

**ORDINANCE NO. O23-55**

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

**WHEREAS**, at its regular meeting held on November 15, 2023, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1901-SUP) for a religious institution use on 1.28± acres of land located at the northwest corner of Celestial Road and Winnwood Road, addressed as 5555 Celestial Road (the “Subject Property”), as more particularly described and depicted in Exhibit A attached hereto; and

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

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

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

**WHEREAS**, the City Council finds that a religious institution use should be permitted on the Subject Property conditioned upon compliance with the use and site development conditions set forth in this SUP; and

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

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

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

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

**SECTION 2.** The intent of this SUP is to permit a religious institution use on the Subject Property that is compatible with the surrounding neighborhood and to ensure that the future use of the Subject Property conforms with this SUP. The City Council finds that the use and site development conditions set forth in Section 3 of this ordinance are necessary to ensure protection of the adjoining properties and preserve the health, safety and welfare of the general public.

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

- (a) Prior to issuance of a Certificate of Occupancy, and at all times thereafter, the Subject Property shall comply with the Use and Site Development Conditions (the "SUP Conditions"), and shall be improved in accordance with the site plan, landscape plan, facade and floor plans (the "Development Plans"), which are attached hereto as **Exhibit B** and **Exhibit C**, and made a part hereof for all purposes.

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

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

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

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

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas, on this the **4<sup>TH</sup>** day of **DECEMBER** 2023.

**TOWN OF ADDISON, TEXAS**

  
\_\_\_\_\_  
Bruce Arfsten, Mayor

**ATTEST:**



Irma G. Parker, City Secretary

**APPROVED AS TO FORM:**

DocuSigned by:



Whitt Wyatt, City Attorney

*Published Dallas Morning News on Friday, December 15, 2023 Edition*



**EXHIBIT B**

**USE AND SITE DEVELOPMENT CONDITIONS**

**SUBJECT PROPERTY LEGAL DESCRIPTION**

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

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

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

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

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

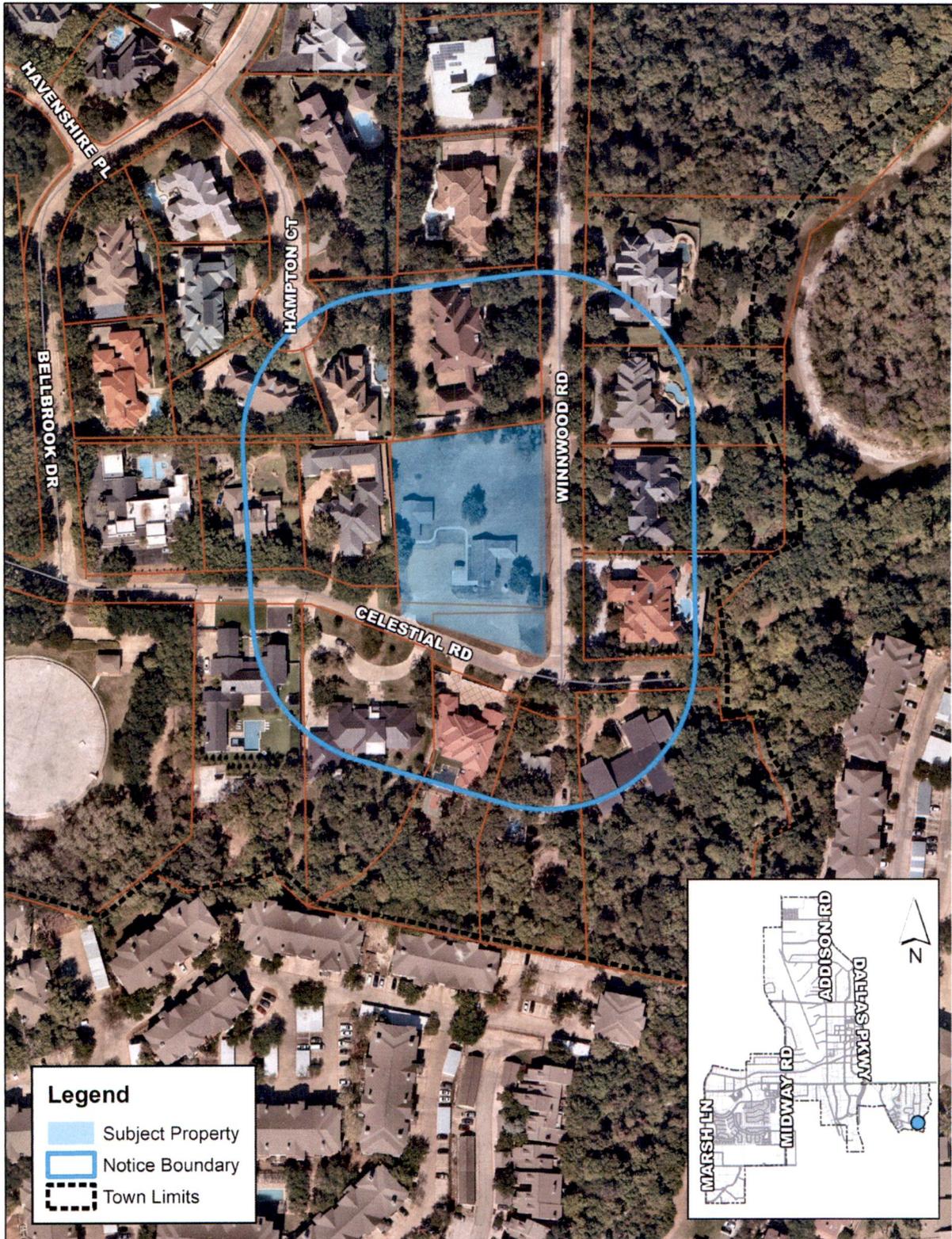
**THENCE** North 82 degrees 02 minutes 43 seconds East, along the South line of said Lot 2, Block 8171, a distance of 198.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of said Lot 2, Block 8171, said point being in the West right-of-way line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

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

**EXHIBIT B**  
**USE AND SITE DEVELOPMENT CONDITIONS**

**SUBJECT PROPERTY LOCATION MAP**

**EXHIBIT B**  
**USE AND SITE DEVELOPMENT CONDITIONS**



## **EXHIBIT B**

### **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.

**EXHIBIT B**

**USE AND SITE DEVELOPMENT CONDITIONS**

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.

**EXHIBIT B**  
**USE AND SITE DEVELOPMENT CONDITIONS**

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.

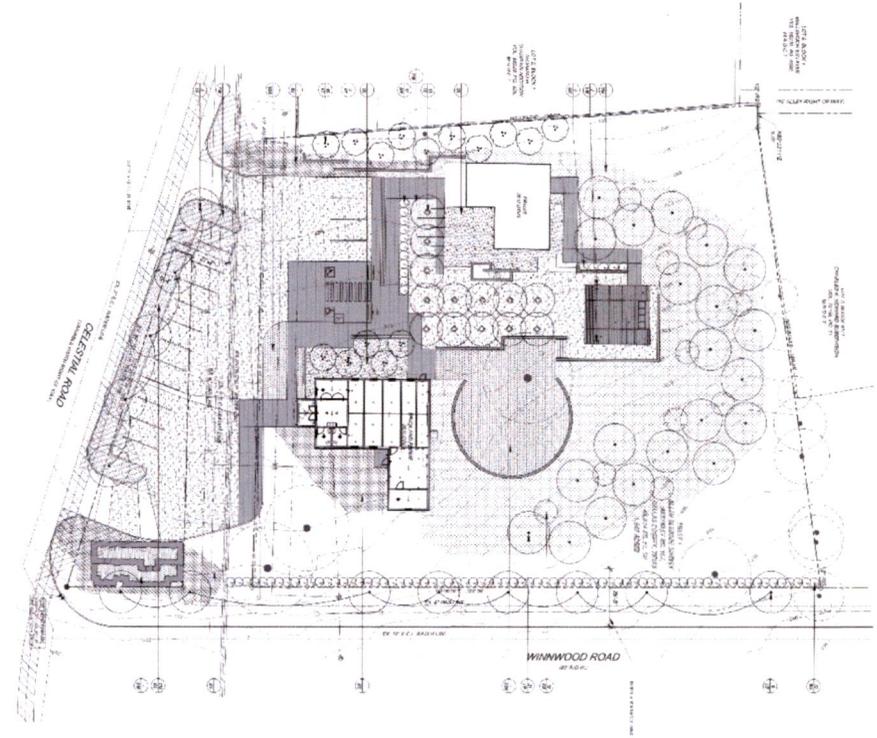
[End of Exhibit B]



# EXHIBIT C DEVELOPMENT PLANS

P.L. 10-15-2017, 1:11 PM  
 10/15/2017 1:11 PM  
 10/15/2017 1:11 PM

PLAN / LEGEND	SYMBOL	DESCRIPTION	DATE
1	(Symbol)	EXISTING PAVEMENT	10/15/2017
2	(Symbol)	PROPOSED PAVEMENT	10/15/2017
3	(Symbol)	EXISTING CURB	10/15/2017
4	(Symbol)	PROPOSED CURB	10/15/2017
5	(Symbol)	EXISTING SIDEWALK	10/15/2017
6	(Symbol)	PROPOSED SIDEWALK	10/15/2017
7	(Symbol)	EXISTING DRIVEWAY	10/15/2017
8	(Symbol)	PROPOSED DRIVEWAY	10/15/2017
9	(Symbol)	EXISTING UTILITY	10/15/2017
10	(Symbol)	PROPOSED UTILITY	10/15/2017
11	(Symbol)	EXISTING TREE	10/15/2017
12	(Symbol)	PROPOSED TREE	10/15/2017
13	(Symbol)	EXISTING FENCE	10/15/2017
14	(Symbol)	PROPOSED FENCE	10/15/2017
15	(Symbol)	EXISTING WALL	10/15/2017
16	(Symbol)	PROPOSED WALL	10/15/2017
17	(Symbol)	EXISTING ROOF	10/15/2017
18	(Symbol)	PROPOSED ROOF	10/15/2017
19	(Symbol)	EXISTING FLOOR	10/15/2017
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23	(Symbol)	EXISTING ROOF	10/15/2017
24	(Symbol)	PROPOSED ROOF	10/15/2017
25	(Symbol)	EXISTING FLOOR	10/15/2017
26	(Symbol)	PROPOSED FLOOR	10/15/2017
27	(Symbol)	EXISTING WALL	10/15/2017
28	(Symbol)	PROPOSED WALL	10/15/2017
29	(Symbol)	EXISTING ROOF	10/15/2017
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36	(Symbol)	PROPOSED ROOF	10/15/2017
37	(Symbol)	EXISTING FLOOR	10/15/2017
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49	(Symbol)	EXISTING FLOOR	10/15/2017
50	(Symbol)	PROPOSED FLOOR	10/15/2017



**PLANNING LEGEND**

- (Symbol) EXISTING PAVEMENT
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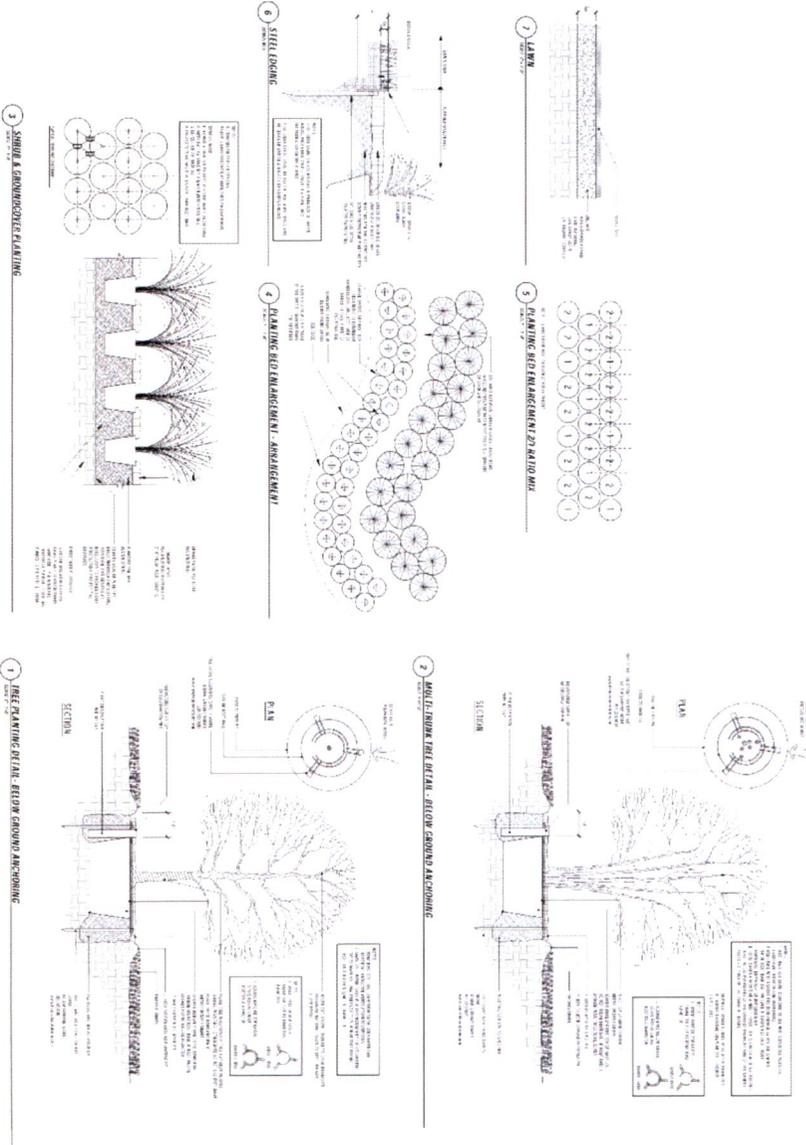
**WHITE ROCK CHAPEL**  
 10055 CELESTIAL RD  
 ADDISON, TEXAS 75004

**1301**

NOT FOR CONSTRUCTION

# EXHIBIT C DEVELOPMENT PLANS

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Date: 11/11/2013 10:45:00 AM  
User: jason@addison-tx.com



**WHITE ROCK CHAPEL**  
3655 CELESTIAL RD.  
ADDISON, TEXAS 75004

**LANDSLIDE SIGNS**  
1302

NOT FOR CONSTRUCTION

# EXHIBIT C DEVELOPMENT PLANS

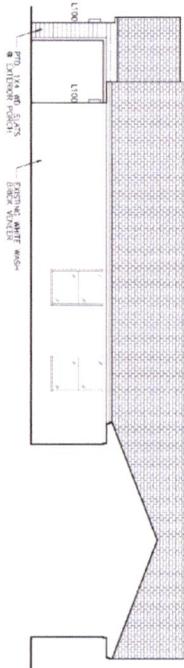
NOT USED

3

EXTERIOR ELEVATION - EAST FACADE

4

**A200**



WHITE ROCK CHAPEL  
5555 CELESTIAL RD.  
ADDISON TX 75254

SCALE: 1/4\"/>

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

EXTERIOR ELEVATIONS

REFERENCES:

PROJECT NO. 11102  
DATE: 11/20/22  
DRAWN BY: MS

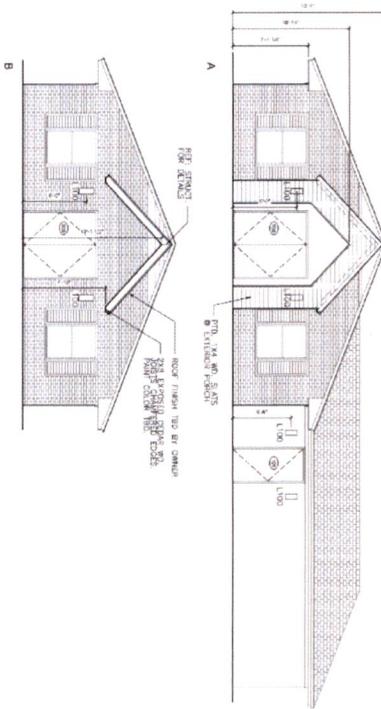
NOT USED

1

EXTERIOR ELEVATION - SOUTH FACADE

2

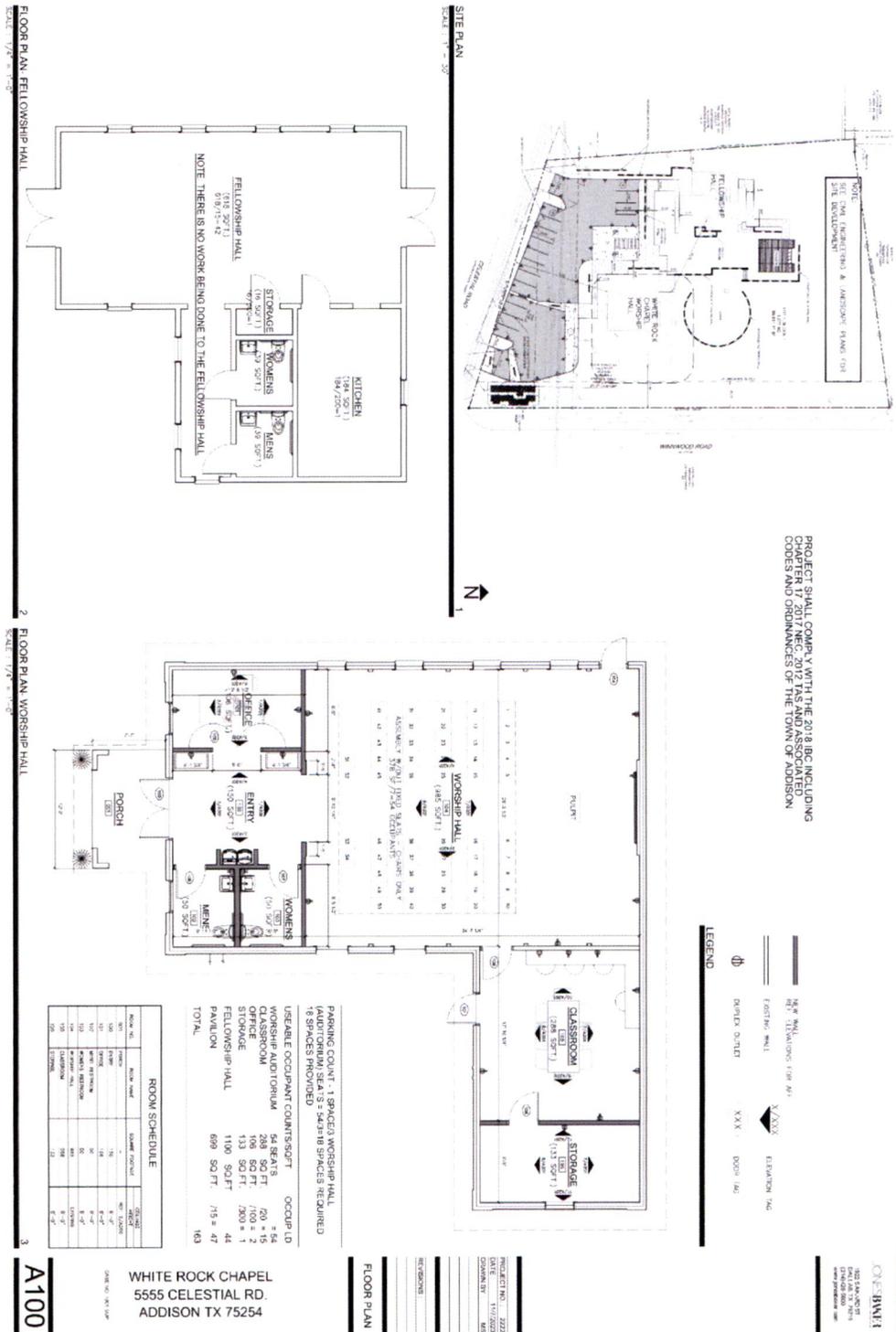
**A200**



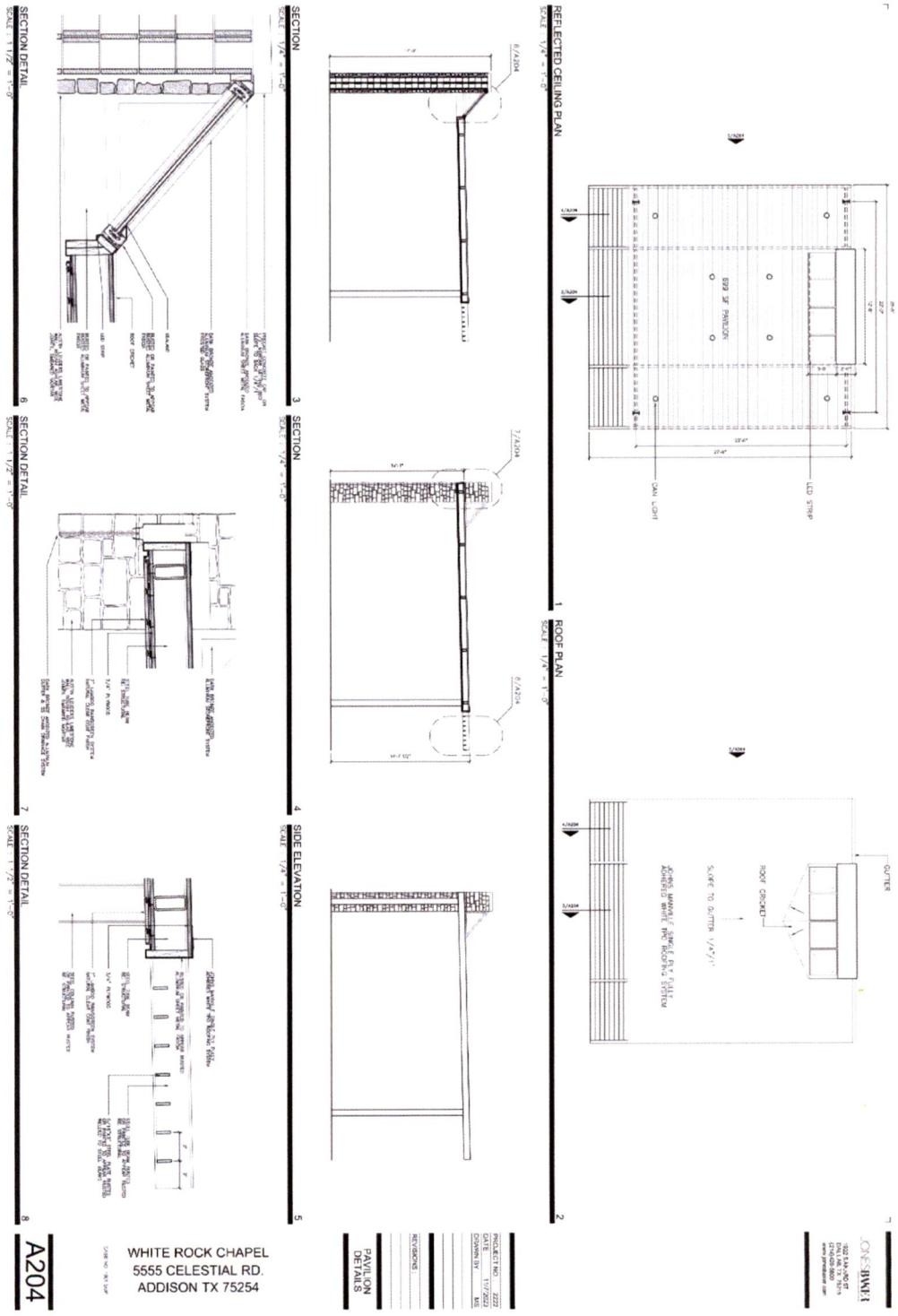
WHITE ROCK CHAPEL  
5555 CELESTIAL RD.  
ADDISON TX 75254

SCALE: 1/4\"/>

# EXHIBIT C DEVELOPMENT PLANS



# EXHIBIT C DEVELOPMENT PLANS



**Certificate Of Completion**

Envelope Id: BB54A276E2E04EAB8FD3CC2936DE4A95	Status: Completed
Subject: Complete with DocuSign: Ordinance 55 - 1901-SUP Ordinance_Final.pdf	
Source Envelope:	
Document Pages: 15	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
EnvelopeId Stamping: Enabled	Irma Parker
Time Zone: (UTC-06:00) Central Time (US & Canada)	16801 Westgrove Drive
	Addison, TX 75001
	iparker@addisontx.gov
	IP Address: 12.54.128.133

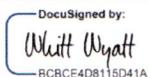
**Record Tracking**

Status: Original	Holder: Irma Parker	Location: DocuSign
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Security Appliance Status: Connected	Pool: StateLocal	
Storage Appliance Status: Connected	Pool: Town of Addison	Location: DocuSign

**Signer Events**

Whitt Wyatt  
whitt@whflegal.com  
Security Level: Email, Account Authentication (None)

**Signature**



Signature Adoption: Pre-selected Style  
Using IP Address: 76.130.241.135

**Timestamp**

Sent: 12/14/2023 3:48:21 PM  
Viewed: 12/15/2023 2:36:11 PM  
Signed: 12/15/2023 2:36:22 PM

**Electronic Record and Signature Disclosure:**

Accepted: 12/15/2023 2:36:11 PM  
ID: 46fd8324-5e86-4c07-91fc-db7f0004ba94

In Person Signer Events	Signature	Timestamp
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<b>Agent Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Intermediary Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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Certified Delivered	Security Checked	12/15/2023 2:36:11 PM
Signing Complete	Security Checked	12/15/2023 2:36:22 PM
Completed	Security Checked	12/15/2023 2:36:22 PM

Payment Events	Status	Timestamps
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**Electronic Record and Signature Disclosure**