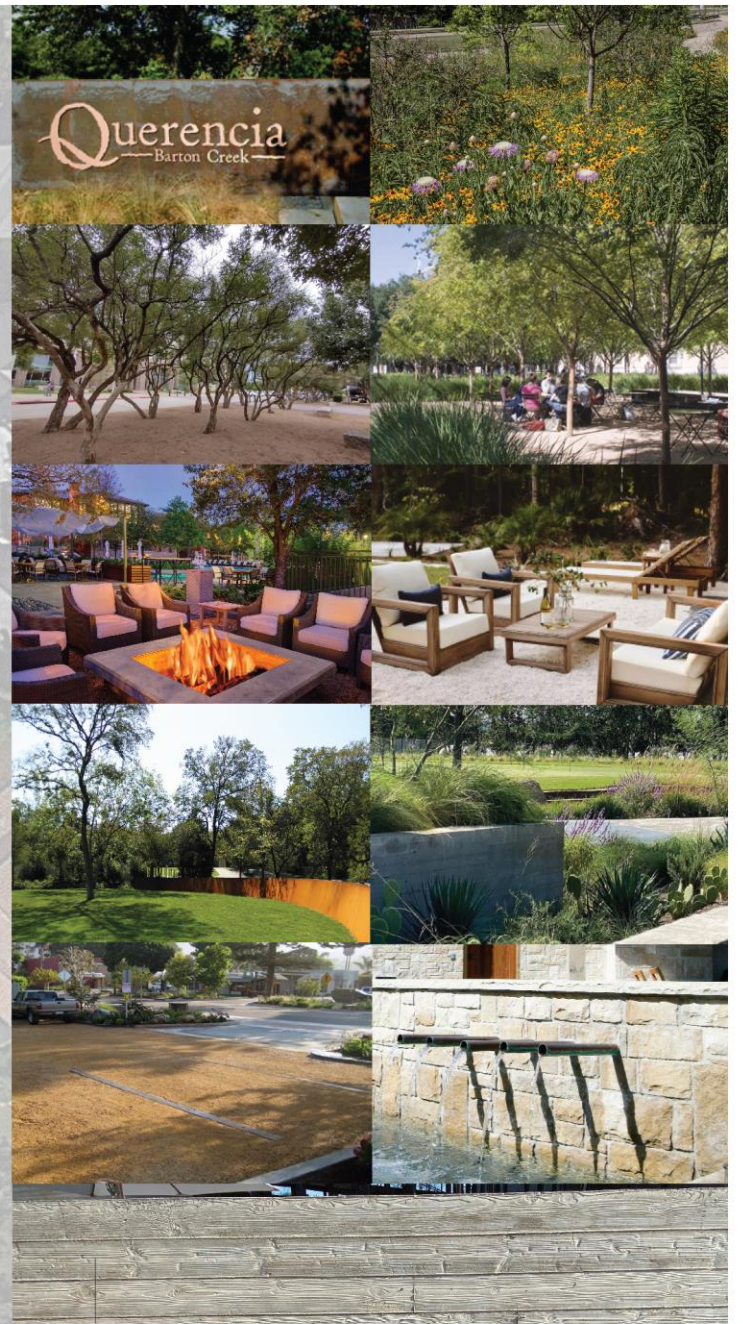
SITE CONCEPT VIEWS

NOVEMBER 15, 2022

JONESBAKER
INTERIORS • ARCHITECTURE

TalleyAssociates

- (A) DECOMPOSED GRANITE PARKING - 17 SPACES
- (B) THE CEDAR ELM TREE GROVE
- (C) INTEGRAL COLOR CONCRETE PAVING
- (D) GATHERING PAVILLION
- (E) FUNCTION LAWN
- (F) SERVICE ACCESS RAMP
- (G) BIOSWALE DRAINAGE
- (H) LIVE OAK TREE GROVE
- (I) VITEX TREES
- (J) PERENNIALS & MEADOW GRASS
- (K) BOARDFORM CONCRETE WALLS
- (L) SIGNAGE





WHITE ROCK CHAPEL
ADDISON, TEXAS

SITE CONCEPT VIEWS

NOVEMBER 15, 2022

JONESBAKER
INTERIORS + ARCHITECTURE

TalleyAssociates



WHITE ROCK CHAPEL
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SITE CONCEPT VIEWS

NOVEMBER 15, 2022

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WHITE ROCK CHAPEL
ADDISON, TEXAS

SITE CONCEPT VIEWS

NOVEMBER 15, 2022

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ADDISON, TEXAS

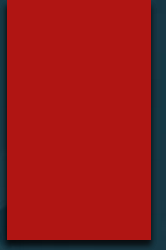
SITE CONCEPT VIEWS

NOVEMBER 15, 2022

JONESBAKER
INTERIORS + ARCHITECTURE

TalleyAssociates

Questions?





May 16, 2023

STAFF REPORT

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

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

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

APPLICANT: Rob Baldwin, Baldwin Associates, LLC

DISCUSSION:

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

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

Following years of moderate use, the property was sold to a group of north Texans, led by Dr. Donald Wesson and his family, in 2018. This group 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 the purchase 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 zoning of this property and the surrounding land. In 1991, this property, along with the surrounding Winnwood and Celestial Road properties, was rezoned to

the Planned Development (PD) zoning district, through PD Ordinance 91-038. That PD restricted the zoning of this property to single-family use and did not make the existing religious assembly use a legal use.

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

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

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

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

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

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

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

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

for the property. This section also requires the church to post the SUP conditions in each building and to provide the SUP conditions to organizers of religious and educational functions permitted on the property.

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

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

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

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

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

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

Hours of Operation: The proposed hours of operation establish a baseline restriction of 9 am to 6 pm each day. Morning bible study preparation and evening bible study groups are permitted to meet once weekly no earlier than 5 am and no later than 9 pm, provided that each group is comprised of 10 members or fewer on site, and all activities are conducted indoors. For no more than one weekday per month during the baseline operating hours, educational activities related to the history of the site may be carried out on the property.

This section also introduces the term "other religious function" where allowances for religious ceremonies, namely weddings, baptisms, funerals, and memorial services may occur on the property. These other religious functions are limited to 12 per calendar year, with no more than 4 of those functions allowed to be weddings, which may not exceed a frequency of one

per month. This section also establishes restrictions on alcohol use on the property, where it may not be sold and it cannot be served outside of how it would be traditionally served as part of a faith ceremony. This section also establishes requirements for a member of the church to be present for other religious functions, as well as a reporting requirement to ensure the Town can appropriately track the number and frequency of the educational and other religious functions that are occurring.

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

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

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

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

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

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

Maximum Property Occupancy: This section establishes a more restrictive site occupancy than what would otherwise be required by the building code. This nexus of this more stringent requirement was the limited amount of off-street parking provided on site. This allows for up to 72 occupants in the main worship hall and up to 90 occupants on site when concurrent programming such as children's bible study occurs concurrently with the main service.

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

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 four letters of opposition from property owners within the 200 foot notice area and one letter that was neutral. Additionally, staff has received three letters of opposition and two letters of support from property owners outside of the 200 foot notice area.

RECOMMENDATION: APPROVAL WITH CONDITIONS

The applicant, Town staff, and residents of the surrounding neighborhood have been working for over a year to refine the plans and SUP conditions that comprise this proposal. Zoning processes can often be challenging and frustrating endeavors, and to the applicant's credit, throughout this process, they remained focused on working with the community to revive this historical site in a way that respects the neighborhood and that honors the rich cultural heritage presented by the site.

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

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

May 11, 2023

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

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

Dear Mr. Schmidt,

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

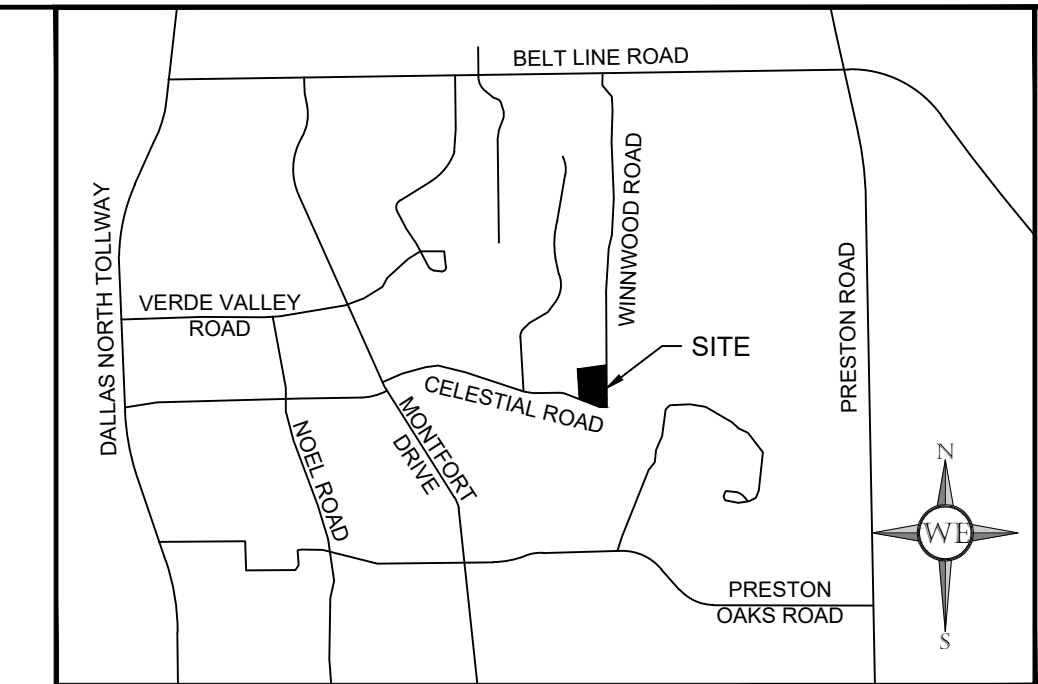
Please let me know if you have any questions or comments or if I can be of any assistance.

With kind regards,

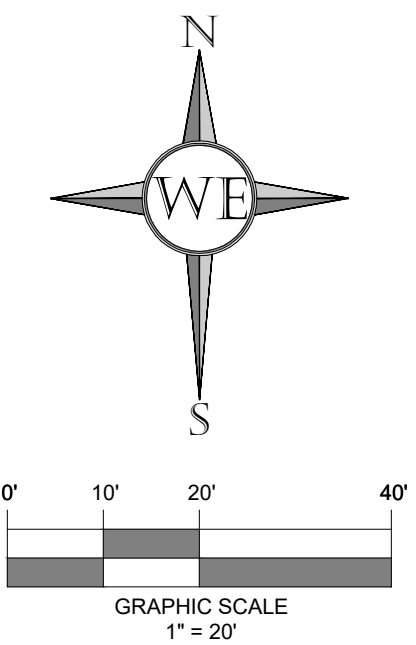


Robert Baldwin

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



LOCATION MAP
N.T.S.



TOWN OF ADDISON SITE PLAN NOTES

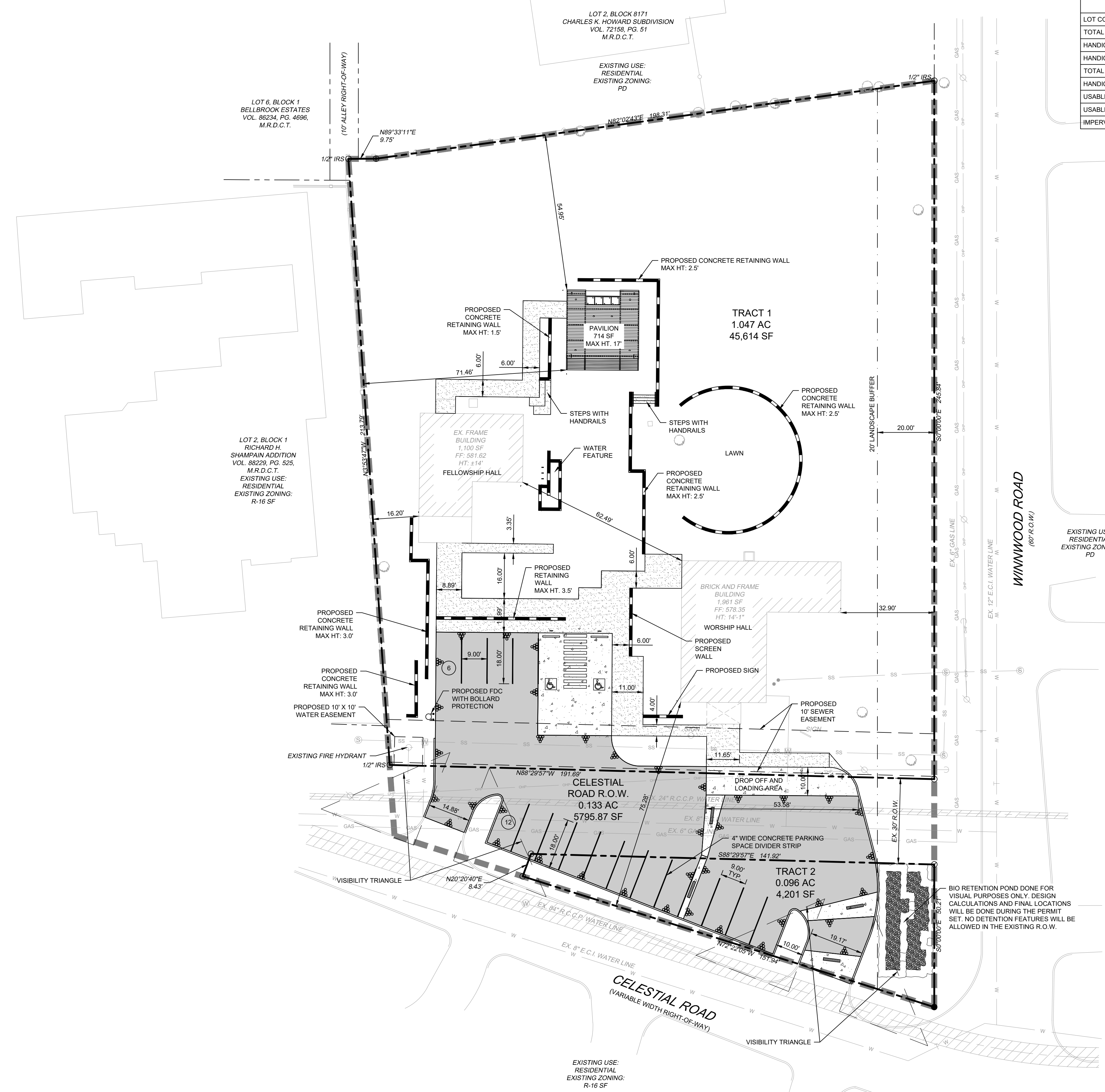
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER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

LEGEND

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

SITE NOTES

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



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

OWNER:
WHITE ROCK CHAPEL OF ADDISON, INC.
3111 WELBORN 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 GROS 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"	
WINNWOOD ROAD STREET BUFFER	20'	25'	25'	
CELESTIAL ROAD BUFFER TREES (199.30)	5	0	5	
WINNWOOD ROAD BUFFER TREES (326.06)	11	3	8	
CELESTIAL ROAD EVERGREEN SHRUBS (199.30)	57	0	118	
WINNWOOD 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:

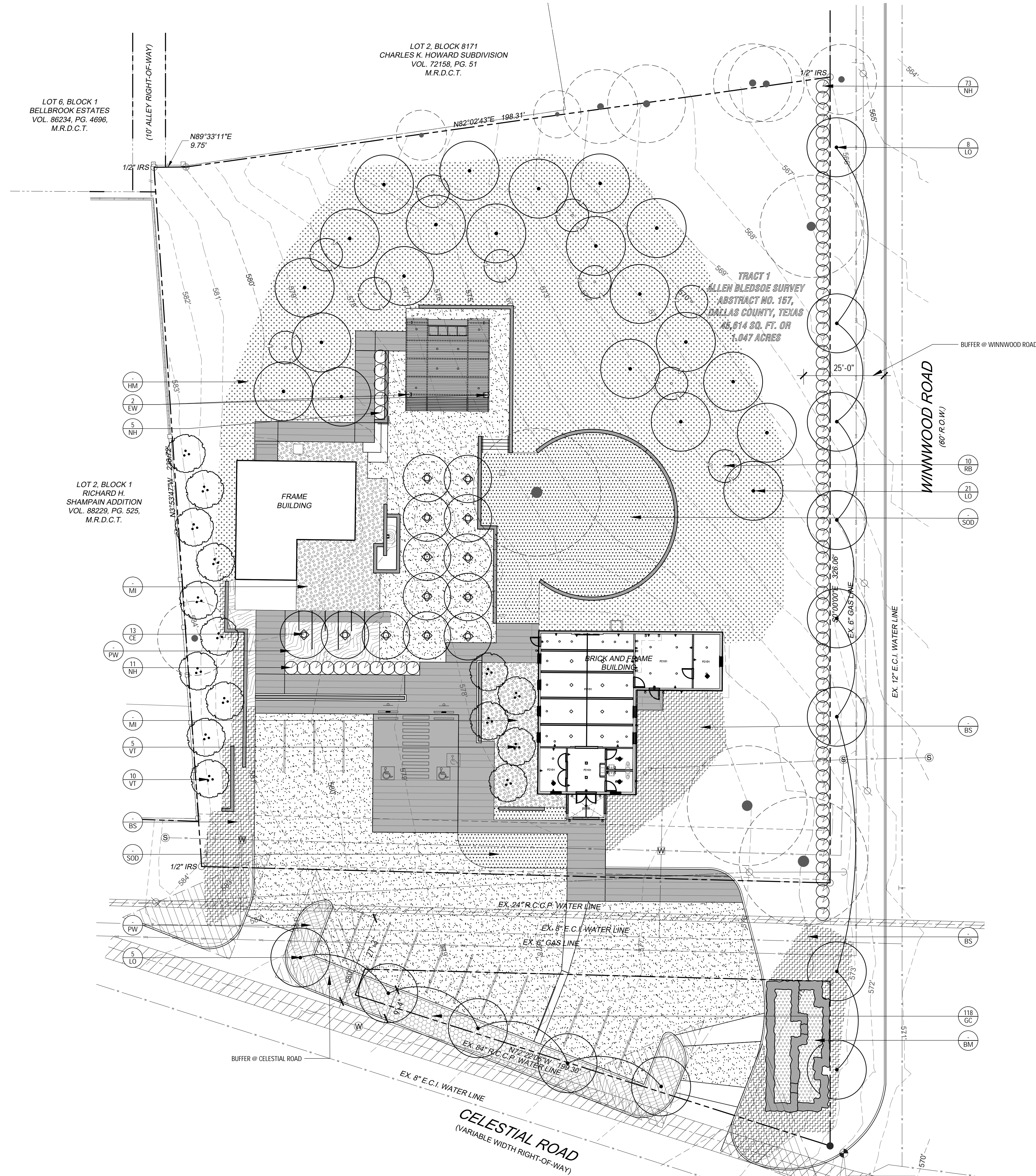
1. An irrigation plan is required on Civil and construction plans and must be signed and sealed by a Licensed Irrigator.
2. All irrigation controllers must have rain and freeze sensors.

TREE PRESERVATION NOTES:

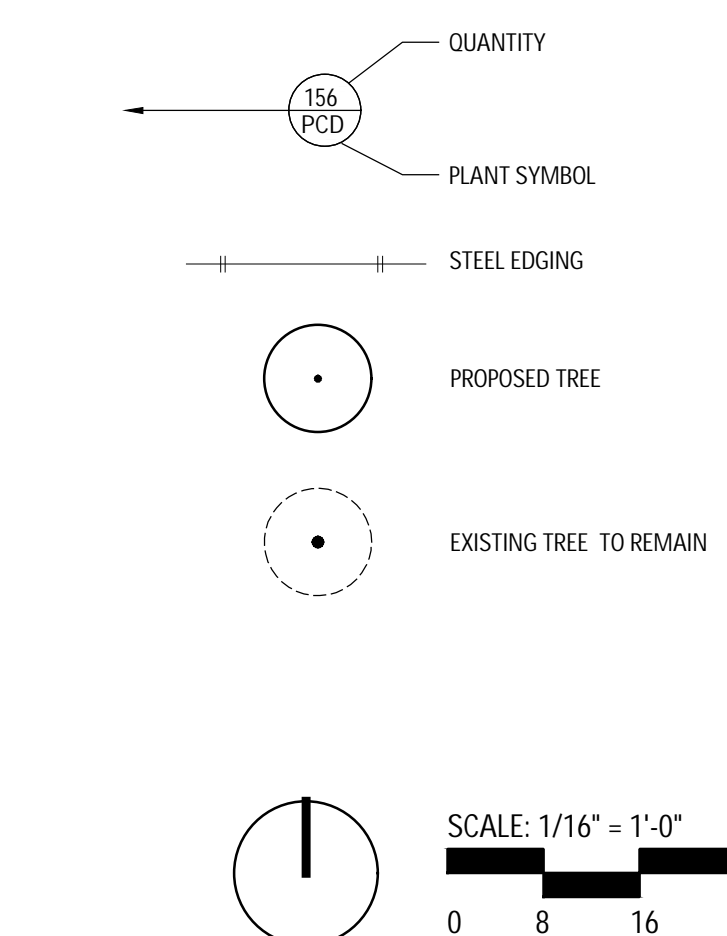
1. All existing trees to be preserved. A certified arborist will be providing a report on the genus, species and health of all existing trees to the city prior to any site work commencing.

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 Winnwood 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

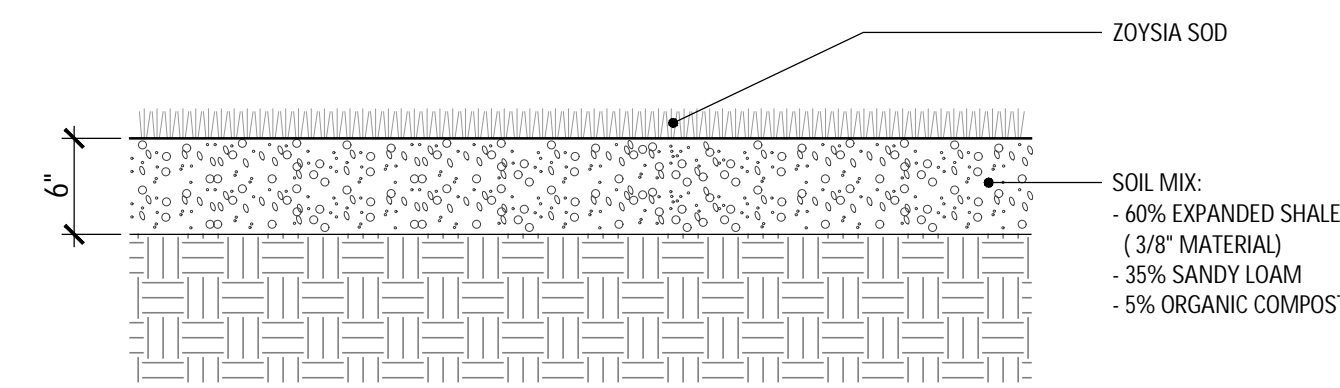
Sheet Title:
LANDSCAPE PLAN

L3.01

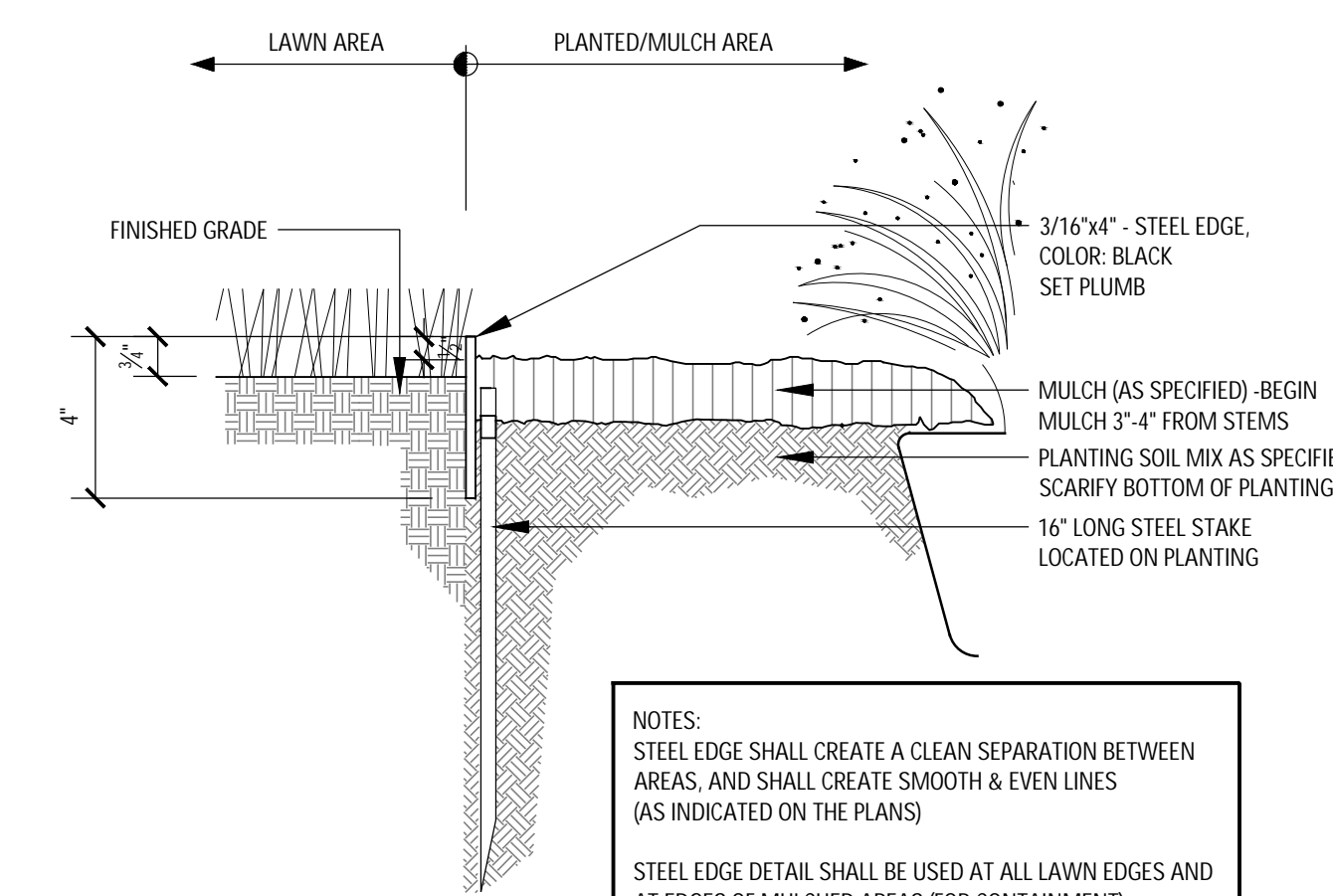
Sheet No.:

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\SHEETS\L3.01_PLANTING PLAN.dwg

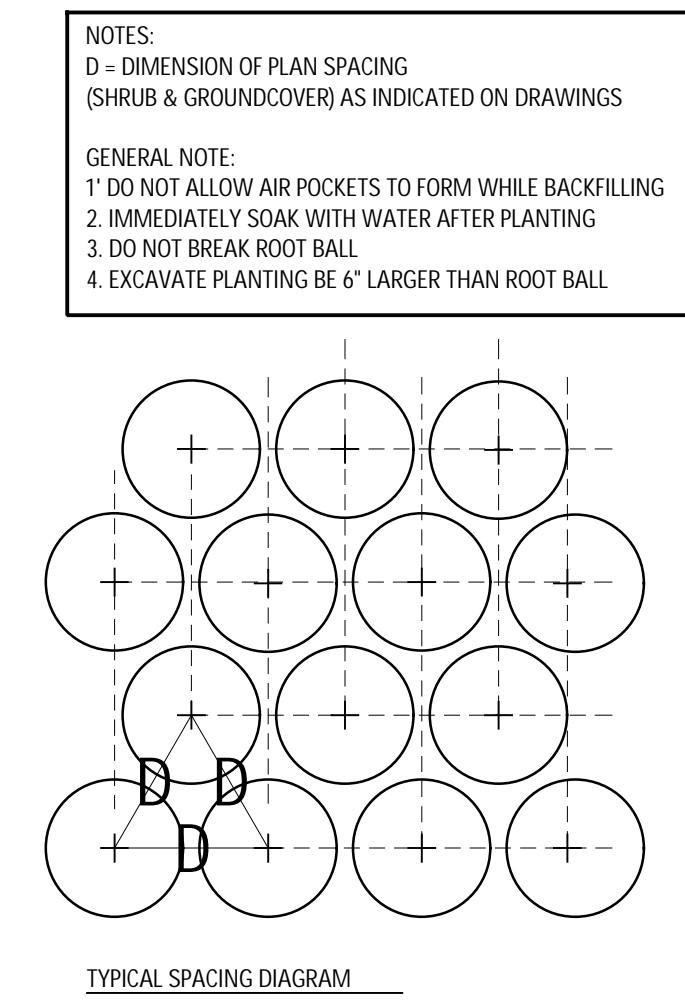
NOT FOR CONSTRUCTION



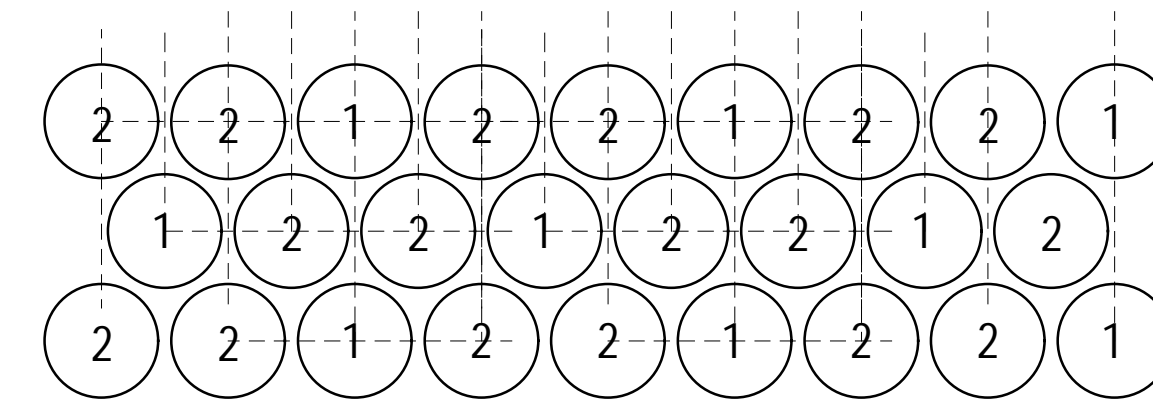
7 **LAWN**
SCALE: 1" = 1'-0"



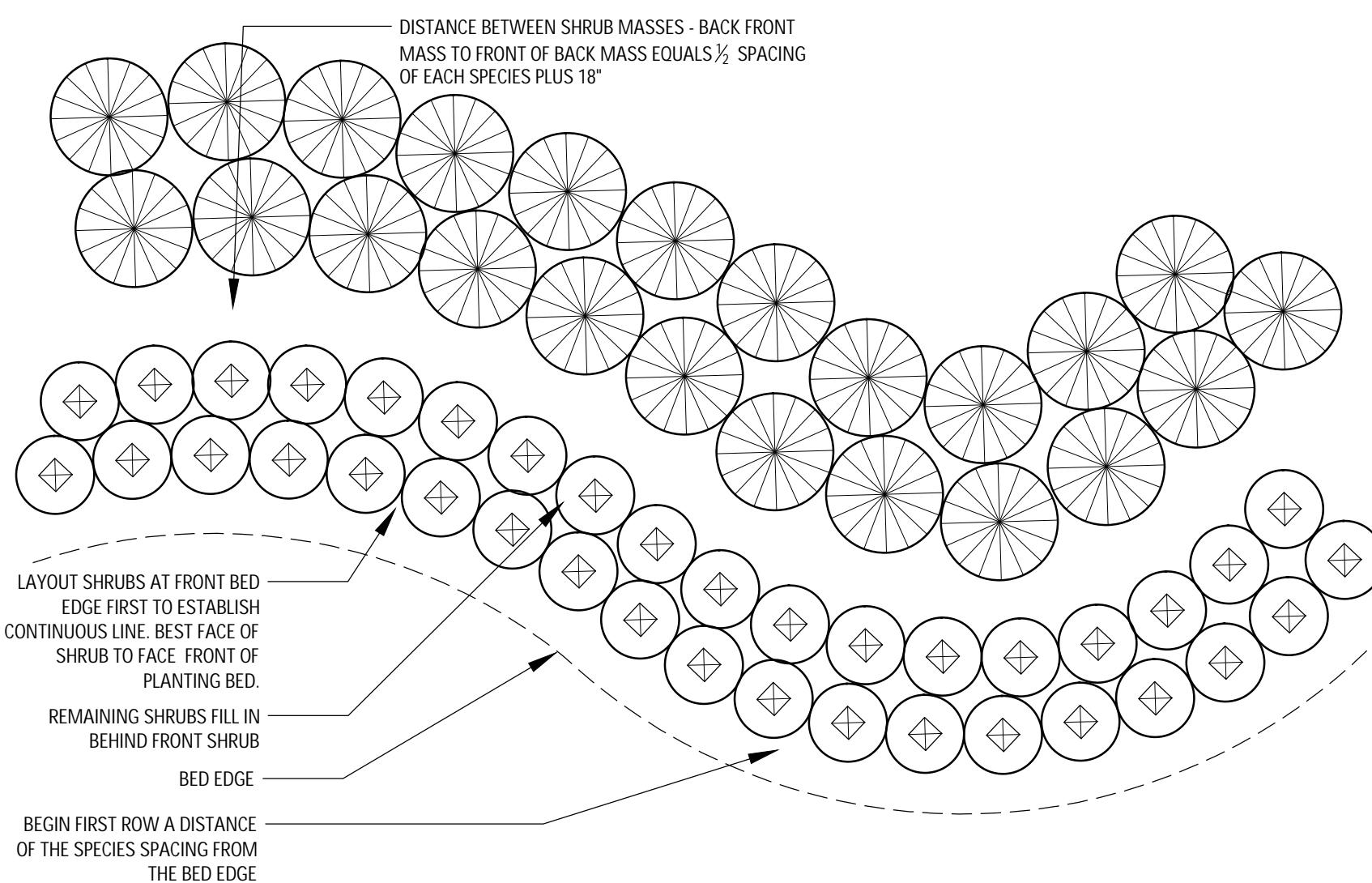
6 **STEEL EDGING**
SCALE: NTS



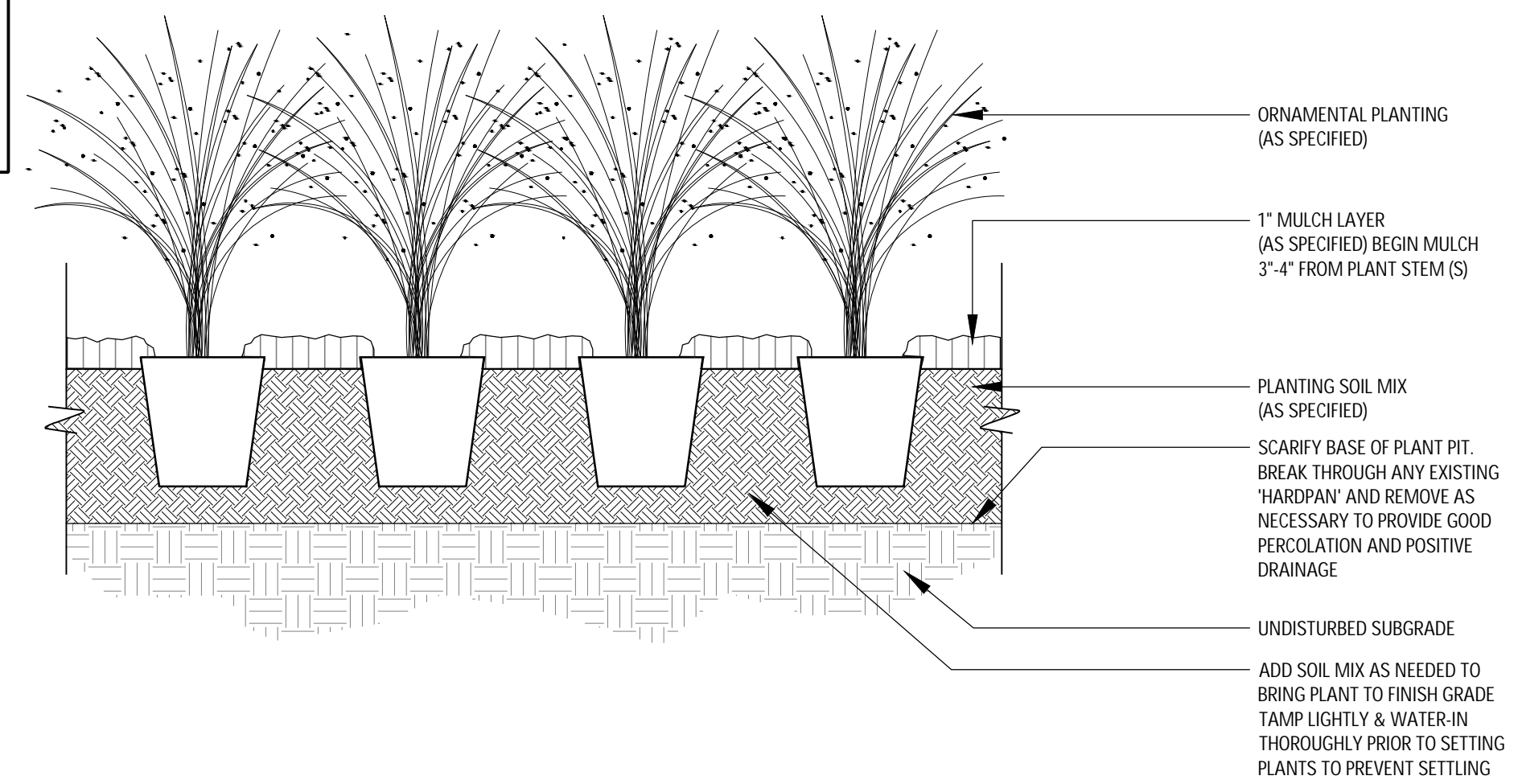
3 **SHRUB & GROUND COVER PLANTING**
SCALE: 1" = 1'-0"



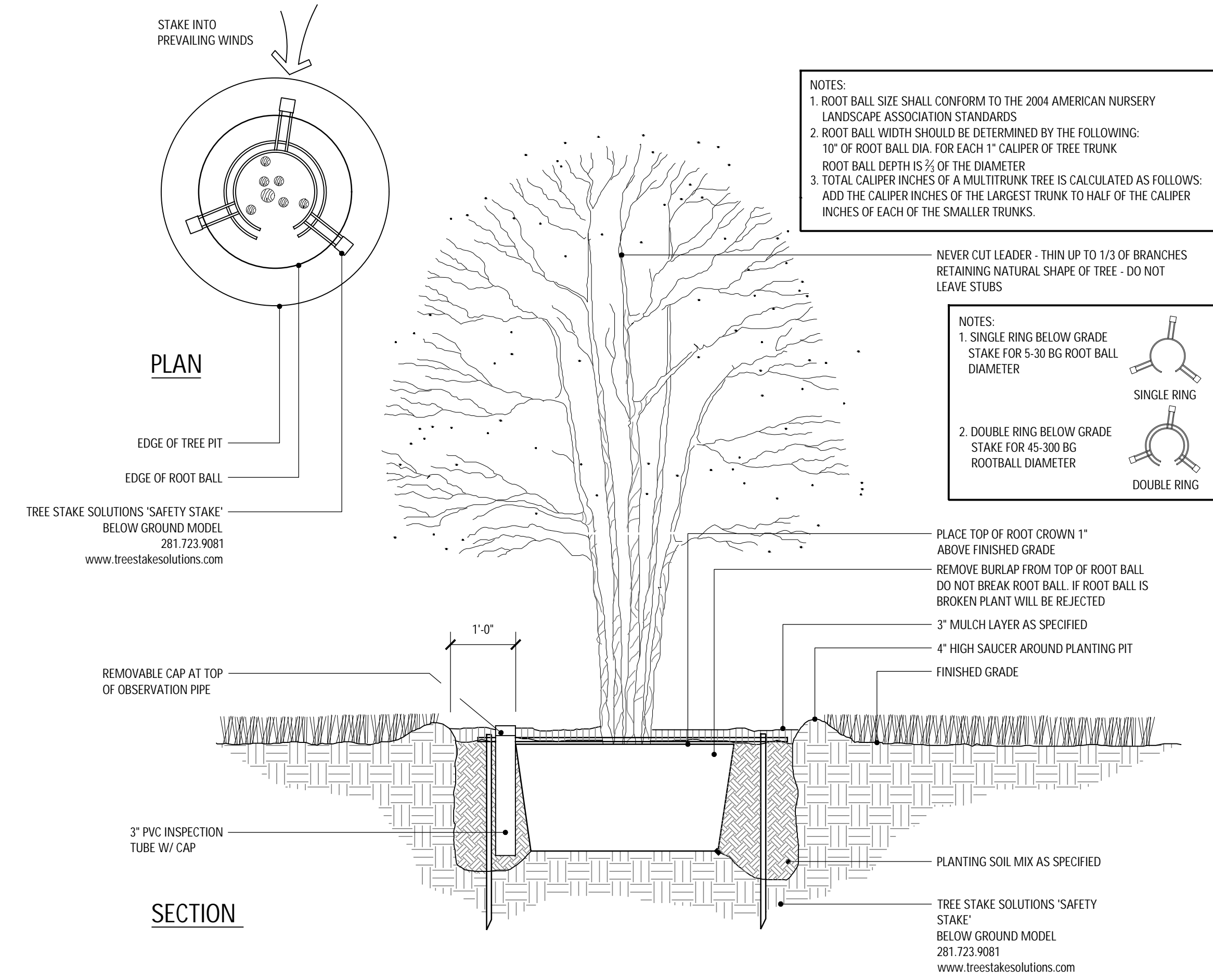
5 **PLANTING BED ENLARGEMENT 2/1 RATIO MIX**
SCALE: 1" = 1'-0"



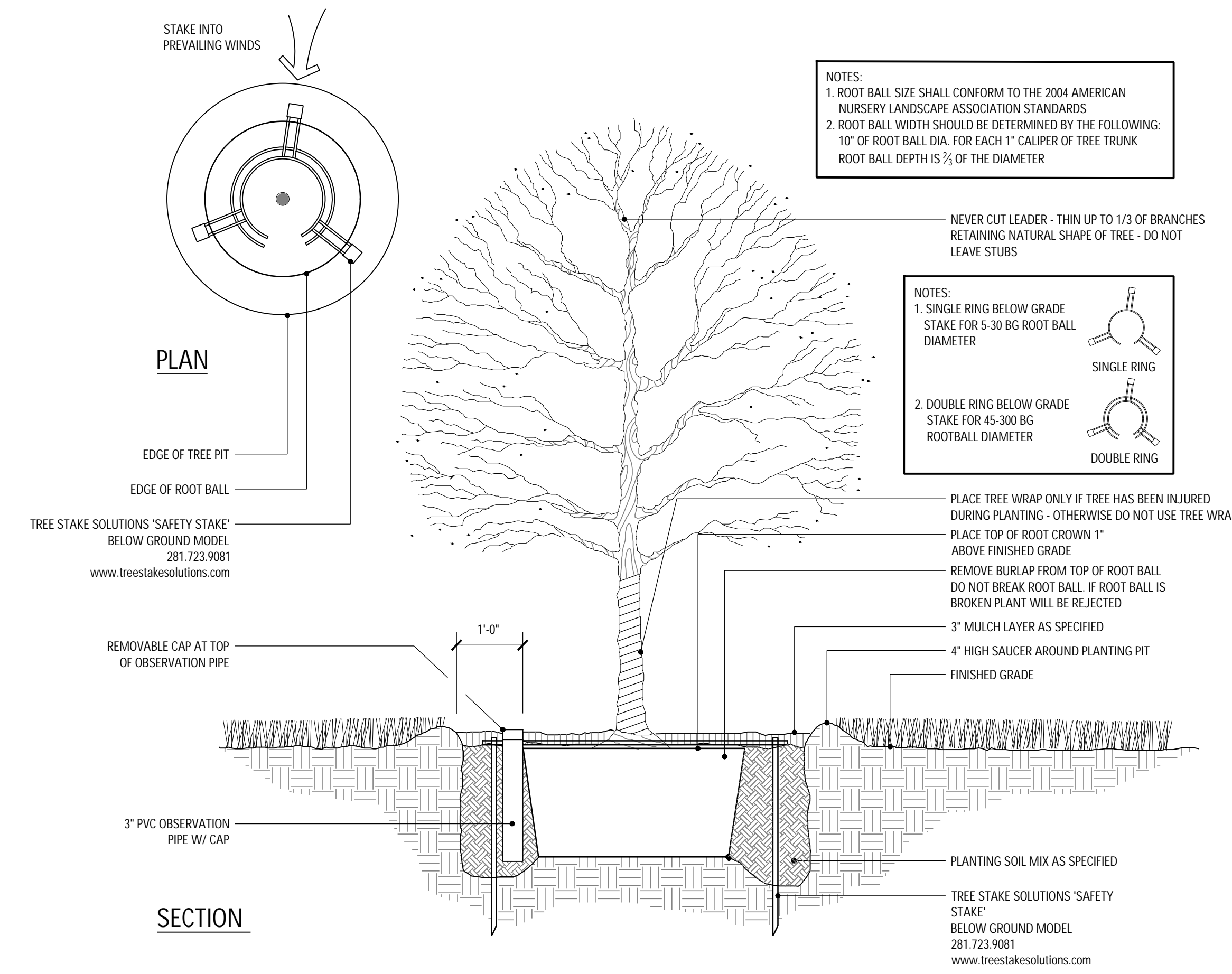
4 **PLANTING BED ENLARGEMENT - ARRANGEMENT**
SCALE: 1" = 1'-0"



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



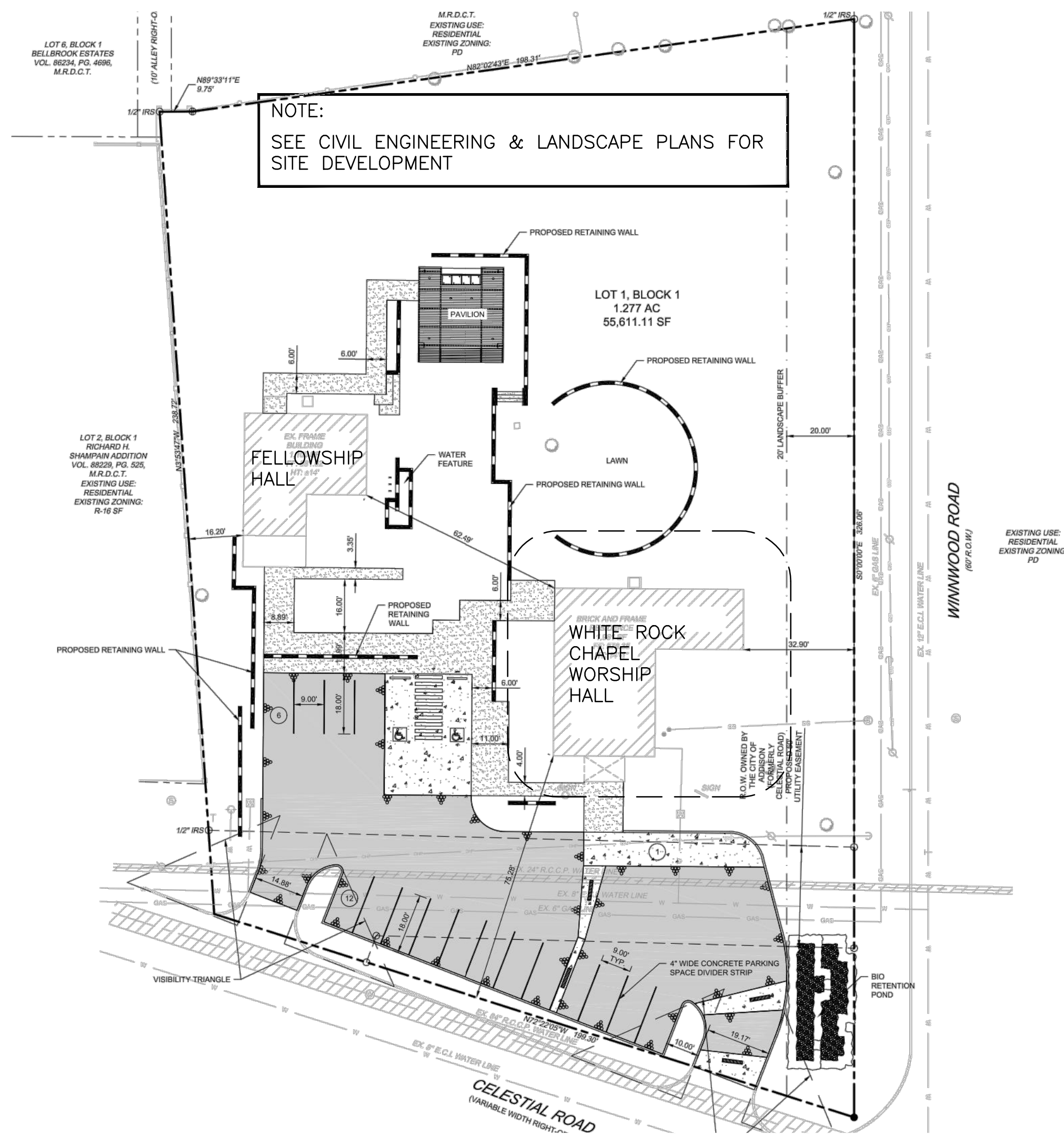
2 **MULTI-TRUNK TREE DETAIL - BELOW GROUND ANCHORING**
SCALE: 1" = 1'-0"



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



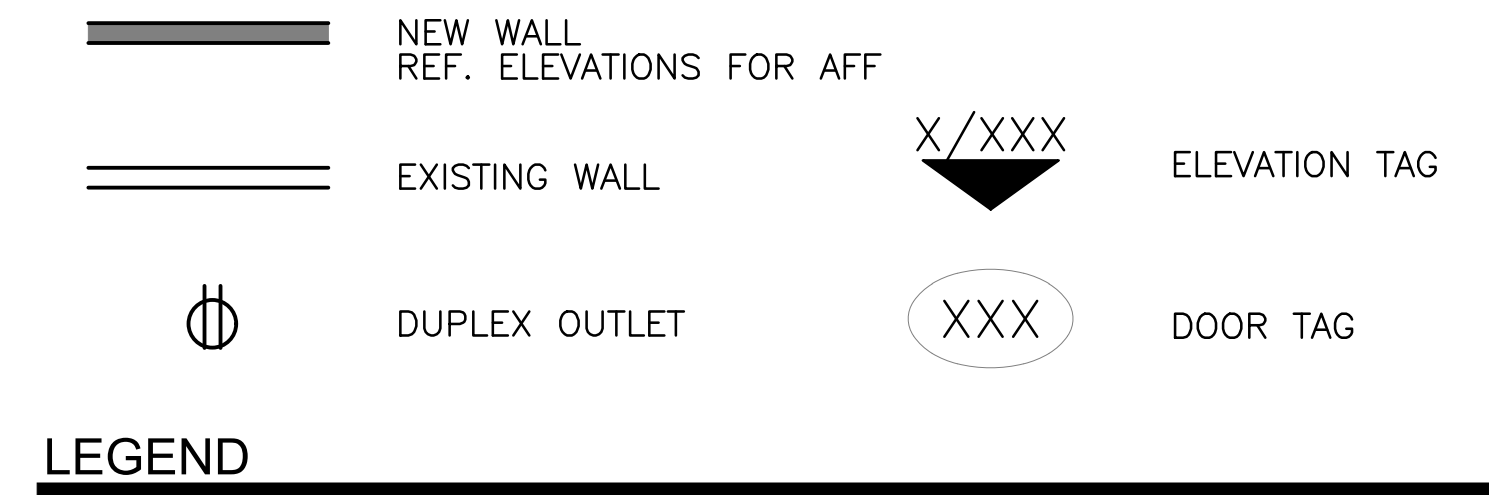
Project No.	22029
Drawn By	JS, BH
Checked By	CT
Date	OCTOBER 13, 2022
Issued	
Issued	
Issued	
Revisions:	
▲	SUP CITY COMMENTS - 01-09-2023
▲	
▲	
▲	



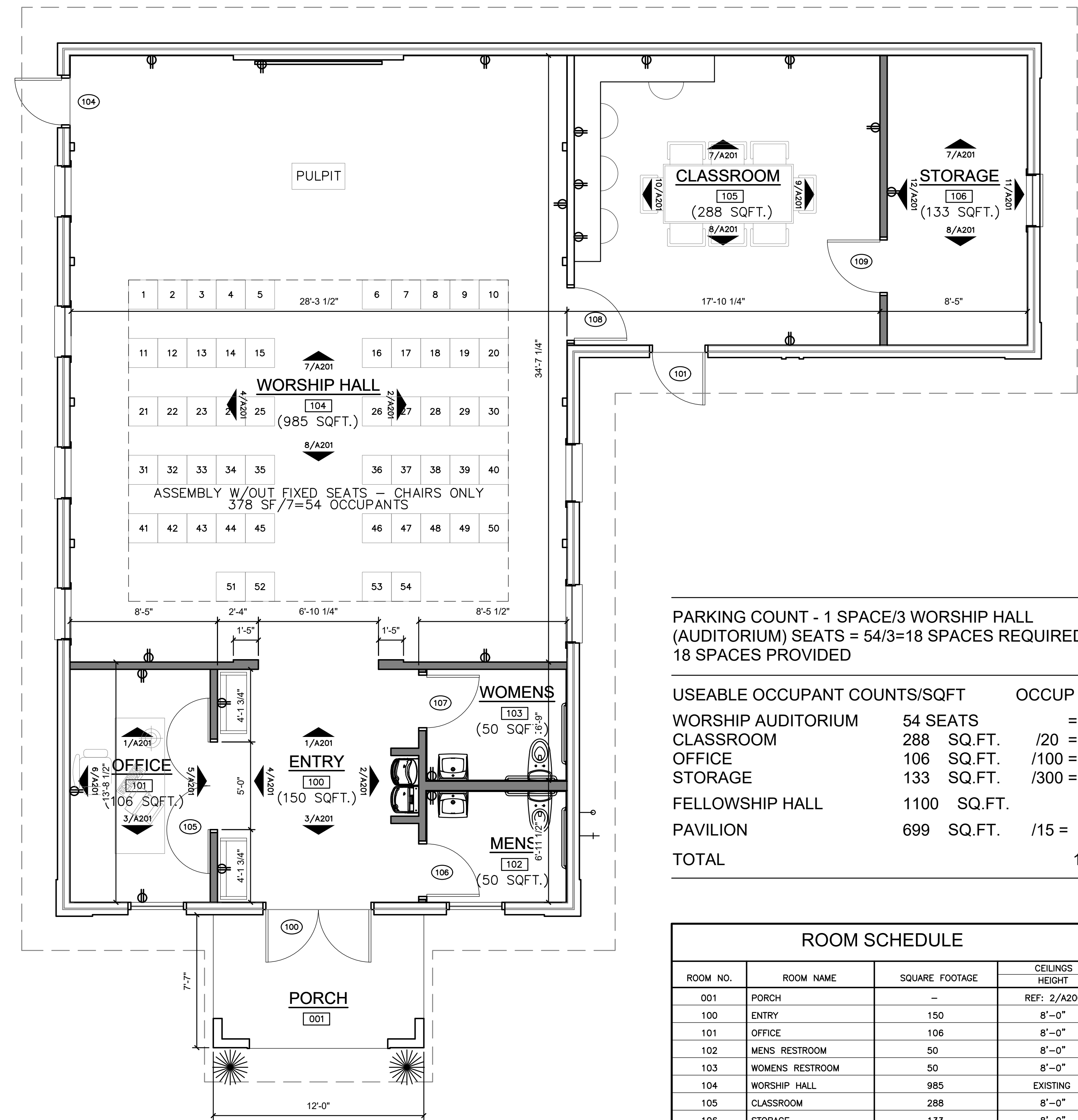
SITE PLAN

SCALE : 1" = 30'

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



LEGEND



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

REVISIONS :

FLOOR PLAN

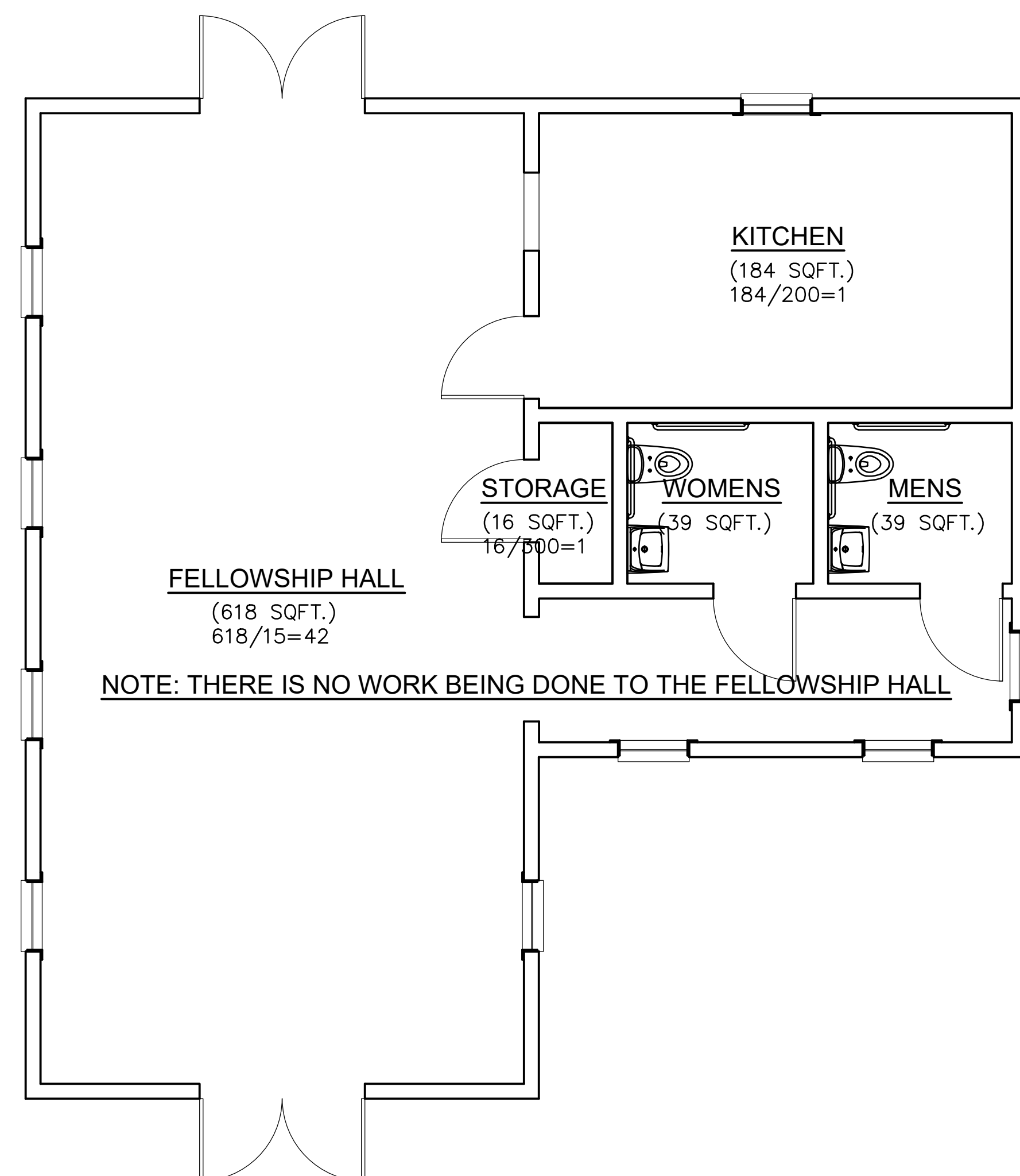
PARKING COUNT - 1 SPACE/3 WORSHIP HALL (AUDITORIUM) SEATS = 54/3=18 SPACES REQUIRED 18 SPACES PROVIDED

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. 1868-SUP



FLOOR PLAN- FELLOWSHIP HALL

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

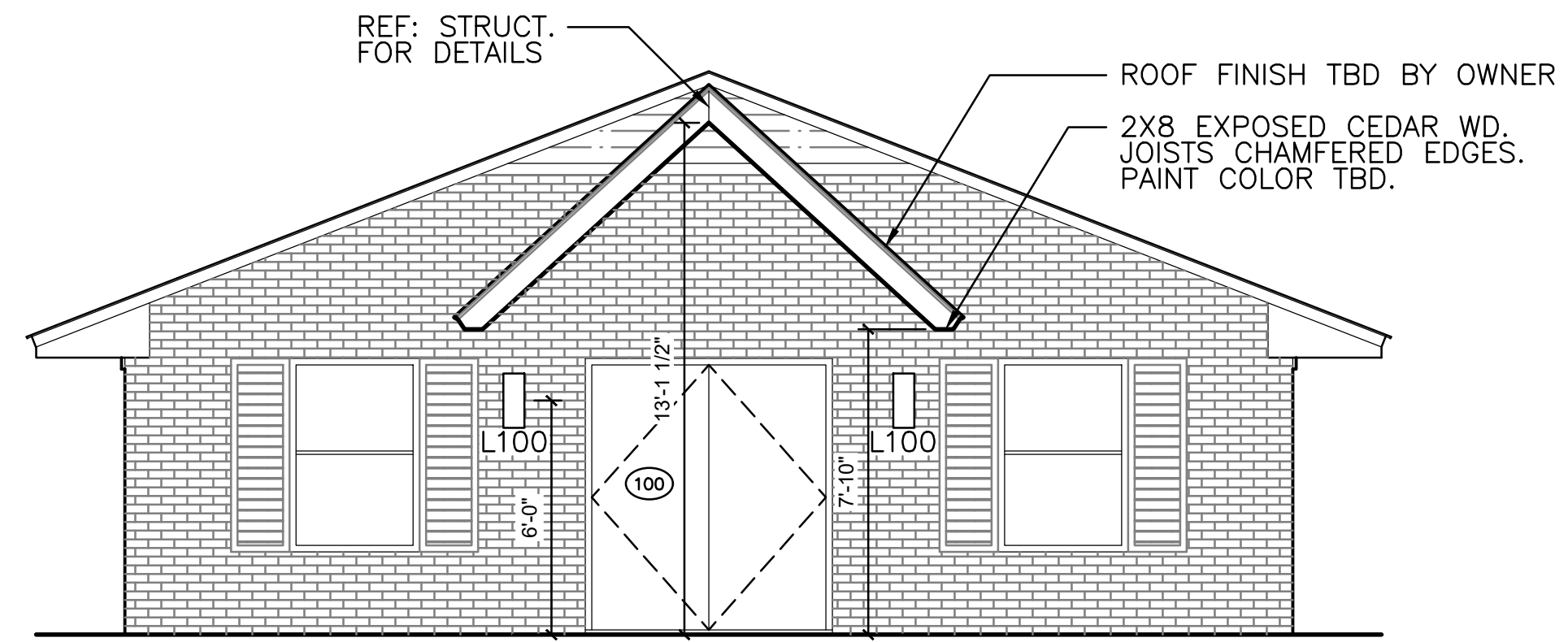
2 FLOOR PLAN- WORSHIP HALL

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



A

PTD. 1X4 WD. SLATS
@ EXTERIOR PORCH



B

REF: STRUCT.
FOR
DETAILS

ROOF FINISH TBD BY OWNER
2X8 EXPOSED CEDAR WD.
JOISTS CHAMFERED EDGES.
PAINT COLOR TBD.

NOT USED

1

EXTERIOR ELEVATION - SOUTH FACADE

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

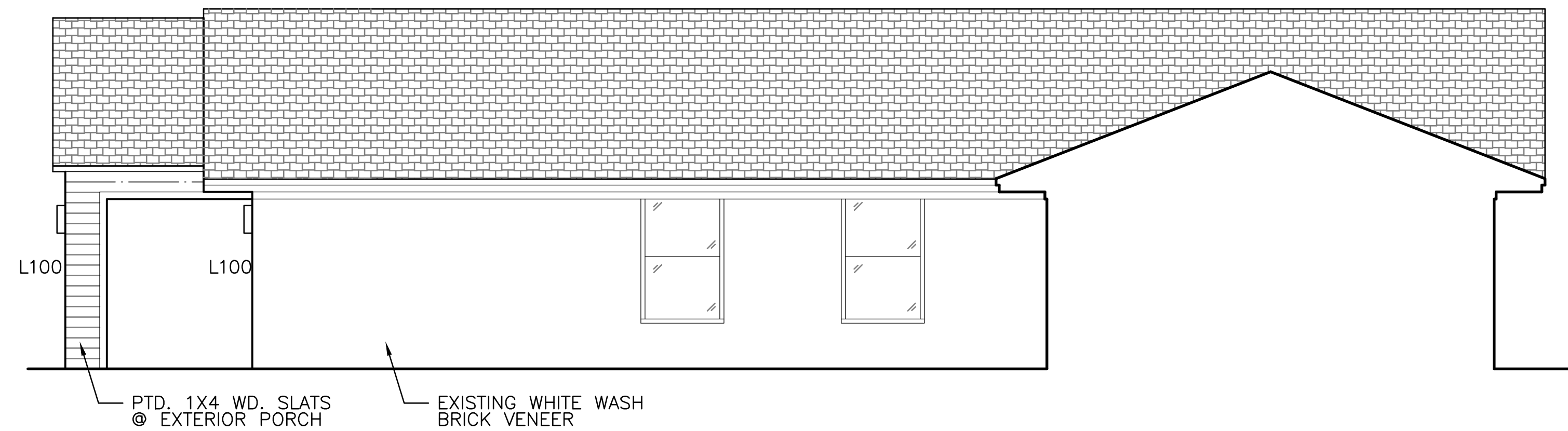
2

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

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

REVISIONS :

EXTERIOR
ELEVATIONS



PTD. 1X4 WD. SLATS
@ EXTERIOR PORCH

EXISTING WHITE WASH
BRICK VENEER

NOT USED

3

EXTERIOR ELEVATION - EAST FACADE

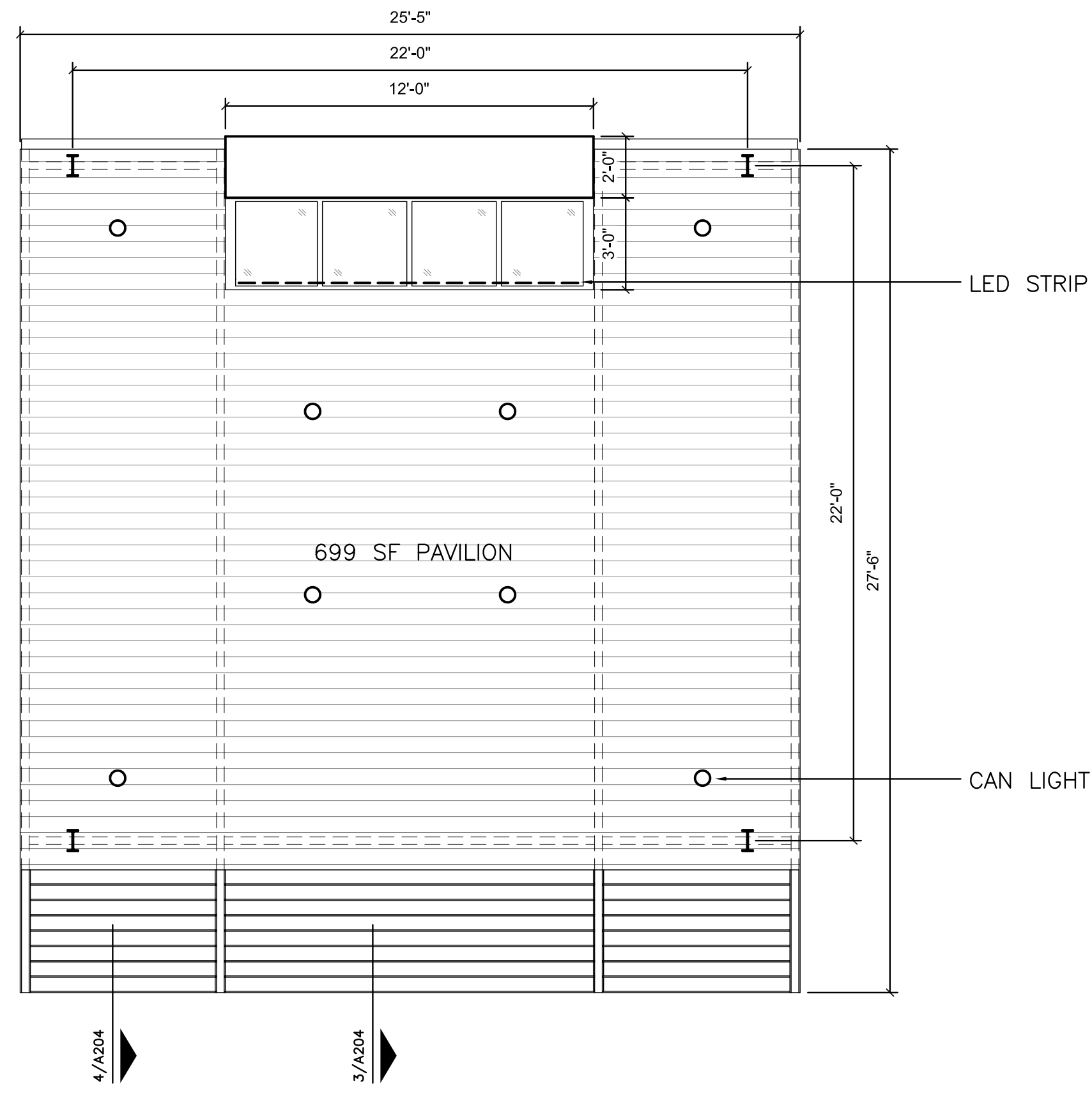
SCALE : 1/4" = 1'-0"

4

A200

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1868-SUP

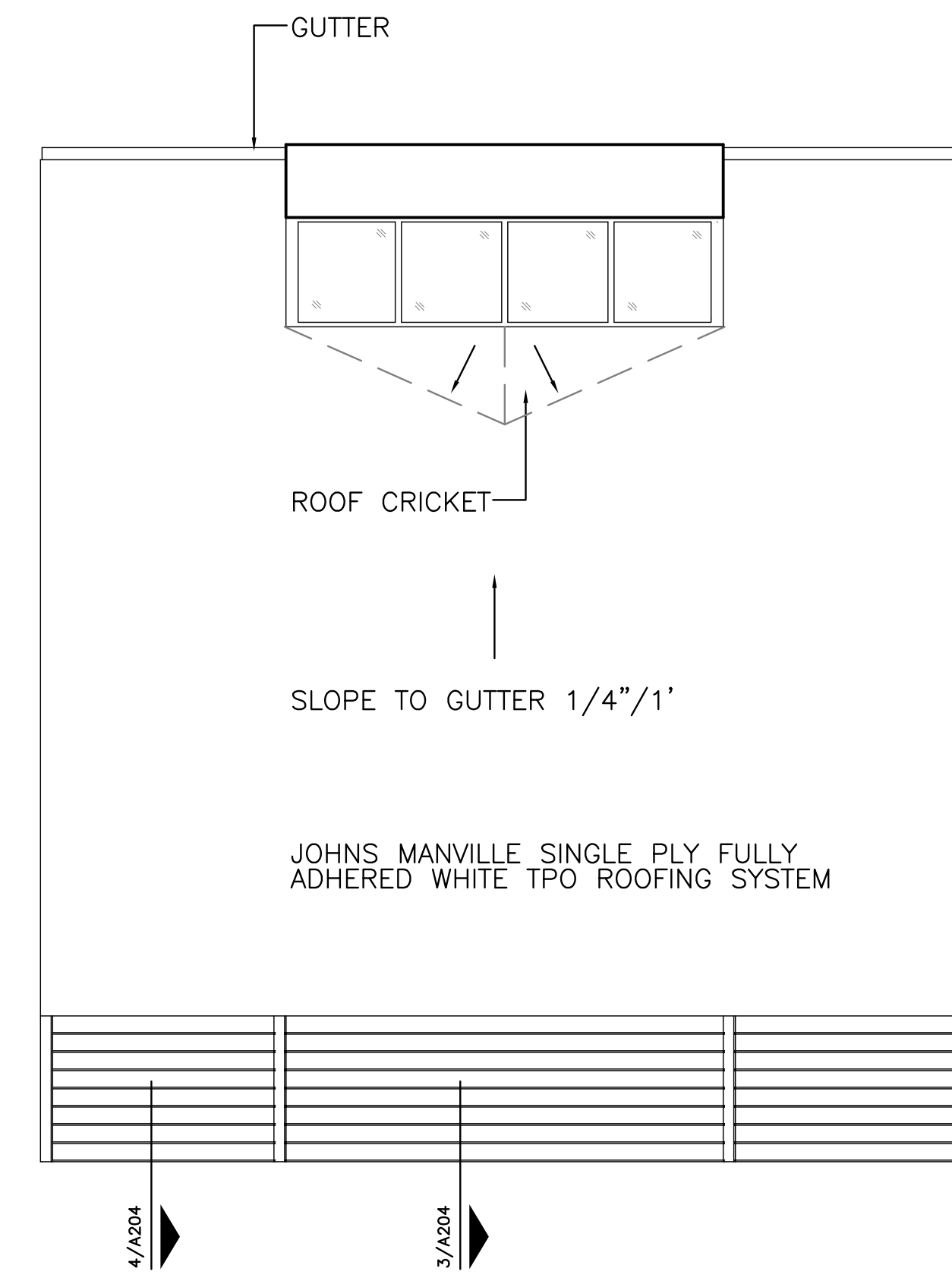


REFLECTED CEILING PLAN

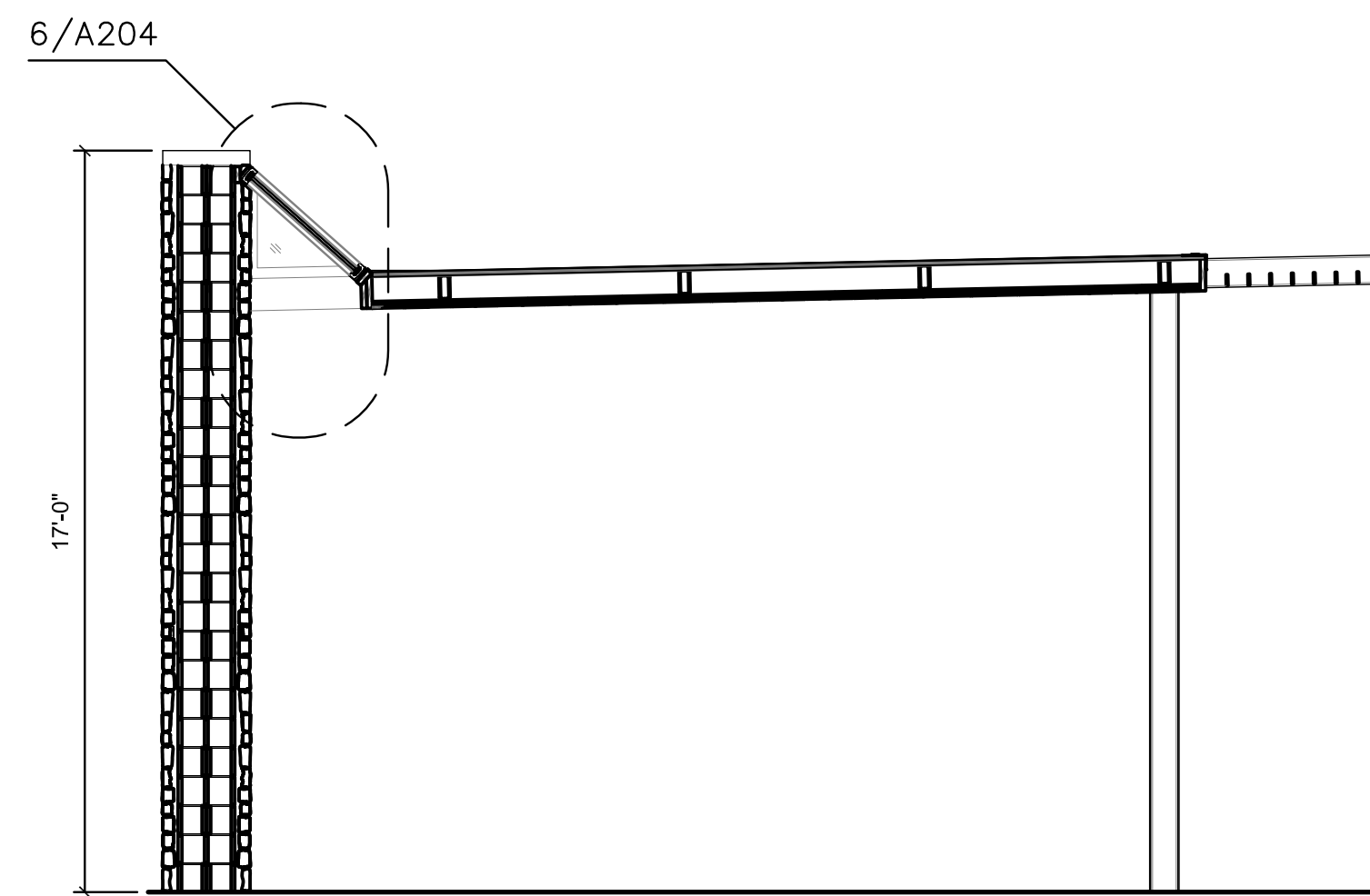
SCALE : 1/4" = 1'-0"

1 ROOF PLAN

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



2

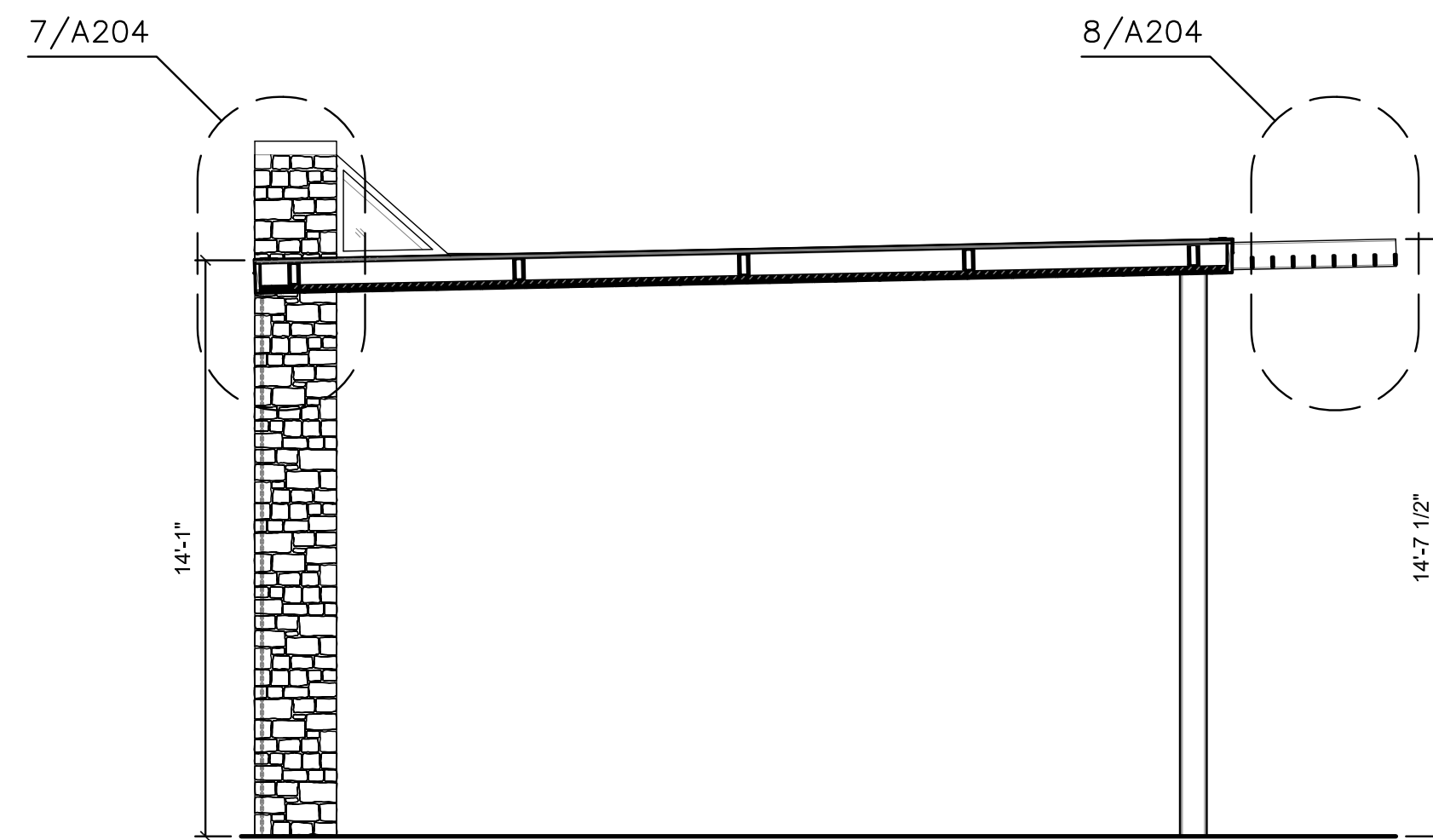


SECTION

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

3 SECTION

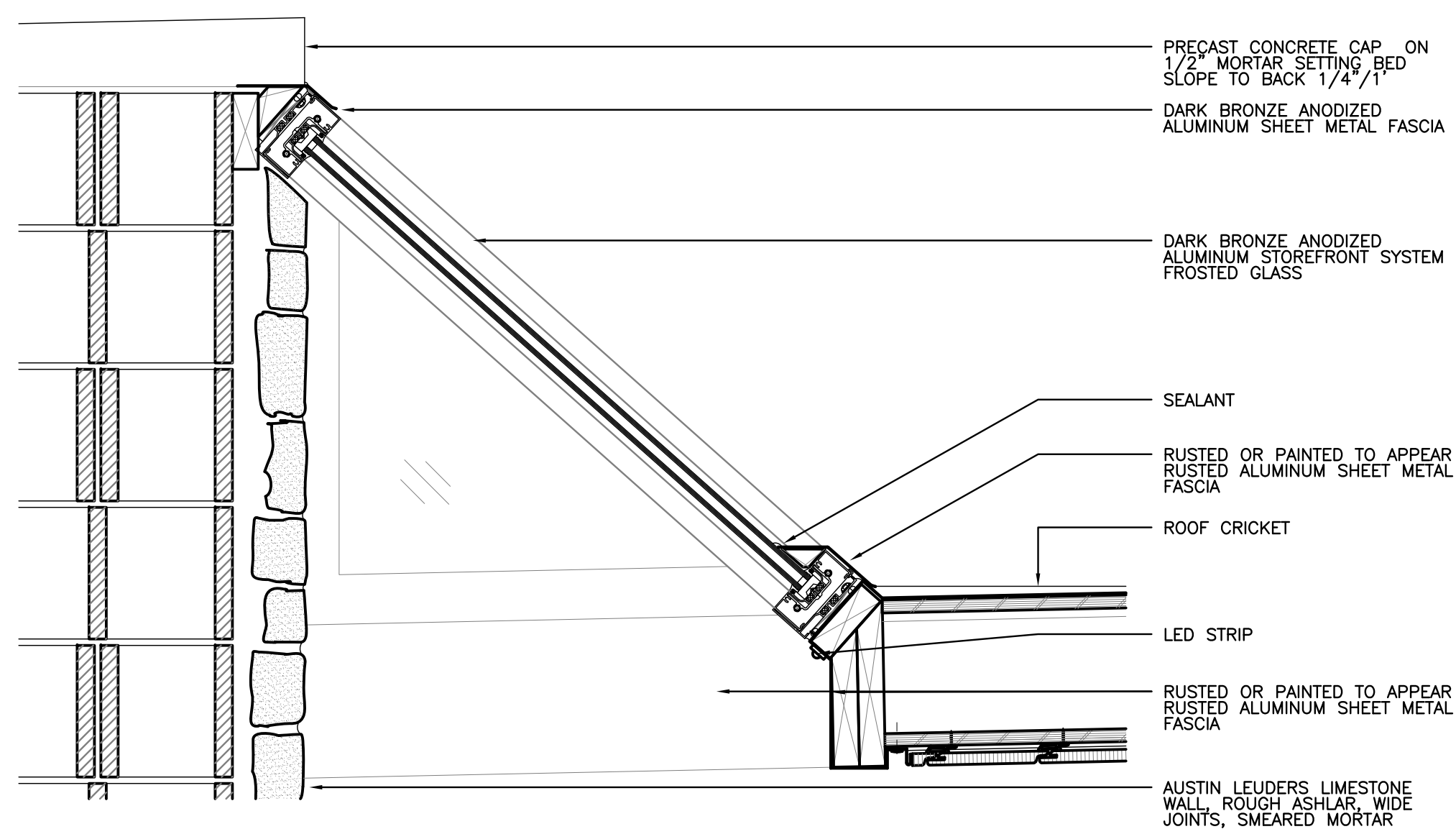
SCALE : 1/4" = 1'-0"



4 SIDE ELEVATION

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

5

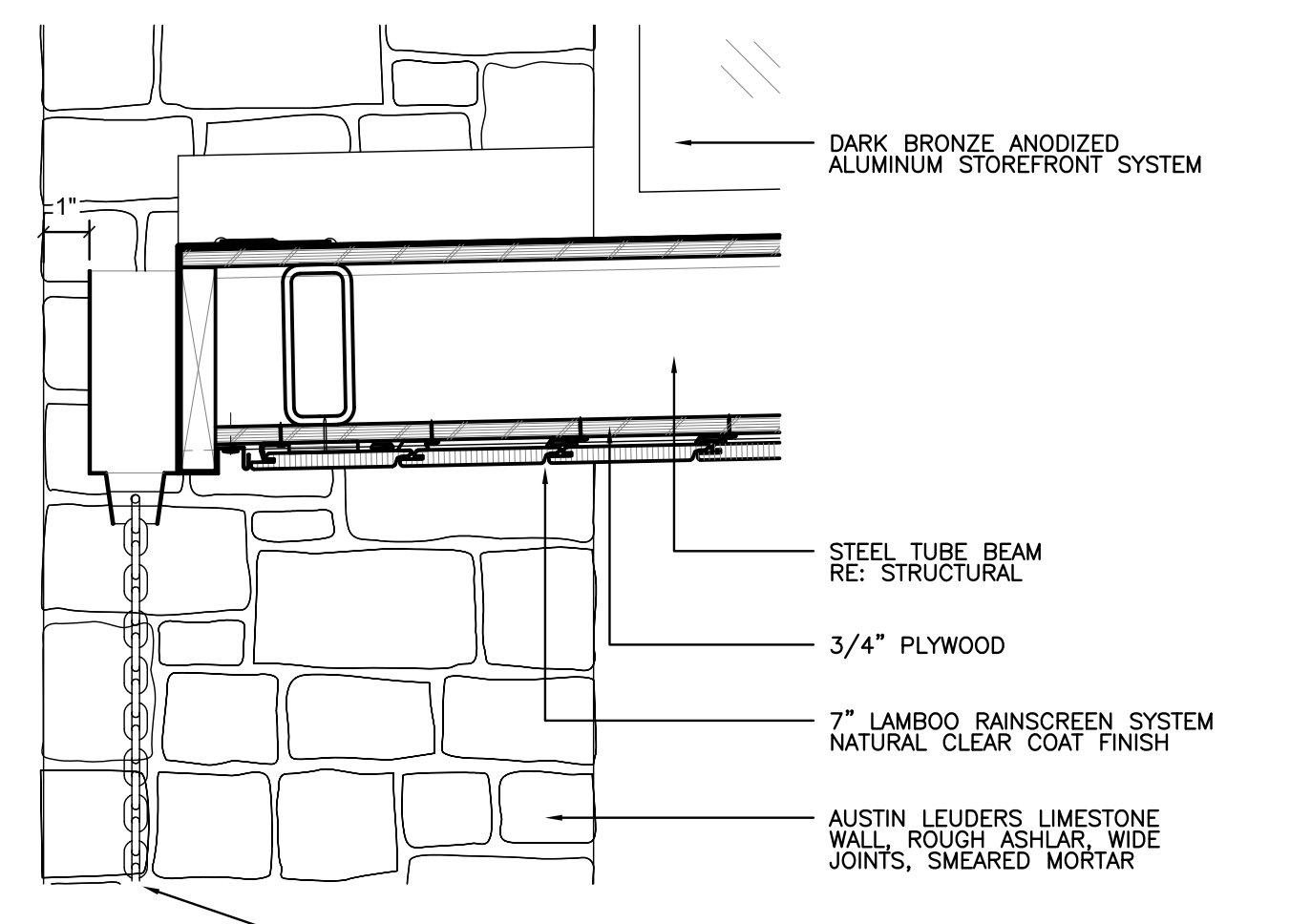


SECTION DETAIL

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

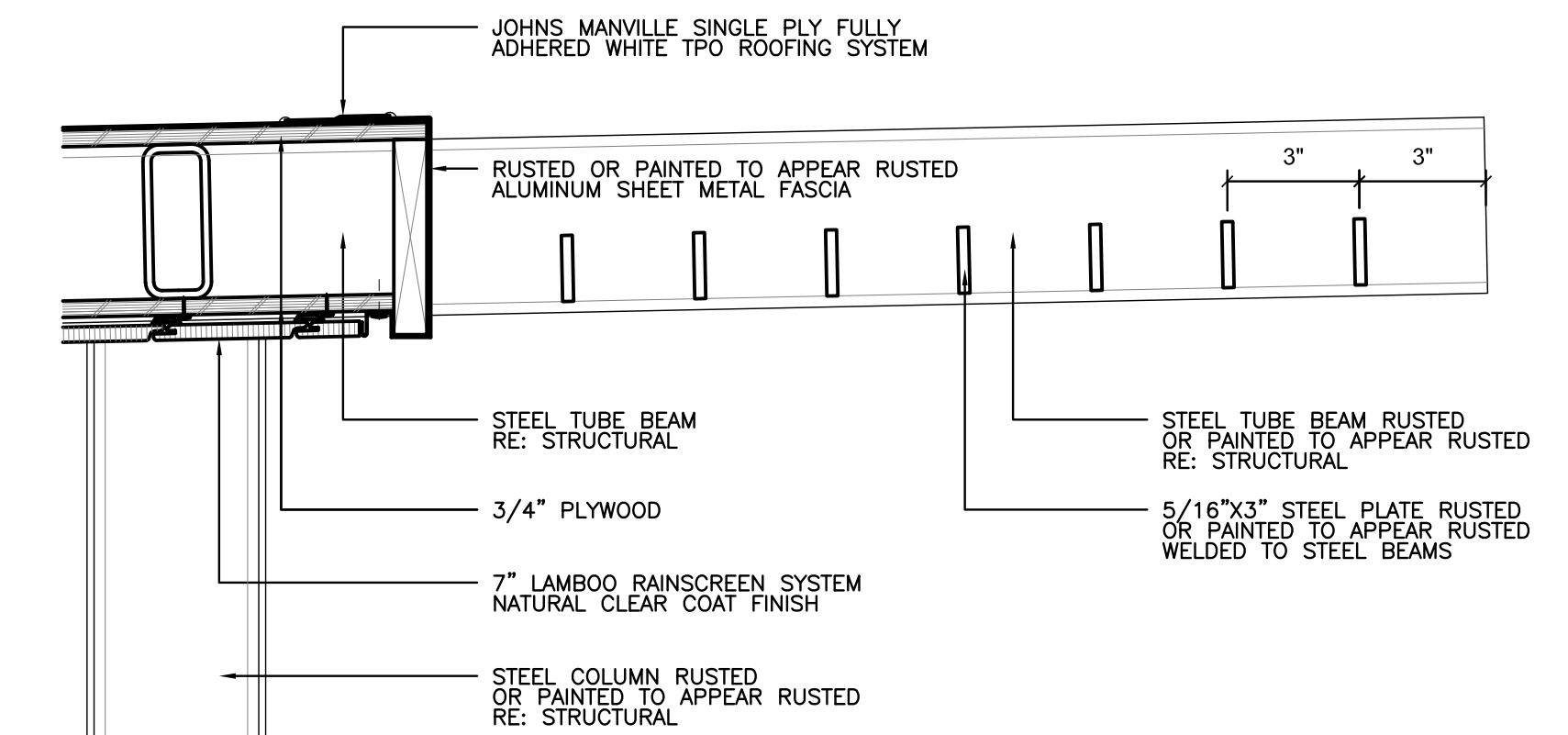
6 SECTION DETAIL

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



7 SECTION DETAIL

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



8

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

REVISIONS :

PAVILION
DETAILS

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1868-SUP

A204

White Rock Chapel
Proposed SUP Conditions

1. USE.

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

religious function defined in Section 7 of these Conditions provided that such business: (1) is not located on the Property, (2) does not use the Property to make its services available outside of religious functions, other religious functions, and educational activities regarding the historic nature of the church, and (3) does not operate its business substantially for the benefit or convenience of the religious group or visitors to the Property.

- e. The owner of the Property must ensure that a complete list of the Conditions for this SUP is: (1) posted in a conspicuous place on the Property at all times, and (2) provided to each person who organizes any authorized use of the Property.
 - f. Should the Applicant or any subsequent owner of the Property desire 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 attached site plan.
 - 3. LANDSCAPE PLAN. Use and development of the Property must comply with the attached landscape plan. All plant material (including street trees and planting within the public right-of-way adjacent to the Property) must be watered and maintained with an automatic irrigation system.
 - 4. FLOOR PLAN: Use and development of the Property must comply with the attached floor plans.
 - 5. FLOOR AREA. The maximum floor area is 1,960 square feet for the chapel and 1,100 square feet for the fellowship hall. The proposed pavilion will have a covered area of 597 square feet.
 - 6. HOURS OF OPERATION.
 - a. Except as provided in subsections (b) and (c), this use may operate only between 9:00 a.m. and 6:00 p.m. each day.
 - b. In addition to the hours of operation permitted in subsection (a), this use may operate for religious and administrative purposes inside a completely enclosed building with fewer than 10 persons between:
 - (i) 5:00 a.m. and 9:00 a.m. one day per week; and
 - (ii) 6:00 p.m. and 9:00 p.m. one day per week.
 - c. Guests of the religious group may view the artifacts and engage in educational activities regarding the historic nature of the church between 9:00 a.m. and 6:00 p.m. on one weekday per calendar month.

- d. Other religious functions, as set forth in Section 7, may be held on the Property between 9:00 a.m. and 6:00 p.m.
- e. To be entitled to use the Property during the hours described in subsections (c) and (d), a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future.

7. OTHER RELIGIOUS FUNCTIONS.

- a. An “other religious function” is an event outside of the primary activities of the religious institution use described in Section 1(a), including a customary accessory activity, namely, a wedding, a baptism that is held outside of a regular church service, a funeral, or a memorial service.
- b. No more than twelve (12) other religious functions per calendar year are permitted. Of these, no more than four (4) may be wedding events, and no more than one (1) wedding event may occur per calendar month.
- c. A member of the religious group operating this use must be present and in control of the Property at all times during an other religious function.
- d. No alcoholic beverages may be sold on the Property. All required food, liquor, and other licenses and permits must be obtained before an other religious function begins. Alcoholic beverages may be served on the Property only as they have been served traditionally by the religious group operating this use as part of any religious function or other religious function, including weddings.
- e. To be entitled to use the Property for an other religious function, a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future.

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

9. PARKING.

- a. A minimum parking ratio of one (1) space per three (3) seats in the main room of the worship hall must be maintained for the Property.
- b. A minimum of 18 off-street parking spaces must be provided on the Property. The

parking spaces on the Property shall not be used for or shared with any use other than the use authorized by this SUP.

- c. Except for handicap parking spaces, all parking and circulation areas must be composed of a properly maintained permeable paving surface, such as decomposed granite. Parking on grass or other unimproved surfaces is not allowed.
- d. On-street parking is prohibited. On-street or off-street valet operations are prohibited.
- e. Visitors are not allowed to arrive on the Property by bus except for school buses transporting school-age children participating in educational activities as defined in Section 6(c).

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

11. SOUND.

- a. Use of the Property shall at all times comply with the Town of Addison Noise regulations (Chapter 34 (Environment), Article III (Noise)), as amended, and the following use and Property specific supplementary conditions. Where there is conflict, the most restrictive regulation shall apply.
 - (i) No outdoor amplified sound shall be allowed. The use or operation of any mechanical or electrical device, apparatus, or instrument to amplify, intensify, or reproduce the human voice, or to produce, reproduce, intensify, or amplify any other sound, or the playing of any radio, cassette tape player, compact disc player, digital music, phonograph, or mechanical or nonmechanical musical or sound producing instrument, at any time and for any duration, shall be declared a public nuisance when the sound from such activity is clearly audible more than 50 feet from the device, apparatus, or instrument.
 - (ii) Noise sources associated with or created by construction, repair, maintenance, remodeling, demolition, or grading occurring on the Property shall not take place between the hours of 8:00 p.m. and 9:00 a.m. on any day, except in the case of an urgent public necessity in the interest of public safety and convenience and for which an application for a permit has been issued for such use in accordance with the Town of Addison Noise regulations.
 - (iii) Musical chimes or the sounding of bells emanating from the Property shall not occur more than five times within any 24-hour period, shall not be more than one (1) minute in duration, and shall not occur between the hours of 8:00 p.m. and 9:00 a.m. on any day.

- (iv) The use or operation of any power lawnmowers or other lawn equipment or any equipment used for agricultural purposes or lawn maintenance on the Property shall not take place or occur between the hours of 8:00 p.m. and 9:00 a.m. on any day.

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

13. MAXIMUM PROPERTY OCCUPANCY. Occupancy for the site shall not exceed 72 occupants. Increased occupancy is permitted for alternative worship services, such as youth worship service, held concurrently to traditional and special program worship services. Where such concurrent worship services are provided, occupancy for the site shall not exceed 90 occupants.

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

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

5555 Celestial Road ▪ Addison, Texas 75254

May 11, 2023

Dear Neighbor,

In follow up to my letter to you last month, I wanted to update you on White Rock Chapel's request for a Special Use Permit ("SUP") from the Town of Addison.

As I mentioned in my previous letter, because the property has a new owner, the Town of Addison requires us to obtain an SUP to continue operating the church. To ensure the church's operation is compatible with the surrounding neighborhood, the Town has asked us to develop a set of conditions that will restrict the church's operations.

Since I last wrote to you, we have talked again with some of your neighbors and the Town of Addison and have incorporated additional restrictions into the proposed conditions. New restrictions are underlined below and a copy of the revised conditions is attached.

- Limit the use of the property to a church only (no commercial operation).
- Explicitly prohibit the use of the property for a school, recreational facility, day care, thrift shop, soup kitchen, homeless shelter, museum, any commercial activity, commercial parking lot, a business that serves food or beverages, or a business that provides musical entertainment, singing, dancing, or other forms of amusement unrelated to the church. Added the following additional prohibited uses: amphitheater, arena or field house, auditorium or exhibition hall, civic or convention trade show facility, spectator sports or other sporting events or practices (whether recreational or organized), other public assembly, dinner theater, community or event center (including non-religious parties or picnics), wedding chapel, or any other use prohibited by the Town's zoning ordinance.
- Restrict our hours of operation to 9 a.m. to 6 p.m. daily (fewer than 10 people can meet inside the church as early as 5 a.m. and as late as 9 p.m. one day per week and only for religious or administrative purposes).
- Limit weddings, baptisms outside of regular church services, funerals, memorial services, and similar functions to 12 per year. Of those 12 church functions, the total number of weddings is limited to 4, with no more than 1 in a single month.
- Limit educational activities related to the historic nature of the church to one weekday per month.

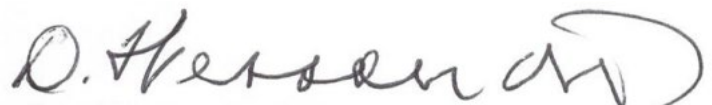
- Require 48-hours' notice to the Town prior to such functions.
- Ensure a church representative is onsite at all times for any such functions.
- Prohibit outdoor amplified sound and strictly limit levels of outside noise.
- Prohibit on-street parking.
- Prohibit on-street and off-street valet operations.
- Prohibit visitors from arriving by bus, except for school buses transporting school-age children participating in educational activities about the historic church.
- A minimum of 18 parking spaces must be provided on the property.
- Any use not expressly authorized by the SUP requires the owner to apply for a new SUP.
- All landscaping must be maintained with an automatic irrigation system.
- No light poles are allowed.
- No outdoor storage is allowed.
- Require the SUP conditions be posted onsite.

Lastly, I understand that an outdated proposal for the church has been circulated that casts doubt on our intentions. That proposal has been wholly abandoned. When we first bought the property, I engaged a consultant to develop a vision for the future of the site. Once we began engaging with neighbors, it became apparent that what the consultant had proposed was not appropriate for the site and we abandoned that plan. That's why we have worked together with neighbors and the Town of Addison to put in place strict limitations on the church's operations. These conditions would not allow anything referenced in the consultant's plan, and if the church violated these conditions, the Town of Addison could shut it down.

I hope you will support our efforts to continue the legacy of this historic church. The Planning & Zoning Commission will consider our request at a public hearing next Tuesday, May 16 at 6 p.m. at the Addison Conference Centre, 15650 Addison Road. You are invited to attend and share your thoughts with the Town and/or email them to zoninginput@addisontx.gov.

Please reach out to me at dewconsulting@dewconsultingllc.onmicrosoft.com or the Town of Addison if you have any questions.

Sincerely,



Don Wesson MD, MBA

White Rock Chapel
Proposed SUP Conditions

1. USE.

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

religious function defined in Section 7 of these Conditions provided that such business: (1) is not located on the Property, (2) does not use the Property to make its services available outside of religious functions, other religious functions, and educational activities regarding the historic nature of the church, and (3) does not operate its business substantially for the benefit or convenience of the religious group or visitors to the Property.

- e. The owner of the Property must ensure that a complete list of the Conditions for this SUP is: (1) posted in a conspicuous place on the Property at all times, and (2) provided to each person who organizes any authorized use of the Property.
 - f. Should the Applicant or any subsequent owner of the Property desire 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 attached site plan.
3. LANDSCAPE PLAN. Use and development of the Property must comply with the attached landscape plan. All plant material (including street trees and planting within the public right-of-way adjacent to the Property) must be watered and maintained with an automatic irrigation system.
4. FLOOR PLAN: Use and development of the Property must comply with the attached floor plans.
5. FLOOR AREA. The maximum floor area is 1,960 square feet for the chapel and 1,100 square feet for the fellowship hall. The proposed pavilion will have a covered area of 597 square feet.
6. HOURS OF OPERATION.
- a. Except as provided in subsections (b) and (c), this use may operate only between 9:00 a.m. and 6:00 p.m. each day.
 - b. In addition to the hours of operation permitted in subsection (a), this use may operate for religious and administrative purposes inside a completely enclosed building with fewer than 10 persons between:
 - (i) 5:00 a.m. and 9:00 a.m. one day per week; and
 - (ii) 6:00 p.m. and 9:00 p.m. one day per week.
 - c. Guests of the religious group may view the artifacts and engage in educational activities regarding the historic nature of the church between 9:00 a.m. and 6:00 p.m. on one weekday per calendar month.

- d. Other religious functions, as set forth in Section 7, may be held on the Property between 9:00 a.m. and 6:00 p.m.
- e. To be entitled to use a building during the hours described in subsections (c) and (d), a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future.

7. OTHER RELIGIOUS FUNCTIONS.

- a. An “other religious function” is an event outside of the primary activities of the religious institution use described in Section 1(a), including a customary accessory activity such as a wedding, a baptism that is held outside of a regular church service, a funeral, or a memorial service.
- b. No more than twelve (12) other religious functions per calendar year are permitted. Of these, no more than four (4) may be wedding events, and no more than one (1) wedding event may occur per calendar month.
- c. A member of the religious group operating this use must be present and in control of the Property at all times during an other religious function.
- d. No alcoholic beverages may be sold on the Property. All required food, liquor, and other licenses and permits must be obtained before an other religious function begins. Alcoholic beverages may be served on the Property only as they have been served traditionally by the religious group operating this use as part of any religious function or other religious function, including weddings.
- e. To be entitled to use a building for an other religious function, a representative of the owner or operator of the use must notify the Director in writing (including via email) at least 48 hours in advance of the planned use of a building. One notice may be sent for multiple planned uses of the building or for the indefinite future.

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

9. PARKING.

- a. A minimum parking ratio of one (1) space per three (3) seats in the main room of the worship hall must be maintained for the Property.
- b. A minimum of 18 off-street parking spaces must be provided on the Property. The

- parking spaces on the Property shall not be used for or shared with any use other than the use authorized by this SUP.
- c. Except for handicap parking spaces, all parking and circulation areas must be composed of a properly maintained permeable paving surface, such as decomposed granite. Parking on grass or other unimproved surfaces is not allowed.
 - d. On-street parking is prohibited. On-street or off-street valet operations are prohibited.
 - e. Visitors are not allowed to arrive on the Property by bus except for school buses transporting school-age children participating in educational activities as defined in Section 6(c).
10. MAINTENANCE. The Property must be properly maintained in a state of good repair and neat appearance at all times. No outdoor storage shall be permitted on the Property.
11. SOUND. No outdoor amplified sound shall be allowed. The use or operation of any mechanical or electrical device, apparatus, or instrument to amplify, intensify, or reproduce the human voice, or to produce, reproduce, intensify, or amplify any other sound, or the playing of any radio, cassette tape player, compact disc player, digital music, phonograph, or mechanical or nonmechanical musical or sound producing instrument, at any time and for any duration, shall be declared a public nuisance when the sound from such activity is clearly audible more than 50 feet from the device, apparatus, or instrument.
12. SOLID WASTE RECEPTACLES. All outdoor solid waste receptacles shall be: (1) securely closed when not in active use, and (2) screened from view from adjacent properties and public rights-of-way. The waste must be properly disposed of at least once per week.
13. MAXIMUM PROPERTY OCCUPANCY. Occupancy for the site shall not exceed 72 occupants. Increased occupancy is permitted for alternative worship services, such as youth worship service, held concurrently to traditional and special program worship services. Where such concurrent worship services are provided, occupancy for the site shall not exceed 90 occupants.
14. PREVENTION OF TRESPASSING. The religious group operating this use shall not allow vagrants and other persons who are not members of the religious group, their guests, and authorized visitors to this use to be on the Property at any time, and will take reasonable and diligent efforts to promptly prevent trespassing on the Property when persons who are not members of the religious group, their guests, and authorized visitors are on the Property.

Planning and Zoning Commission of Addison

Attention: Lesley Nyp

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

May 12, 2023

To the Commission Members:

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

JT McPherson
14517 Winnwood Road

Lesley Nyp

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

Dear Members of the Planning and Zoning Board,

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

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

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

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

I hope you will take my comments into consideration.

Sincerely,
Louise Rosenfield

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Lesley Nyp

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



Dear Ms. Nyp,

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

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

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

Best,

David Rosenfield, PhD

14909 Bellbrook Dr.

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Lesley Nyp

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

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

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

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

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

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

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

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

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

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

I appreciate your leadership and consideration.

Kevin Paillet
5560 Celestial Rd

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Dear City Manager Gaines
& Director Schmidt

May 10,2023

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

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

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

Please acknowledge receipt of this protest.

Thank You,

A handwritten signature in black ink, appearing to read 'Adam and Tara Ottembrajt', written over a horizontal line.

Adam and Tara Ottembrajt
5530 Celestial Road
Dallas ,Texas 75254

Lesley Nyp

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

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

To the planning and zoning commission:

I live on Winnwood Road. 32 years ago when we built our house, we had concerns about the little church. We were promised it would always remain

an historical landmark. Knowing that, we built our home on Winnwood .

It would be absolutely irresponsible for the planning and zoning commission to go back on Addison's word to change that now.

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

Thank you for your attention.

Merle Bruneman.

Merle

Sent from my iPhone

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Lesley Nyp

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

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

Dear City Manager Gaines
May 10,2023

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

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

Richard Lane
Diana Lane
14516 winnwood
Dallas ,Texas 75254

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

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

Look forward to hearing from you

Richard Lane

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Lesley Nyp

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

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

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

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

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

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

Get involved.

Skip Robbins

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

Angela,

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

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

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

Page 18 of the Restoration Plan further provides:

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

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

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

Furthermore, page 21 of the Restoration Plan states:

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

. . .

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

And page 22 of the Restoration Plan says:

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

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

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

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

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

Chris

Christopher D. Bowers

Of Counsel

1316 Village Creek Drive, Suite 500
Plano, TX 75093



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Lesley Nyp

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

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

Skip—

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

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

Sent from my iPhone

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

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

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

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

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

Get involved.

Skip Robbins

From: Chris Bowers

Sent: Monday, May 8, 2023 8:40 PM

To: 'Hunt, Angela' [REDACTED]

Subject: Whether the "Restoration Plan" is still the plan for the White Rock Chapel

Angela,

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

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

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

Page 18 of the Restoration Plan further provides:

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

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

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

Furthermore, page 21 of the Restoration Plan states:

"Beginning in April 2019, the large space [in Building 1] will serve the Summer Enrichment Program, town hall discussions, educational programs and community events. Currently about 60% of the square footage is included in capacity calculations; meaning if the space were

changed into a co-working office space it would be able to seat approximately 20 people comfortable as one time.

. . .

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

And page 22 of the Restoration Plan says:

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

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

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

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

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

Chris

Christopher D. Bowers

Of Counsel

1316 Village Creek Drive, Suite 500
Plano, TX 75093

[REDACTED]

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<WhiteRockChapel-RestorationPlan.pdf>

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WHITE ROCK CHAPEL

Restoration Plan

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

**INSIDE
THIS
PLAN**

**Executive
Summary**
Pg 03

**Company
Overview**
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Plan**
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Executive Summary

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

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

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

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

Executive Summary (cont'd)

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

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



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Vision

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

Key Focus Areas

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

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

Team Structure

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

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

Team Bios

Leadership Team



Donald E. Wesson, MD, MBA

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

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

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

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

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

Team Bios

Leadership Team



Wanda Wesson

Fmr. Director of Program Services at March of Dimes

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

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

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

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

Team Bios

Advisory Board



Pastor Chris Simmons

Head Pastor of Cornerstone Church

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

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



Royce West

Managing Partner, West & Associates

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

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



Market Analysis

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Market Trends

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

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

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

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

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

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

Audience

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

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

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

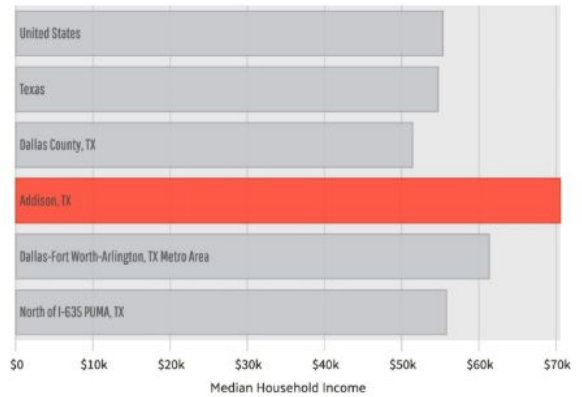
Here is a summarized breakdown of the demographic data on Addison:

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

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

Median Household Income in Addison, Tx

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



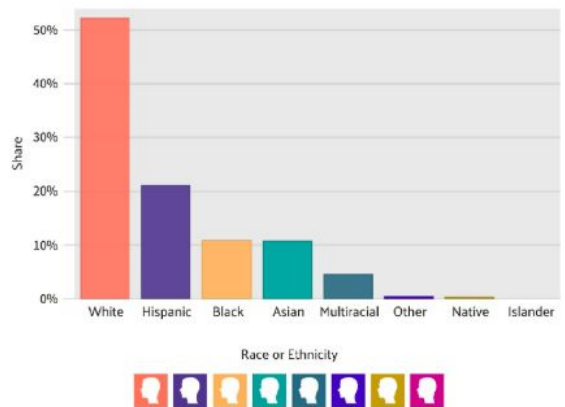
Dataset: ACS 5-year Estimate
Source: Census Bureau

DATAUSA:

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

Race & Ethnicity in Addison, Tx

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



Dataset: ACS 5-year Estimate
Source: Census Bureau

DATAUSA:

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

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

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

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

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



Creating Value In Addison

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Value Creation

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

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

1. *Creating Initial Programming*

White Rock Chapel will create the initial pilot programming starting April 1st, 2019, with a 10-week Youth Summer Enrichment Program. With buy in from Dallas Baptist Association (DBA) for Dallas Baptist University (DBU), there are 3 stages to creating a successful Summer Enrichment program: picking a program-result combination, advertising & recruitment, day-to-day execution. This program will be executed by the initial staff that White Rock Chapel management hires (details below).

Picking a program-result combination. The program is built with directional programming. White Rock Chapel Management has considered a program that focuses on professional and personal development with religious foundation, including: leadership, teamwork, communication, public-speaking, and Bible study.

Advertising & recruitment. The program must be broadcast with clear messaging across a diverse audience to embody the communities that White Rock Chapel has set out to integrate; the goal is to have youth from various socioeconomic and religious backgrounds. There are various viable channels to advertise through including: local school districts, direct-mail and radio advertisements.

Day-to-day execution The program will include daily operational structure that enable lessons to build upon each other over the

course of the 10-week program. The White Rock Chapel management team has considered a weekly-themed structure that draws lessons from the Bible.

The goal is to recruit 10-15 students aged between 13-18 for the first pilot program for Summer 2019. Through the first program, White Rock Chapel will iterate on programming through feedback to launch a Winter Fellowship. Over the course of the next year, the WRC team will grow to advance the program's marketing and design for an official fellowship launch.

2. *Office Manager*

White Rock Chapel will bring on an office manager who has experience managing a facility space, executing youth programming, teaching through a religious lens and strategizing operating structures, writing job descriptions and managing a team. This candidate is projected to start work on April 1st, 2019 with a sole focus on planning and launching the Summer Enrichment Program pilot and expanding their scope towards ongoing events. The candidate will play a huge role in beginning to engage the community and serving as a point of contact for all community related matters.

3. *Executing Community Events*

Along with the execution of the Summer Enrichment Program, the WRC team is setting out to host events every other month starting May 1st, 2019 to the end of year. These events will be planned and launched through the community surveying and may include private events as well. Based on inherent knowledge of the Addison community, the WRC team has considered a 5k Run, Town Hall discussions, hosting weddings, birthday parties and more. The purpose of these events is to support the community and get a head start on spreading the word about White Rock Chapel's initiatives.

The 24-month roadmap stages projects that require longer launch timelines (1) expanding programming to include spiritual leader training, health & wellness, and business incubation (2) updating and upgrading existing building (3) and ultimately serving the community as an open office space with new building structures.

1. *Expanding Programming*

As community surveys and pilot programming solidifies the vision for future programming. The WRC team will be expanding its programming to include a 12-week minority business incubator to elevate the importance of diversity in community integration and help build innovation resources within the Addison community. The planning for the incubator curriculum, advertising strategies and exit opportunities will begin March 2020.

2. *Updating and Upgrading Building Structures*

The process for improving White Rock Chapel’s facilities started March 1st, 2019, and expansion efforts begin June 30th, 2019. The renovation and expansion will enable the WRC team to service the community in full force through the dynamic programs, frequent events and religious practices. The stages are set out clearly to hit this deadline:

CONSTRUCTION	348 days?	Fri 3/1/19	Tue 6/30/20
Update Existing Structure	109 days	Fri 3/1/19	Wed 7/31/19
Interior designs and rendering	22 days	Fri 3/1/19	Mon 4/1/19
Contractor bid	22 days	Fri 3/1/19	Sun 3/31/19
Allocate funds	22 days	Mon 4/1/19	Tue 4/30/19
Apply for permits	22 days	Mon 4/1/19	Tue 4/30/19
Complete Interior Renovation (update existing building)	66 days	Wed 5/1/19	Wed 7/31/19
Final inspection	23 days	Mon 7/1/19	Wed 7/31/19
Green Tag	23 days	Mon 7/1/19	Wed 7/31/19
Build New Structure	282 days?	Sat 6/1/19	Tue 6/30/20
Design and redering	22 days	Sat 6/1/19	Sun 6/30/19
Contractor bid	23 days	Mon 7/1/19	Wed 7/31/19
Allocate funds	23 days	Thu 8/1/19	Sat 8/31/19
Apply for permits	23 days	Thu 8/1/19	Sat 8/31/19
Start conctruction	130 days	Mon 9/2/19	Fri 2/28/20
City inspection and approval	22 days	Mon 3/2/20	Tue 3/31/20
Green Tag	22 days	Wed 4/1/20	Thu 4/30/20
Complete building for educational activities	21 days	Fri 5/1/20	Fri 5/29/20
Open shared space and shared office space	22 days	Mon 6/1/20	Tue 6/30/20

3. *Serving Community as Communing Place*

By June 30th 2020, the updating and upgrading project will be complete, which will include a brand new building structure to act as the technology-enabled, community friendly space. The community space is somewhere for local people to gather and connect, to do things together and pursue shared interests or activities; both serious and fun. Through the events and programs launched in 2019, the WRC team expects strong awareness about the new project to attract people from surrounding North Dallas towns.

Building Plans

Currently White Rock Chapel has 2 buildings to begin initial programming. The first building (“Building 1”) is most eastward and closest to the corner of Celestial Rd and Winnwood Rd with 1,950 SF of space. This building is most recognizable as White Rock Chapel because of the steeple’s visibility.

It has 3 offices, a bathroom and a large room for hosting events. Currently the space is used for Bible study and administrative offices. With a new interior outlay, the large room will be organized to invite more collaborative functions. Beginning in April 2019, the large space will serve the Summer Enrichment Program, town hall discussions, educational programs and community events. Currently about 60% of the square footage is included in capacity calculations; meaning if the space were changed into a co-working office space it would be able to seat approximately 20 people comfortable as one time

The remodeling of Building 1 includes technology and education enablement and collaborative interior design. The goal of the updates is to build a space that elevates the various programs White Rock Chapel is launching over the next 24-months:

The second building (“Building 2”) is offset from Building 1 with 1,045 SF of space. This building is a one-story wood frame construction fellowship hall. It has a large kitchen, large communing space with open accessibility. Beginning in April 2019, this building will serve a gathering place, breakfast clubs with coffee and food options. With over 80% of the space included in capacity calculations serving as a common space for breakfast events and community celebration, it can hold about 20-25 people depending on the event.





With the new structure project starting June 2019, construction set for September 2019 and a completion date of June 1st 2020, functional use of each of the spaces will change. Specifically, the new structure will serve as the community-open space, Building 1 will maintain and improve its ability to host effective educational programming, and Building 2 will turn towards revenue-generating opportunities including, a local coffee shop and rentable event space for local community events - birthday parties, discussion groups, workshops and weddings.

Over the course of next 24-months, with dynamic programming, and upgrading the real estate, the community will begin to acknowledge White Rock Chapel as a welcoming multi-functional space built upon a mission to integrate community through religious and diversity.

Identified Opportunity

Currently the town of Addison is experiencing a large growth in population and as mentioned earlier it has been cited as one of the nations best cities. White Rock Chapel sees as great opportunity to use the assets and resources it has to first and foremost introduce the Good News of our Lord and Savior Christ Jesus.

White Rock Chapel is nestled in an amazing community with access to local parks. The goal is for our space to serve as another high value add to the community. The differentiator is we will be an active resource that the community will engage with for physical, spiritual, mental, and emotional wellbeing. We see a great opportunity to be proactive in engaging the community.

Another great opportunity we plan to capitalize on is the ability to bring the rich history of White Rock Chapel to the town of Addison and the world. White Rock Chapel was started by enslaved Africans in 1884. We recently celebrated our 135th year anniversary and look to begin sharing and making available the story and culture of the founding fathers of White Rock Chapel to the rest of the world.



Milestones & Execution

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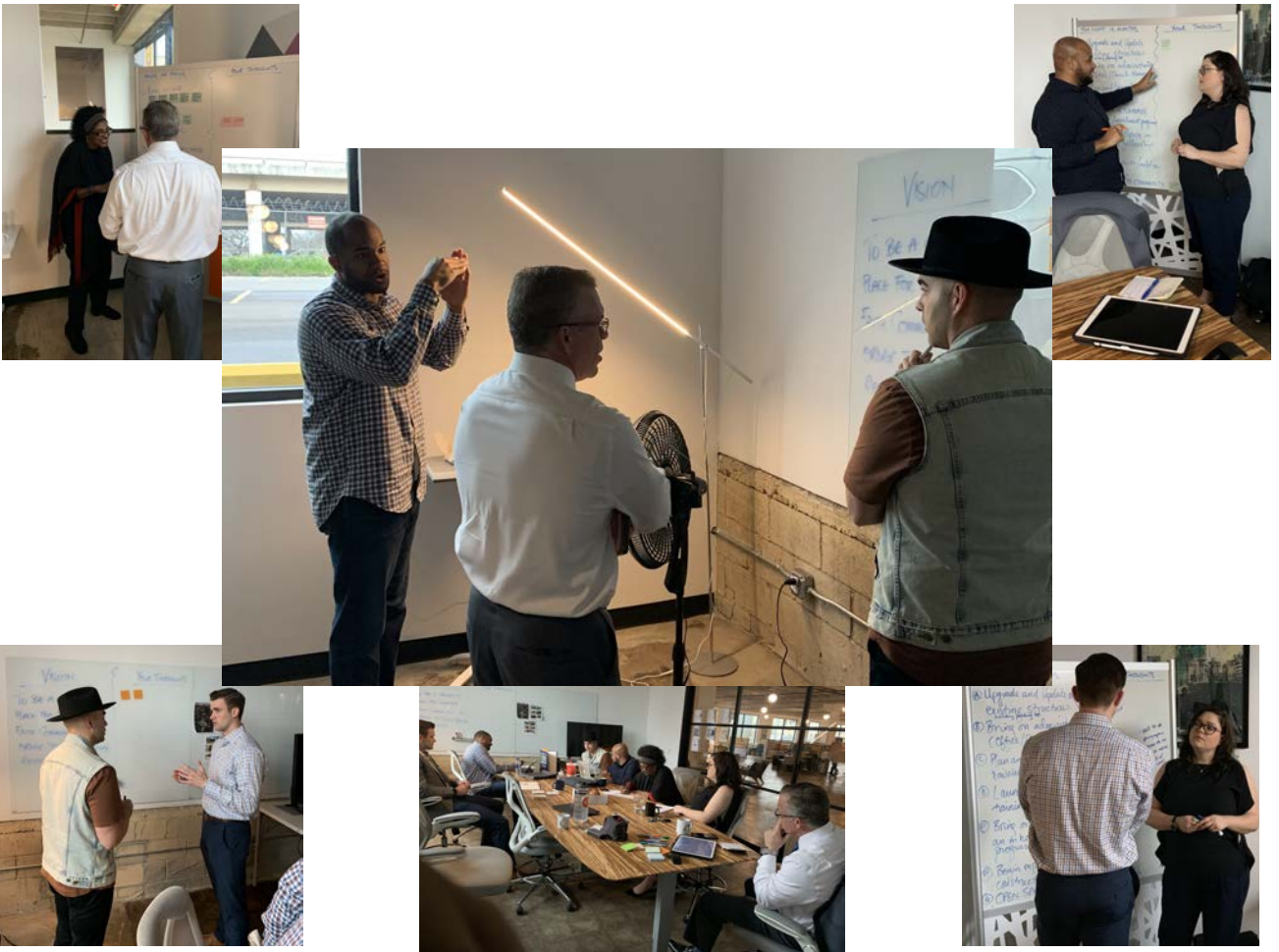


Planning

The leadership team has already started work on White Rock Chapel. TYG Consulting an innovation strategy consulting firm with a history of leading strategy projects with churches was engaged in the development of the strategy, roadmap, and tactical plans for White Rock Chapel.

To ensure that we were not building a strategy in isolation we ran a focus group to receive feedback and input from the same people we look to serve along with experts from a wide variety of industries.

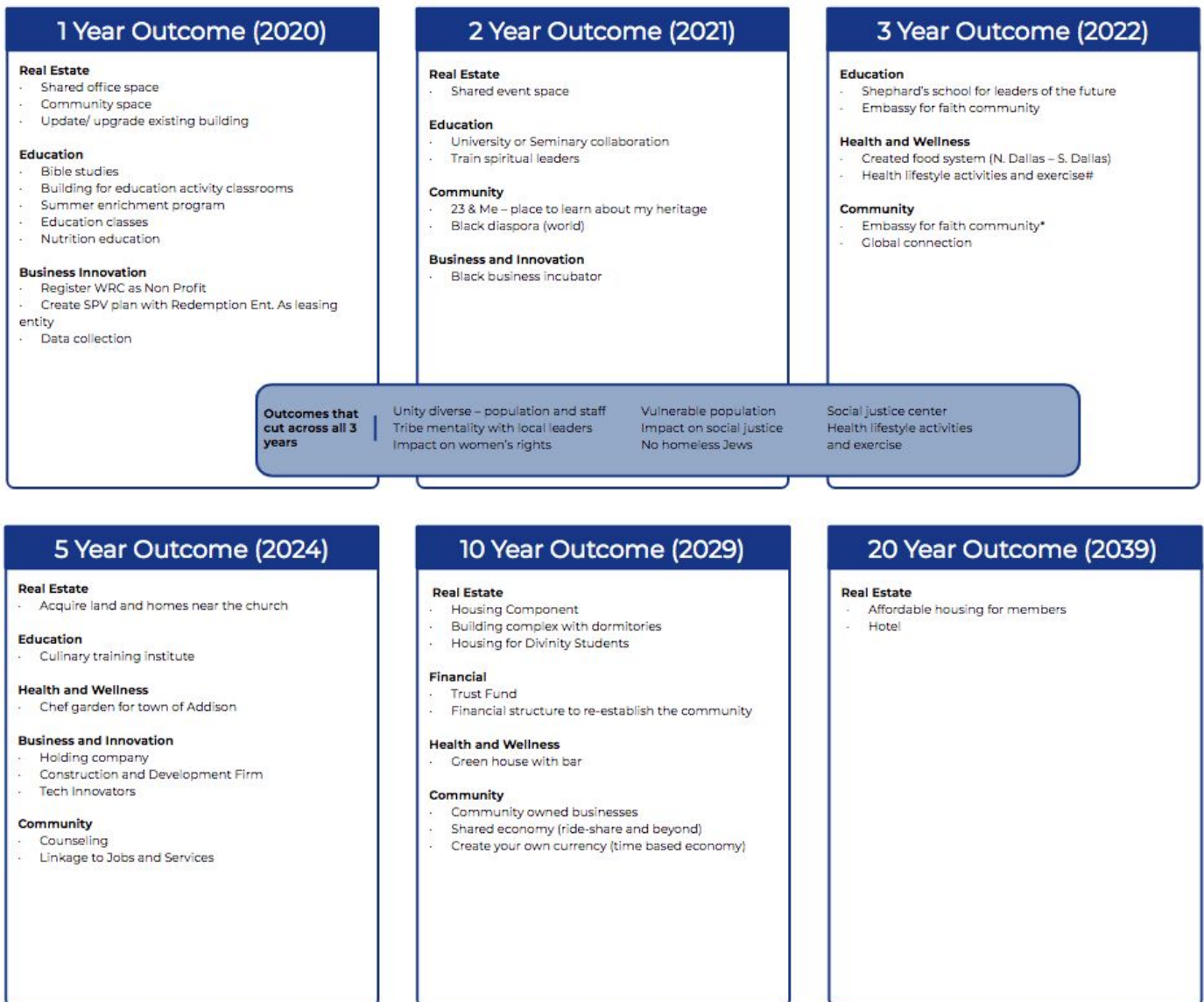
Pictures below -




Multi Year Roadmap

Over the next 20 years our leadership team has cast a compelling vision that brings into consideration all our key focus areas with a huge emphasis on the restoration of White Rock Chapel, having a significant impact on the surrounding community, and making a long term investment into the town of Addison.


The outlook on the next 2 decades is through a lens of deep partnership and collaboration with neighboring churches, leaders within Addison, and the Mayor's office.




Tactical Plan

 WHITE ROCK CHAPEL				
ID	Task Name	Duration	Start	Finish
1				
2	WHITE ROCK CHAPEL	521 days?	Fri 3/1/19	Fri 2/26/21
3	WHITE ROCK CHAPEL TECHNOLOGY	109 days?	Fri 3/1/19	Wed 7/31/19
4	Design and develop website and learning platform	109 days	Fri 3/1/19	Wed 7/31/19
5				
6	WHITE ROCK CHAPEL REGISTERED AS A NON PROFIT	131 days?	Fri 3/1/19	Fri 8/30/19
7	Create SPV Plan with Relationship Ent. as leasing entity	21 days	Fri 3/1/19	Fri 3/29/19
8	File for 501(c) status	21 days	Fri 3/1/19	Fri 3/29/19
9	Register WRC as a Non Profit	88 days	Mon 4/1/19	Wed 7/31/19
10	Open bank account	22 days	Thu 8/1/19	Fri 8/30/19
11				
12	CONSTRUCTION	348 days?	Fri 3/1/19	Tue 6/30/20
13	Update Existing Structure	109 days	Fri 3/1/19	Wed 7/31/19
14	Interior designs and rendering	22 days	Fri 3/1/19	Mon 4/1/19
15	Contractor bid	21 days	Fri 3/1/19	Fri 3/29/19
16	Allocate funds	22 days	Mon 4/1/19	Tue 4/30/19
17	Apply for permits	22 days	Mon 4/1/19	Tue 4/30/19
18	Complete Interior Renovation (update existing building)	66 days	Wed 5/1/19	Wed 7/31/19
19	Final inspection	23 days	Mon 7/1/19	Wed 7/31/19
20	Green Tag	23 days	Mon 7/1/19	Wed 7/31/19
21	Build New Structure	282 days?	Sun 6/2/19	Tue 6/30/20
22	Design and redering	22 days	Sun 6/2/19	Mon 7/1/19
23	Contractor bid	23 days	Mon 7/1/19	Wed 7/31/19
24	Allocate funds	22 days	Thu 8/1/19	Fri 8/30/19
25	Apply for permits	22 days	Thu 8/1/19	Fri 8/30/19
26	Start construction	130 days	Mon 9/2/19	Fri 2/28/20
27	City inspection and approval	22 days	Mon 3/2/20	Tue 3/31/20
28	Green Tag	22 days	Wed 4/1/20	Thu 4/30/20
29	Complete building for educational activities	21 days	Fri 5/1/20	Fri 5/29/20
30	Open shared space and shared office space	22 days	Mon 6/1/20	Tue 6/30/20
31				
32	FUND RAISING	283 days?	Fri 3/1/19	Tue 3/31/20
33	Complete view of needs	21 days	Fri 3/1/19	Fri 3/29/19
34	Establish Dollar ask	21 days	Fri 3/1/19	Fri 3/29/19
35	Creat fund raising strategy	21 days	Fri 3/1/19	Fri 3/29/19
36	Execute funding strategy (Phase 1)	66 days	Fri 3/1/19	Fri 5/31/19
37	Complete raise for Phase 2	110 days	Mon 6/3/19	Fri 11/1/19
38	Complete raise for Phase 3	108 days	Fri 11/1/19	Tue 3/31/20
39				
40	WHITE ROCK CHAPEL PROGRAMS	500 days?	Mon 4/1/19	Fri 2/26/21
41	Summer Enrichment Program	327 days	Mon 4/1/19	Tue 6/30/20

Tactical Plan

 WHITE ROCK CHAPEL				
ID	Task Name	Duration	Start	Finish
42	Employ or outsource staff	22 days	Mon 4/1/19	Tue 4/30/19
43	Develop marketing strategy	22 days	Mon 4/1/19	Tue 4/30/19
44	Launch marketing strategy	23 days	Wed 5/1/19	Fri 5/31/19
45	Role out pilot program	21 days	Sun 6/2/19	Fri 6/28/19
46	Receive feedback and update program as needed	23 days	Mon 7/1/19	Wed 7/31/19
47	Design program	21 days	Thu 1/2/20	Thu 1/30/20
48	Develop content	20 days	Mon 2/3/20	Fri 2/28/20
49	Relaunch marketing	22 days	Wed 4/1/20	Thu 4/30/20
50	Finalize enrollment	23 days	Fri 5/1/20	Tue 6/2/20
51	Open program	22 days	Mon 6/1/20	Tue 6/30/20
52	Black Business Incubator	151 days?	Mon 2/3/20	Mon 8/31/20
53	Identify contribution and developing fellow	21 days	Mon 2/3/20	Mon 3/2/20
54	Develop framework and content strategy	21 days?	Mon 2/3/20	Mon 3/2/20
55	Hold content development session	22 days	Mon 3/2/20	Tue 3/31/20
56	Build program and receive feedback	44 days	Mon 3/2/20	Thu 4/30/20
57	Assign fellow	22 days	Wed 4/1/20	Thu 4/30/20
58	Select companies	21 days	Fri 5/1/20	Fri 5/29/20
59	Launch pilot	66 days	Mon 6/1/20	Mon 8/31/20
60	Training for Spiritual Leaders Program	43 days?	Mon 8/3/20	Wed 9/30/20
61	Design and develop program	21 days	Mon 8/3/20	Mon 8/31/20
62	Marketing and outreach	22 days	Tue 9/1/20	Wed 9/30/20
63	Train spiritual leaders	22 days?	Tue 9/1/20	Wed 9/30/20
64	Black Diaspora Program	107 days?	Thu 10/1/20	Fri 2/26/21
65	Design experiences	22 days	Thu 10/1/20	Fri 10/30/20
66	Design and build	21 days	Mon 11/2/20	Mon 11/30/20
67	Launch	23 days	Tue 12/1/20	Thu 12/31/20
68	23 & Me (global outreach and global content provider)	21 days	Fri 1/1/21	Fri 1/29/21
69	Finalize Black Dispora (world)	20 days	Mon 2/1/21	Fri 2/26/21
70				
71	WHITE ROK CHAPEL ADMINISTRATION	283 days	Fri 3/1/19	Tue 3/31/20
72	Hire Full Time Administrative Officer	106 days	Fri 3/1/19	Fri 7/26/19
73	Setup HR systems (operating structure, job descriptions)	21 days	Fri 3/1/19	Fri 3/29/19
74	Recruit and source candidates	22 days	Mon 4/1/19	Tue 4/30/19
75	Finalize hire and train	22 days	Mon 4/1/19	Tue 4/30/19
76	Create Office and Management Processes	23 days	Wed 5/1/19	Fri 5/31/19
77	Data collection	21 days	Fri 6/28/19	Fri 7/26/19
78	Fellowship	283 days	Fri 3/1/19	Tue 3/31/20
79	Get consultation and buy-in from DBA for DBU	21 days	Fri 3/1/19	Fri 3/29/19
80	Design framework and weekly learning	21 days	Fri 3/1/19	Fri 3/29/19
81	Determine required roles and create job discriptions	22 days	Mon 4/1/19	Tue 4/30/19
82	Setup Fellow applications	22 days	Mon 4/1/19	Tue 4/30/19

Tactical Plan

 WHITE ROCK CHAPEL				
ID	Task Name	Duration	Start	Finish
83	Recruit, hire and outbound setup	23 days	Wed 5/1/19	Fri 5/31/19
84	Summer fellowship starts	23 days	Wed 5/1/19	Fri 5/31/19
85	Provide feedback	22 days	Thu 8/1/19	Fri 8/30/19
86	Roll-off summer fellow	22 days	Thu 8/1/19	Fri 8/30/19
87	Recruit fall and winter fellows	130 days	Mon 9/2/19	Fri 2/28/20
88	Provide feedback on winter fellows	22 days	Mon 3/2/20	Tue 3/31/20
89	Roll-off winter fellows	22 days	Mon 3/2/20	Tue 3/31/20

Marketing Plan

We aim to position White Rock Chapel as an “Open Door” community where any and everyone is welcomed and no one left behind. As such the marketing efforts will be focused primarily on encouraging the people in the community, local organizations, places of business, and neighboring churches to join the White Rock Chapel community and leverage its resources.

The messaging will take a community-oriented stance, focusing on "bringing Christ centered value and engagement 365 days a year."

We'll push this messaging via:

- Social channels- primarily Facebook, Instagram, Twitter and YouTube through promoted posts and targeted advertisements.
- Direct - leveraging introductions from within our networks to engage with community, organizations, and town leaders and decision makers.
- Partnerships- other religious associations and the organizations that serve them.

Since transparency is at the corner of what we do, credibility will be key, hence the emphasis on network and relationship-based market entry vs the traditional cold outreach.

The funnel generated via these channels will be directed to the Office Manager and management team, who will be responsible for fostering these relationships and opportunities.

Branding and Design

Inspired by Newer Churches

This logo gives a nod to older churches but with a sleek, modern style.

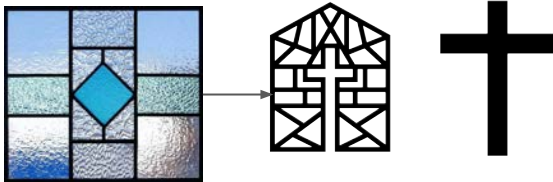
Colors

A classical blue, similar to the one Addison uses, and a faded tone of the same blue to push the cross forward

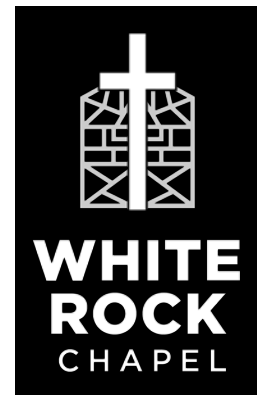


Symbols

Shapes mimicking stained glass windows in the shape of a home/church, as a nod to older churches. A cross to represent salvation through Jesus Christ.

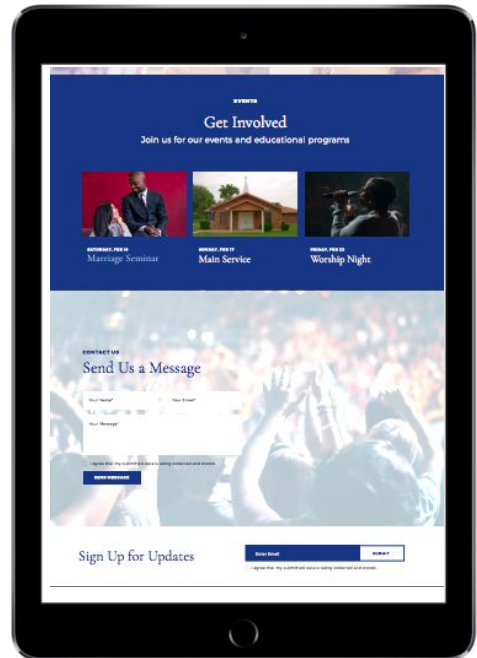


**WHITE
ROCK
CHAPEL**



Technology

As mentioned earlier in the plan White Rock Chapel will look to be as Technologically advanced as is possible. We are leading right out of the gate with a website and have plans within the next 24 months to launch an online Learning Management Platform to support the White Rock Chapel educational programs.



Operations

Location & Facilities

White Rock Chapel will be headquartered at 5555 Celestial Rd, Dallas, TX, 75254.

Additionally, Addison is a growing town with a strong base of professionals who we will look to serve White Rock Chapels hiring needs (i.e. both volunteer and full time) and provide a strong potential donor base.

Success Metrics

Key metrics White Rock Chapel will track include:

- Monthly one time and recurring donations
- Number of daily visitors
- Number of monthly visitors
- Level of engagement during visits
- Average group size for events and programming
- Impact of programming
- Average project monetary need

To determine the appropriate targets to set, White Rock Chapel will run a pilot programs and events led by White Rock Chapel fellows over a six-month period. The details of the pilot will be discussed with the leadership and the advisory board to decide on further investment of pivots where needed.



Financial Plan

Financials

35



Financial

White Rock Chapel is seeking resource investment to undergo structural and interior changes to the facility, hire an administrator, begin developing the initial enrichments and fellowship programs, and begin expansion construction. The costs are [estimated](#) based on the tactical strategy plan.

We look to partner with sister churches, the town of Addison, and the community to achieve the restoration goal of White Rock Chapel and the community we serve.

For Financial Plan please go to next page.

White Rock Chapel Financials	2019	2020
Legal & Accounting		
Filing for 501(c)3 status	\$1,500.00	-
Open Bank Account	\$100.00	-
Trademark / Patents	\$5,000.00	\$5,000.00
Accounting, Professional Services	\$10,000.00	\$10,000.00
Legal Counsel	\$20,000.00	\$10,000.00
Permits Applications		
Utilities & Equipment		
Rent	\$33,750.00	\$45,000.00
Updating Interior		
Building 1	\$20,000.00	\$20,000.00
Building 2	\$20,000.00	\$20,000.00
Technology Investment	\$5,000.00	\$5,000.00
Computer, Phone, Wifi	\$500.00	\$500.00
Gas, Water Electric	\$3,000.00	\$2,500.00
Construction		
Interior Design & Rendering	\$20,000.00	-
Build	\$200,000.00	-
Administrative		
Website Hosting	\$150.00	\$150.00
Productivity Tools	\$150.00	\$150.00
Data Collection	\$150.00	\$150.00
General Liability Insurance	\$7,500.00	\$10,000.00
Human Resources	\$1,200.00	\$1,200.00
Staffing		
Administrator	\$33,750.00	\$45,000.00
Support Staff	\$22,500.00	\$30,000.00
Cleaning Staff	\$9,000.00	\$18,000.00
Maintenance Staff	\$4,500.00	\$8,000.00
Programming Supplies		
Strategy	\$20,000.00	-
Website & Learning Platforms	\$20,000.00	-
Summer Enrichment Program	\$20,000.00	\$20,000.00
Black Business Incubator	-	\$10,000.00
Spiritual Leader Program	-	\$10,000.00
Fellowship	-	\$10,000.00
Miscellaneous		
Travel & Accomodation	\$5,000.00	\$7,500.00
Team Events	\$2,000.00	\$2,000.00
Support Budget	\$5,000.00	\$5,000.00
Meals & Entertainment	\$2,000.00	\$2,000.00
Totals	\$491,750.00	\$297,150.00



Appendix

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Profit Forecast: Assumptions and Data	39



Sources of Data

Sources
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https://www.bisnow.com/dallas-ft-worth/news/economic-development/small-distant-suburbs-growing-fastest-in-dfw-95459
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