



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

WEDNESDAY, NOVEMBER 15, 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 Wednesday, November 15, 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 October 17, 2023 Planning and Zoning Commission Meeting.

Regular Agenda:

2. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 14665 Midway Road, Suite 155, that is currently zoned Local Retail (LR), to allow an educational institution. Case 1899-SUP/14665 Midway Road, Suite 155 (Career Discovery Academy).
3. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 097-044, for property located at 3795 Belt Line Road, that is currently zoned Planned Development (PD), to allow modifications to the development plan. Case 1902-SUP/3795 Belt Line Road (McDonald's).
4. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. O91-038. Case 1901-SUP/5555 Celestial Road (White Rock Chapel).

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 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

1.

Meeting Date: 11/15/2023

Agenda Caption:

Consider Action on the Minutes from the October 17, 2023 Planning and Zoning Commission Meeting.

Staff Report:

The minutes from the October 17, 2023 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the October 17, 2023 Planning & Zoning Commission

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

October 17, 2023

6:00 P.M. - Addison Conference Center
15650 Addison Road, Addison, TX 75001

Present: Chair Chris DeFrancisco; Vice Chair Denise Fansler; Commissioner Jimmy Barker;
Commissioner Robert Catalani; Commissioner Diane Chavez; Commissioner Zachary
Faircloth

Absent: Commissioner John Meleky

Call Meeting to Order

Chair DeFrancisco called the meeting to order.

Pledge of Allegiance

Chair DeFrancisco 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 September 19, 2023 Planning and Zoning Commission Meeting.
2. Present, discuss, and consider action on a Replat for Village on the Parkway, Lot 1R-2, for an office and retail development on 31.608± acres located at the southeast corner of Belt Line Road and Dallas Parkway, addressed as 5100 Belt Line Road. Case R2023-07/VOP Block 900.

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

Moved by Vice Chair Denise Fansler, Seconded by Commissioner Zachary Faircloth

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

Passed

Regular Agenda:

3. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. O13-051, for property located at 4875 Belt Line Road, that is currently zoned Commercial-2 (C-2), to allow modifications to the development plan. Case 1892-SUP/4875 Belt Line Road (Home2 Suites).

Lesley Nyp, Planning and Development Manager, presented the request for a Special Use Permit (SUP) Amendment for property located at 4875 Belt Line Road, to allow modifications to the development plan.

Home2 Suites is an existing hotel with 132 guest rooms. The hotel offers various guest amenities including a fitness center, business center, and outdoor pool. There is no restaurant or bar on site. The hotel requested an amendment to the existing SUP, Ordinance No. O13-051, to update the development plan to allow the construction of three shade structures on the outdoor patio. The shade structures will be located immediately surrounding the existing outdoor pool. The structures will be constructed of steel with a polyethylene cover. The hotel has expressed an interest in providing additional shade on the patio to make the outdoor space more enjoyable for guests.

Staff recommends approval of the request.

Public Hearing: No comments received.

Motion: Recommend approval of SUP, Case 1892-SUP/4875 Belt Line Road (Home2 Suites), as presented.

Moved by Commissioner Robert Catalani, Seconded by Vice Chair Denise Fansler

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

Passed

4. Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 098-022, for property located at 4960 Arapaho Road, that is currently zoned Planned Development (PD), Ordinance No 004-048, to allow modifications to the development plan. Case 1893-SUP/4960 Arapaho Road (Radisson Hotel).

Lesley Nyp, Planning and Development Manager, presented the request for a Special Use Permit (SUP) Amendment for property located at 4960 Arapaho Road, to allow modifications to the development plan.

The Radisson Hotel is an existing hotel with 101 guest rooms. The hotel offers various guest amenities including a fitness center, meeting space, business center, restaurant, and outdoor pool. The hotel requested an amendment to the existing SUP, Ordinance No. 098-022, to update the development plan to allow updates to the building façade and floor plan. The building modifications are proposed in order to meet the Hampton by Hilton design brand standards. There are no proposed modifications to existing services offered on site.

Staff recommends approval of the request.

Public hearing: No comments received.

Motion: Recommend approval of SUP, Case 1893-SUP/4960 Arapaho Road (Radisson Hotel), as presented.

Moved by Vice Chair Denise Fansler, Seconded by Commissioner Jimmy Barker

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

Passed

5. Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 4006 Belt Line Road, Suite 100, that is currently zoned Planned Development (PD), through Ordinance No. 460, and amended by Ordinance No. 085-003, to allow an educational institution. 1897-SUP/4006 Belt Line Road, Suite 100 (Montessori Institute of North Texas).

Lesley Nyp, Planning and Development Manager, presented the request for a Special Use Permit (SUP) for property located at 4006 Belt Line Road, Suite 100, to allow an educational institution.

The Montessori Institute of North Texas (MINT) is requesting a Special Use Permit (SUP) to allow a Montessori training center for teachers. This program will provide Montessori certification for teachers and serve as a resource for professional development. This institute is the only Montessori teacher training center in Texas that is affiliated with the Association Montessori Internationale (AMI). MINT will not provide schooling for children.

MINT is proposed to be open 8:00 AM – 5:00 PM Monday through Friday. The anticipated class size will vary between 6-30 adults. Approximately 50% of the training takes place virtually. Courses are offered year-round; however, a majority of the classes are offered during the summer months while teachers are on summer vacation.

The zoning ordinance allows educational institutions through the approval of an SUP within any zoning district. The proposed use complies with the ordinance.

Staff recommends approval of the request.

Public hearing: No comments received.

Motion: Recommend approval of SUP, Case 1897-SUP/4006 Belt Line Road, Suite 100 (Montessori Institute of North Texas), as presented.

Moved by Commissioner Robert Catalani, Seconded by Commissioner Diane Chavez

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

Passed

6. Hold a public hearing, present, discuss, and consider action on a request to amend the development standards and approve a development plan for Phase II, for a 12.22± acre property located at 16675 Addison Road, currently zoned Planned Development (PD) Ordinance Nos. 023-32, to allow for the construction of an office/warehouse development with associated site improvements. Case 1900-Z/16675 Addison Road (Phase II).

Lesley Nyp, Planning and Development Manager, presented the request for a Planned Development (PD) Amendment for a 12.22 acre property located at 16675 Addison Road, to allow modifications to the development standards and development plan for an office/warehouse development with associated site improvements.

On July 11, 2023, the City Council approved Planned Development (PD), Ordinance No. 023-32, which provided permitted uses, development standards, a development plan for Phase I, and a concept plan for Phase II to allow the redevelopment of the site.

It was the intent of the previous applicant for Ordinance No. 023-32, Brockett Street Capital, to develop the property in two phases. The first phase would include the conversion of the existing 138,000 square foot call center into a multi-tenant office/warehouse structure. Phase II proposed a second 97,000 square foot multi-tenant office/warehouse structure within the existing concrete parking area.

Lovett Industrial is currently in the process of acquiring the subject property and intends to complete the project in one phase. Lovett Industrial is a Houston based real estate developer with a local office in Dallas.

This request will amend the existing PD to allow minor modifications to the development standards and adopt an updated development plan for the entire site (Phases I and II). Tenants for this site have not yet been identified.

Staff recommends approval of the request.

Public hearing: No comments received.

Motion: Recommend approval of SUP, Case 1900-Z/16675 Addison Road (Phase II), as presented

Moved by Commissioner Diane Chavez, Seconded by Commissioner Zachary Faircloth

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

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

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

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.

Planning & Zoning Commission

2.

Meeting Date: 11/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 14665 Midway Road, Suite 155, that is currently zoned Local Retail (LR), to allow an educational institution. Case 1899-SUP/14665 Midway Road, Suite 155 (Career Discovery Academy).

Recommendation:

Administration recommends approval.

Attachments

1899-SUP Staff Report

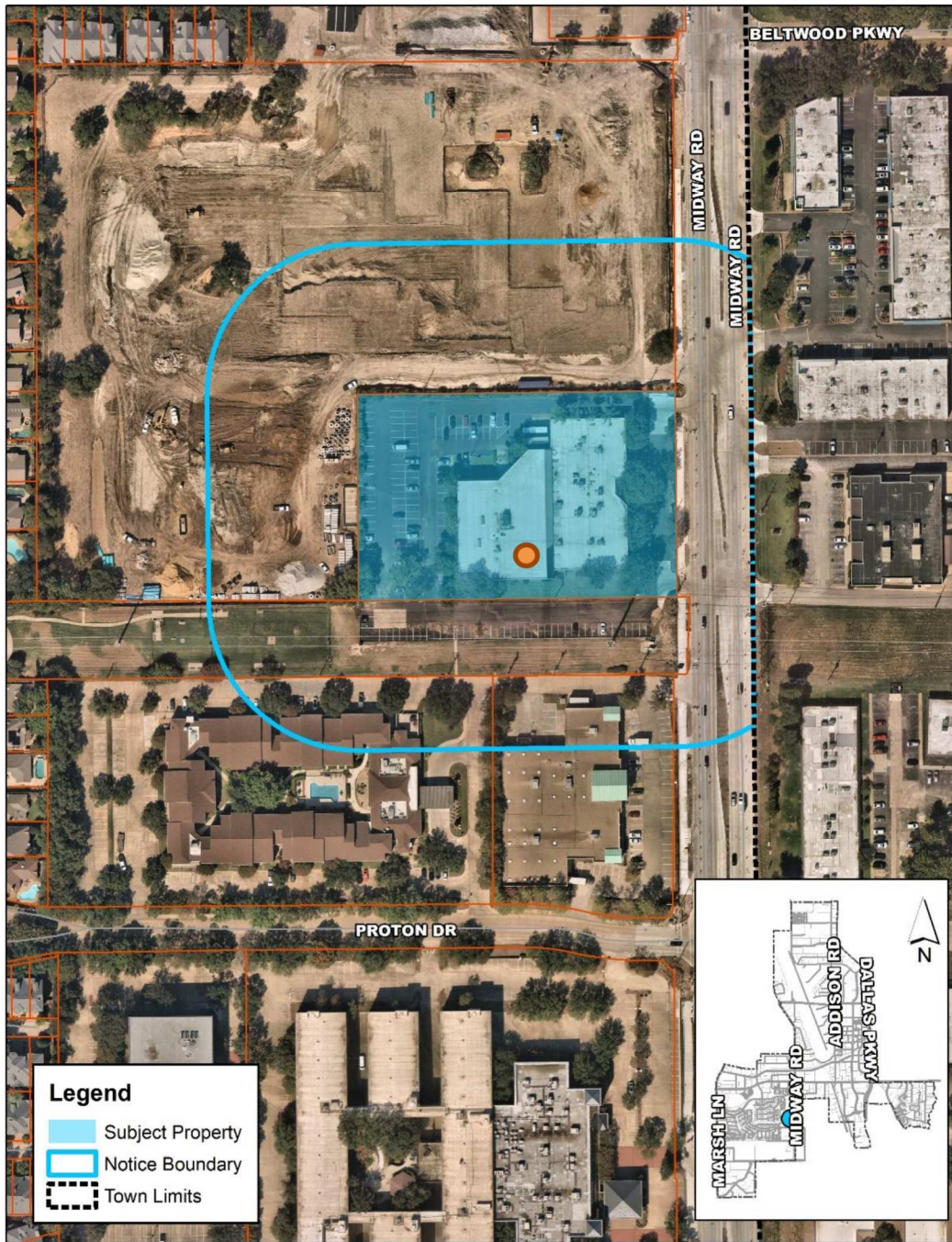
1899-SUP Letter of Intent

1899-SUP Plans

1899-SUP

PUBLIC HEARING 1899-SUP/14665 Midway Road, Suite 155 (Career Discovery Academy). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) for property located at 14665 Midway Road, Suite 155, that is currently zoned Local Retail (LR), to allow an educational institution.

LOCATION MAP





November 15, 2023

STAFF REPORT

RE: 1899-SUP/14665 Midway Road, Suite 155 (Career Discovery Academy)

LOCATION: 14665 Midway Road, Suite 155

REQUEST: Approval of a Special Use Permit for an educational institution. (Application Date: 09/20/2023)

APPLICANT: Ana Miranda, Career Discovery Academy

DISCUSSION:

Background: The subject property is located at 14665 Midway Road. The proposed business, Career Discovery Academy, would be located within Suite 155. The subject property is zoned Local Retail (LR). The site has an existing multi-tenant office building that was constructed in the 1970s.

Career Discovery Academy is requesting a Special Use Permit (SUP) to allow a training program to provide employment skills and certification preparedness for healthcare professionals. The training offered includes Certified Nurse Aide (CNA), Phlebotomy Technician, and Medical Assistant. In addition to training, the facility will also offer testing by appointment. The academy will be operated by Ana Miranda and Bryan Oreamuno, who previously operated the school in Dallas prior to relocating to Addison.

The academy will be open during class hours, which includes weekdays from 9:00 AM – 8:00 PM. The maximum class size that may be accommodated on site is 12 students. Additional students may participate online. The program cycles last between 4-8 weeks, which include lectures and clinical training.

The zoning ordinance allows educational institutions through the approval of an SUP within any zoning district. The proposed use complies with the ordinance.

Proposed Plan: With this request, Career Discovery Academy would utilize an existing 1,775 square foot suite to conduct training and facilitate testing. The space will offer a reception area, office, kitchen, classroom, and testing rooms. The classroom and office features tables and chairs and the skills rooms are setup to simulate a patient room. There are no interior or exterior modifications proposed.

Parking: There are currently 139 parking spaces provided on site to serve the multi-tenant office building. There are an additional 42 parking spaces within the adjacent Texas Utilities right of way that appears to be used by the subject property. Staff has no knowledge of issues on site related to lack of parking.

Exterior Facades: No modifications are proposed to the existing facades on the subject property.

Landscaping and Open Space: No modifications are proposed to the existing landscaping and open space. The ongoing reconstruction of Midway Road will include landscaping improvements to the frontage of the subject property.

RECOMMENDATION: APPROVAL

As proposed, this training and testing center will function similarly to an office setting and will primarily operate during typical business hours. The classes will be small with a maximum of 12 students, which is unlikely to create conditions that would negatively affect other businesses located within the office building.

Staff recommends approval of this request.

Letter of intent

To whom it may concern:

My name is Ana Miranda; I am the owner, along with my partner Bryan Oreamuno, of Career Discover Academy, located at 14665 Midway Rd suite 155, Addison, Texas 75001. We opened our school in Dallas at the beginning of 2020, thinking we would be a physical school. But shortly after, COVID-19 hit, and we tried to keep our few students. Like most businesses, we had to find ways to keep doing classes, so we started teaching online. We tried hard to teach our students and certify them to help hospitals because, at that time, everyone working in the medical field was essential.

Over time, we had some students physically in school and others online. Most of them just come for practice, especially for CNA. We try to schedule them. One day might be busy with students training by schedule, and the rest of the week the school is empty. We are a small business. Our focus for this office is to make it a testing center for CNA students and administrative purposes. Students still need a physical address to register, and we also need to keep their paperwork in files. Here's the reason why we need this office.

Our classes are CNA, Phlebotomy Technician, and Medical Assistant. We teach only the lecture for Phlebotomy and Medical Assistants, and they practice at the clinic with which we have a contract. If some want to come to school, they are only here from 9:30 a.m. to 12:30 p.m. or evenings from 5:30 to 8:00 p.m.

Here is the way we operate with every program:

- Certified Nurse Aide: 4 weeks
- Certified Phlebotomy Technician: 7 weeks. (the lecture is only one day a week; practice at the clinic).
- Medical Assistants: 8 weeks. After taking the previous programs, CNA and CPT are also included in this program. (The lecture is only one day a week, and students practice at the clinic).

We want to keep the programs and continue teaching. As said before, we don't have many students, but we get very proud when one of them tells us that we are an essential part of their success because that's what we are looking for: people who want to succeed and make an effort to do it. Some of them think they can't because they are married, they don't have enough money, or they think they are not suitable for it and still try. We have a few stories, especially about a student who went looking for classes at other schools, but she had a felony, and no one could help her find out if she could do the program until she came to us when she finished her program; she cried. She is 55 years old, and her felony was since she was 20 years old. She tried hard to get into the CNA program all this time, but no school could help her. We are so proud of her for changing her life for good since long ago and now doing what she always wanted. And all of it because of her persistence in doing it no matter how long it took her. We had only two students during that class. But it sure made a big difference. We don't care about being a small and online school; the point is to make a difference.

The class where we had more students online was 12 about a year and a half ago; only three came for practice, and only nine came to take the graduation picture. It was the only big class we had. The other courses are 7, 5, or even one student.

Of course, we are planning on growing the business. But there is only space for up to 12 students. If they are online, we can have as many as we want, but in person, they will have to be on hold for the next program if the current program is already filled. If our school grows, we will have to move and find a better place where the students are more comfortable. TWC, the Texas Workforce Commission that allows us to operate, only needs an office CO permit, as we had in Dallas. We hope to continue doing this.

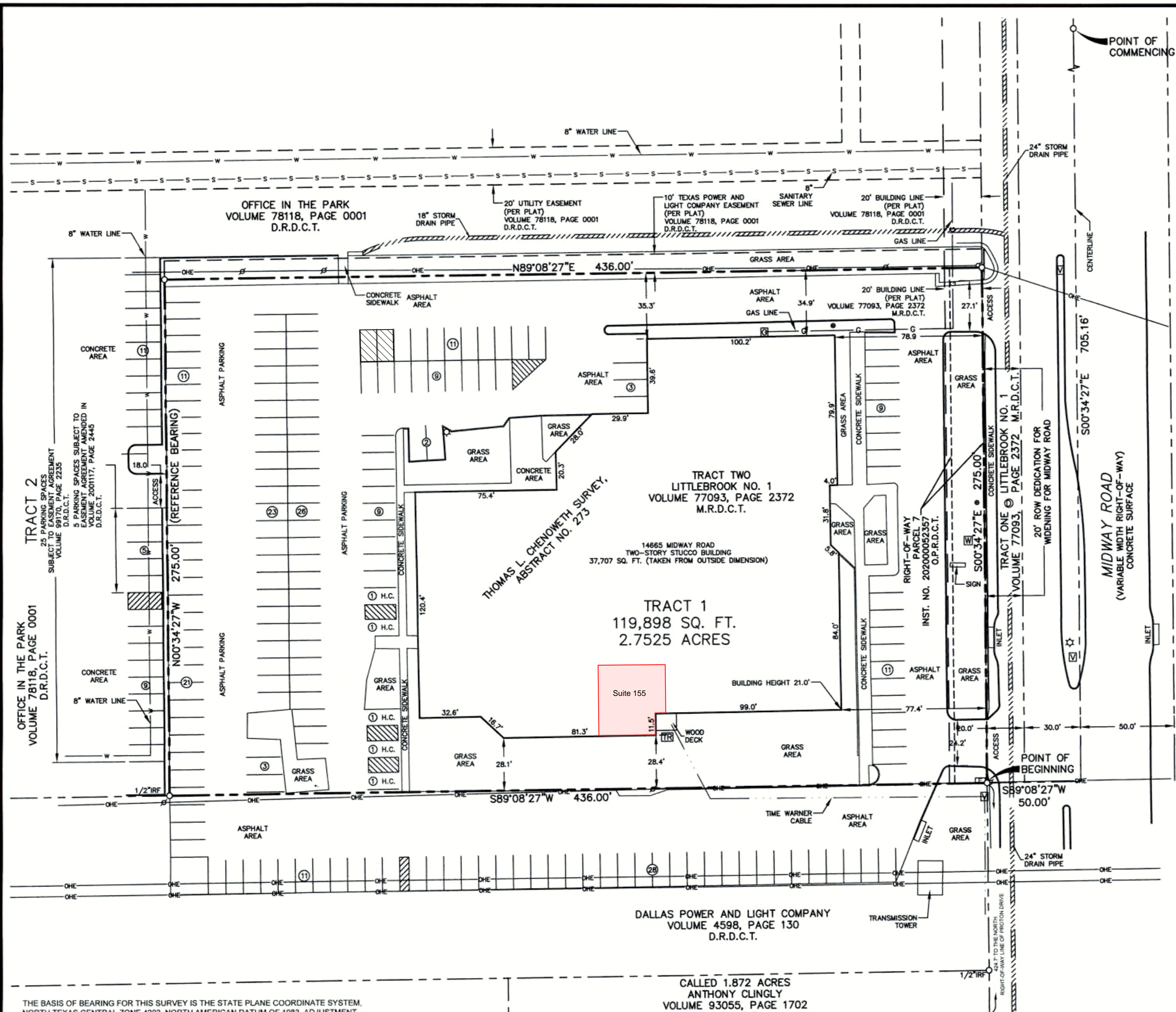
The testing center application has also been submitted, and we are working with the State to set up everything we need to keep this going. We hope to be approved soon. We will open the testing center from 9 a.m. to 5 p.m., Monday through Friday. The testing center schedules the hours students are coming in for testing. The most we can schedule in this location will be five students for the computer room from 9–10 a.m. and about eight students for the clinicals test from 10:30 a.m. to 5 p.m. For clinicals (practice) testing, only two students stay; they go two by two in the testing room. The test might take more than an hour, so the rest of the students leave and return when scheduled. They are not here all day. There is no point in students being here for hours if they are going to take a test at 1 p.m.

There are several testing centers in Dallas. Not everyone might be scheduled in this location, and we might not be at total capacity daily. Students choose where they want to take the test. I am the only one working in the office right now; my partner comes a few times a week if required, and a nurse will be attending the testing center computer and clinics. Thank you for the opportunity to let you know who we are and what we do, and we hope to hear from you soon.

Sincerely:
Ana Miranda and Bryan Oreamuno

Ana Miranda

Bryan Oreamuno



LEGAL DESCRIPTION
119,898 SQ. FT. / 2.753 ACRES

Legal description of land: Being two (2) tracts of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas, and being more particularly described as follows:

TRACT 1

Being a tract of land situated in the Thomas L. Chenoweth Survey, Abstract No. 273, Dallas County, Texas and all of Tract Two, Littlebrook No.1, an addition in the City of Addison, Texas, according to the plat thereof recorded in Volume 77093, Page 2372, Map Records, Dallas County, Texas and being more particularly described as follows:

Commencing at a point in the center of Midway Road (a 100' ROW) and the East line of the Thomas L. Chenoweth Survey, said point being the Northwest corner of a 91.109 acre tract conveyed to W. Roy Hastings and wife, Beula Mae Hastings, by W.C. Boedeker by Deed dated June 29, 1955, and filed July 5, 1955, in the Deed Records of Dallas County, Texas.

THENCE South 00 degrees 34 minutes 27 seconds East, along the center line of Midway Road a distance of 705.16 feet to a point for corner;

THENCE South 89 degrees 08 minutes 27 seconds West a distance of 50.00 feet to a point for corner at the true point of beginning;

THENCE South 89 degrees 08 minutes 27 seconds West a distance of 436.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 34 minutes 27 seconds West a distance of 275.00 feet to a point for corner;

THENCE North 89 degrees 08 minutes 27 seconds East a distance of 436.00 feet to a point for corner;

THENCE South 00 degrees 34 minutes 27 seconds East a distance of 275.00 feet to the true point of beginning and containing 119,898 square feet or 2.753 acres of land, more or less.

TRACT 2

Non-Exclusive easement rights created by Easement Agreement dated 08/18/1999, executed by and between OIP, Ltd., a Texas limited partnership and Midway Park, Ltd., a Texas limited partnership as recorded in Volume 99170, Page 2235, Real Property Records, Dallas County, Texas. As affected by Amendment To Easement Agreement filed 06/14/2001, recorded in Volume 2001117, Page 2445, Real Property Records, Dallas County, Texas.

SURVEYOR'S CERTIFICATION

To: NORTHMARQ CAPITAL
MIDWAY OFFICE PARK LLC, a Texas limited liability company
SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY, a Mississippi corporation, and its successors and/or assigns as their respective interests may appear
NORTH AMERICAN TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, 19 and 22 of Table A thereof. The field work was completed on March 2, 2020.

Date of Plat or Map: March 9, 2020
Executed this 17th Day of March 2020

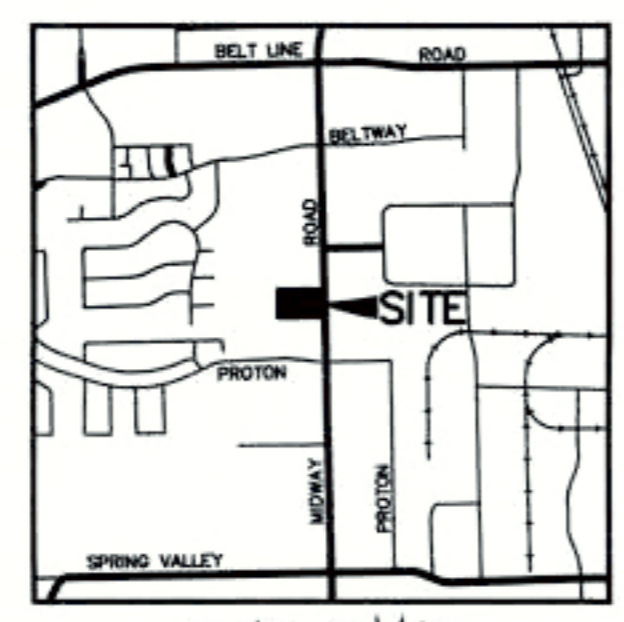
Candy Hone, RPLS
Name: Candy Hone
Title: RPLS for Votex Surveying Company
Registered Professional Land Surveyor
Registration No.: Texas 5867
Firm No.: 10013600
Address: 10440 N. Central Expressway, Suite 800, Dallas, Texas 75231
Office No.: (469) 333-8831
Email: candy@votexsurveying.com



THE BASIS OF BEARING FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011

FLOOD STATEMENT:
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP 48113C0180K WITH AN EFFECTIVE DATE OF 07/07/2014.

- LEGEND**
- LIGHT POLE
 - GAS METER
 - WATER METER
 - UTILITY VAULT
 - ELECTRICAL TRANSFORMER
 - POWER POLE
 - STORM SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - ELECTRICAL VAULT
 - OVERHEAD ELECTRIC LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - IRON ROD FOUND
 - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - DEED RECORDS, DALLAS COUNTY, TEXAS
 - MAP RECORDS, DALLAS COUNTY, TEXAS



- MISCELLANEOUS NOTES:**
- There is direct access to the subject property via Midway Road, a public right-of-way.
 - The current zoning classification allows for the subject property to be used as a Local Retail.
 - The locations of utilities shown on the survey are from visible evidence.
 - The posted address on site is 14665 Midway Road.
 - At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
 - At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
 - At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
 - At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
 - This survey was conducted without the benefit of a current title commitment so there may be easements, restrictions or other matters of record affecting this property that are not shown hereon.
 - At time of survey there was no zoning report or letter provided to the surveyor by the client.

PER CITY OF ADDISON

THIS SUBJECT PROPERTY IS ZONED: LR - (LOCAL RETAIL DISTRICT CLASSIFICATION)

PER CITY ZONING:	25 FEET
FRONT BUILDING SETBACK	NONE
SIDE SETBACK	NONE
REAR BUILDING SETBACK	NONE
BUILDING HEIGHT	2 1/2 STORIES IN HEIGHT (29')
PARKING REQUIRED	Office: (1/300 s.f.) One space per each 300 square feet of floor area. An office complex of 50,000 square feet or more: (1/200 s.f.) square feet of net useable area.
EXISTING PARKING SPACES	136 SPACES 8 HANDICAP SPACES 141 TOTAL

UTILITY NOTE

ALL VISIBLE EVIDENCE OF UTILITIES SERVING THE PROPERTY ARE SHOWN.

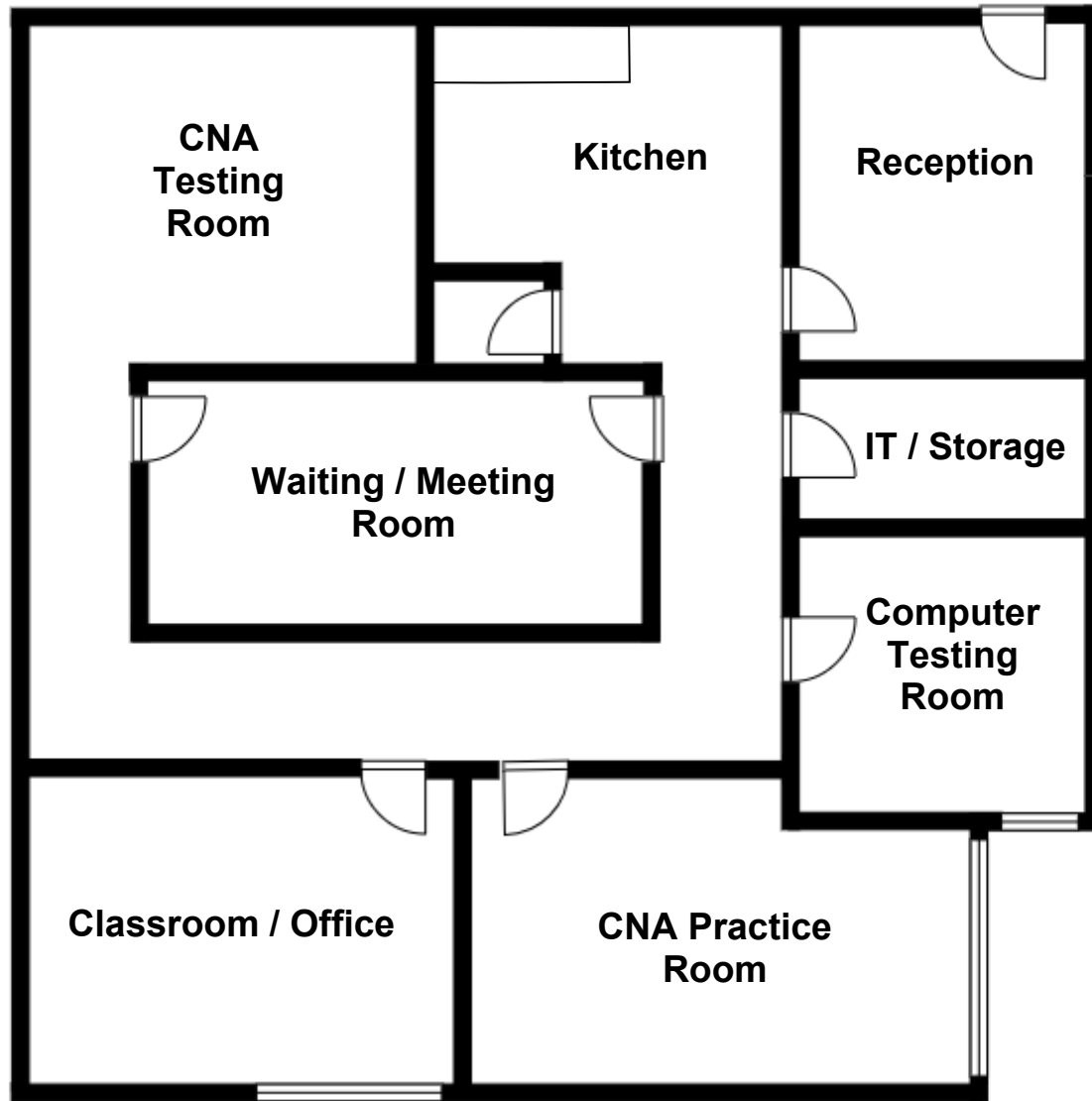
THE CITY OF ADDISON HAS LIMITED INFORMATION AS TO THE LOCATION OF WATER AND SEWER LOCATIONS AND SERVICES.

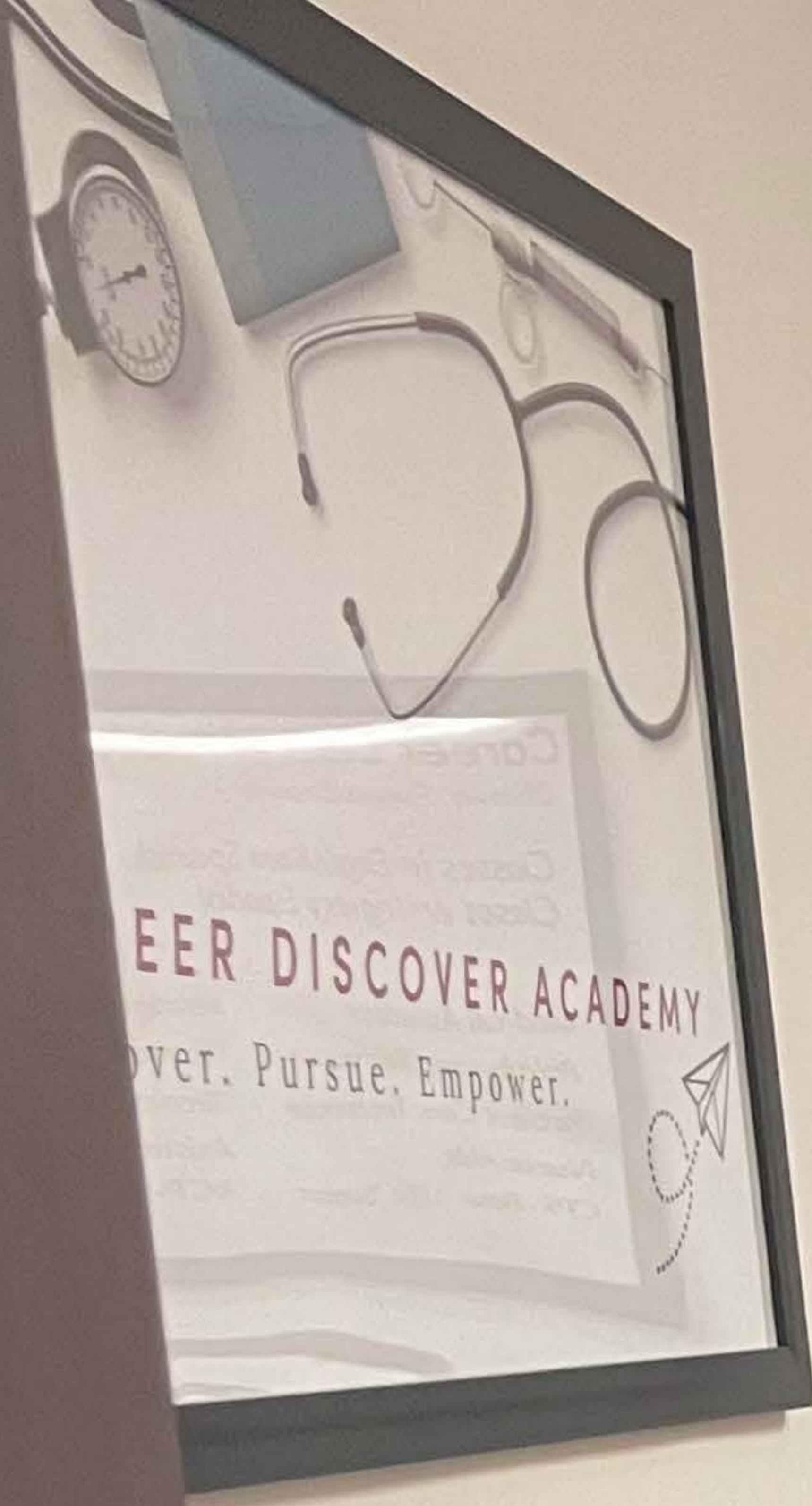
EVERY EFFORT WAS MADE BY THE UNDERSIGNED TO PLOT UTILITIES.

2.753 ACRES
14665 MIDWAY ROAD
ALTA/NSPS LAND TITLE SURVEY
TRACT TWO
LITTLEBROOK NO. 1
IN THE THOMAS L. CHENOWETH SURVEY,
ABSTRACT NO. 273,
CITY OF ADDISON, DALLAS COUNTY, TEXAS,

SCALE 1"=30' DATE: MARCH 9, 2020
PROJECT NO. 2011-029-A

14665 Midway Road, Suite 155
1,775 Sq. Feet





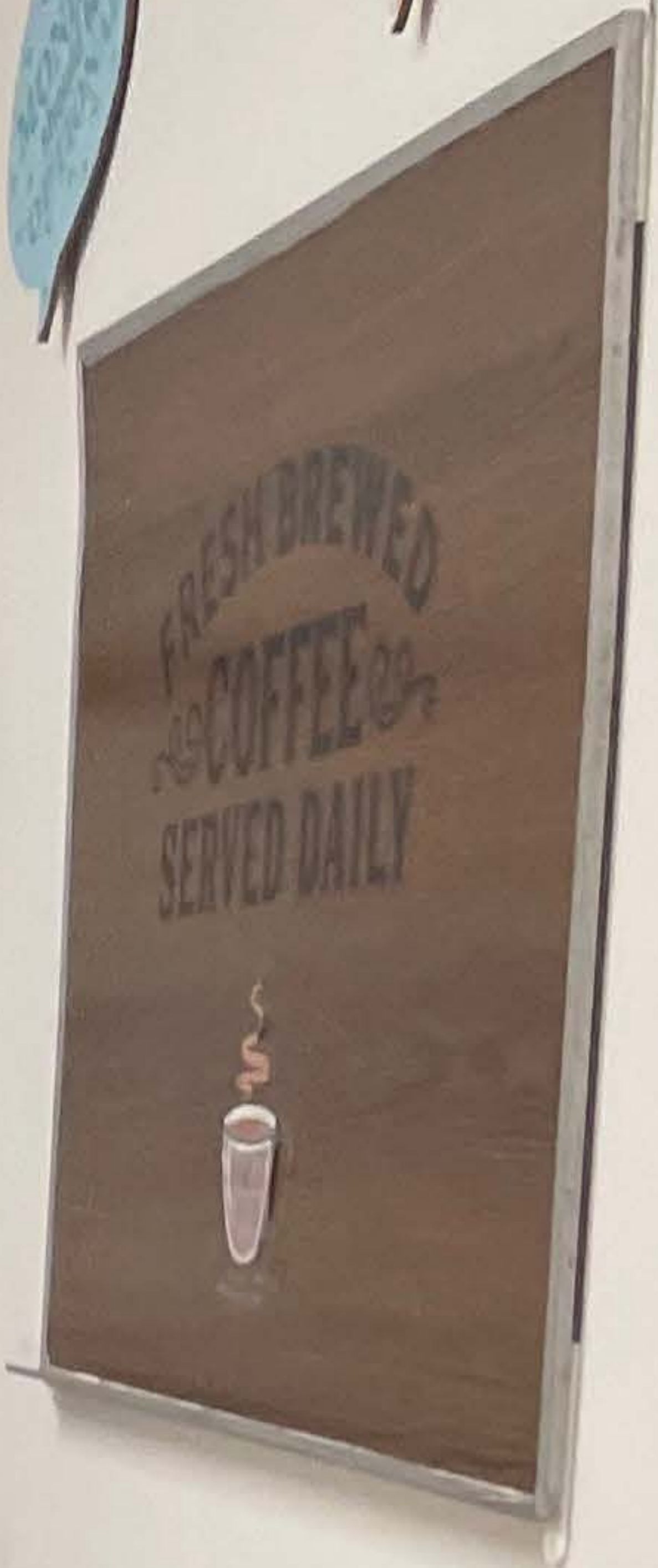
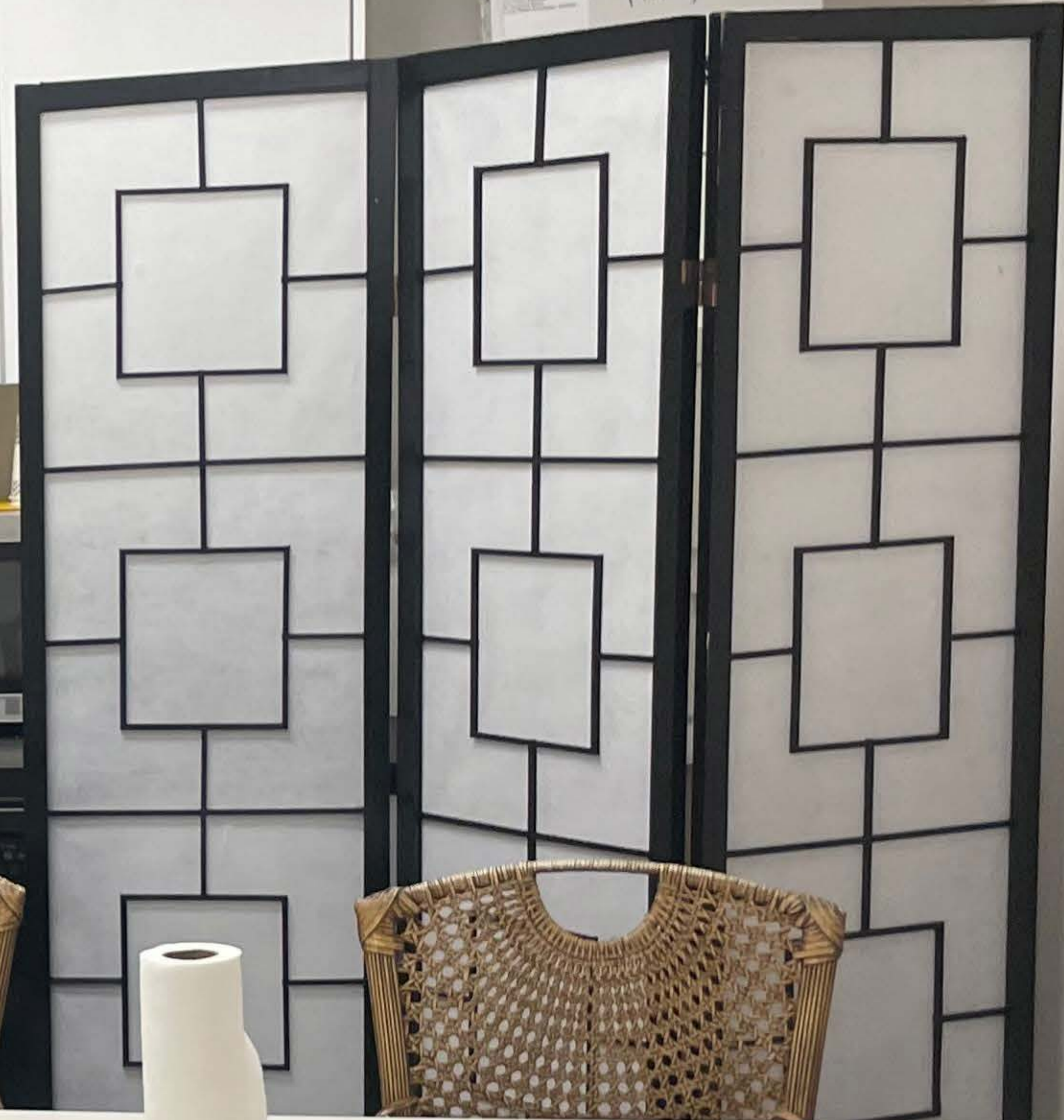
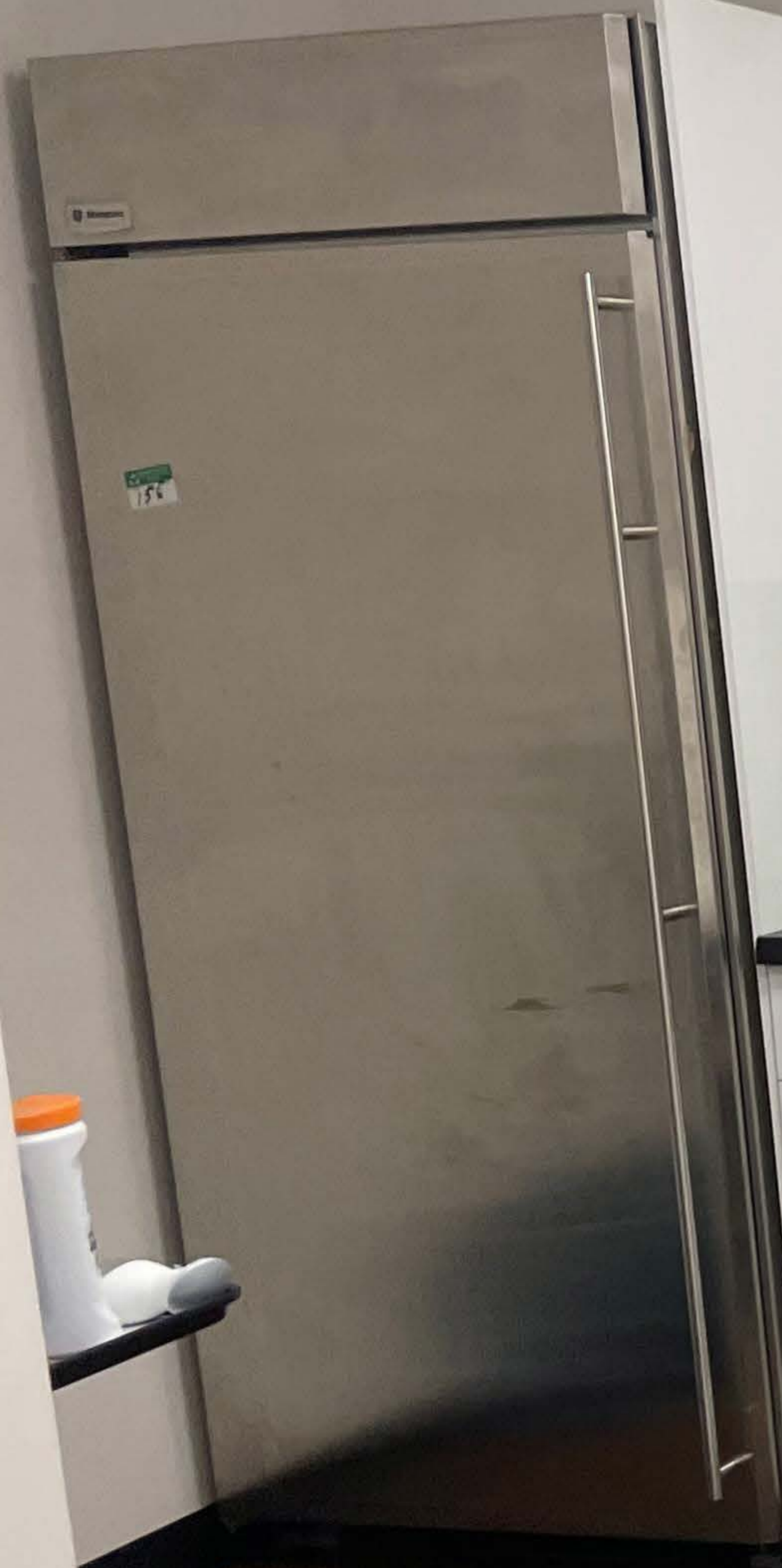
Career Discover Academy
Discover. Pursue. Empower.

Classes in English and Spanish
Clases en Inglés y Español

Medical Assistant	Asistente Médico
Phlebotomy Technician	Técnico en Flebotomía
Patient Care Technician	Técnico en Atención al Paciente
Nurse Aide	Asistente de Enfermería
CPR-Basic Life Support	RCP-Soporte Vital Básico



Reception



Kitchen



Meeting or waiting room



Computer testing room



Cna practice room



Lecture room or office

Testing room for cna



Planning & Zoning Commission

3.

Meeting Date: 11/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 097-044, for property located at 3795 Belt Line Road, that is currently zoned Planned Development (PD), to allow modifications to the development plan. Case 1902-SUP/3795 Belt Line Road (McDonald's).

Recommendation:

Administration recommends approval.

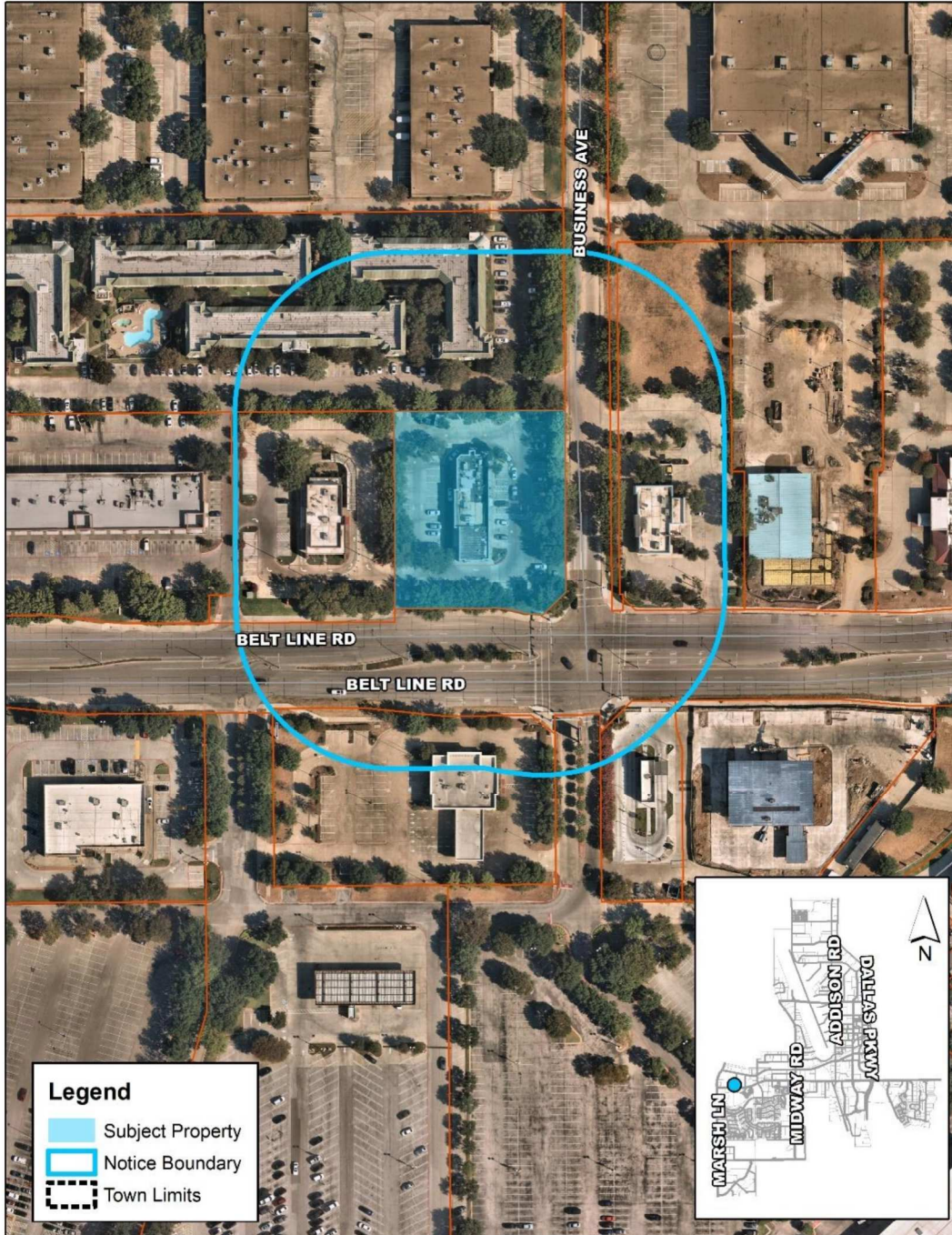
Attachments

1902-SUP Staff Report
1902-SUP Letter of Intent
1902-SUP Plans
1902-SUP Parking Study Memo
Ordinance No. 097-044

1902-SUP

PUBLIC HEARING Case 1902-SUP/3795 Belt Line Road (McDonald's). Hold a public hearing, present, discuss, and consider action on a request to amend Special Use Permit (SUP), Ordinance No. 097-044, for property located at 3795 Belt Line Road, that is currently zoned Planned Development (PD), to allow modifications to the development plan.

LOCATION MAP





November 15, 2023

STAFF REPORT

RE: 1902-SUP/3795 Belt Line Road (McDonald's)

LOCATION: 3795 Belt Line Road

REQUEST: Approval of a request to amend Special Use Permit, Ordinance No. 097-044, to modify the development plan. (Application Date: 05/17/2023)

APPLICANT: Clay Cristy, Claymoore Engineering

DISCUSSION:

Background: The subject property is located at 3795 Belt Line Road. The subject property is zoned Planned Development (PD), Ordinance No. 092-037, as amended by Ordinance No. 098-049, with Special Use Permit (SUP), Ordinance No. 097-044, to allow a restaurant with a drive-through.

The existing [McDonald's](#) restaurant has operated at the subject property since 1998. The 5,423 square foot restaurant offers indoor dining, an indoor kid's play area, and a single-lane drive-through. The SUP amendment has been requested as a solution to address inefficiencies with the existing single-lane drive-through that creates circulation issues. The site improvements will include adding an additional drive-through lane, which requires modifications to the sites' parking and landscaping.

Proposed Plan: With this request, McDonald's is proposing the addition of a second drive-through lane, a second drive-through exit lane, new menu ordering stations, removal of 17 parking spaces, and new interior landscaping. The proposal does not include changes to the interior or gross floor area of the existing building.

Parking: The proposed drive-through lane will require the removal of 17 existing parking spaces. The development plan approved by SUP, Ordinance No. 097-044, identified 81 parking spaces on site. The parking ratio for a restaurant is 1 space for each 70 square feet, which requires a minimum of 78 spaces. The request proposes 64 spaces, which is a ratio of 1 space for each 85 square feet of gross floor area.

The applicant completed a parking study of the site to support the proposed parking deficit. It was determined that during the busiest times, the maximum number of parking spaces used was 52. It is the intent that the demand for parking spaces will decrease with improved efficiency of the restaurant's drive-through. Staff has no knowledge of issues related to lack of parking on the subject property.

Exterior Facades: There are no modifications proposed to the existing exterior facades included with this request.

Landscaping and Open Space: The request proposes to modify the existing landscaping surrounding the menu board at the northeast corner of the building and the addition of new landscaped parking islands within the interior of the lot. The request has met or exceeded Town requirements for the provision of minimum landscape area, landscape buffer, tree plantings, parking lot interior landscaping, and tree mitigation.

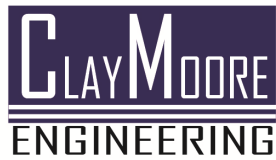
The landscape modifications also include the removal of one 20-caliper-inch cedar elm at the northeast corner of the building. The removal of this tree was necessary to accommodate an additional drive-through lane within the limited area between the building and fire lane. The applicant proposed to mitigate on site with six 5-caliper-inch cedar elms, for a total of 30 caliper inches planted on site.

The proposed tree mitigation will allow the site to come into compliance with the requirement that all parking spaces must be located within 50 feet from the trunk of a shade tree. It will also allow new parking islands to be introduced immediately west of the building, which is currently all pavement.

RECOMMENDATION: **APPROVAL**

Approval of this request will allow an existing business to operate more efficiently and support the reduction of drive-through stacking congestion. While the improvements do create a 14-space deficit, staff does not anticipate this will have a negative impact on adjacent properties as the parking demand is less than the 64 spaces provided. Additionally, this restaurant has shown they have a high volume of drive-through customers to support allowing a decreased parking ratio. The landscape improvements will also bring the site into compliance with minimum standards.

Staff recommends approval of the request.



November 8, 2023

Ms. Lesley Nyp, AICP, CNU-A
Planning and Development Manager
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

Re: **Special Use Permit Amendment – Letter of Intent**
McDonalds Restaurant
3795 Belt Line Road
Addison, TX 75244

Dear Ms. Nyp,

Please let this letter serve as the Letter of Intent for the Special Use Amendment for the existing McDonalds located at 3795 Belt Line Road. The reason for the request is due to a change in demand at this restaurant location there has been an issue with cars stacking in the drive lane and causing circulation issues for the site. This revision would allow the site to redevelop the drive thru to accommodate a true double drive thru and increase the efficiency of the drive thru so that it will help reduce the amount of stacking by the cars. The use of the property will mainly remain the same other than the drive thru modifications. There will be an additional escape lane that can also be used to help facilitate traffic when deliveries of food is delayed and cars need to be able to exit the drive thru.

Should you have any questions, please feel free to contact me.

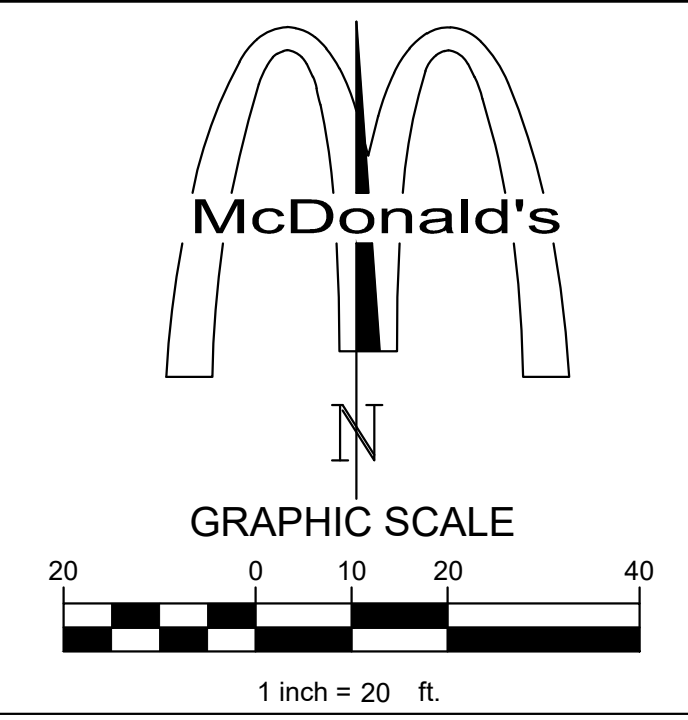
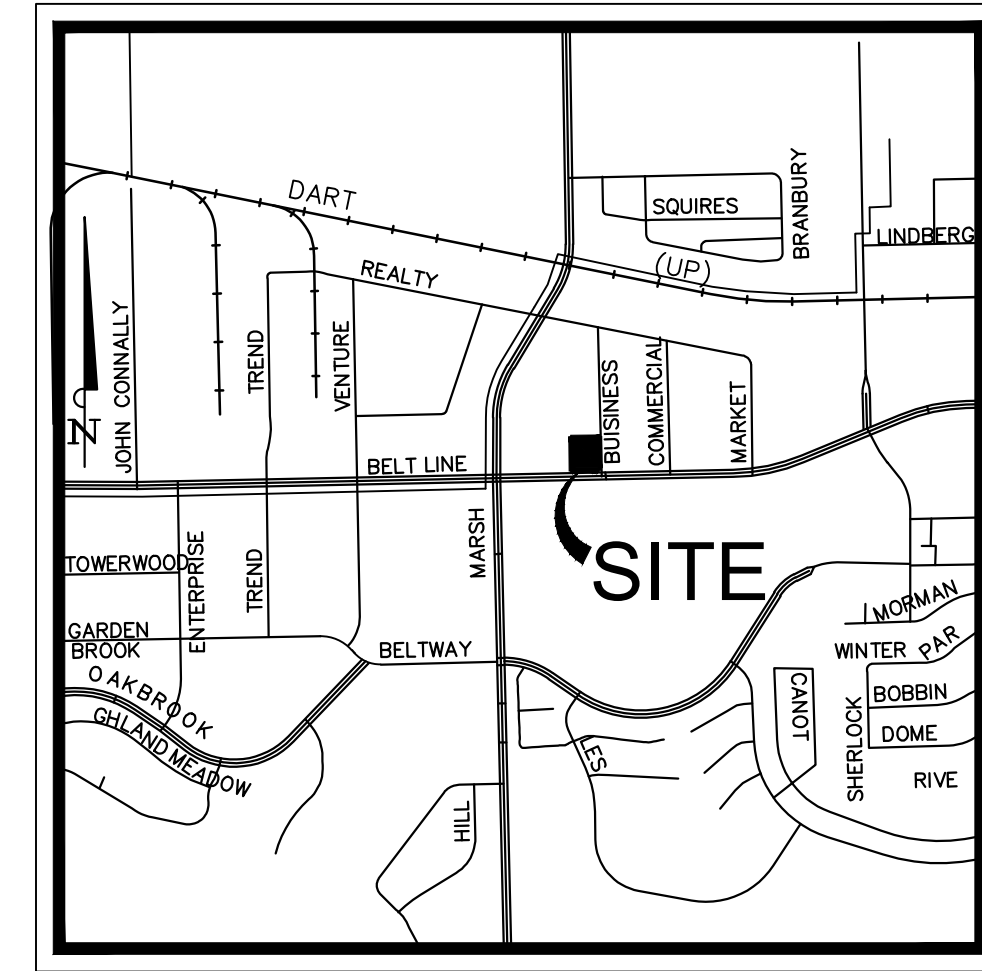
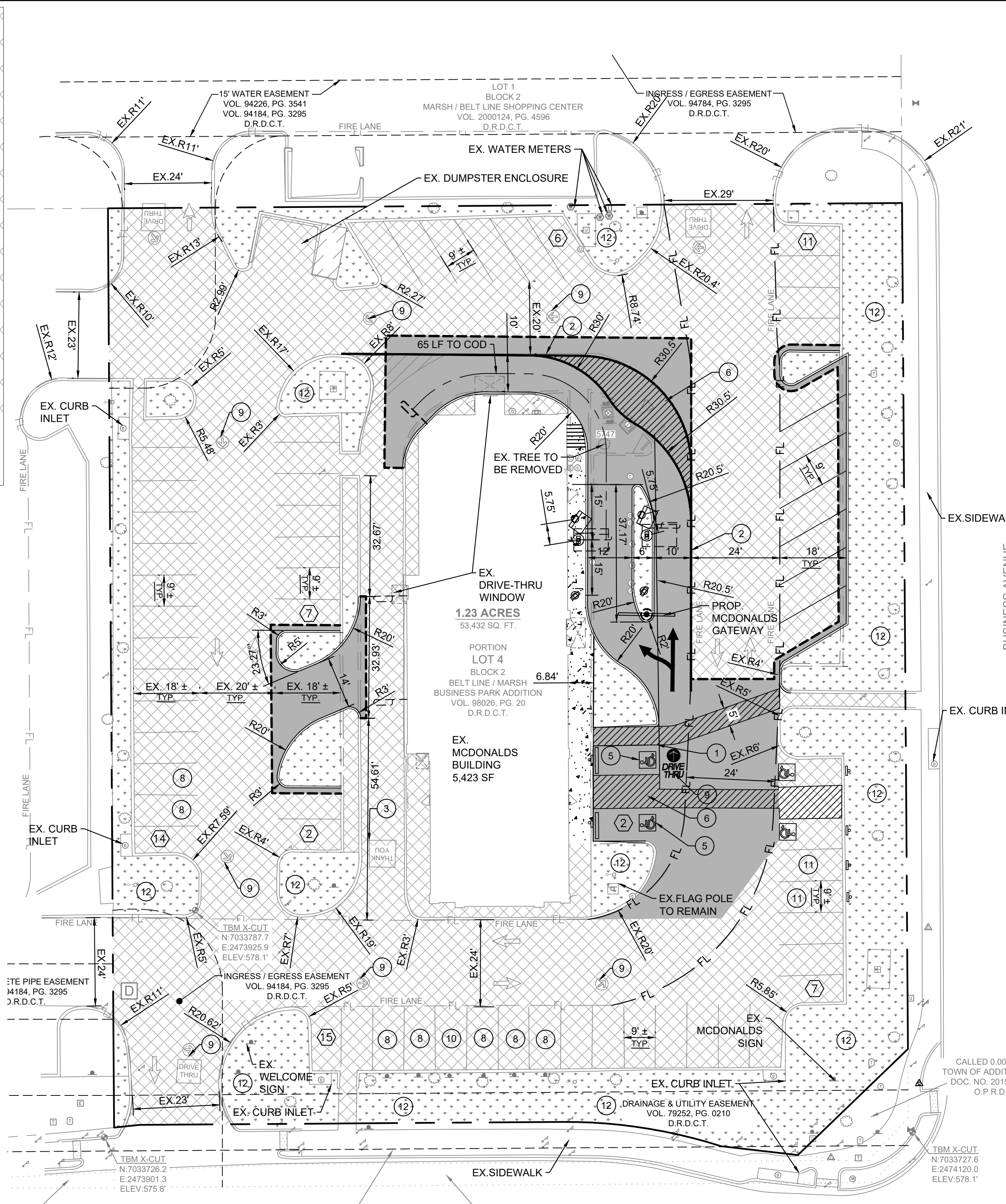
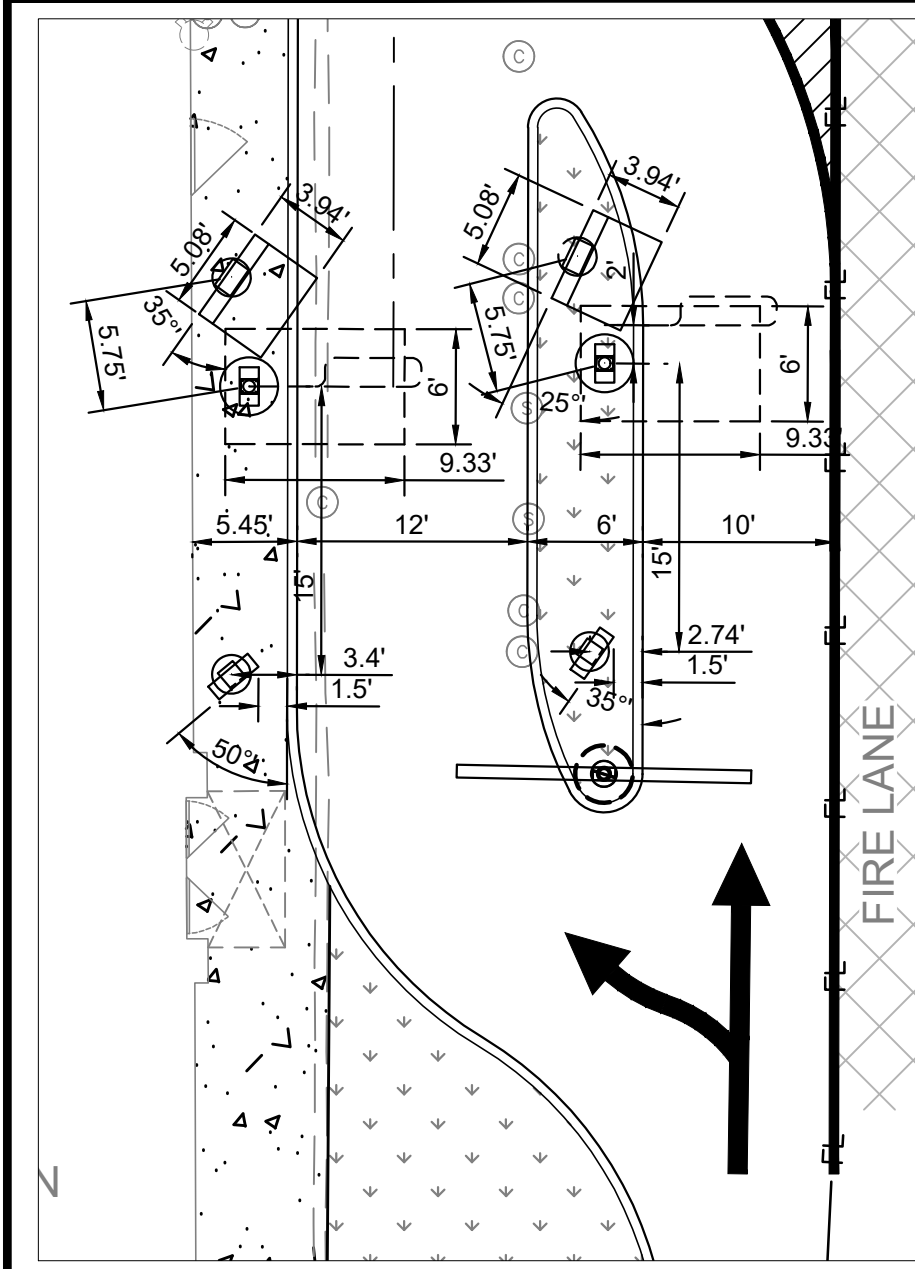
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in black ink, appearing to read "Clay Cristy". The signature is fluid and cursive, with a large loop at the end.

Clay Cristy, P.E.

PLOTTED BY: canisy PLOT DATE: Nov 09, 2023 - 12:48pm
 LOCATION: Z:\Projects\2023\2023-152 McDonald's Addison\CAD\SHETS\SP-1 SITE PLAN.dwg
 LAST SAVED: 11/09/2023 7:25 AM



LEGEND	
	PROPERTY LINE
	FULL-DEPTH SAW CUT
	PROPOSED FIRE LANE PAVEMENT
	PROPOSED LIGHT DUTY PAVEMENT
	EXISTING PAVEMENT
	PROPOSED SIDEWALK PAVEMENT
	OPEN SPACE
	PARKING COUNT

- TOWN OF ADDITION SITE PLAN NOTES:**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF "0" 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.
 - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

- CONSTRUCTION SCHEDULE**
- 4" PARKING STALL STRIPING
COLOR: WHITE (TYP)
 - 6" DRIVE THRU STRIPING
COLOR: YELLOW
 - EXISTING THANK YOU AT END OF PATH
COLOR: YELLOW
 - ARROW PATH DIRECTION
COLOR: WHITE
 - HANDICAP ACCESSIBLE SPACES/SYMBOLS/ACCESS AISLES
COLOR: PER STATE/CITY REQUIREMENTS
 - CROSS WALK STRIPING
 - PROPOSED ADA SIGN
 - EX. PULL FORWARD STALLS
 - EX. CIRCLE/ARROW
COLOR: YELLOW
 - PROP. McDELIVERY STALL
 - PROP. MOBILE ORDER PARKING STALL
 - OPEN SPACE

SITE DATA SUMMARY											OPEN SPACE										
LOT	ZONING	EXISTING USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	EX BLDG. AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)		USABLE OPEN SPACE							
							REQ. RATIO	REQ.	PROV.	REQ.	PROV.			REQ. (SQ. FT.)	PROV. (SQ. FT.)						
BLOCK 2 LOT 4	PD-ORD. NO. 92-037, AS AMENDED BY PD, ORD. NO. 097-018, W/ SUP, ORD. NO. 097-044	RESTAURANT W/ DRIVE-THRU	1.23	53,432	5,423	21' - 1ST.	1/70 SF	78	64	4	4	42,098	79%	20%	10,686	21%	11,334				

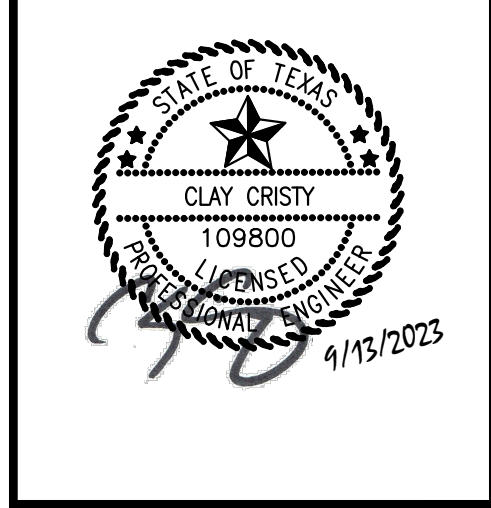
STOP!
CALL BEFORE YOU DIG
 DIG TESS
 1-800-DIG-TESS
 (@ least 72 hours prior to digging)

MCDONALD'S ADDISON		CASE # : 1902-SUP	
OWNER: ARCHLAND PROPERTY, LP PO BOX 182571 COLUMBUS, OH 43218			
APPLICANT/REPRESENTATIVE: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 CONTACT NAME: DREW DONOSKY			
SURVEYOR: EAGLE SURVEYING 210 S. ELM STREET, SUITE #104 DENTON, TX 76201 PH: 940.222.3009 CONTACT NAME: DAN RICK			
CITY PROJECT NUMBER: SURVEY INFORMATION: PREPARED BY: EAGLE SURVEYING LEGAL DESCRIPTION 1: MARSH BUSINESS PARK ADDN BLK 2 LT 4 ACS 1.31			
REGIONAL MGR.		DATE	
CONST. MGR.		DATE DRAWN	
OPERATIONS DEPT.		8/9/2023	
REAL ESTATE DEPT.		PLAN CHECKED	
CONTRACTOR		8/9/2023	
OWNER		ASBUILT	
STATUS DATE BY			
MARCH BUSINESS ADDITION			
ADDRESS: 3795 BELT LINE ROAD			
CITY: ADDISON		STATE: TX	
COUNTY: DALLAS		SHEET NAME: SITE PLAN	
L/C NUMBER: 042-1916		SHEET NO. SP-1	

ISSUE BY: []
 REF: []
 DESCRIPTION: []
 REV: []
 DATE: []

1105 CHEEK SPARGER RD.
 SUITE # 108900
 PHONE: 817.281.0572
 COLLEGE PARK, TEXAS 76726
 WWW.CLAYMOOREENGINEERING.COM
 TEXAS REGISTRATION #14189

CLAYMOORE ENGINEERING



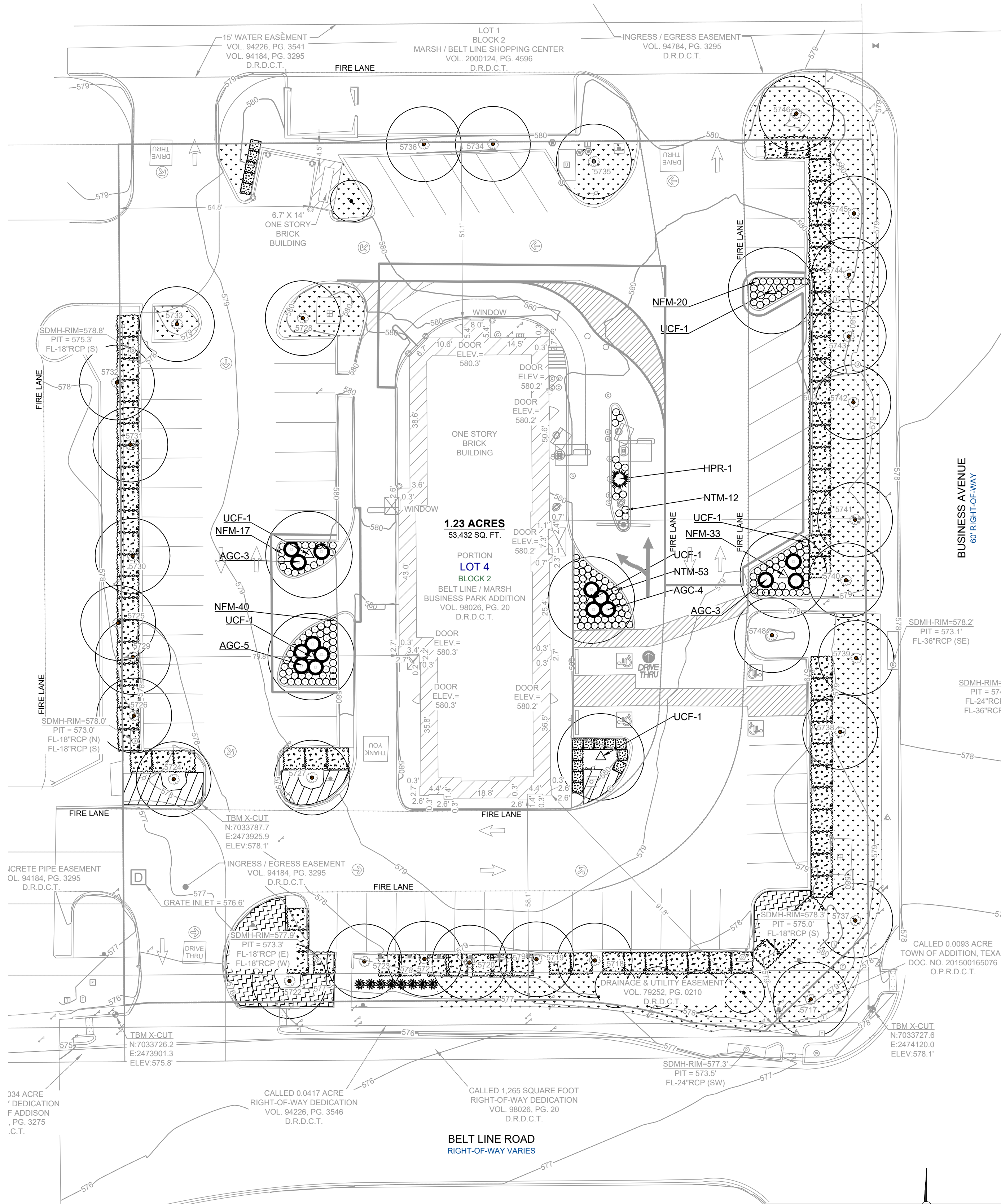
OFFICE: GREATER SOUTHWEST REGION
 ADDRESS: 511 E JOHN CARPENTER FRWY SUITE 375, IRVING, TX 75062

MCDONALD'S

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

3795 BELT LINE ROAD
 ADDISON, TX 75244

MCDONALD'S L/C: 042-1916
 CLAYMOORE ENG. NO. 2022-xxx



PLANT LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
SHRUBS						
UCF	Ulmus crassifolia	Cedar Elm	5" Cal.		6	
SHRUBS						
AGC	Abelia grandiflora 'Confetti'	Dwarf Abelia 'Confetti'	#5 cont.	36"	15	
HPR	Hesperaloe parviflora	Red Yucca	#5 cont.	36"	1	
PERENNIALS AND ORNAMENTAL GRASSES						
NTM	Nassella tenuissima	Mexican Feather Grass	#1 cont.	24" O.C.	175	



ISSUE REF. BY DESCRIPTION DATE
 REV DATE
 1105 CHEEK SPARGER RD.
 SUITE # 1728, 0572
 PHOENIX, AZ 85027
 WWW.CLAYMOOREENG.COM
 TEXAS REGISTRATION #14189

TABULATIONS: ORIGINAL	UPDATED
GROSS SITE LANDSCAPE GROSS SITE AREA =	53,432 SF 53,432 SF
LANDSCAPE AREA REQUIRED (53,432 SF x 20% =)	11,558 SF
LANDSCAPE AREA PROVIDED =	11,334 SF 11,558 SF
STREET LANDSCAPE BUFFER	
BELTLINE ROAD 17' TO 21' VARIABLE BUFFER DUE TO CONSTRAINTS OF RIGHT TURN LANE STANDARD 20' WIDE BUFFER WOULD PROVIDE AN AREA OF =	4,125 SF
PROPOSED VARIABLE BUFFER PROVIDES AN AREA OF =	4,435 SF
BUSINESS AVENUE	
STANDARD 20' WIDE BUFFER PROVIDED	
STREET LANDSCAPE BUFFER TREES AND SHRUBS (BELTLINE AND BUSINESS)	
STREET LANDSCAPE BUFFER LENGTH =	410 LF
STREET LANDSCAPE BUFFER TREES REQUIRED (410 LF / 20 LF =)	20.5 TREES
STREET LANDSCAPE BUFFER TREES PROVIDED =	22 TREES
STREET LANDSCAPE BUFFER SHRUBS REQUIRED (410 LF / 20 LF x 2 =)	164 SHRUBS
STREET LANDSCAPE BUFFER SHRUBS PROVIDED =	241 SHRUBS
PARKING LOT SCREENING	
2 1/2' HIGH BERM WITH DOUBLE STAGGERED ROWS OF 30" TALL SHRUBS	
PARKING LOT LANDSCAPING PERIMETER (3' WIDE STRIP) PARKING LOT PERIMETER LENGTH =	230 L.F.
PARKING LOT PERIMETER TREES REQUIRED (230 LF / 35 LF =)	6.6 TREES
PARKING LOT PERIMETER TREES PROVIDED (5 SHADE & 6 ORNAMENTAL)	8 TREES
PARKING LOT PERIMETER SHRUBS REQUIRED (230 LF / 35 LF x 2 =)	53 SHRUBS
PARKING LOT PERIMETER SHRUBS PROVIDED =	76 SHRUBS
PARKING LOT LANDSCAPING INTERIOR AREA	
TOTAL PARKING AREA =	33,122 S.F.
PARKING LOT LANDSCAPING REQUIRED (33,122 SF x 5% =)	1,656 SF
PARKING LOT LANDSCAPING PROVIDED =	2,888 SF 1,656 SF
TOTAL PARKING SPACES =	71 SPACES
PARKING LOT INTERIOR TREES REQUIRED (71 SPACES / 10 =)	7.1 TREES
PARKING LOT INTERIOR TREES PROVIDED =	11 TREES
NOTES:	
1. ALL LANDSCAPE AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM	
2. ALL LANDSCAPE BEDS SHALL BE MULCHED TO A DEPTH OF 2"	
3. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET BY THE TOWN OF ADDISON IN THE LANDSCAPE ORDINANCE.	
MITIGATED TREES:	
20' CEDAR ELM REMOVED	
30' PLANTED ON SITE: 5" CAL X 6 TREES - 30"	

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

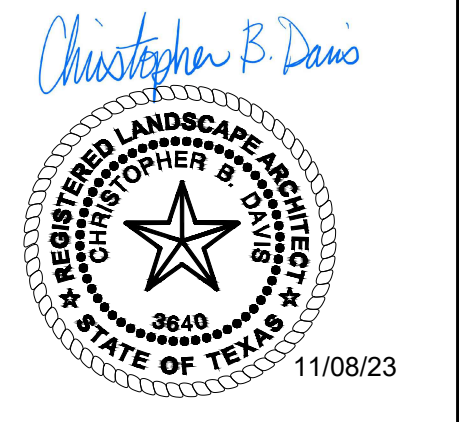
MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GRAVEL MULCH - RIVER COBBLE, 1"-2" DIA., 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)

243 SF REDUCTION FROM REMOVAL OF EXISTING ISLAND. 1,127 SF ADDED WITH NEW PLANTING AT DOOR AND NEW ISLANDS.

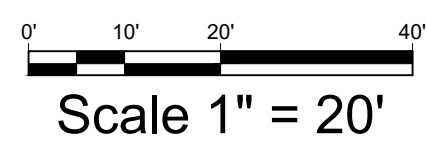
2 PARKING LOT INTERIOR TREE REMOVED
 2 PARKING LOT INTERIOR TREES ADDED



IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

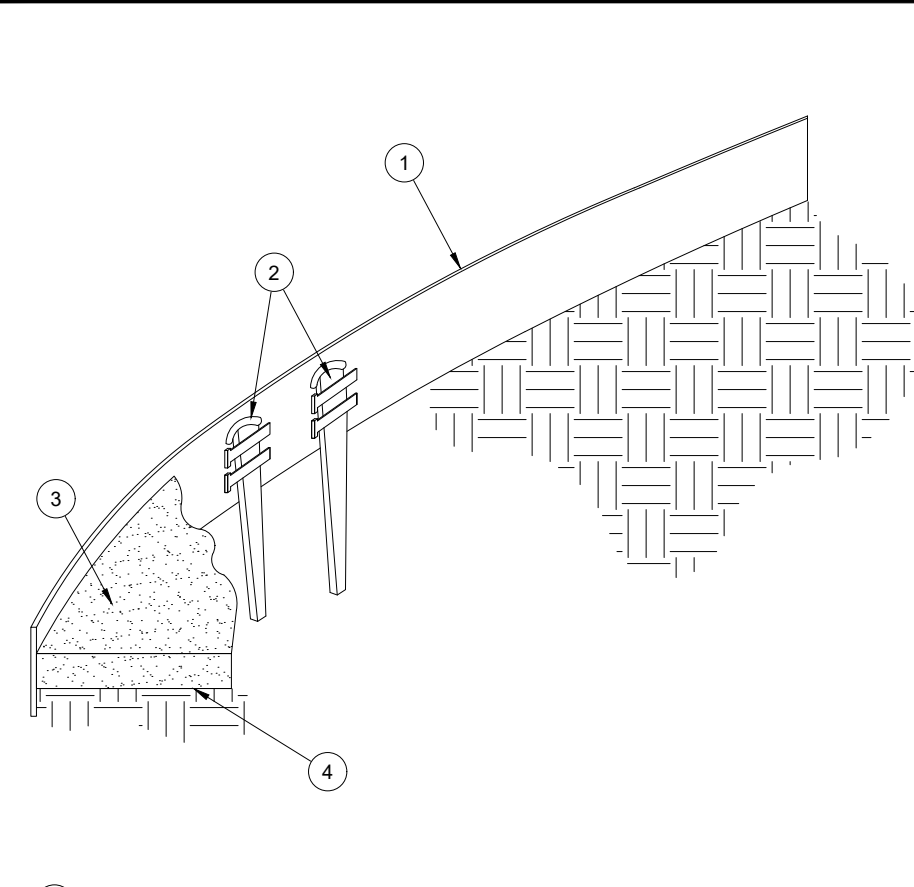
STOP!
CALL BEFORE YOU DIG
 DIG TESS
 1-800-DIG-TESS
 (@ least 72 hours prior to digging)



CITY PROJECT NUMBER: 1902-SUP	
SURVEY INFORMATION:	
PREPARED BY: EAGLE SURVEYING	LEGAL DESCRIPTION 1: MARSH BUSINESS PARK ADDN BLK 2 LT 4 ACS 1.23
ADDITION: MARSH BUSINESS ADDITION	
ADDRESS: 3795 BELT LINE ROAD	
CITY: ADDISON	COUNTY: DALLAS
STATE: TX	
L/C NUMBER: 042-1916	SHEET NAME

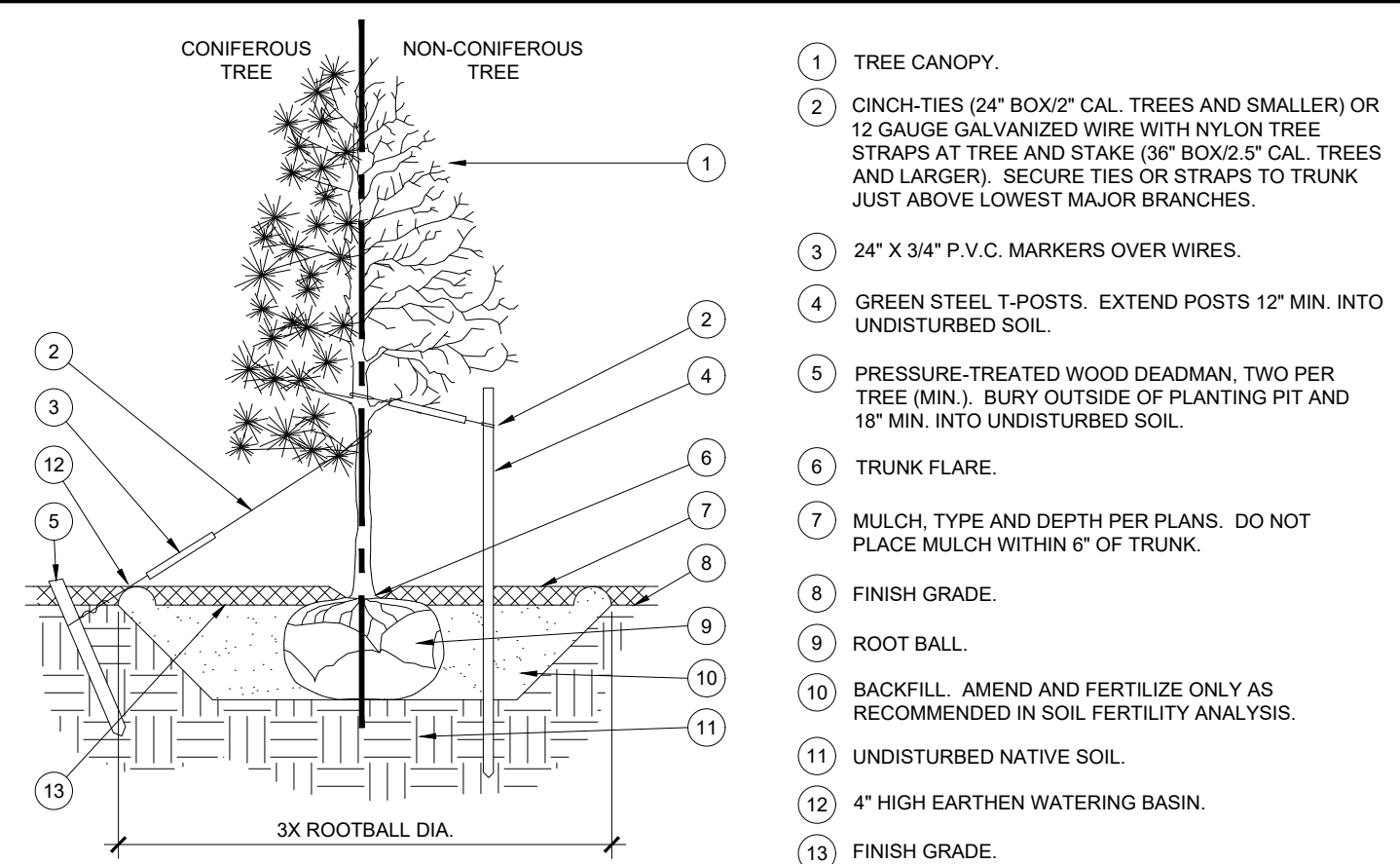
GREATER SOUTHWEST REGION
 OFFICE ADDRESS: 511 E. JOHN CARPENTER FRWY SUITE 375, IRVING, TX 75062
MCDONALD'S
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.
 3795 BELT LINE ROAD
 ADDISON, TX 75244
 MCDONALD'S L/C: 042-1916
 CLAYMOORE ENG. NO. 2022-xxx

PLAN APPROVALS	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURE		
CONTRACTOR		
OWNER		
STATUS	DATE	BY
DATE DRAWN	4/03/2023	CBD
PLAN CHECKED	4/03/2023	CBD
ASBUILT		
SHEET NO. LP-1		



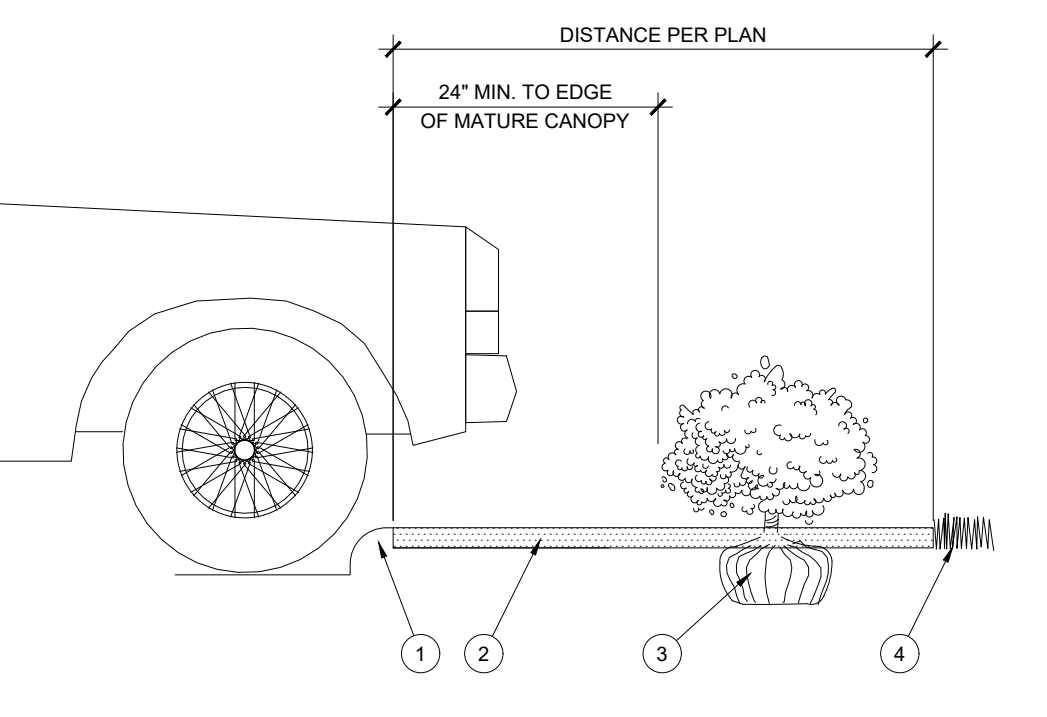
- 1 ROLLED-TOP STEEL EDGING PER PLANS.
 - 2 TAPERED STEEL STAKES.
 - 3 MULCH, TYPE AND DEPTH PER PLANS.
 - 4 FINISH GRADE.
- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



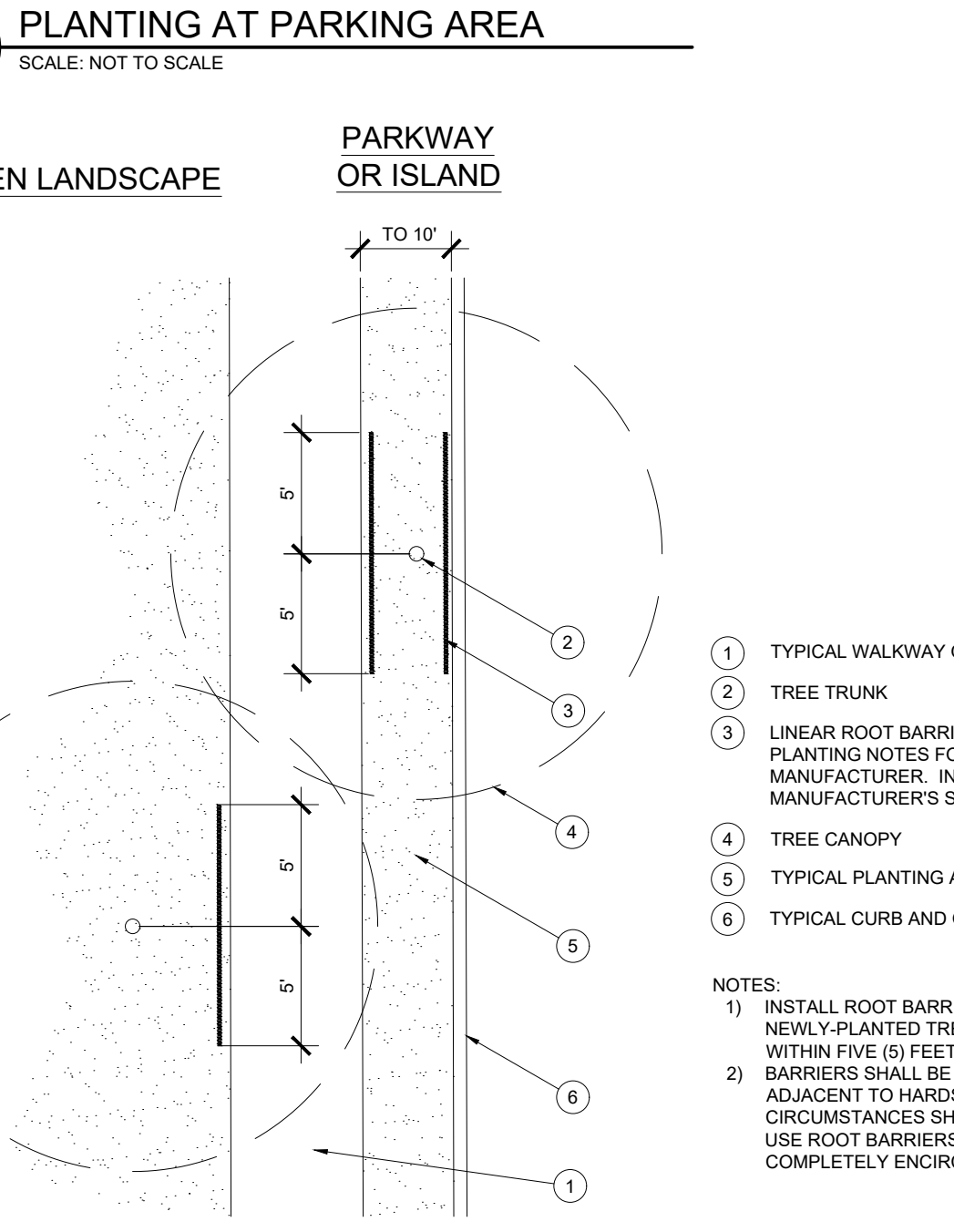
- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.
- NOTES:
- 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - 2) REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - 3) FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - 4) REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - 5) FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMANS (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE

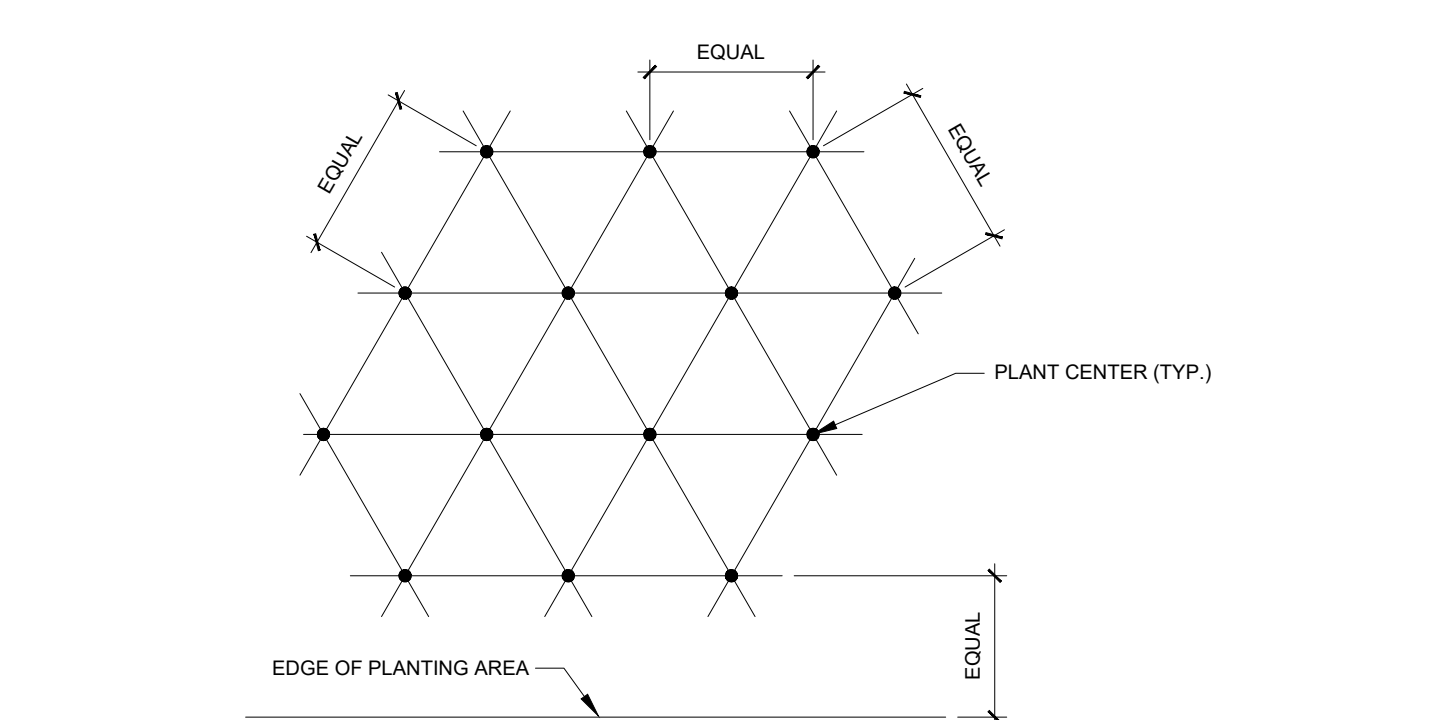


- 1 SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



- NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6" | 0.22 | 18" | 1.95 |
| 8" | 0.39 | 24" | 3.46 |
| 10" | 0.60 | 30" | 5.41 |
| 12" | 0.87 | 36" | 7.79 |
| 15" | 1.35 | | |
- 2) STEP 2: SUBTRACT THE ROW(S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION
- EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

PLANTING SPECIFICATIONS

- GENERAL**
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.
- C. PRODUCTS**
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW CONTAINER AND BALLED-AND-BURLAPED PLANTS:**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPERS OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.**
- D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIEMENS/CM; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.**
- E. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).**
- F. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.**
- G. TREE STAKING AND GUYING:**
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.**
- METHODS**
- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF SO SMALLER LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS; GENERAL SOIL FERTILITY; pH; ORGANIC MATTER CONTENT; SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER REPROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 - b. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.**
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.**
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY FINISH GRADES TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.**
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.**
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.**
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.**
- 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.**
- B. SUBMITTALS**
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING COVERED.
- C. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CRZ WITHIN 24 HOURS.
 - d. EXISTING TREE ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PANTS.
- D. TREE PLANTING**
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 5. TREES SHALL BE PLANTED AT THE FOLLOWING SPACING (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 - e. #15 CONT. - 24" BOX TREES: TWO STAKES PER TREE
 - f. 36"-48" BOX TREES: THREE STAKES PER TREE
 - g. OVER 48" BOX TREES: GUY AS NEEDED
 - h. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. MULCH**
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- I. CLEAN UP**
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- K. INSPECTION AND ACCEPTANCE**
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTOR DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE DEFECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- L. LANDSCAPE MAINTENANCE**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CAN BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR CONSULTANT DRAWING MARKUPS CITY PROJECT NUMBER: 1902-SUP**

ISSUE REF. DESCRIPTION BY REV. DATE

1105 CHEEK SPARGER RD.
SUITE # 1728 0572
PHOENIX, AZ 85024
WWW.CLAYMOOREENG.COM
TEXAS REGISTRATION #14199

REGISTERED LANDSCAPE ARCHITECT
CLAYMOORE ENGINEERING
STATE OF TEXAS
3840
11/08/23

Christina B. Davis

GREATER SOUTHWEST REGION
OFFICE ADDRESS: 511 E JOHN CARPENTER FRWY SUITE 375 IRVING, TX 75062

McDONALD'S

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

3795 BELT LINE ROAD
ADDISON, TX 75244

McDONALD'S L/C: 042-1916
CLAYMOORE ENG. NO. 2022-xxx

PLAN APPROVALS	DATE	SIGNATURE (2 REQUIRED)
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CONTRACTOR		
OWNER		

SURVEY INFORMATION:

PREPARED BY: EAGLE SURVEYING
LEGAL DESCRIPTION 1: MARSH BUSINESS PARK ADDN BLK 2 LT 4 ACS 1.23

ADDITION: MARSH BUSINESS ADDITION
ADDRESS: 3795 BELT LINE ROAD
CITY: ADDISON COUNTY: DALLAS STATE: TX

L/C NUMBER: 042-1916 SHEET NAME: LP-2

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October 10, 2023

Planning Dept.
City of Addison

Re: McDonalds Addison
3795 Beltline Road
Parking Variance Request

To whom ever it may concern;

The proposed McDonalds located at 3795 Beltline road currently is experiencing an issue where the drive thru is backing up and creating circulation issues within the site. The drive thru layout is an older out dated drive thru configuration which leads to longer wait times in the drive thru. McDonalds would like to remodel the Drive thru to allow for a more efficient layout and function of the drive thru to help reduce the stacking issues that are experienced at this site. In order to help facilitate the remodel of the drive thru existing parking spaces will be lost. Please let this letter serve as a request for evaluation of a reduction in required parking. The existing building is 5,423 square feet. Per the development code, it is required to provide 1 parking space per 70 square feet of the gross building area. This would require 78 parking spaces. The parking ratio of 1 space per 70 square feet is a larger than normal parking ratio for a typical restaurant. More commonly, a restaurant/restaurant with drive thru would be required to parking at 1 parking space per 100 sf of gross floor area. This would require 54 parking spaces. The current site plan can accommodate 64 parking spaces which would accommodate the more common standard. Since the facility is in operation, a traffic count study was performed to see how many parking spaces are used at one time. Sales receipts were reviewed to determine the busiest times of operation which happen to be Thursday and Friday lunch rush from 11 am to 2 pm. Below is a table of dates and times the site was visited with number of Parking spaces occupied at the time of observation.

Date	Parking Space Site Visits		Max Parking Spaces Used
	Date	Time	
9/28/2023	9/28/2023	11:00 am – 2:00 pm	44
9/29/2023	9/29/2023	11:00 am – 2:00 pm	48
10/4/2023	10/4/2023	11:00 am – 2:00 pm	40
10/5/2023	10/5/2023	11:00 am – 2:00 pm	52

At no time during the site evaluation was the parking lot full or exceed the proposed 64 parking spaces that are proposed with the site plan. Additionally, it has been noted that some of the parking being used is at time a function of the drive thru having a long cue. The proposed revisions would allow the drive thru to be more functional and improve the efficiency of the drive thru to reduce those cues enabling more customers to utilize the drive thru. Allowing for this redevelopment of this site will be a benefit to this site to help alleviate an issue that has arisen with the change of how people shop and eat.

Should you have any questions, please feel free to contact me.

Sincerely,
Claymoore Engineering, Inc.

Clay Cristy, P.E.

ORDINANCE NO. 097-044

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL USE PERMIT FOR A RESTAURANT, ON APPLICATION FROM MC DONALD'S RESTAURANTS, LOCATED ON 56,916 SQUARE FEET AT THE NORTHWEST CORNER OF BELT LINE ROAD AND BUSINESS AVENUE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

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

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

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

SECTION 1. The Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, be amended, by amending the zoning map of the Town of Addison, Texas, so as to grant a Special Use Permit for a restaurant subject to the special conditions on the following described property, to wit:

WHEREAS, Beltway Development Co., Inc., is the owner of a tract of land situated in the T.L. Chenoweth Survey, Abstract No. 273, Dallas, County, Texas, and being part of Block 2 of Belt Line-Marsh Business Park, an addition to the city of Addison as recorded in Volume 79252, Page 0210, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner being the most southerly point on a corner clip situated at the intersection of the north line of Belt Line Road (a 60' R.O.W.);

THENCE N 89 degrees 54 minutes 31 seconds West, along the north line of Belt Line Road, a distance of 205.00 feet to a 5/8" iron rod set for corner and being the southeast corner of CHICK-FIL-A ADDITION, an addition to the City of Addison recorded in Volume 94249, Page 03638;

THENCE N 00 degrees 05 minutes 31 seconds East, leaving said north line and along the east line of said Chick-Fil-A addition, a distance of 265.00 feet to a 5/8" iron rod set for corner;

THENCE S 89 degrees 54 minutes 31 seconds East, leaving said east line, a distance of 214.93 feet to a 5/8" iron rod found for corner in the west right-of-way line of Business Avenue (60-foot R.O.W.);

THENCE S 00 degrees 04 minutes 38 seconds West along the west line of said Business Avenue, a distance of 255.00 feet to a 5/8" iron rod found for the most northerly point on the aforementioned corner clip;

THENCE S 45 degrees 05 minutes 03 seconds West, along said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 56,916 square feet or 1.3066 acres of land.

SECTION 2. That the Special Use Permit is granted subject to the following conditions:

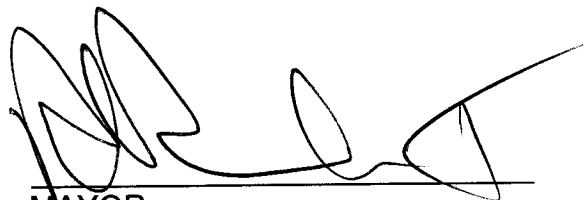
1. That prior to the issuance of a Certificate of Occupancy, said property shall be improved in accordance with the site plan, landscaping plan, floor plan, and the elevation drawings showing the exterior walls, which are attached hereto and made a part hereof for all purposes.
2. That the Special Use Permit granted herein shall be limited to a restaurant only and to that particular area designated on the final site plan as outlined and encompassing a total area not to exceed 5,423 square feet.
3. The use of gaming devices, such as billiards (pool) tables, pinball machines, marble tables, and other coin operated amusement machines, other than machines for music are hereby prohibited.
4. The dumpster enclosure shall be constructed out of the same brick as the restaurant and should be large enough to hold all containers for trash and recycling.
5. All mechanical equipment shall be screened from view by a parapet wall.
6. The glass for the building shall be charcoal tinted in order to reduce the ability to see into the facility from the street. The glass shall be approved by the staff prior to its installation.

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 4. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 23rd day of September, 1997.


MAYOR

ATTEST:


CITY SECRETARY

CASE NO. 1305-SUP

APPROVED AS TO FORM:

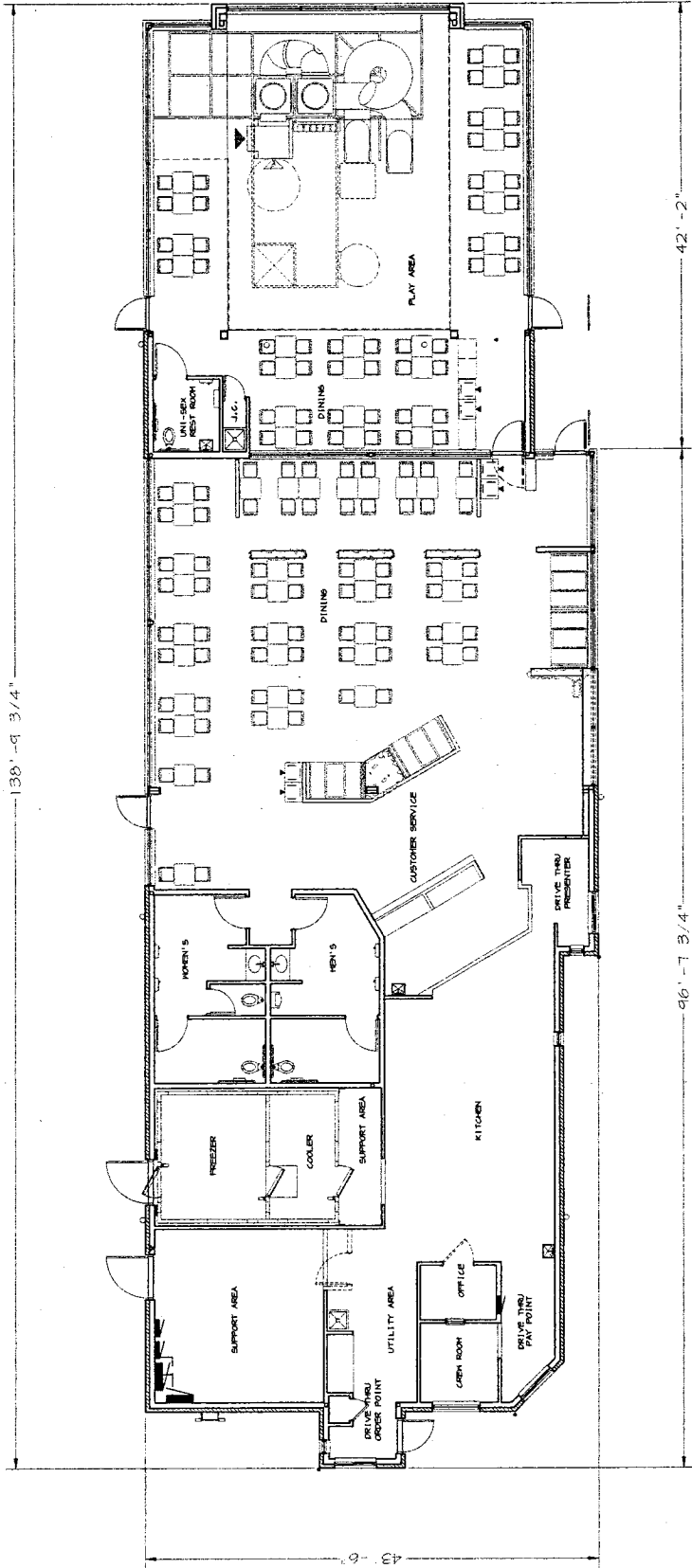

DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 11/16/98
OFFICE OF THE CITY SECRETARY ORDINANCE NO. 097-044

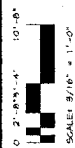
Published
1/16/98

ADDISON, TEXAS - PROPOSED McDONALD'S RESTAURANT

1560 BELTLINE & BUSINESS AVENUE



FLOOR PLAN

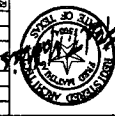


- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE.
 2. SEATING AND PLAY AREA EQUIPMENT IS TO BE DETERMINED BY THE ARCHITECT. ACTUAL LAYOUT MAY VARY.

DATE	BY	DESCRIPTION
07-15-1987	BT	

DATE	BY	DESCRIPTION
07-15-1987	BT	

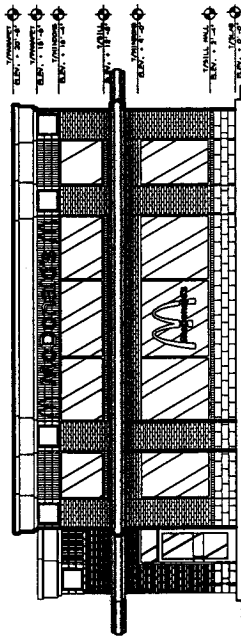
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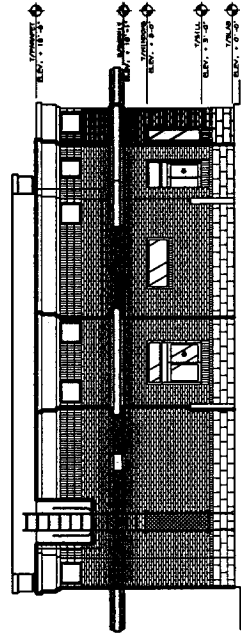
McDONALD'S CORPORATION
 1560 BELTLINE & BUSINESS AVE. - ADDISON, TX

DATE	BY	DESCRIPTION
07-15-1987	BT	

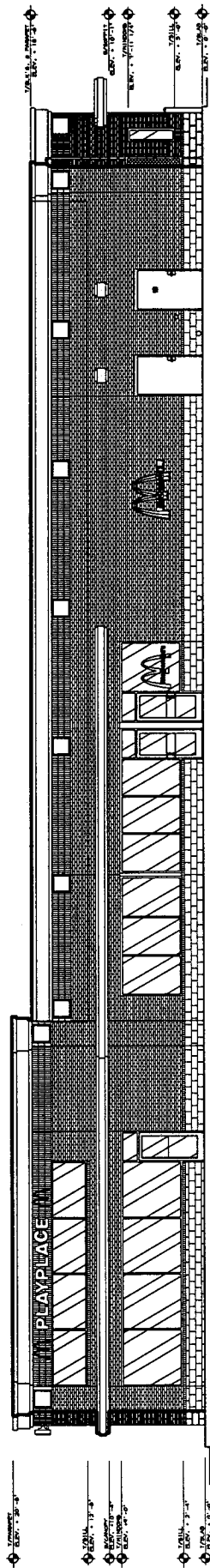
PR1
 FLOOR PLAN



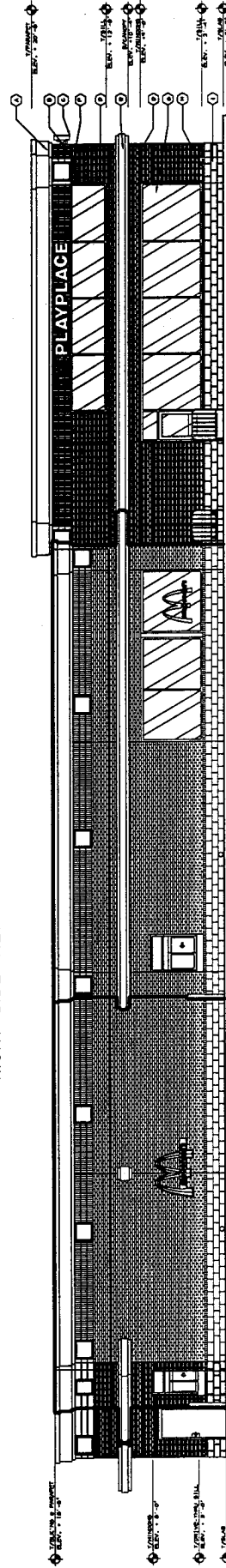
SOUTH ELEVATION
FRONT VIEW



NORTH ELEVATION
REAR VIEW

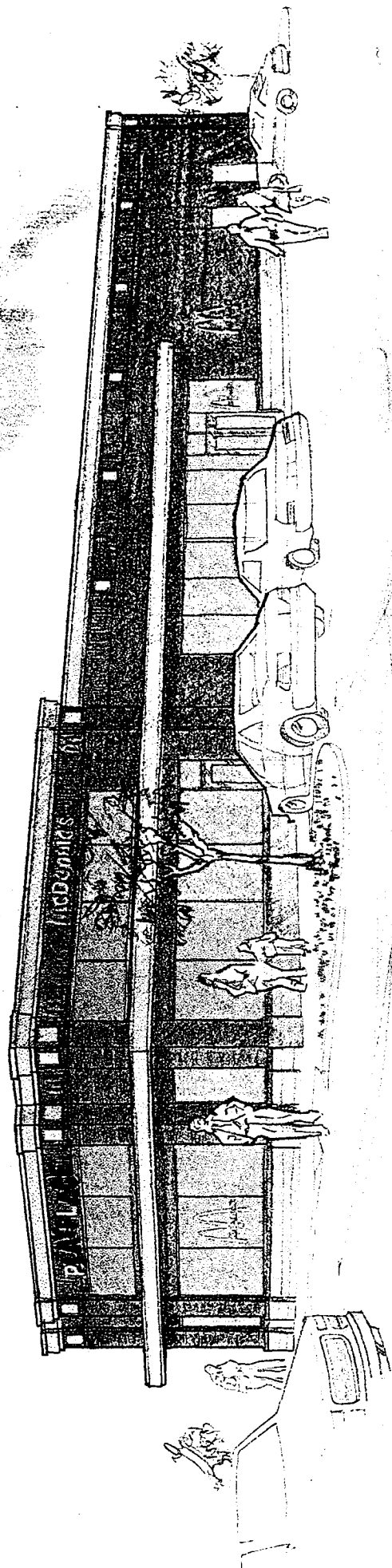


EAST ELEVATION
RIGHT SIDE VIEW



WEST ELEVATION
LEFT SIDE VIEW

- 1 EXTERIOR INSULATION FINISH SYSTEM - 2" EPS
"GEMBAUTZ" FINISH
- 2 FIELD BRICK - SOFT BRICK BLEND #251
"ROYAL BIRDCOLE" (RANDOM BOND)
- 3 UNGLAZED ALUMINUM FRAMES (OR BRONZE FINISH)
- 4 CASTLE BRICK - (MCKINLEY)
- 5 ROOF CANOPY - COLOR TO MATCH COFFIN COLOR
- 6 INSULATED GLASS IN ANODIZED ALUMINUM FRAMES (OR BRONZE FINISH)
- 7 "MCDONALD'S SIGNAGE - OR OTHERS
UNDER SEPARATE PERMIT
- 8 CASTLE BRICK - (MCKINLEY)
- 9 ROOF CANOPY - COLOR TO MATCH COFFIN COLOR
- 10 UNGLAZED ALUMINUM FRAMES (OR BRONZE FINISH)
- 11 CASTLE BRICK - (MCKINLEY)
- 12 ROOF CANOPY - COLOR TO MATCH COFFIN COLOR
- 13 UNGLAZED ALUMINUM FRAMES (OR BRONZE FINISH)
- 14 CASTLE BRICK - (MCKINLEY)
- 15 ROOF CANOPY - COLOR TO MATCH COFFIN COLOR
- 16 UNGLAZED ALUMINUM FRAMES (OR BRONZE FINISH)
- 17 CASTLE BRICK - (MCKINLEY)



McDonald's
 611 East Carpenter Fwy., Suite 375
 Irving, Texas 75062
 972.868.1888

**Beltline Road @ Business Avenue
 Addison, Texas**

Prepared By:
 Richmond Group, Architects
 2200 Stemmons Fwy., Suite 207
 Dallas, Texas 75234
 972.484.5877

Planning & Zoning Commission

4.

Meeting Date: 11/15/2023

Agenda Caption:

Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. O91-038. Case 1901-SUP/5555 Celestial Road (White Rock Chapel).

Recommendation:

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

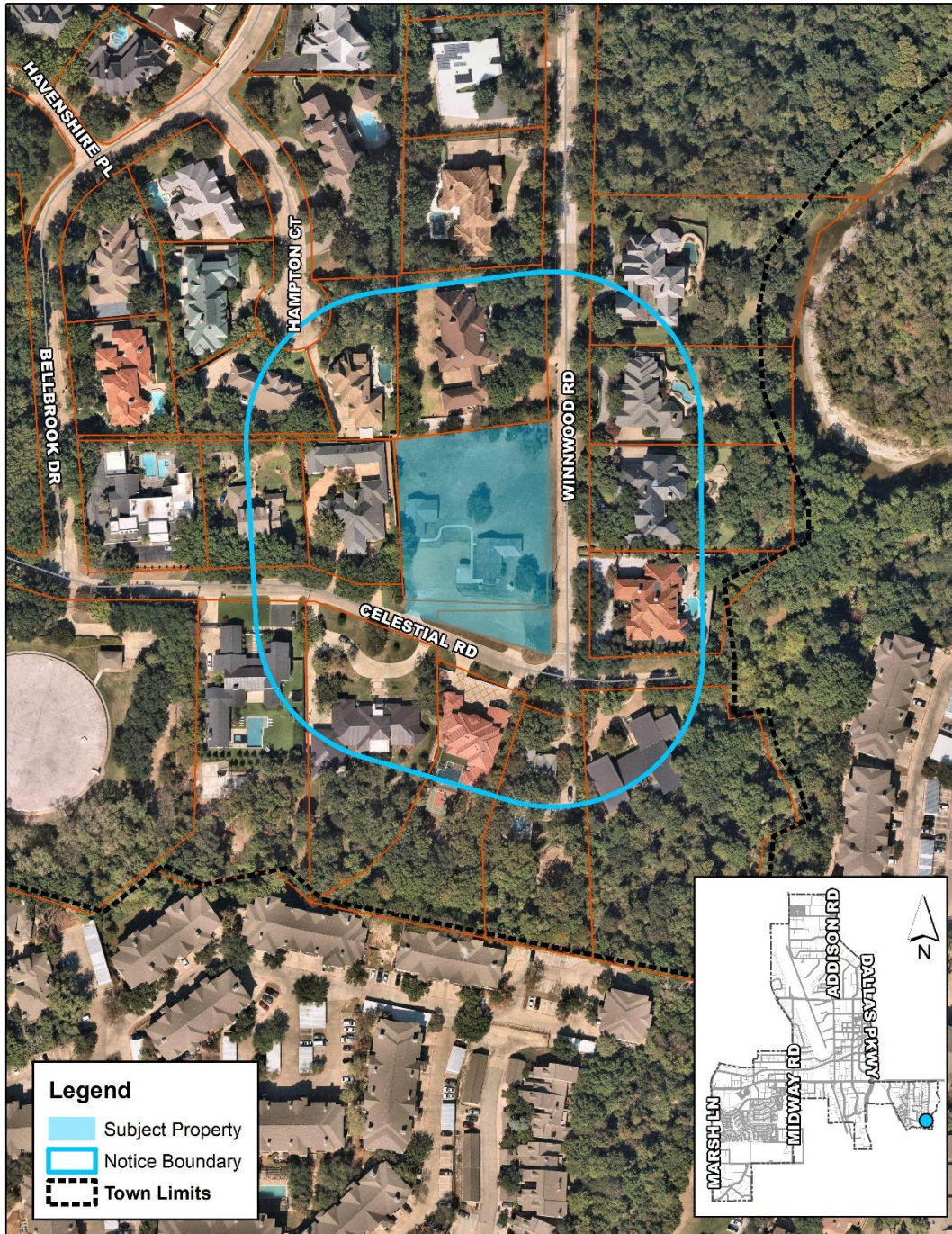
Attachments

1901-SUP Staff Report
1901-SUP Use and Site Development Conditions
1901-SUP Letter of Intent
1901-SUP Plans
1901-SUP Section 11.20 of the Texas Tax Code
1901-SUP Comprehensive Plan Narrative
1901-SUP Traffic Analysis
Planned Development Ordinance #O91-038
1901-SUP Citizen Responses

1901-SUP

PUBLIC HEARING Case 1901-SUP/5555 Celestial Road (White Rock Chapel). Hold a public hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road), that is currently zoned Planned Development (PD), through Ordinance No. O91-038.

LOCATION MAP





November 10, 2023

STAFF REPORT

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

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

REQUEST: Approval of a Special Use Permit (SUP) for a religious institution. (Application Date: 10/3/2023)

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

DISCUSSION:

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

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

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

The Town's Zoning Ordinance allows a religious institution through approval of an SUP in any zoning district. The past worship use on this property was established prior to the Town's incorporation and subsequent annexation and zoning of this property and the surrounding land.

This property, as well as the surrounding Winnwood and Celestial Road properties, were annexed by the Town in 1980, following disannexation by the City of Dallas. In 1991, these properties were zoned Planned Development (PD), through [PD Ordinance 91-038](#). That PD restricted the zoning of this property to single-family use and did not make the existing religious assembly use a legal use. Due to the recent ongoing dormancy of this property and the change in the nature of the use and site improvements proposed by the applicant, the Director of Development Services made an administrative determination at that time, that required the applicant to obtain an SUP to establish a new religious institution use on the property.

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

At the [July 25, 2023 City Council meeting](#), that SUP application failed to gain Town approval, as the City Council vote only achieved five of the six vote supermajority required to approve the application. This supermajority vote was required due to receipt of written protest from the owners of more than 20 percent of the land immediately adjoining the subject property and extending 200 feet from the boundary of the property subject to the SUP request. Following that failed vote, the City Council did elect to waive the one year waiting period to resubmit a zoning application following Town denial.

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

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

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

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

The proposed pavilion will provide 699 square feet of floor area and will be 17 feet tall at its highest point. The pavilion will be located to the northeast of the existing Fellowship Hall. A decomposed

granite courtyard with a water feature and pedestrian pathways will provide access to the pavilion from the parking lot. To the east of the courtyard will be a formal lawn area.

Proposed SUP Conditions: The proposed SUP conditions are intended to allow for worship and religious assembly, and associated educational programming addressing the unique history of the site, congregation, and its relationship to the surrounding area to occur on the property. Proposed use and site development conditions include:

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

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

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

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

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

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

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

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

Parking: This section establishes a parking ratio of one off-street parking space for each three seats provided within the primary assembly area of the church. This parking ratio is a best practice for religious assembly uses in north Texas. The applicant has proposed 54 seats within the worship hall of the church, requiring a total of 18 parking spaces. The applicant has met this requirement by providing 18 spaces on site, including two handicap accessible spaces. A drop off and loading area is proposed at the northeast corner of the parking lot. The current decomposed granite parking surface or similar paving treatment will be required to be maintained, with the exception of the two accessible spaces, which will be constructed of concrete.

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

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

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

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

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

Other Use and Development Considerations:

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

Noise Mitigation: In accordance with the Town's [noise regulations](#), property occupants may not use equipment, instruments, or devices to amplify sound in a manner that is clearly audible 50 feet from its source, or play a mechanical or nonmechanical musical or sound producing instrument between 11 pm and 7 am, where it is clearly audible 50 feet from its source. This

existing regulation is applicable to this use and will not change if this SUP were to be approved.

Traffic Impact: The Town's engineering design criteria requires a Traffic Impact Analysis (TIA) to be performed to evaluate developments that are projected to generate at least 150 peak hour trips or 1,000 trips in a single day. Based on the anticipated operations and proposed SUP Conditions for the White Rock Chapel, it is not anticipated that this project would come close to reaching these thresholds. Additionally, when communities evaluate TIA needs for reuse and redevelopment projects such as this, the starting point for analysis is any increase in site capacity from the existing condition.

In this case, the SUP application does not propose to add any interior floor area or parking to the site. As a result, the physical conditions that influence traffic demand for the site would not suggest a change from the historical condition of the site. Operationally, traffic generation for the site can certainly change, but not to the extent that would trigger the TIA criteria of the Town's engineering design criteria. A detailed analysis of projected traffic conditions presented by this use and the surrounding neighborhood is attached to this report.

Landscape Maintenance: In accordance with the Town's [landscape maintenance regulations](#), Every property owner and any tenants shall keep their landscaping in a well-maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the Town. This includes requirements to maintain and irrigate turf, trees, and other landscape plantings. This existing regulation is applicable to this use and will not change if this SUP were to be approved.

Community Input: Town staff notified adjacent property owners within 200 feet of the subject property in accordance with Town and State requirements. As of the date of agenda posting, the Town has received 3 statements of opposition from property owners within the 200-foot notice boundary. Additionally, staff received 5 statements of opposition from property owners outside of the 200-foot notice boundary. An additional statement (support from a Colorado resident) that was provided prior to submittal of the SUP application, was also included in this packet.

RECOMMENDATION: **APPROVAL**

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

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

USE AND SITE DEVELOPMENT CONDITIONS

1. PERMITTED USE.
 - a. The use of the Subject Property (as legally described in Exhibit A and hereinafter referred to as the “Property”) authorized by this Specific Use Permit (“SUP”) is as a religious institution use, which shall be defined with reference to Section 11.20 of the Texas Tax Code as a church, temple, synagogue, mosque, or equivalent place for religious assembly and worship and associated accessory activities, which may include weddings, baptisms, funerals, and other religious activities.
 - b. Use of the Property pursuant to this SUP shall be by a religious organization operating at all times in compliance with Section 11.20 of the Texas Tax Code (as the same may be amended from time to time), with all the rights, privileges, and responsibilities appertaining thereto.
 - c. The Property is a church. Churches, especially historic churches like White Rock Chapel, routinely house historic artifacts and may host educational activities concerning the history of the religious organization, its congregation, and its relationship to the surrounding area. The Town acknowledges that any such use is consistent with the principal activities of a religious institution.
 - d. Any income generated by the Property will be used consistent with the law governing the Permitted Use.
 - e. If White Rock Chapel of Addison, Inc. or any subsequent owner or person in control of the Property desires to make any use of the Property not expressly authorized by this SUP or the existing zoning of the Property, it shall apply to the Town for a new or supplemental SUP or a change of zoning, and it may not engage in any such use until it has obtained a new or supplemental SUP or a change in zoning expressly authorizing such use.
2. SITE PLAN. Use and development of the Property must comply with the site plan attached to this SUP in Exhibit C.
3. LANDSCAPE PLAN. Use and development of the Property must comply with the landscape plan attached to this SUP in Exhibit C.
4. FAÇADE PLAN. Use and development of the Property must comply with the facade plan attached to this SUP in Exhibit C.
5. FLOOR PLAN. Use and development of the Property must comply with the floor plans attached to this SUP in Exhibit C. Seating in the main room of the worship hall may not exceed the number of seats required to comply with the minimum parking requirements defined in Section 6.
6. PARKING.

- a. A minimum parking ratio of one (1) space per three (3) seats in the main room of the worship hall must be maintained for the Property.
 - b. All parking spaces shall be no larger than necessary to accommodate one car per parking space. The parking spaces on the Property shall not be used for or shared with any use other than the use authorized by this SUP.
 - c. Except for handicap parking spaces, all parking and circulation areas must be composed of a properly maintained permeable paving surface, such as decomposed granite. Parking on grass or other unimproved surfaces is not permitted.
7. LIGHTING. All outdoor lighting shall be designed to minimize direct spillage, sky glow and hazardous interference with vehicular traffic or adjacent properties and rights-of-way. Any pole mounted site security lighting should be aimed downward and shielded to minimize glare.
8. MAINTENANCE.
 - a. The Property must be properly maintained in a state of good repair.
 - b. Except for the equipment or materials stored on a construction site and used for a temporary construction project, the long-term outside storage of equipment, buildings or other materials, goods and products is prohibited.
9. ACCESSORY BUILDING. The Property may contain one (1) enclosed accessory building for storage use. Where provided, this accessory building shall:
 - a. Not exceed 100 square feet of floor area and 14 feet in height.
 - b. Be consistent in character and appearance with the principal buildings on the Property.
 - c. Be placed at a location on the Property that complies with the building setback requirements of the underlying zoning district and other applicable Town codes, and that minimizes visibility of the structure from the adjacent public streets.
10. SOLID WASTE CONTAINERS. All outdoor solid waste containers must be stored in a designated area, such as an enclosed accessory building, or be substantially screened from view from adjacent properties and public rights of way by use of appropriate landscaping materials or screening structures that are compatible in character with other structures on the Property. Solid waste containers should be properly serviced at least once per week.
11. ENFORCEMENT. This SUP will be enforced in conformance with the applicable civil, criminal and/or administrative enforcement procedures set forth in the Town's ordinances and state law. The Town may consider the severity and/or frequency of the violation(s) in determining the appropriate enforcement action, which may include revocation of this SUP, through formal action by the City Council; provided, the Town's decision to proceed with one or more enforcement actions shall not be deemed a waiver of any other enforcement actions or remedies available to the Town.



mwe.com

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Attorney at Law
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+1 214 210 2797

October 12, 2023

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

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

Dear Mr. Schmidt:

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

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

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

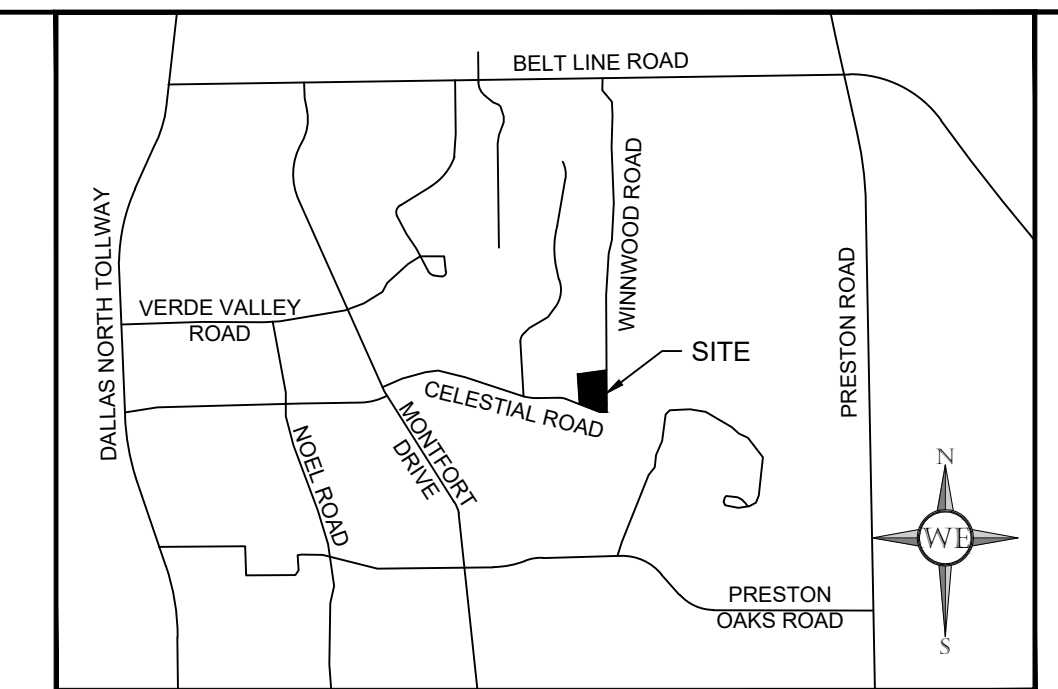
Ken Schmidt
October 12, 2023
Page 2

Sincerely,

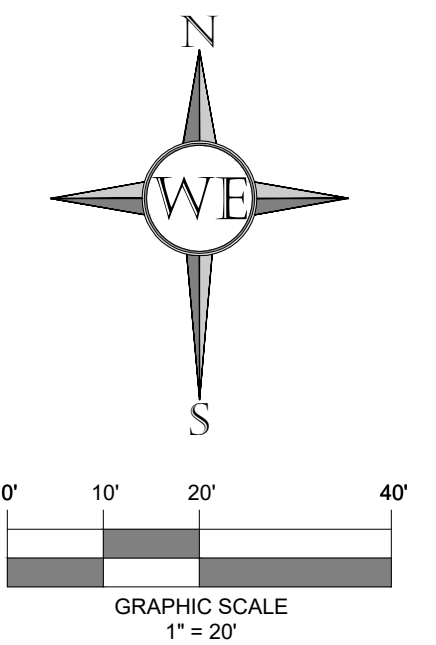
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James Grossman
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2501 N. Harwood St., Suite 1900
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Tel.: (214) 210-2797
Fax: (972) 232-3098
richard.salgado@mwe.com
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Jeremy Dys
Ryan Gardner
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2001 West Plano Parkway
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Plano, TX 75075
(972) 941-4444
jdys@firstliberty.org
rgardner@firstliberty.org

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



LOCATION MAP
N.T.S.



TOWN OF ADDISON SITE PLAN NOTES

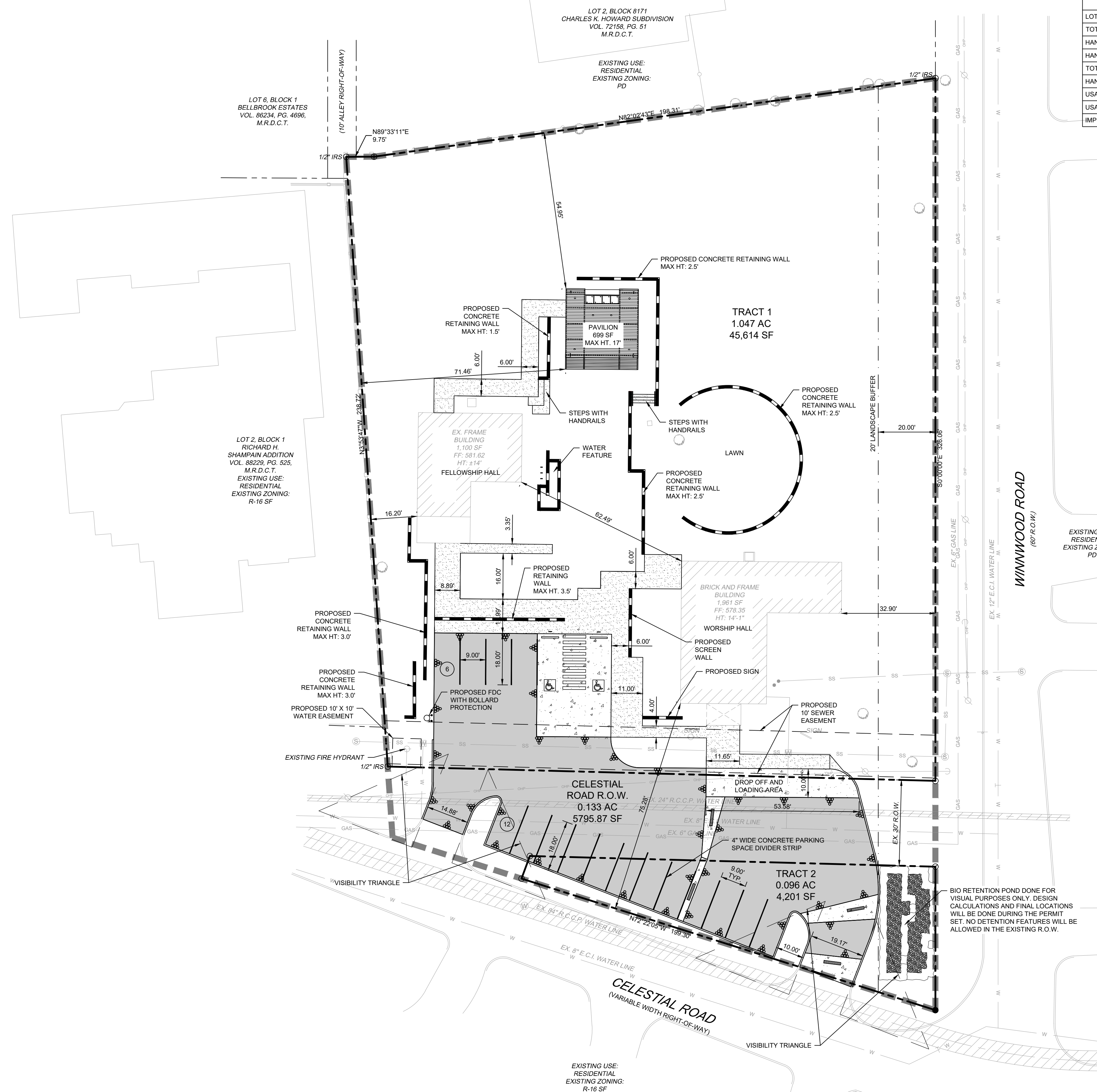
1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER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

LEGEND

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

SITE NOTES

1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
2. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
3. PROPERTY BOUNDARY AND EXISTING SURVEY IMPROVEMENTS WERE PROVIDED BY A&W SURVEYORS, INC. DATED 04/20/2022.
4. REFERENCE SUP 1901-SUP FOR ADDITIONAL ZONING STANDARDS.
5. ALL RETAINING WALLS THAT ARE 4 OR MORE FEET IN HEIGHT FROM THE BASE OF ITS FOOTING TO THE TOP OF THE WALL AND/OR WALLS THAT SUPPORT A SURCHARGE MUST BE DESIGNED AND INSPECTED BY A LICENSED ENGINEER, AND A PERMIT WILL BE REQUIRED.



SITE PLAN
TRACT 1, 2, AND R.O.W.
1.277 ACRES
ALLEN BLEDSOE SURVEY, ABSTRACT NO. 157
TOWN OF ADDISON, DALLAS COUNTY TEXAS
TOWN PROJECT NUMBER: 1901-SUP
PREPARATION DATE: NOVEMBER 7, 2023

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

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

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

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

WHITE ROCK CHAPEL

5555 CELESTIAL RD.
ADDISON, TEXAS 75254

Talley Associates

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

SYMBOL	QUANTITY	CODE	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS
TREES					
	34	LO	Live Oak	Quercus virginiana	4" cal., 15' ht., single trunk
	13	CE	Cedar Elm	Ulmus crassifolia	6" cal., 20' ht.
	10	RB	Oklahoma Red Bud	Cercis canadensis var. texensis 'Oklahoma'	30 gal., multi-trunk, 7'-8" Ht., 3'-4" spd.
	15	VT	Vitex	Vitex agnus-castus	45 gal., multi-trunk, 8'-10" Ht., 7'-8" spd., low branched
SHRUBS / PLANT MIX'S					
	89	NH	Nelly R Stevens Holly	Ilex x 'Nelly 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"	
WINWOOD ROAD STREET BUFFER	20'	25'	25'	
CELESTIAL ROAD BUFFER TREES (199.30)	5	0	5	
WINWOOD ROAD BUFFER TREES (326.06)	11	3	8	
CELESTIAL ROAD EVERGREEN SHRUBS (199.30)	57	0	118	
WINWOOD ROAD EVERGREEN SHRUBS (326.06) (See Note Below)	93	0	73	
PARKING LOT SCREENING 11d:				
SCREENING MUST BE A MINIMUM OF 3'-6" HIGHER THAN PAVING. 10,000 SF OR LESS - 3' WIDE LANDSCAPED BED WITH 1 SHRUB 3'-3'6" ON CENTER				
	REQUIRED	PROVIDED		
PARKING LOT - 9,210 SF	57	118		
PARKING LOT LANDSCAPING INTERIOR 11e, 11f:				
PARKING AREA PERCENTAGE REQUIRED FOR INTERIOR PLANTING AREA, 7,000-49,999 SF = 5%. 1 TREE FOR EACH 10 REQUIRED PARKING SPACES.				
	REQUIRED	PROVIDED		
PARKING LOT - 9,210 SF	5%	15%		
PERCENTAGE REQUIRED FOR INTERIOR PLANTING AREA	2	5		
1 TREE FOR EACH 10 REQUIRED PARKING SPACES				
PARKING LOT TREES 11g:				
1 TREE FOR EACH 10 REQUIRED PARKING SPACES IN THE PARKING AREA.				
	REQUIRED	PROVIDED		
PARKING LOT - 16 + 2HC STALLS	2	5		
REQUIRED TREES				

TOWN OF ADDISON NOTES:

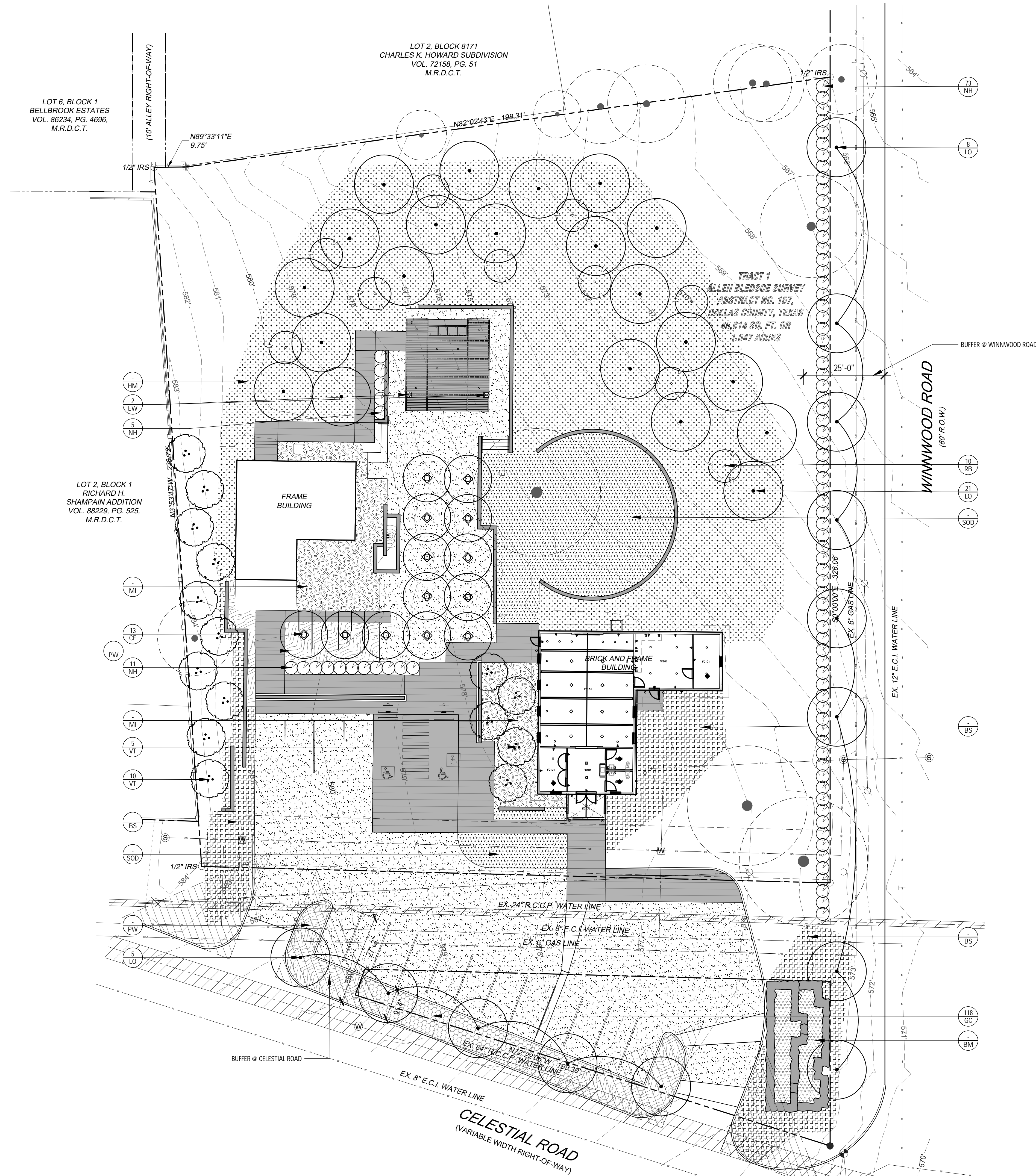
1. An irrigation plan is required on Civil and construction plans and must be signed and sealed by a Licensed Irrigator.
2. All irrigation controllers must have rain and freeze sensors.

TREE PRESERVATION NOTES:

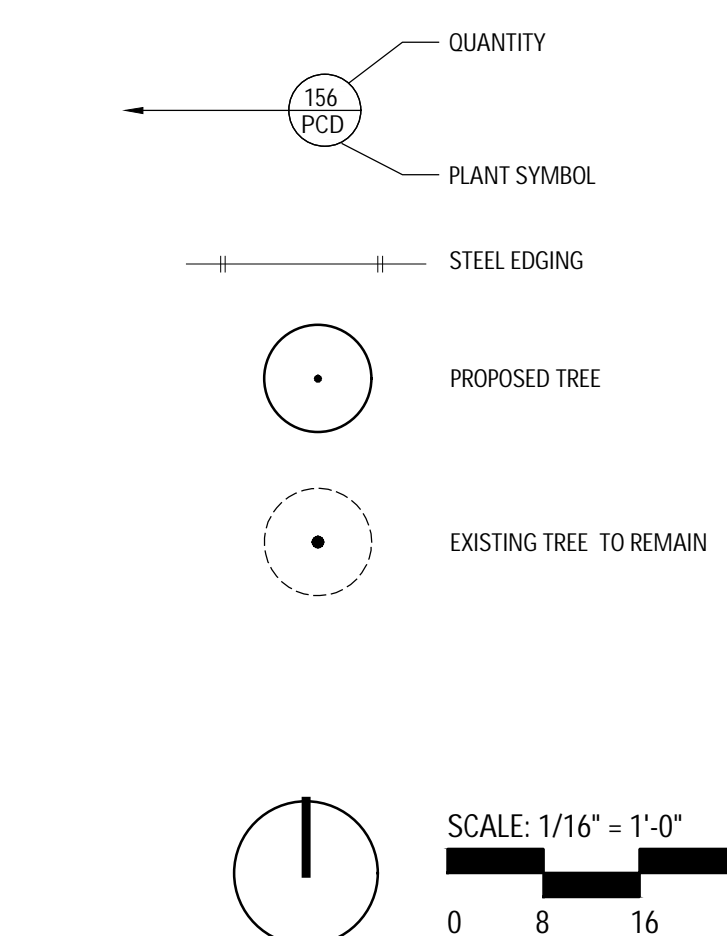
1. All existing trees to be preserved. A certified arborist will be providing a report on the genus, species and health of all existing trees to the city prior to any site work commencing.

LANDSCAPE REQUIREMENT NOTES:

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



PLANTING LEGEND

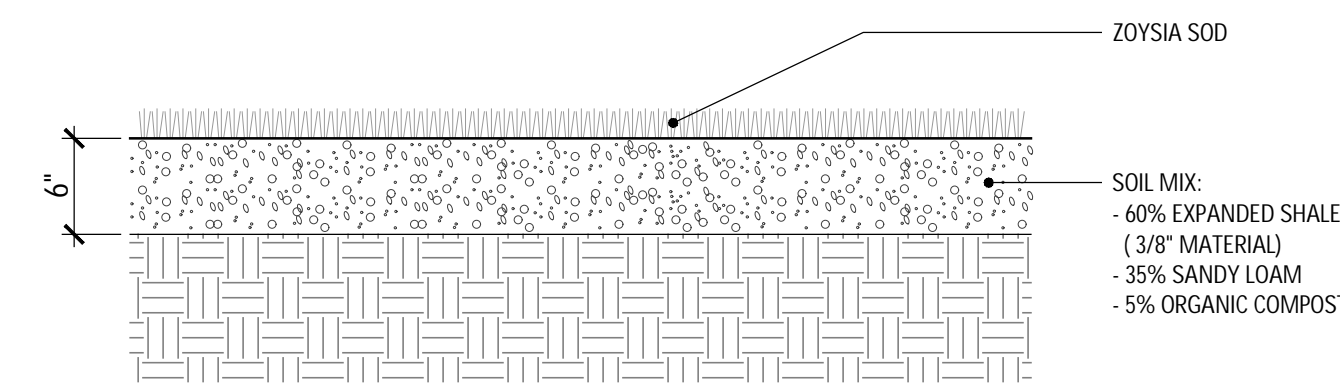


Project No.	22029
Drawn By:	JS, BH
Checked By:	CT
Date:	OCTOBER 13, 2022
Issued:	
Issued:	
Issued:	
Revisions:	
▲	SUP CITY COMMENTS - 01-09-2023
▲	SUP CITY COMMENTS - 03-31-2023
▲	SUP CITY COMMENTS - 04-11-2023

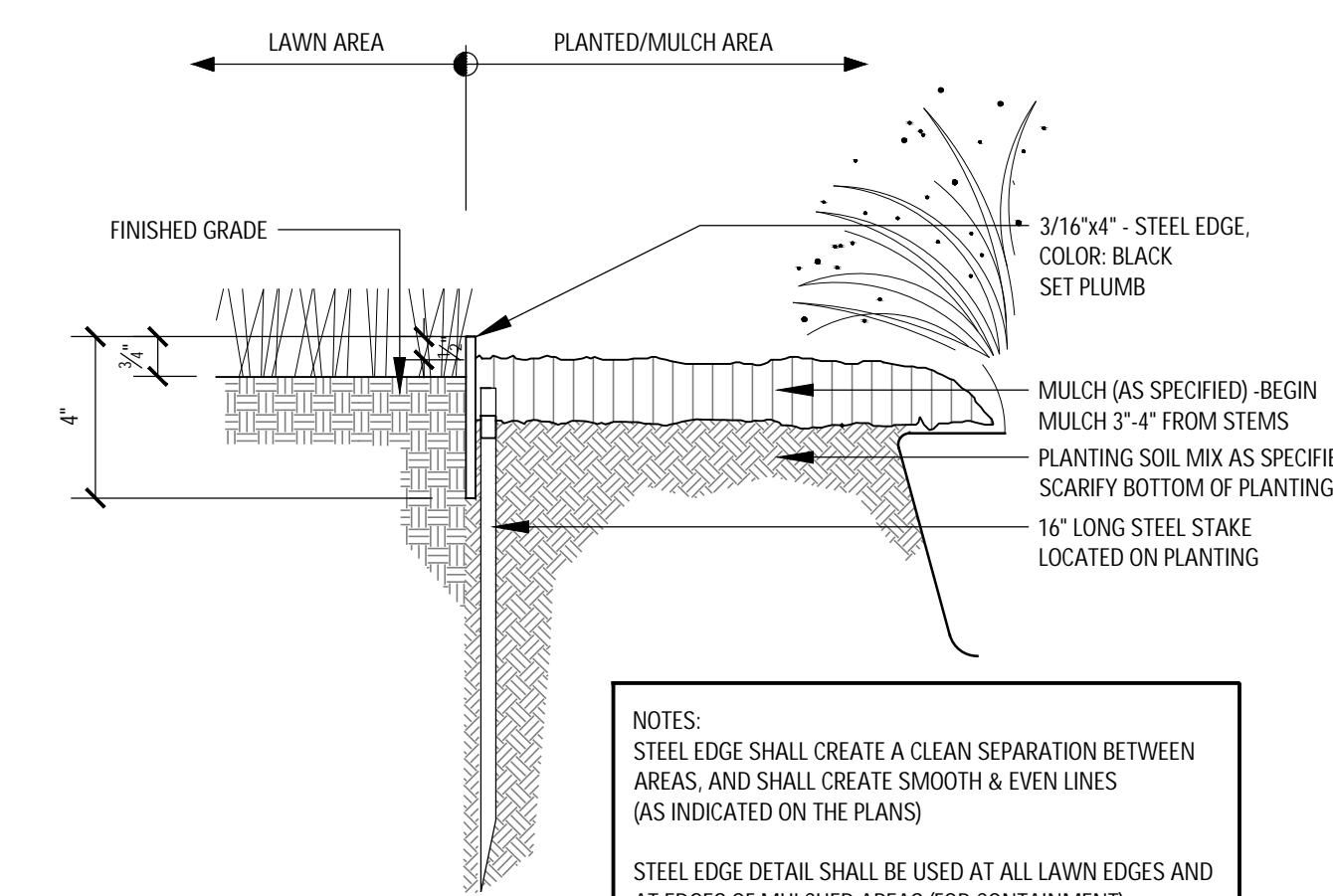
Sheet Title:
LANDSCAPE PLAN

L3.01

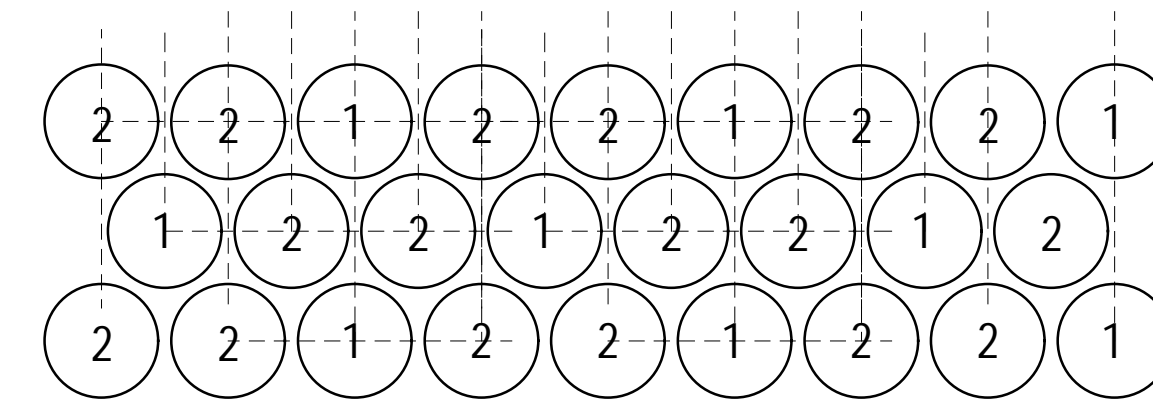
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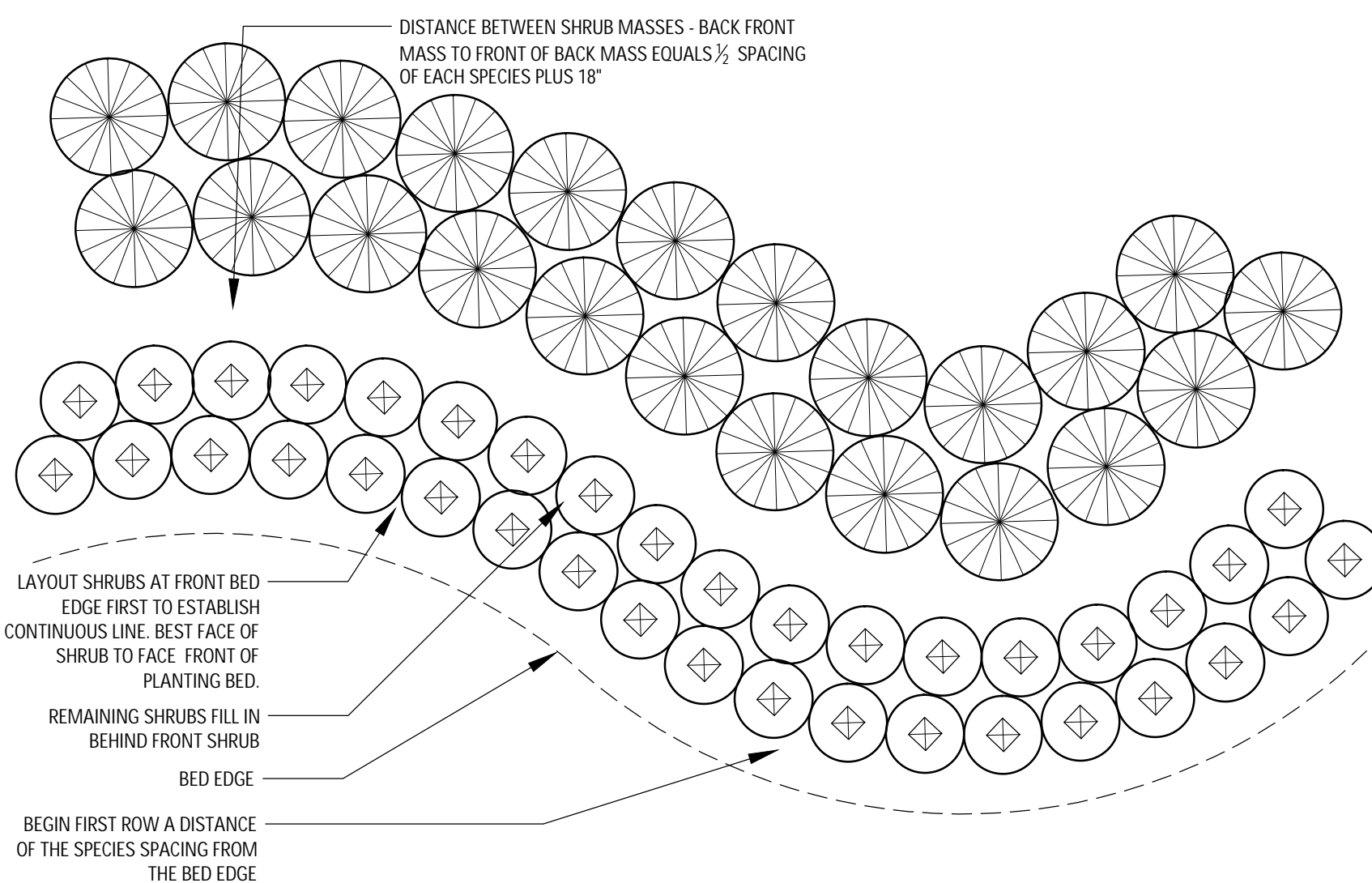
7 **LAWN**
SCALE: 1" = 1'-0"



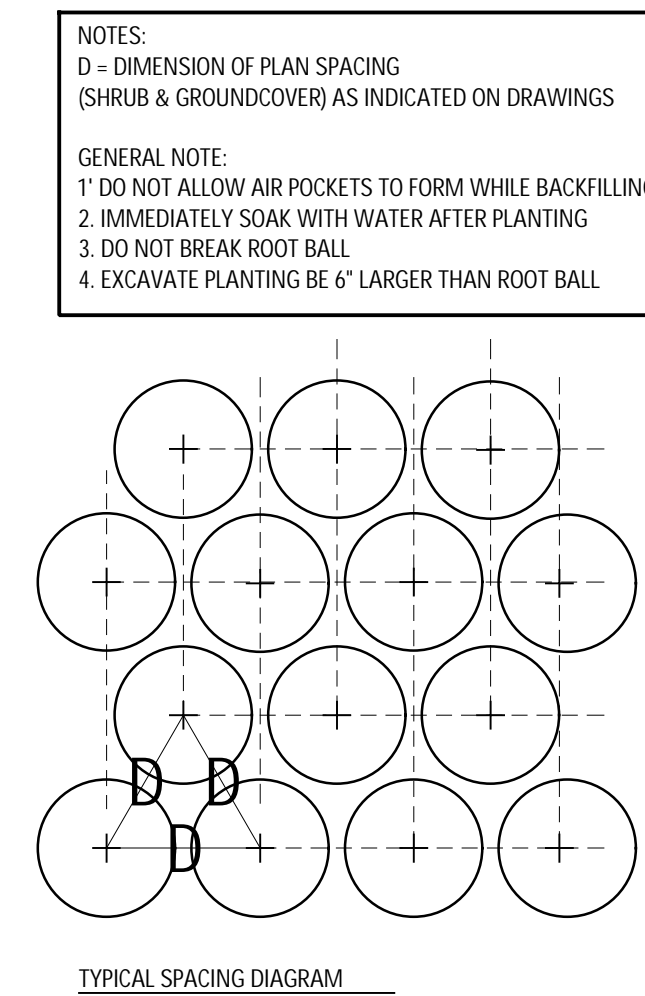
6 **STEEL EDGING**
SCALE: NTS



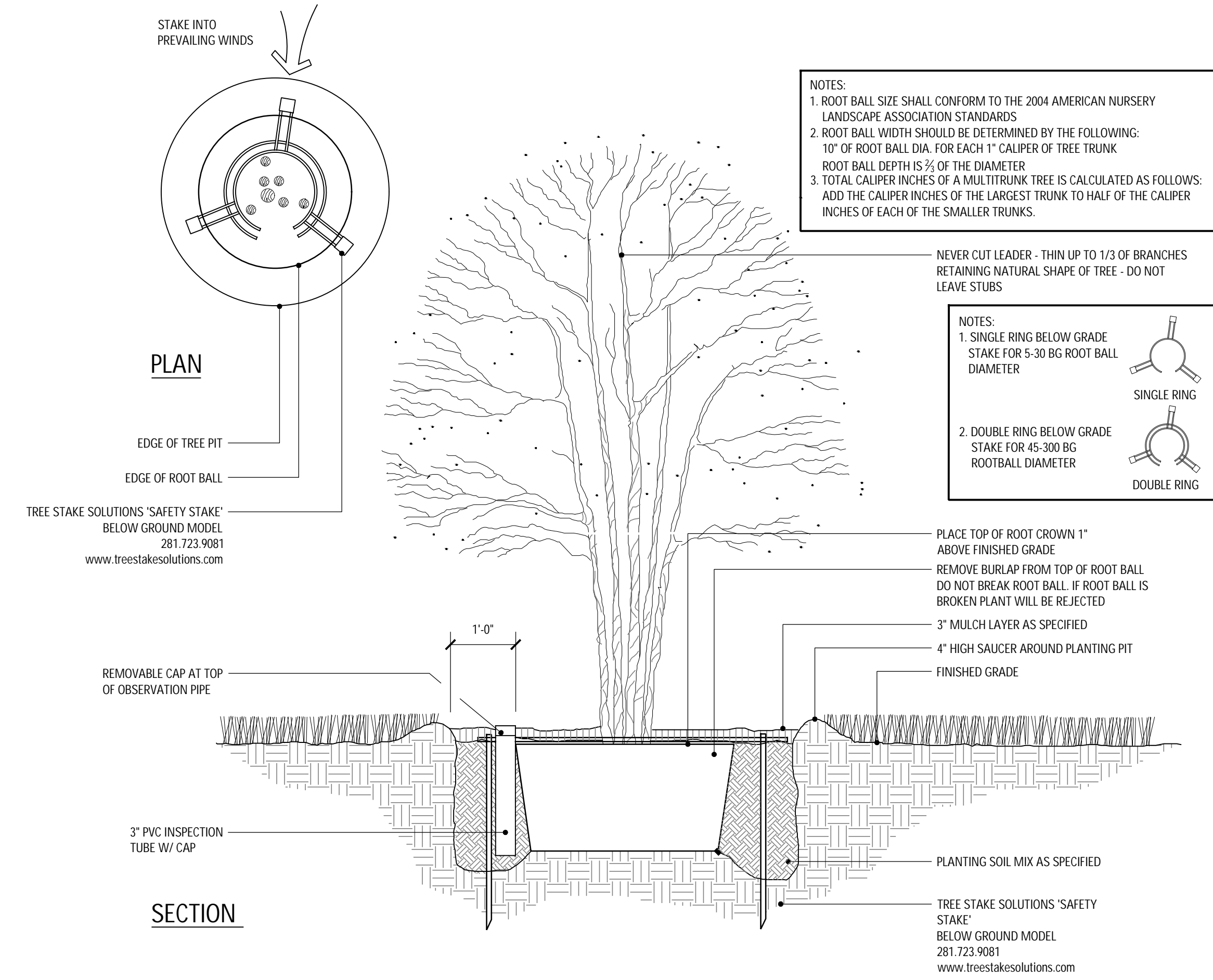
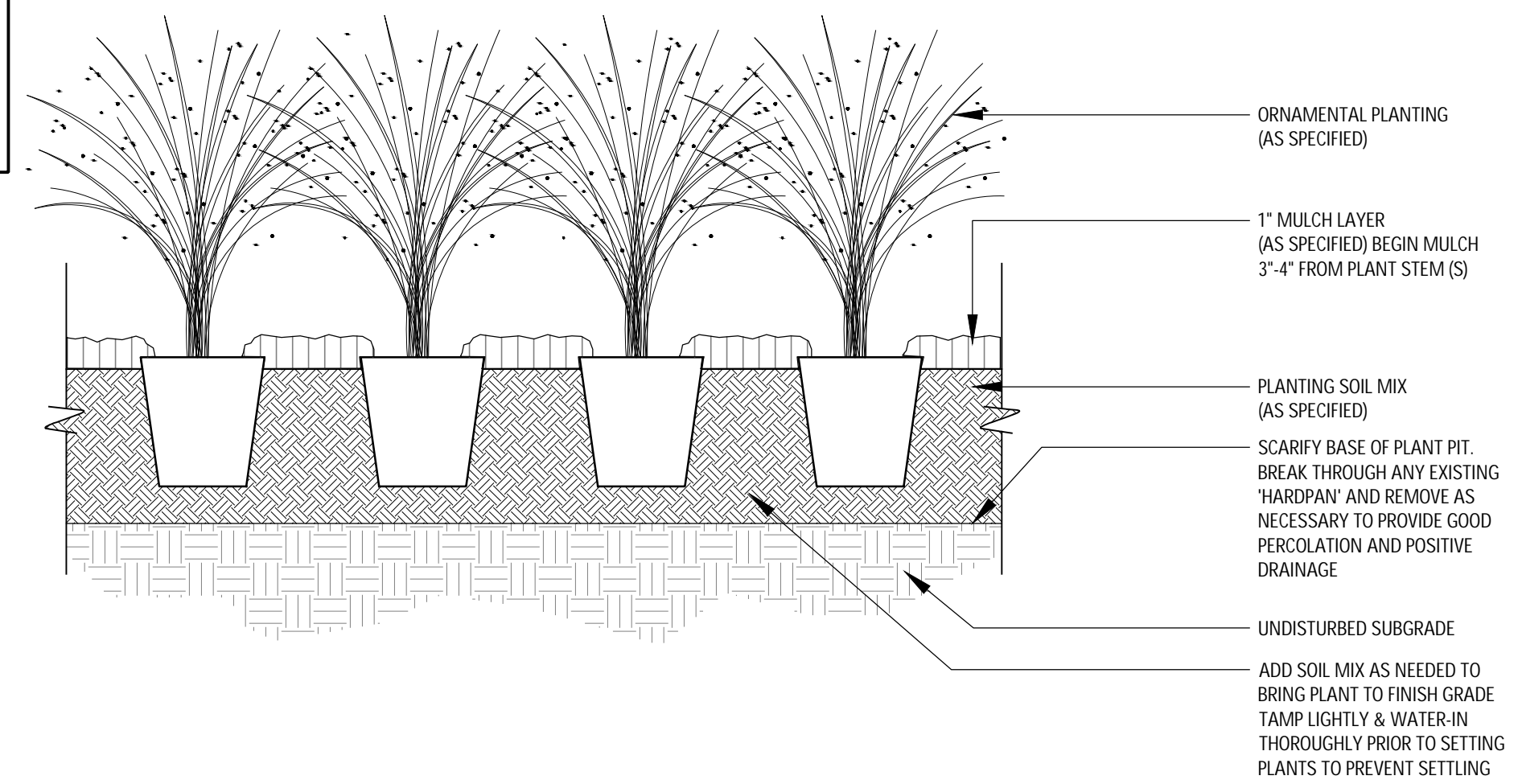
5 **PLANTING BED ENLARGEMENT 2/1 RATIO MIX**
SCALE: 1" = 1'-0"



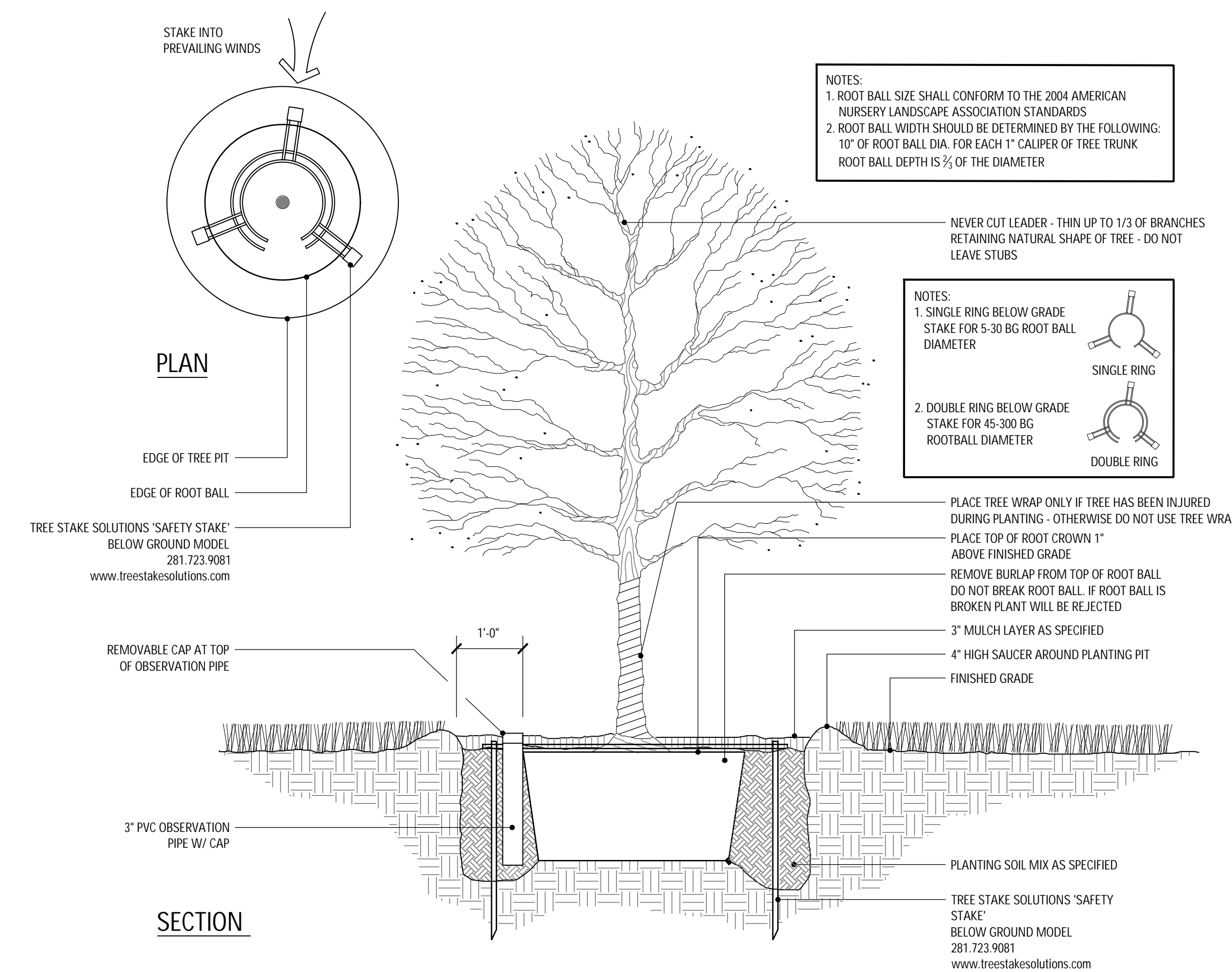
4 **PLANTING BED ENLARGEMENT - ARRANGEMENT**
SCALE: 1" = 1'-0"



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"

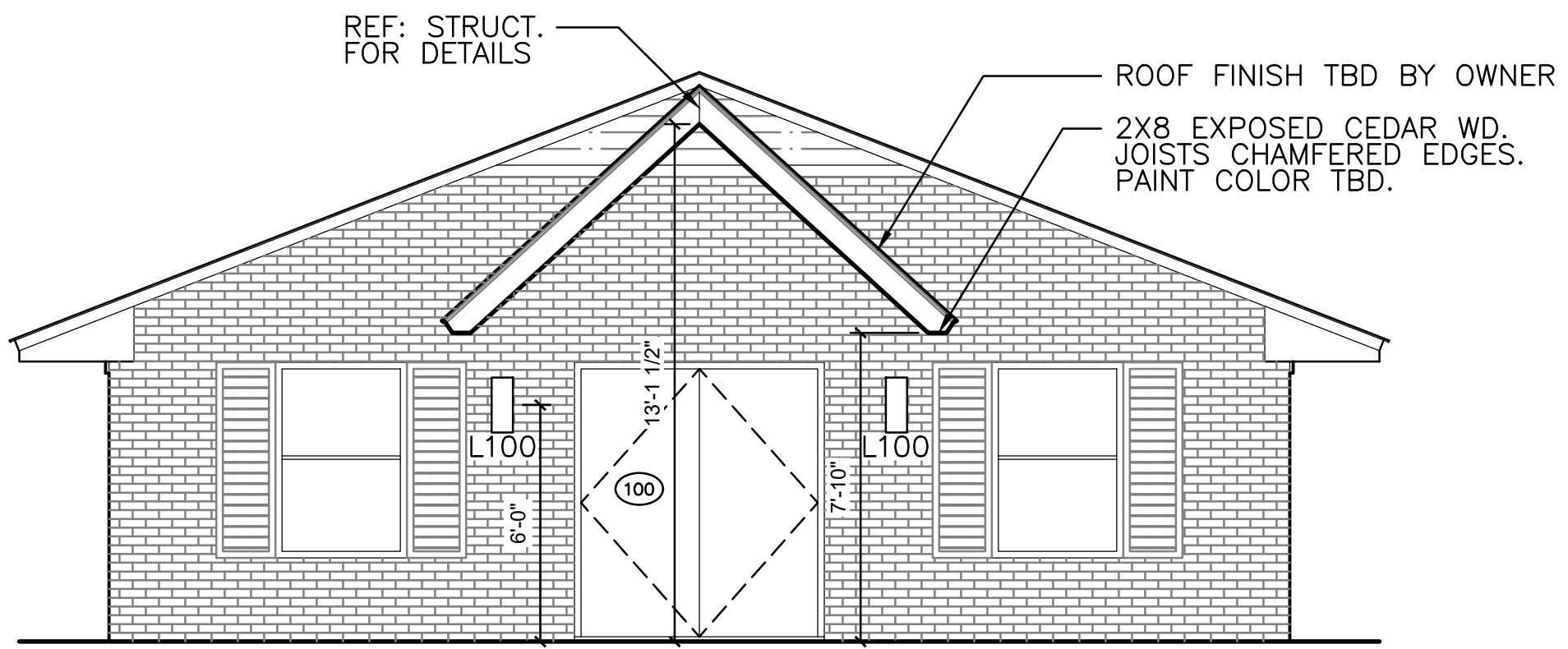


Project No.	22029
Drawn By	JS, BH
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▲	SUP CITY COMMENTS - 01-09-2023
▲	
▲	
▲	



A

PTD. 1X4 WD. SLATS
@ EXTERIOR PORCH



B

EXTERIOR ELEVATION - SOUTH FACADE

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

NOT USED 1

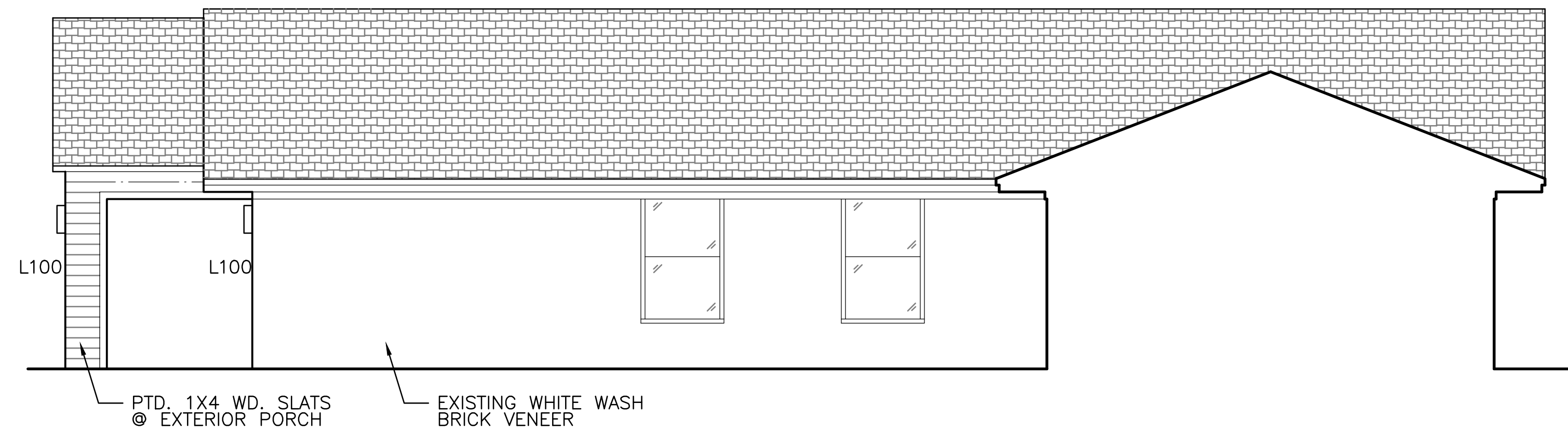
- SCOPE OF WORK:
1. REPLACE EXTERIOR DOORS
 2. ADD LIGHTING TO EXTERIOR FACADES
 3. REPLACE EXISTING PORCH CANOPY WITH NEW CANOPY

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

2

REVISIONS:

EXTERIOR ELEVATIONS



3

EXTERIOR ELEVATION - EAST FACADE

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

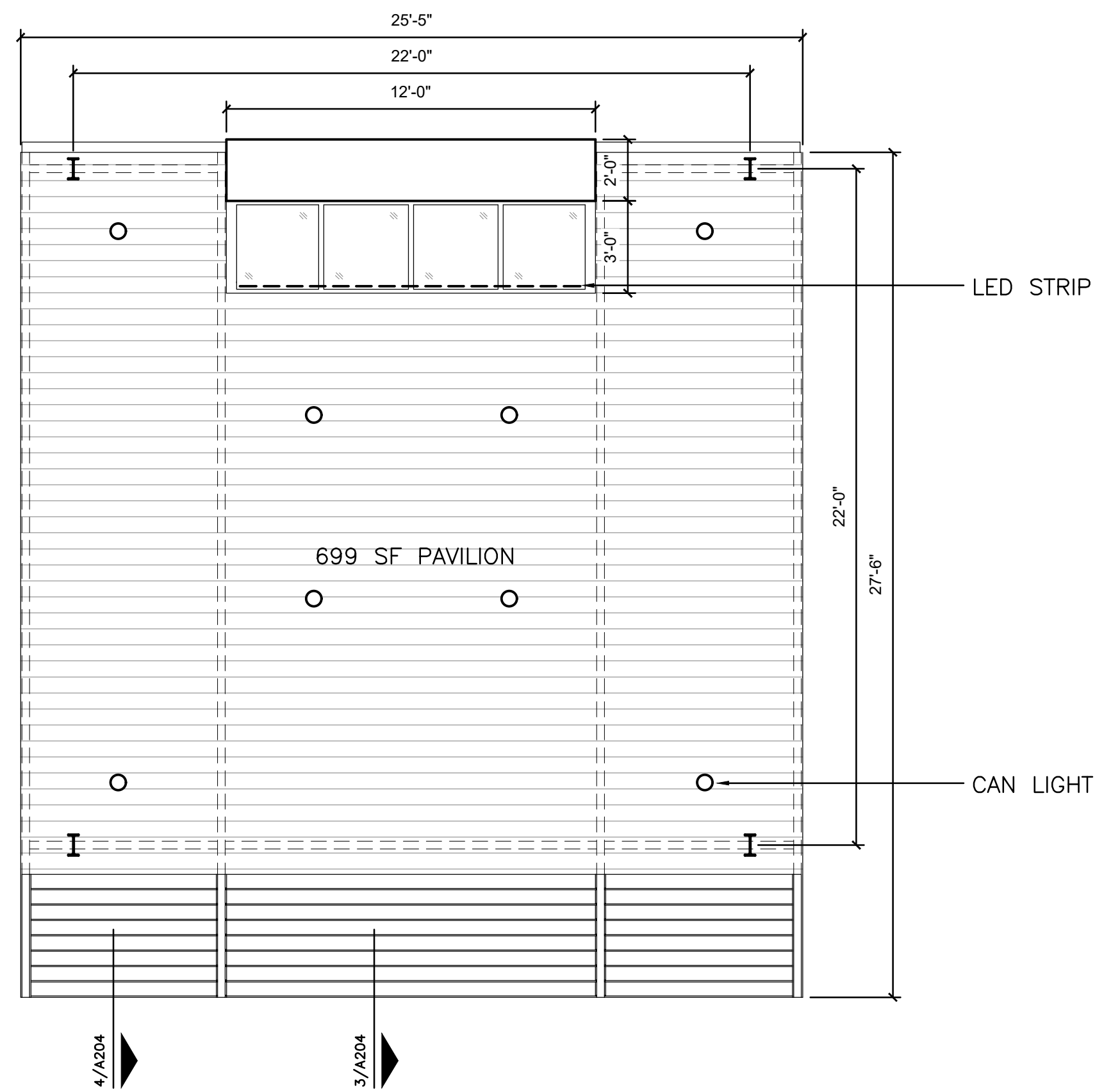
NOT USED

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1901-SUP

4

A200

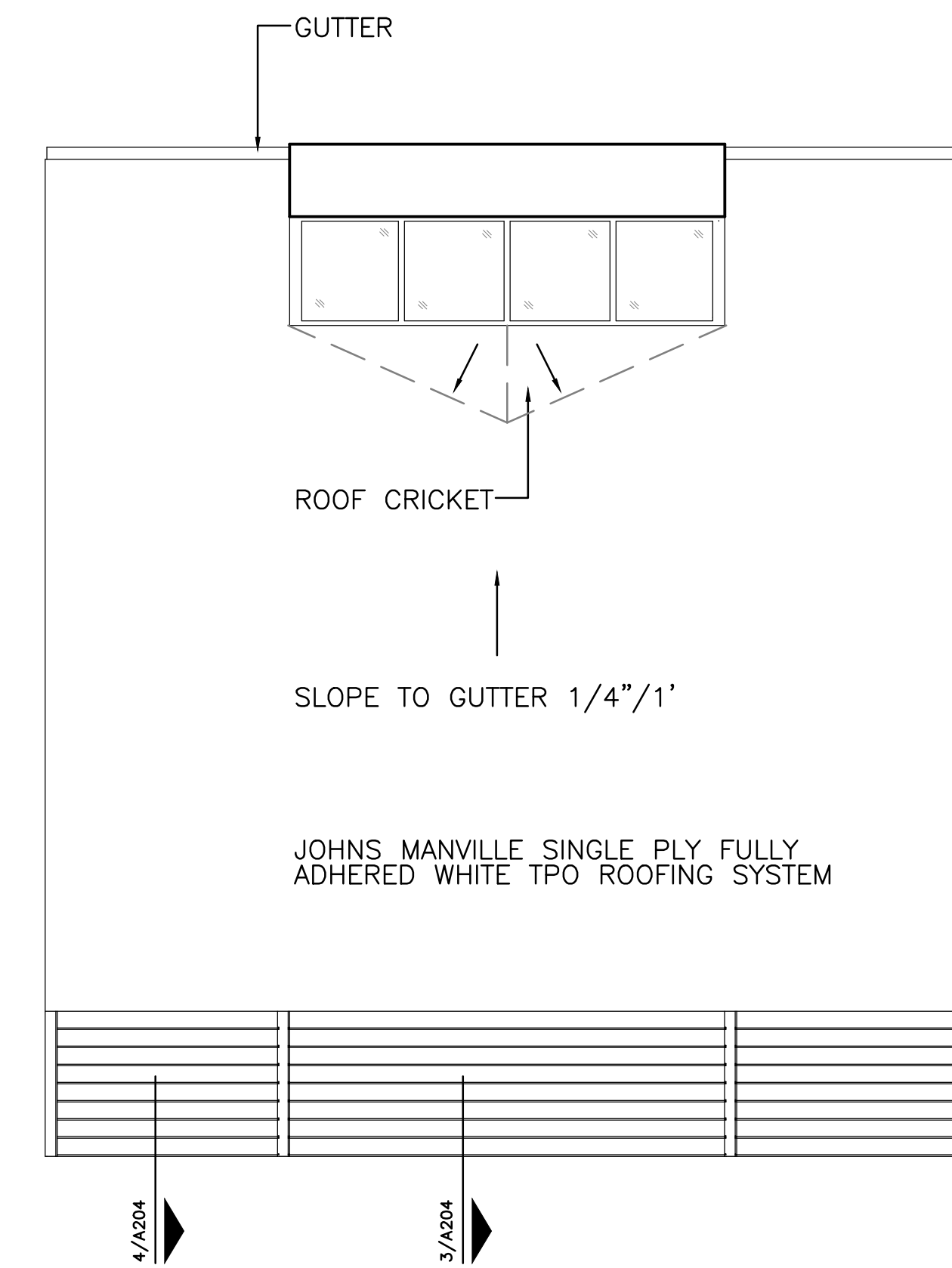


REFLECTED CEILING PLAN

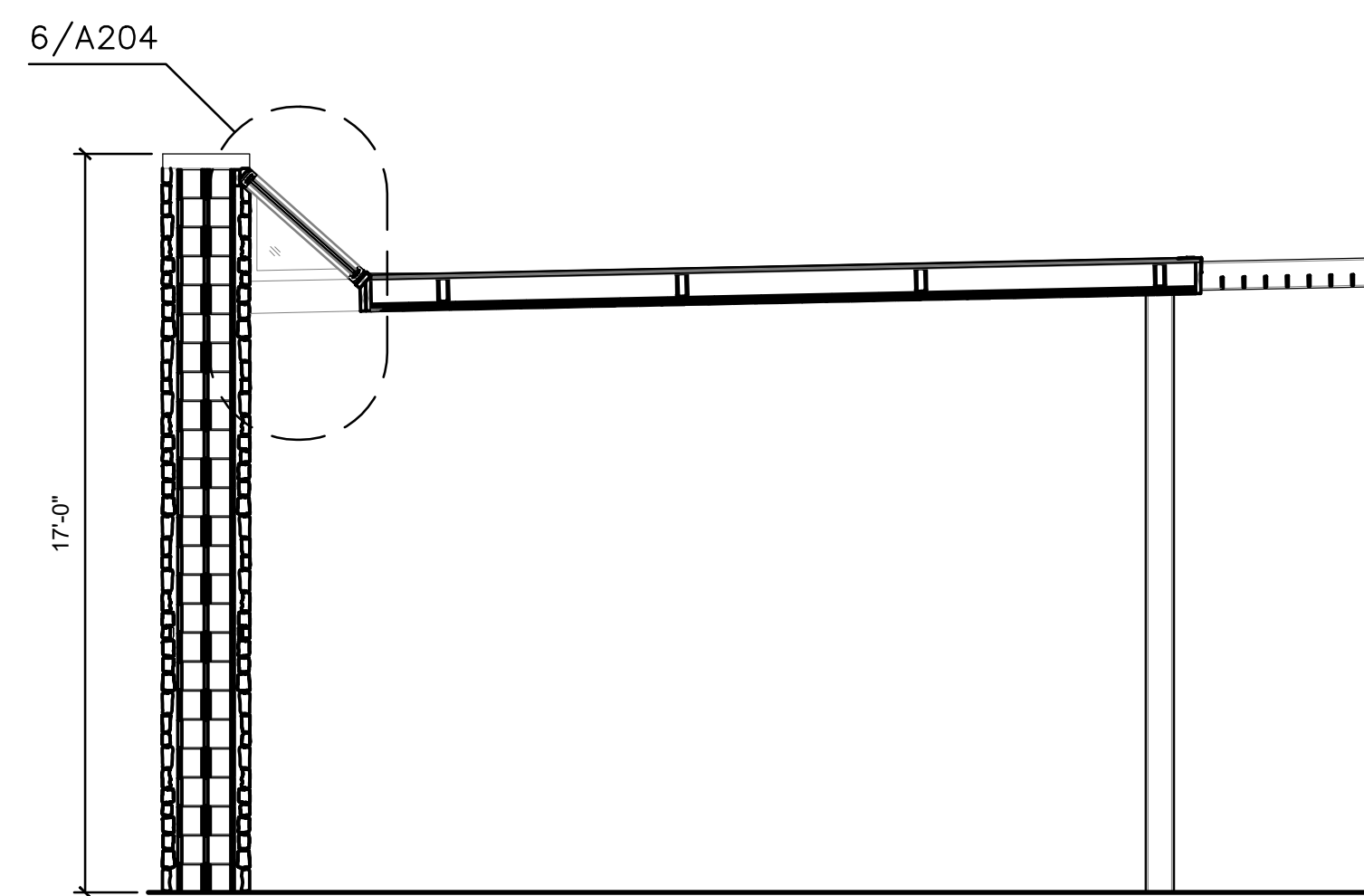
SCALE : 1/4" = 1'-0"

1 ROOF PLAN

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

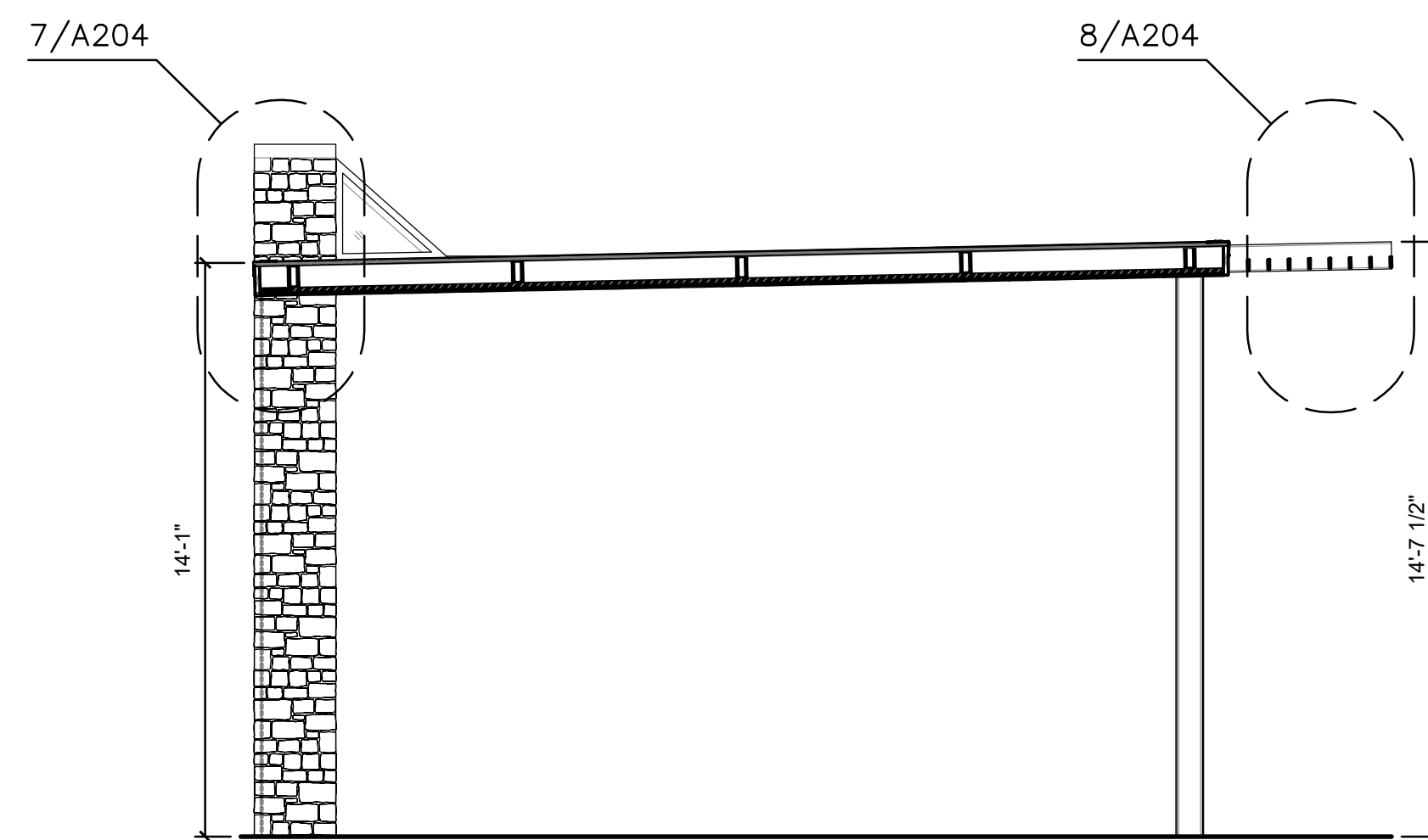


2



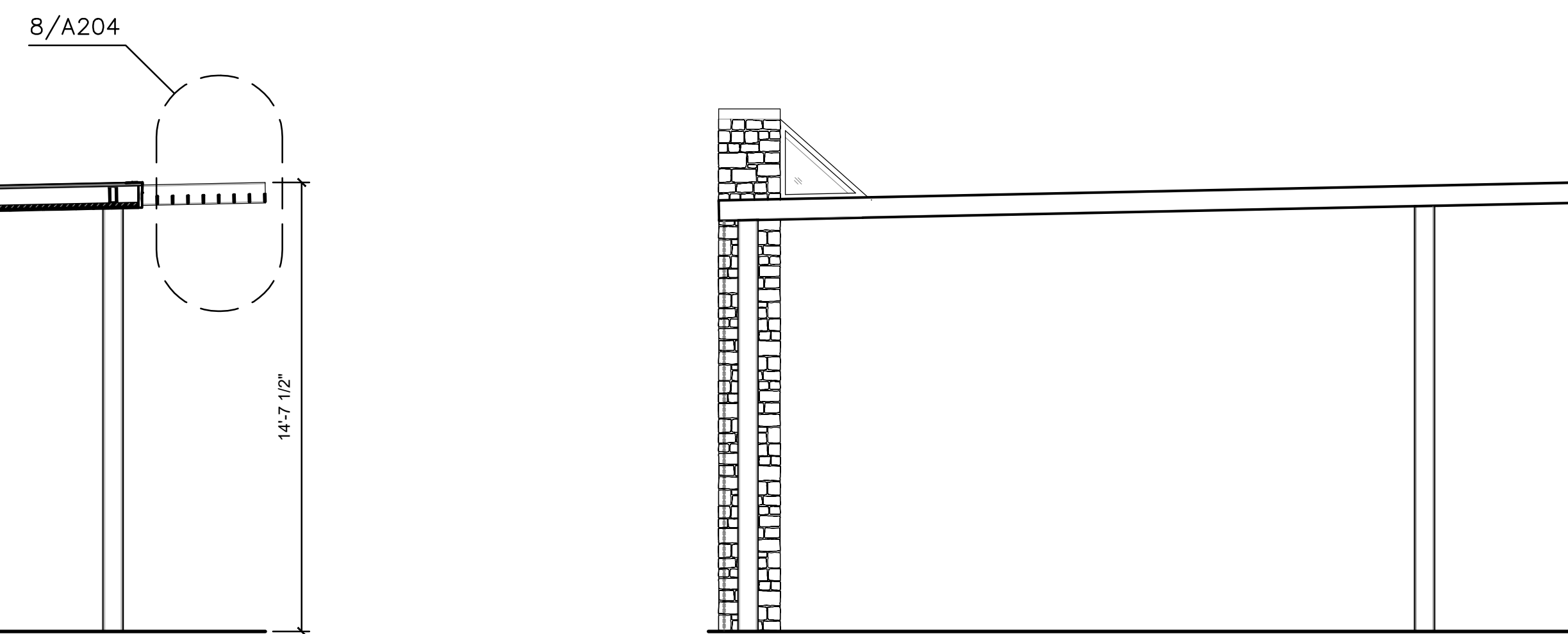
SECTION

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



3 SECTION

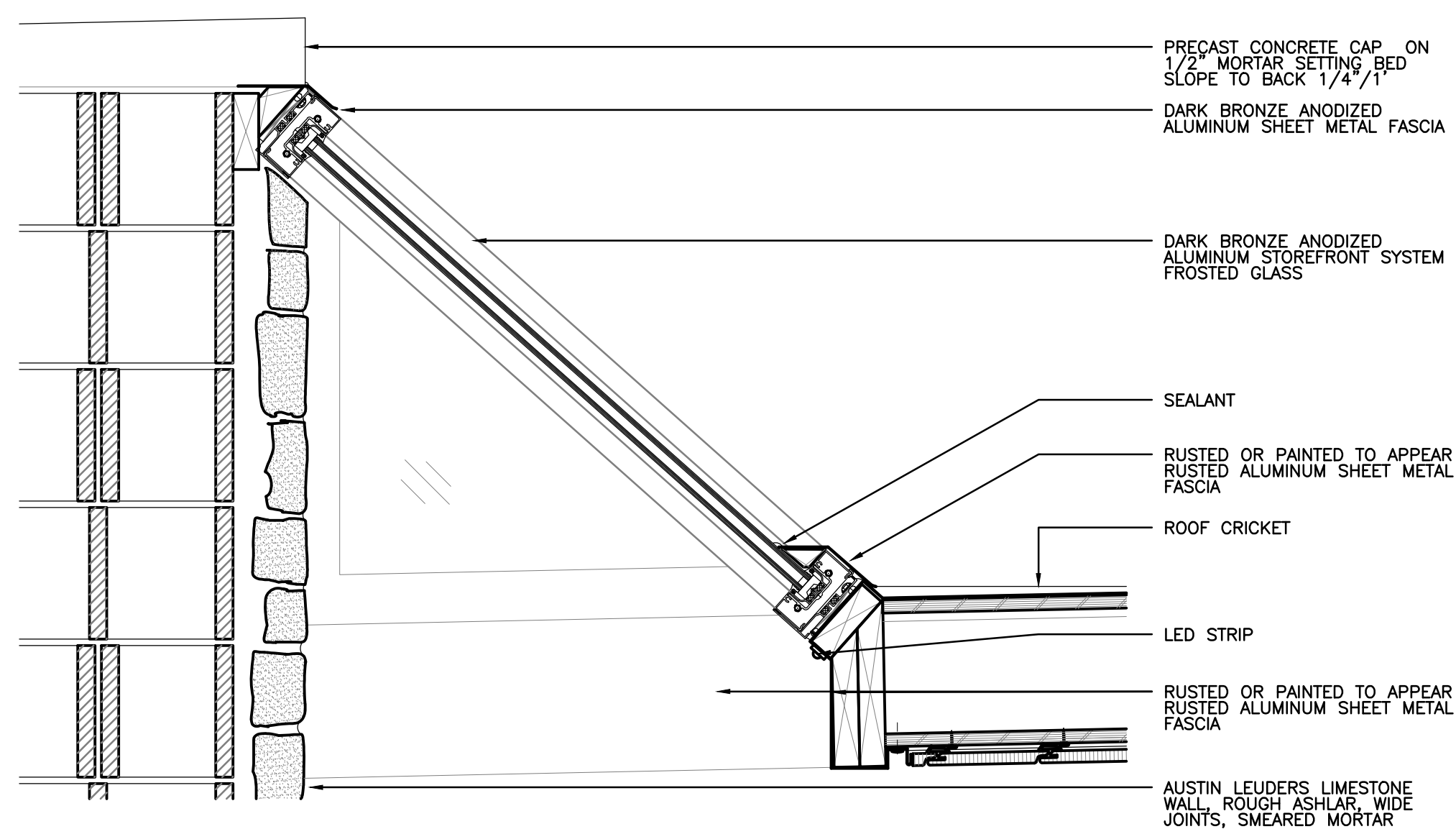
SCALE : 1/4" = 1'-0"



4 SIDE ELEVATION

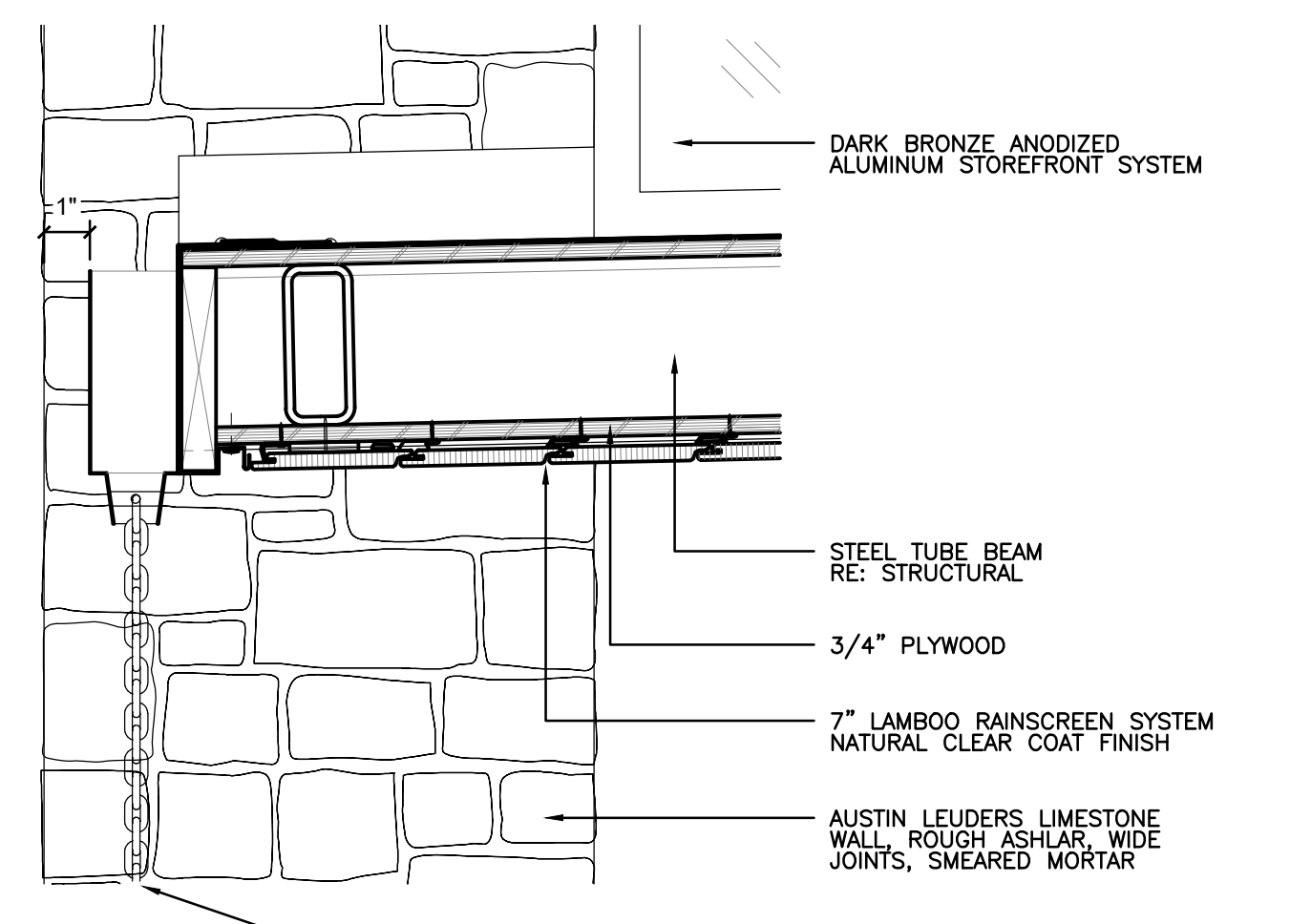
SCALE : 1/4" = 1'-0"

5



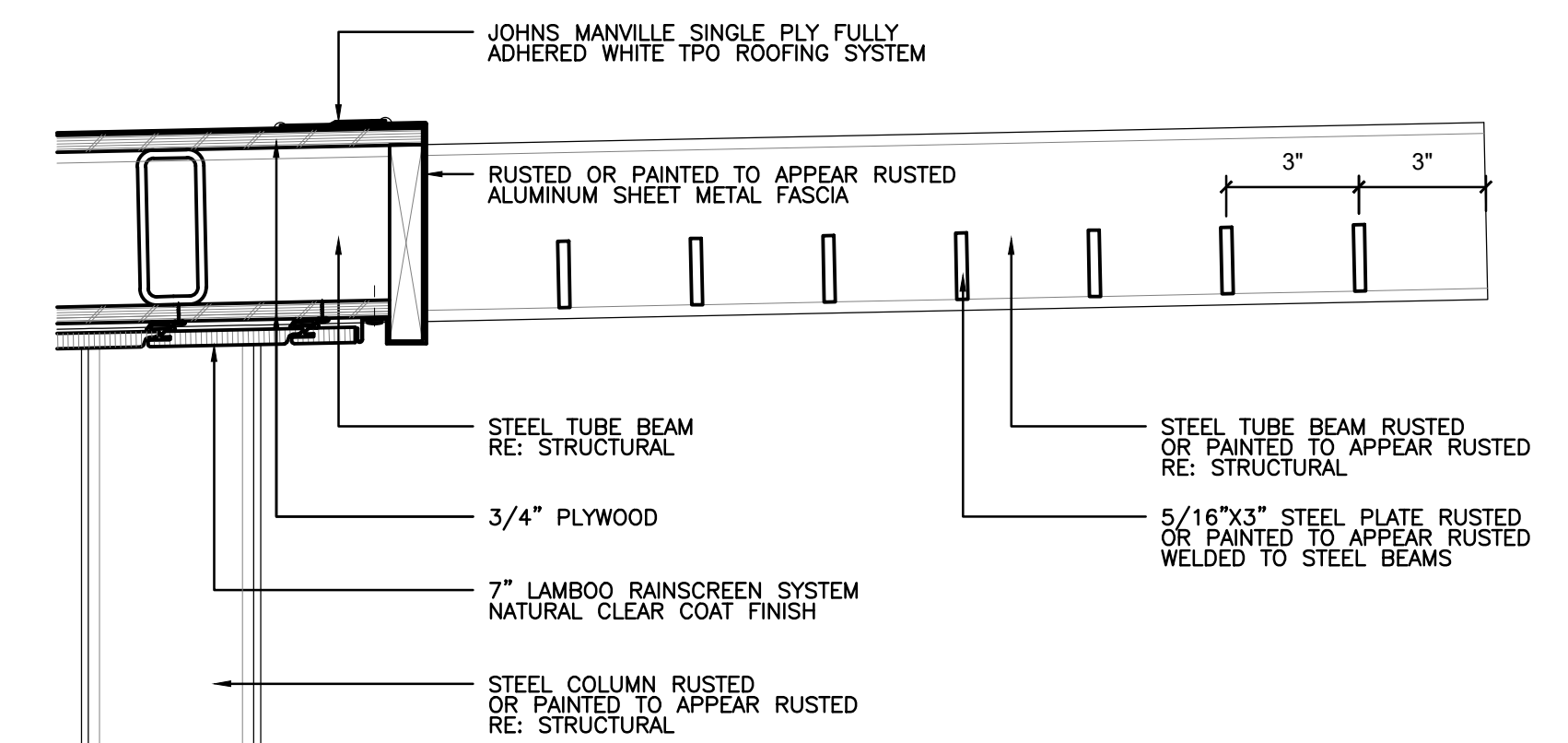
SECTION DETAIL

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



6 SECTION DETAIL

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



7 SECTION DETAIL

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

8

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

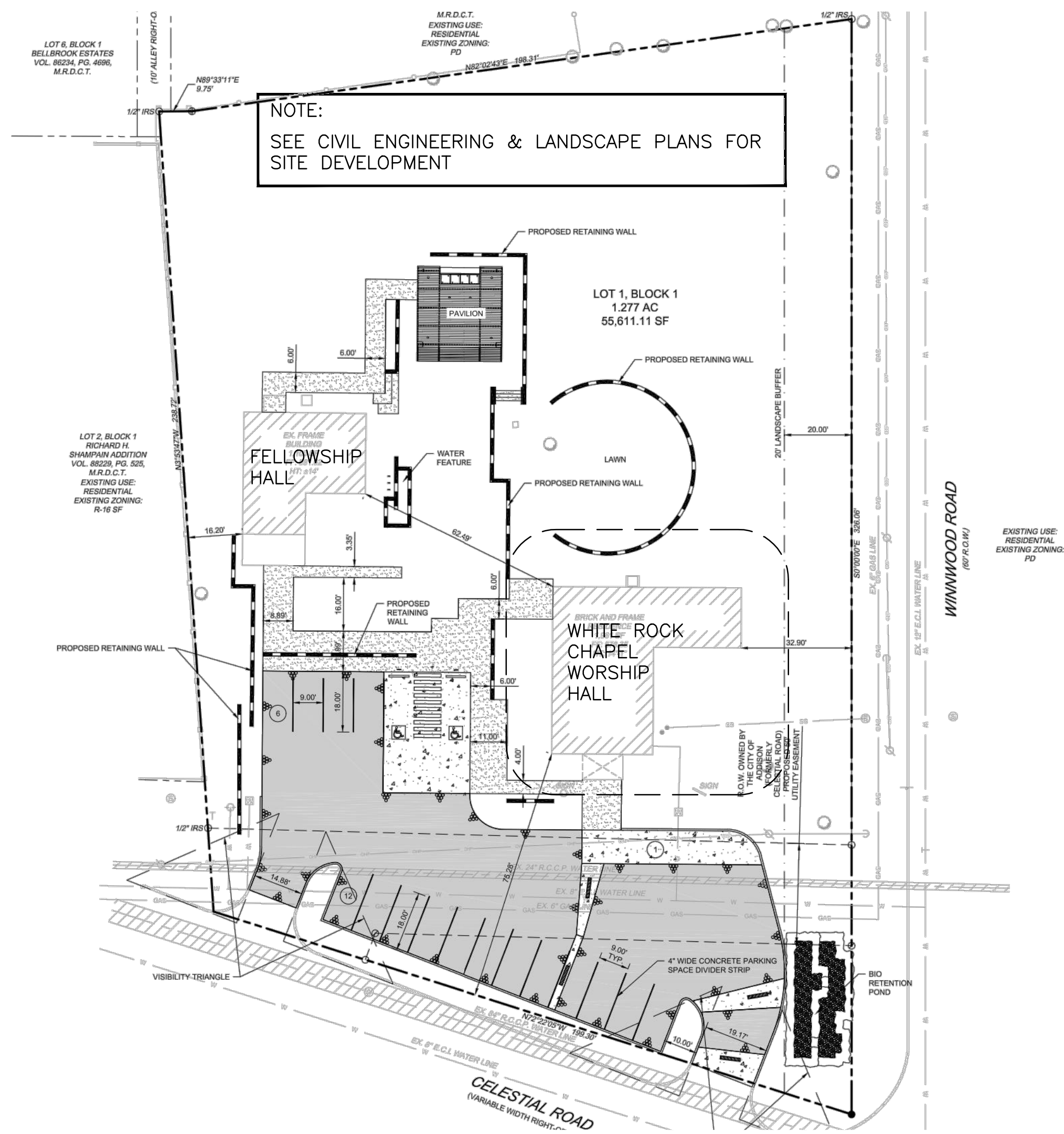
REVISIONS :

PAVILION
DETAILS

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1901-SUP

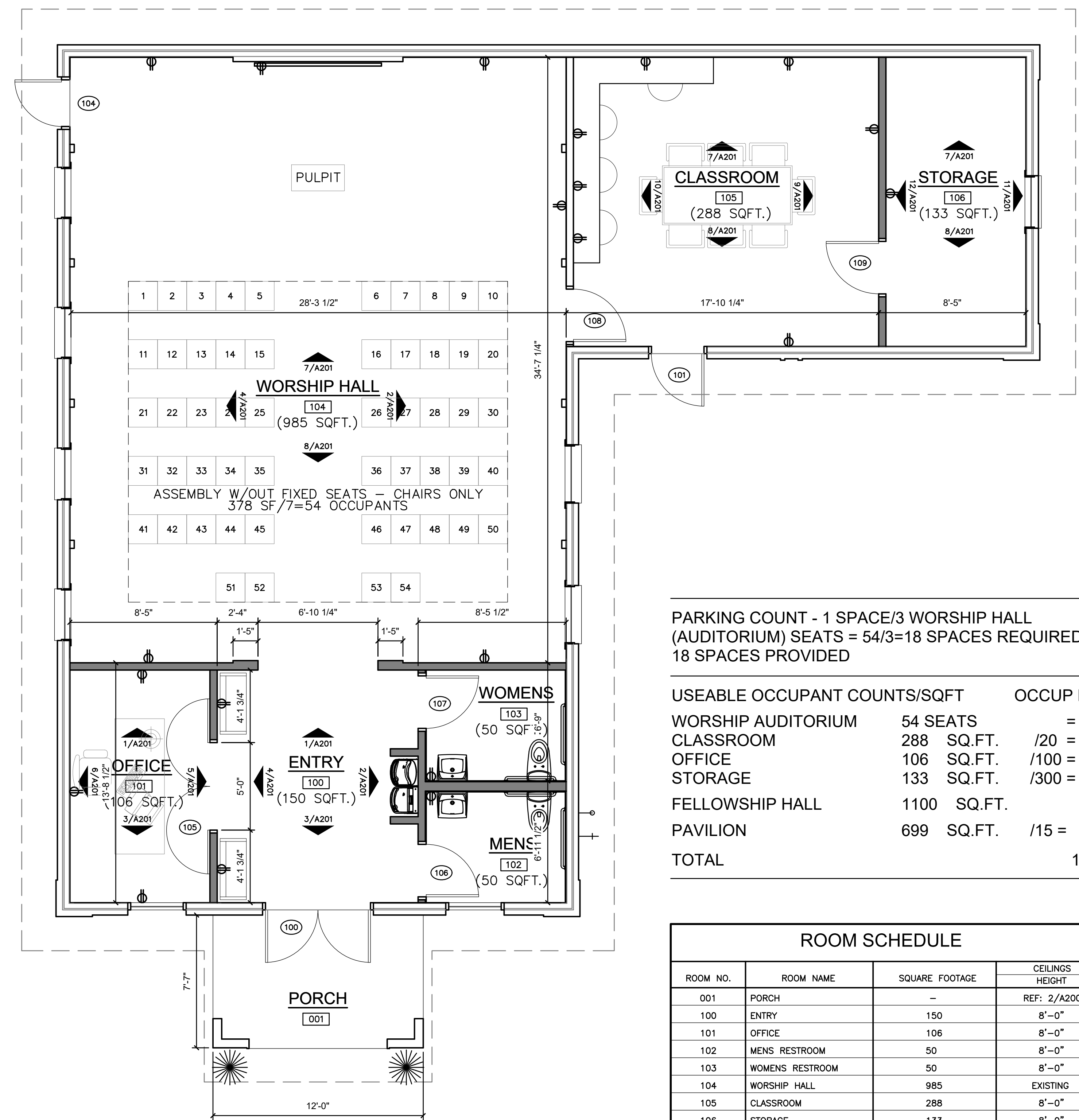
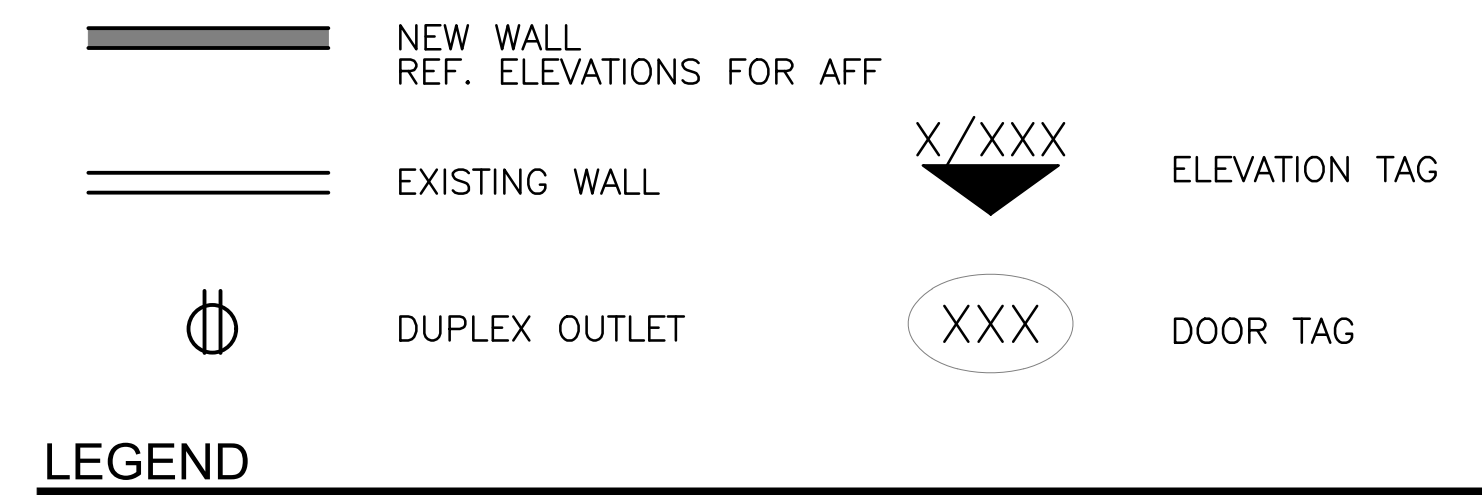
A204



SITE PLAN

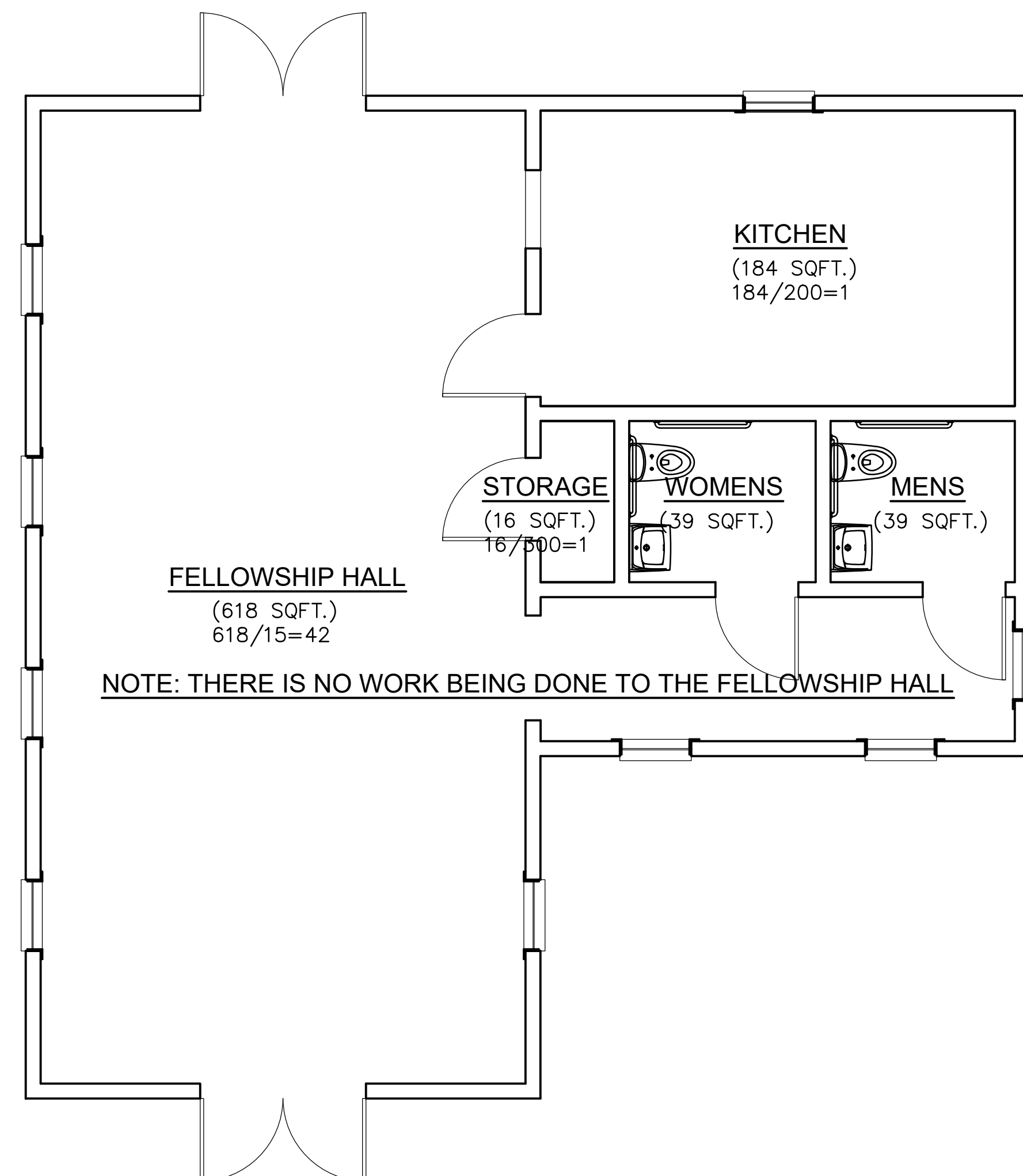
SCALE : 1" = 30'

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



2 FLOOR PLAN- WORSHIP HALL

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



FLOOR PLAN- FELLOWSHIP HALL

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

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

REVISIONS :

FLOOR PLAN

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

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

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

WHITE ROCK CHAPEL
5555 CELESTIAL RD.
ADDISON TX 75254

CASE NO. 1901-SUP

Section 11.20 – Texas Tax Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

White Rock Chapel Traffic Analysis

Traffic Analysis Criteria

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

Traffic Generation Analysis

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

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

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

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

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



MEMORANDUM

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

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

Date: June 1, 2023

Subject: White Rock Chapel - Trip Generation

Introduction

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

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

Trip Generation

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

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

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

Table 1 –Trip Generation

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



Estimated trip generation is significantly less than the 150 peak hour trip threshold and the 1000 daily trip threshold. Therefore, a **Traffic Impact Analysis (TIA) is not required** per the Town of Addison Traffic Impact Analysis Guidelines.

The site is only expected to create 32 new peak-hour trips on a Sunday morning (anticipated peak hour of the generator/site) this amount of traffic will not have a significant impact on the adjacent roadways or intersections.

END

Attachments: Trip Generation Description and Data Plots for Land-Use 560
Proposed Conceptual Site Plan

Land Use: 560 Church

Description

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

Additional Data

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

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

Source Numbers

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

Church (560)

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

Setting/Location: General Urban/Suburban

Number of Studies: 4

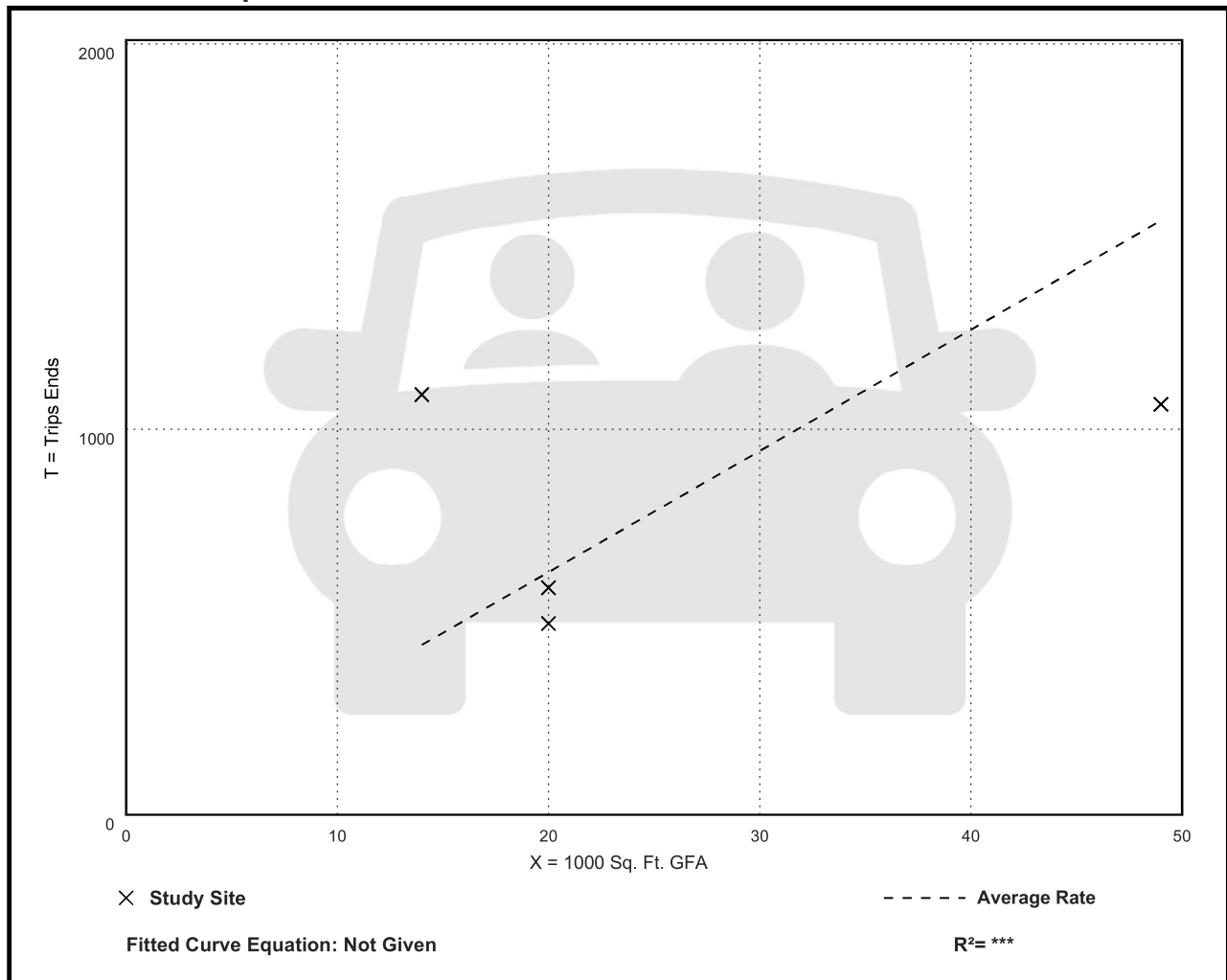
Avg. 1000 Sq. Ft. GFA: 26

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Church (560)

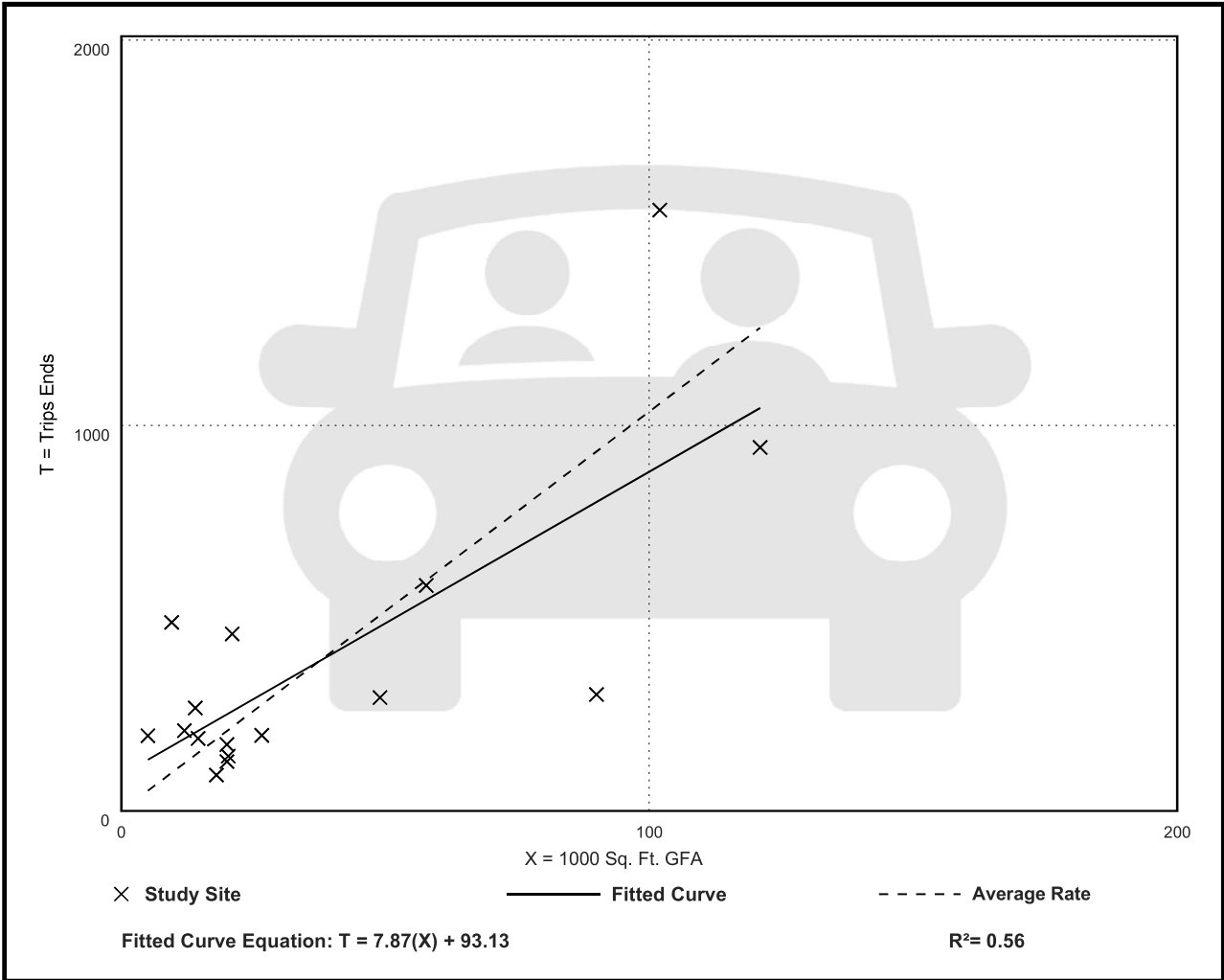
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 16
 Avg. 1000 Sq. Ft. GFA: 38
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



ORDINANCE NO. 091-038

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

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

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

South 38⁰59'17" West a distance of 283.29 feet to a brass cap in concrete found for corner;

South 15⁰18'22" West a distance of 85.88 feet to a brass cap in concrete found for corner;

South 01⁰58'50" East at a distance of 207.77 feet passing the south line of said STRASSBOURG ESTATES and the north line of that certain tract of land described by judgment recorded in Volume 75026, Page 1298, Deed Records of Dallas County, Texas and conveyed to the City of Addison by City of Dallas Resolution No. 84-1963 dated October 8, 1984 and continuing in all for a total distance of 214.07 feet to a brass cap in concrete found for corner;

South 20⁰16'47" West a distance of 91.86 feet to a brass cap in concrete found for corner;

South 53⁰00'32" West a distance of 189.30 feet to a brass cap in concrete found for corner;

South 36⁰27'07" West at a distance of 64.70 feet passing the south line of said City of Addison tract of land and the north line of that certain tract of land described by deed to Associated Air Center, Inc. recorded in Volume 86044, Page 1510, Deed Records of Dallas County, Texas and continuing in all for a total distance of 168.82 feet to a brass cap in concrete found for corner;

South 10⁰55'52" West a distance of 70.52 feet to a brass cap in concrete found for corner;

South 02⁰59'45" East at a distance of 45.97 feet passing the south line of said Associated Air Center, Inc. tract of land and the north line of the remainder of that certain tract of land described by deed to Charles Ray Allen and wife Georgia Allen recorded in Volume 68033, Page 1015, Deed Records of Dallas County, Texas and continuing in all for a total distance of 107.25 feet to a brass cap in concrete found for corner;

South 21⁰30'21" East a distance of 163.87 feet to a brass cap in concrete found for corner;

South 00⁰01'39" West a distance of 48.09 feet to a point for corner in the center of a tributary to White Rock Creek;

THENCE South 65⁰41'39" West along the center of said tributary to White Rock Creek a distance of 124.24 feet to a point for corner;

THENCE South 07⁰25'47" East continuing along the center of said tributary to White Rock Creek a distance of 104.44 feet to a point for corner in the north right-of-way line of Celestial Road (a variable width right-of-way);

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

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

SECTION 7. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby

repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

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


MAYOR

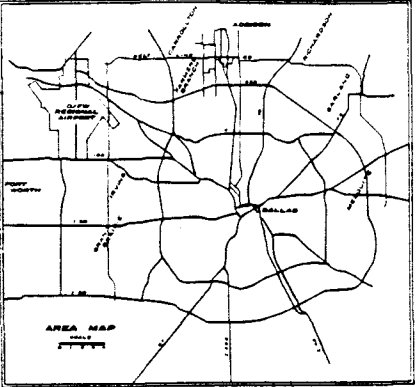
ATTEST:


CITY SECRETARY

CASE NO. 1065-Z-1

Published
10-17-91





CARROLLTON

DALLAS

PD 091-038

DALLAS

FARMERS
BRANCH
APPROVED



TOWN OF
ADDISON

STREET MAP

LEGEND

City Limits	1/4" = 100'
County Line	1/4" = 100'
State Line	1/4" = 100'
Water	1/4" = 100'
Proposed	1/4" = 100'
Right of Way	1/4" = 100'
Other	1/4" = 100'

**Public Input for Case #1901-SUP within
200-Foot Notice Boundary**

Special Use Permit Request for White Rock Chapel

**Planning & Zoning Commission Meeting
November 15, 2023**

Lesley Nyp

From: RICHIERICH [REDACTED]
Sent: Thursday, November 9, 2023 4:04 PM
To: David Gaines; Ken Schmidt
Subject: Church opposition

Good Afternoon David and Ken

November 9, 2023

Please be advised that we are very much in opposition to Whitrock's requested rezoning of the residential property located at 5555 Celestial in Addison.

Include our property in your calculation for the requirement to have a super majority vote.

Thanks

Richard and Diana lane
14516 winnwood , Addison

Please acknowledge our request by return email

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Dear City Manager Gaines
& Director Schmidt

November 7, 2023

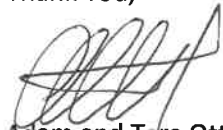
This email shall serve as our formal opposition and protest concerning the re-zoning and SUP request relating to the land known as the former Whiterock Church at the northwest corner of Celestial Rd. and Winnwood Rd. (5555 Celestial Rd.). To add further clarity, I am opposed to any and all SUP's relating to all re-zoning applications from anything other than the current PD (residential) zoning of the subject property.

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 November 15, 2023, and then to the Addison Town Council on Tuesday, December 12, 2023. 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". The signature is stylized and somewhat cursive.

Adam and Tara Ottembrajt
5530 Celestial Road
Dallas, Texas 75254

Lesley Nyp

From: Lesley Nyp
Sent: Friday, November 10, 2023 10:46 AM
To: Lesley Nyp
Subject: 5535 Celestial Road

From: Chris Ruffalo [REDACTED]
Sent: Tuesday, November 7, 2023 5:04 PM
To: David Gaines <dgaines@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>
Subject: 5535 Celestial Road

Dear,
City Manager Gaines and
Director Schmidt

Please except this email as our formal opposition and protest concerning the rezoning and SUP request relating to the land known as the former white rock church on the north west corner of Celestial Road and Winnwood Road. To further add clarity to my position I am opposed to any and all SUP's relating to all re-zoning applications for anything other than the current PD (residential) zoning of the subject property. I have been notified by the town of Addison that this rezoning case is scheduled to go before the town of Addison's planning and zoning commission on November 15, 2023, and then to the Addison in Town Council on Tuesday, December 12, 2023. 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 the vote by the Addison town Council relative to the abandoned church property. Please acknowledge receipt of this protest. Thank you for your help,
Chris Ruffalo
5535 Celestial Rd.
Addison, TX 75254

Sent from my iPhone

WARNING: This email is from an external source. Please DO NOT click links or open attachments without positive sender verification of purpose. Never enter Username, Password, or sensitive information on linked pages from any email. If you are unsure about the message, please click on the Report Phishing button located to the right side of the Menu above.

**Public Input for Case #1901-SUP
outside of 200-Foot Notice Boundary**

Special Use Permit Request for White Rock Chapel

**Planning & Zoning Commission Meeting
November 15, 2023**

Lesley Nyp

From: Lesley Nyp
Sent: Friday, November 10, 2023 11:03 AM
To: Lesley Nyp
Subject: FW: Opposition Communication

From: George Henry [REDACTED]
Sent: Thursday, November 9, 2023 6:41 PM
To: Skip Robbins [REDACTED]
Cc: Jimmy Barker <jbarker@addisontx.gov>; Chris DeFrancisco <cdefrancisco@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Diane Chavez <dchavez@addisontx.gov>; Zachary Faircloth <zfaircloth@addisontx.gov>; Irma Parker <iparker@addisontx.gov>; David Gaines <dgaines@addisontx.gov>
Subject: Re: Opposition Communication

—
Excellent!! To the point!
George S. Henry
4201 Spring Valley Rd.,
Ste. 1102,
Dallas, Tx. 75244
[REDACTED]

On Nov 9, 2023, at 5:42 PM, Skip Robbins [REDACTED] wrote:

PLEASE READ MY EMAIL ALOUD AND INTO THE RECORD
CONCERNING SUP 1901 AT THE P & Z MEETING TO BE HELD ON
WEDNESDAY, NOVEMBER 15, 2023

I am strongly opposed to the current (SUP 1901) or any rezoning request for 5555
Celestial Road for the following reasons:

1 - The property is and has been zoned Planned Development - Residential since
1991,

2 - Addison PD zoning does not allow the property to be used for religious
institutions,

3 - A previous property owner was given a non-conforming exception in Addison's
Comprehensive Plans due to its historical background,

4 - The property ceased functioning as a church in 2016 and has been vacant until new owners purchased the property in 2019,

5 - Non-conforming exceptions do not stay with the property, they end when the property was abandoned,

6 - SUPs can not be used to "get around" zoning requirements (Spot Zoning) to allow restricted uses (such as convenience stores, gas stations and others) in residentially zoned neighborhoods,

7 - There are numerous locations in Addison that would meet the stated needs of the current owners, other than this residential neighborhood.

When P&Z recommended Town Council approve the previous submitted SUP (which did not get approved), the SUP included per Addison's Zoning Ordinance "standards and safeguards as are necessary to protect to protect surrounding properties that may be affected by the approval of such use".

This new SUP has removed all of these standards and safeguards. The applicant is using the threat of a lawsuit to remove standards and safeguards for Addison citizens. That should be an obvious indication of the applicant's intent for this property and the neighborhood.

I respectfully request you recommend Council not approve this rezoning request.

Thank You

Marshall Robbins
14770 Maiden Ct.
Addison



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Lesley Nyp

From: Lesley Nyp
Sent: Friday, November 10, 2023 11:12 AM
To: Lesley Nyp
Subject: FW: Planning and Zoning Meeting

From: Jennifer Keene [REDACTED]
Date: November 7, 2023 at 6:07:15 AM CST
To: cdefrancisco@addisontx.gov
Subject: Planning and Zoning Meeting

Please read my letter aloud and into the record at the P and Z meeting. I oppose the rezoning of 5555 Celestial Rd.

Regards,
Jennifer Keene
14771 Bedivere Ct
Dallas, TX 75254

Sent from my iPad

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Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, November 7, 2023 2:27 PM
To: Lesley Nyp
Subject: Opposition to the rezoning request of 5555 Celestial Road

From: Sherry Nolan [REDACTED]
Sent: Tuesday, November 7, 2023 12:25 PM
To: Chris DeFrancisco <cdefrancisco@addisontx.gov>; rcantalani@addisontx.gov; Diane Chavez <dchavez@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>
Cc: dfransler@addisontx.gov; Jimmy Barker <jbarker@addisontx.gov>; Zachary Faircloth <zfaircloth@addisontx.gov>; Irma Parker <iparker@addisontx.gov>
Subject: Opposition to the rezoning request of 5555 Celestial Road

PLEASE READ MY EMAIL ALOUD AND INTO THE RECORD AT THE P & Z MEETING TO BE HELD ON WEDNESDAY, NOVEMBER 15, 2023

I am writing to express my strong opposition to the rezoning request for 5555 Celestial Road. While our local community may be unable to prevent this rezoning, please note that it will be detrimental to the area. Nearly all residents in the surrounding neighborhoods are completely opposed to it. There will likely be significant issues with parking, traffic, noise and the safety of our neighborhood. Traffic congestion at the only two entrances/exits will be greatly impacted - especially for the Celestial/Montfort intersection at the start and end of each school day. The safety of the children attending the Anne Frank Elementary School is an additional concern as they walk to school..

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who may not have had the opportunity to send each of you an email.

Thank you for your continued service and support of our communities.

Best regards,

Sherry Nolan

14820 Lochinvar Drive

Addison, TX 75254

[REDACTED]

Lesley Nyp

From: Lesley Nyp
Sent: Friday, November 10, 2023 10:58 AM
To: Lesley Nyp
Subject: FW: SUP 1901

From: Bette Price [REDACTED]
Sent: Friday, November 10, 2023 10:33 AM
To: Chris DeFrancisco <cdefrancisco@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Jimmy Barker <jbarker@addisontx.gov>; Diane Chavez <dchavez@addisontx.gov>; Zachary Faircloth <zfaircloth@addisontx.gov>; Irma Parker <iparker@addisontx.gov>
Subject: Re: SUP 1901

On Nov 10, 2023, at 10:03 AM, Bette Price [REDACTED] wrote:

PLEASE READ THIS EMAIL ALOUD AND INTO THE RECORD OF THE NOVEMBER 15 P&Z MEETING RE SUP 1901

At a time when there is so much vitriol throughout the country, it is understandable that the Applicant of the 1901 SUP may accuse some residents of Addison of various religious and racial reasons for not wanting to approve their SUP, creating a fear as you vote. Yet if you have lived any length of time in Addison you know in your hearts that those reasons are totally untrue and fear-based. And to further suggest that this is an East side only issue is also unrealistic, naive and false. The reality is, for you to vote "yes" is a vote against positive long-term growth for ALL of Addison and it is a vote that demonstrates that despite your duty to make votes that BEST serve the residents of Addison, you have ignored your primary duty and succumbed to threats and fears.

As a longtime taxpaying resident of Addison, I am not so myopic to think that what happens on the other side of town doesn't impact me long-term. The reality is that if you fail to vote "NO" you will have set a precedent that opens the door to future SUPs with similar or worse ramifications. Already there is speculation that if this SUP passes, there is a strong likelihood that the vacant Crown Plaza Hotel on the West side of town can easily have a SUP filed for religious services, housing of the poor or any other religious desired use. To deny an applicant of this SUP would be futile with you having already set a precedent.

For years recently, P&Z and Council have chosen to ignore the pleas from its residents to stop approving SUPs that dramatically change our once enviable community into a less desirable one; one that many are feeling is no longer the attractive, safe and caring community we so cherished. Your vote "NO" will give us a chance to seek opportunities that will more appropriately enhance the future of Addison. And, if you insist on voting "Yes", know that you will long be remembered for contributing to the decline of the community that even YOU once chose because of its unique quality of beauty, safety and charm.

Respectfully,

Elizabeth (Bette) Price
4114 Leadville Place
Addison, TX 75001

Lesley Nyp

From: Lesley Nyp
Sent: Friday, November 10, 2023 10:48 AM
To: Lesley Nyp
Subject: FW: Opposition Communication

From: Skip Robbins [REDACTED]
Sent: Thursday, November 9, 2023 5:41 PM
To: Jimmy Barker <jbarker@addisontx.gov>; Chris DeFrancisco <cdefrancisco@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Diane Chavez <dchavez@addisontx.gov>; Zachary Faircloth <zfaircloth@addisontx.gov>
Cc: Irma Parker <iparker@addisontx.gov>; David Gaines <dgaines@addisontx.gov>
Subject: Opposition Communication

PLEASE READ MY EMAIL ALOUD AND INTO THE RECORD CONCERNING SUP 1901 AT THE P & Z MEETING TO BE HELD ON WEDNESDAY, NOVEMBER 15, 2023

I am strongly opposed to the current (SUP 1901) or any rezoning request for 5555 Celestial Road for the following reasons:

- 1 - The property is and has been zoned Planned Development - Residential since 1991,
- 2 - Addison PD zoning does not allow the property to be used for religious institutions,
- 3 - A previous property owner was given a non-conforming exception in Addison's Comprehensive Plans due to its historical background,
- 4 - The property ceased functioning as a church in 2016 and has been vacant until new owners purchased the property in 2019,
- 5 - Non-conforming exceptions do not stay with the property, they end when the property was abandoned,
- 6 - SUPs can not be used to "get around" zoning requirements (Spot Zoning) to allow restricted uses (such as convenience stores, gas stations and others) in residentially zoned neighborhoods,
- 7 - There are numerous locations in Addison that would meet the stated needs of the current owners, other than this residential neighborhood.

When P&Z recommended Town Council approve the previous submitted SUP (which did not get approved), the SUP included per Addison's Zoning Ordinance "standards and safeguards as are

necessary to protect to protect surrounding properties that may be affected by the approval of such use".

This new SUP has removed all of these standards and safeguards. The applicant is using the threat of a lawsuit to remove standards and safeguards for Addison citizens. That should be an obvious indication of the applicant's intent for this property and the neighborhood.

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Marshall Robbins
14770 Maiden Ct.
Addison

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September 18, 2023

Donald E Wesson
Wanda Wesson
White Rock Chapel
5555 Celestial Rd.
Dallas, TX 75254

RECEIVED

SEP 26 2023

CITY SECRETARY
ADDISON, TX

Dr. and Mrs. Wesson,

I am enclosing my contribution in support of your efforts to restore the White Rock Chapel. I learned of your efforts from the article that appeared in Fox News this morning.

Some years back in the midst of the Great Recession, I sent a small donation to the First African Baptist Church in Savannah, GA. (I'll spare the church history lesson, but, if you're not already familiar, I invite you visit their website where you'll find an awe-inspiring history and ministry.)

From that very small contribution, it took little time to develop incredibly meaningful relationships with several of their church leaders—the Rev. Tilman, included.

As a result of their friendship, their ministry and their inspiring history, my support continued thru the years until many years after our first contact I finally managed to round up my three grandsons for the road trip from my Western Colorado home to a Savannah church service.

That was my first experience at a Black church service and one my grandsons and I will forever cherish. What I experienced, that I never before had, was the energy, the passion and the welcoming love that emanated from the entire church membership.

My hope is that those in your Addison community who are opposing your efforts will not only come to support your endeavor, but quickly come to embrace it and cherish the opportunity to know you. From my experience, it's not difficult to visualize a church of diverse ethnicity working in harmony to restore your small church and establish your community as a vibrant force in our efforts to heal a wounded culture and a divided nation as we move our hearts just a little closer to Christ.

I wish you, your church members and your community the very best in your endeavors and your faith journeys. I look forward to watching your progress.

Sincerely,



Bruce Skalicky
625 S Surrey Ct.
Grand Junction, CO 81507

cc: Council
Attorney



Donald Wesson
Wanda Wesson
White Rock Chapel
September 18, 2023
Page two

c/c Bruce Arfsten, Mayor
City of Addison
Box 9010
Addison, TX 75001-9010

Jeremy Dys
First Liberty Institute
2001 West Plano Pkwy
Suite 1600
Plano, TX 75075

Mike Cahill
First Liberty Institute
By email