

# **Public Input for Case #1868-SUP**

Special Use Permit Request for White Rock Chapel

**Planning & Zoning Commission Meeting  
May 16, 2023**

Planning and Zoning Commission of Addison

Attention: Lesley Nyp

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

May 12, 2023

To the Commission Members:

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

JT McPherson  
14517 Winnwood Road

## Lesley Nyp

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

Dear Members of the Planning and Zoning Board,

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

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

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

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

I hope you will take my comments into consideration.

Sincerely,  
Louise Rosenfield

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## Lesley Nyp

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



Dear Ms. Nyp,

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

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

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

Best,

David Rosenfield, PhD

14909 Bellbrook Dr.

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## Lesley Nyp

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

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

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

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

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

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

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

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

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

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

I appreciate your leadership and consideration.

Kevin Paillet  
5560 Celestial Rd

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Dear City Manager Gaines  
& Director Schmidt

May 10,2023

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

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

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

Please acknowledge receipt of this protest.

Thank You,

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

Adam and Tara Ottembrajt  
5530 Celestial Road  
Dallas ,Texas 75254



## Lesley Nyp

---

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

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

To the planning and zoning commission:

I live on Winnwood Road. 32 years ago when we built our house, we had concerns about the little church. We were promised it would always remain an historical landmark. Knowing that, we built our home on Winnwood . It would be absolutely irresponsible for the planning and zoning commission to go back on Addison's word to change that now.

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

Thank you for your attention.

Merle Bruneman.

Merle

Sent from my iPhone

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## Lesley Nyp

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

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

Dear City Manager Gaines  
May 10,2023

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

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

Richard Lane  
Diana Lane  
14516 winnwood  
Dallas ,Texas 75254

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

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

Look forward to hearing from you

Richard Lane

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## Lesley Nyp

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

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

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

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

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

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

Get involved.

Skip Robbins

---

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

Angela,

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

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

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

Page 18 of the Restoration Plan further provides:

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

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

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

Furthermore, page 21 of the Restoration Plan states:

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

. . .

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

And page 22 of the Restoration Plan says:

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

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

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

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

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

Chris

Christopher D. Bowers

Of Counsel

1316 Village Creek Drive, Suite 500  
Plano, TX 75093



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**Sent:** Friday, May 12, 2023 9:48 AM  
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**From:** robert heckman [REDACTED]  
**Sent:** Tuesday, May 9, 2023 1:46 PM  
**To:** Skip Robbins [REDACTED]  
**Cc:** David Gaines <[dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)>  
**Subject:** Re: STATUS: White Rock Chapel Rezoning Request

Skip—

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

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

Sent from my iPhone

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

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Chris

Christopher D. Bowers

Of Counsel

1316 Village Creek Drive, Suite 500  
Plano, TX 75093

[REDACTED]

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<WhiteRockChapel-RestorationPlan.pdf>

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# WHITE ROCK CHAPEL

## Restoration Plan

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

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# Executive Summary

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

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

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

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

# Executive Summary (cont'd)

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

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



# Company Overview

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# Vision

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

## Key Focus Areas

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

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

## Team Structure

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

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



## Team Bios

### Leadership Team



### **Donald E. Wesson, MD, MBA**

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

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

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

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

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

## Team Bios

### Leadership Team



### **Wanda Wesson**

Fmr. Director of Program Services at March of Dimes

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

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

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

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

# Team Bios

## Advisory Board



### **Pastor Chris Simmons**

Head Pastor of Cornerstone Church

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

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



### **Royce West**

Managing Partner, West & Associates

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

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



# Market Analysis

Market Trends  
Audience

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## Market Trends

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

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

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

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

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

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

# Audience

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

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

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

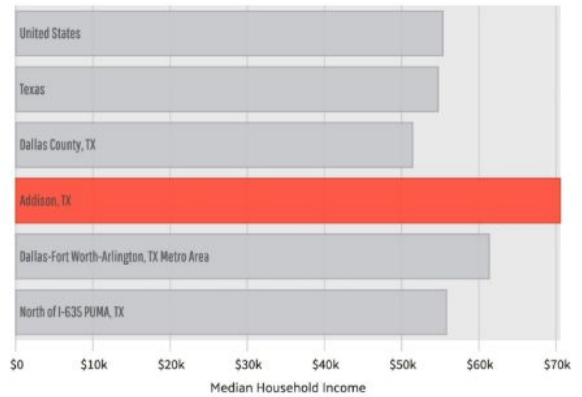
## Here is a summarized breakdown of the demographic data on Addison:

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

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

### Median Household Income in Addison, Tx

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



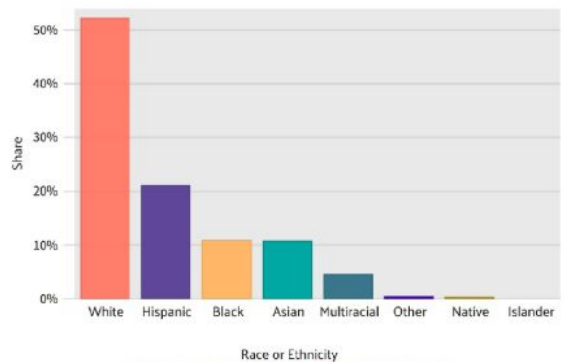
Dataset: ACS 5-year Estimate  
Source: Census Bureau

DATAUSA:

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

### Race & Ethnicity in Addison, Tx

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



Dataset: ACS 5-year Estimate  
Source: Census Bureau

DATAUSA:

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



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

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

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

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



# Creating Value In Addison

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# Value Creation

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

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

## 1. *Creating Initial Programming*

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

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

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

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

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

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

## 2. *Office Manager*

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

## 3. *Executing Community Events*

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

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

1. *Expanding Programming*

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

2. *Updating and Upgrading Building Structures*

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

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

### 3. *Serving Community as Communing Place*

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

# Building Plans

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

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

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

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





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

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



## Identified Opportunity

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

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

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



# Milestones & Execution

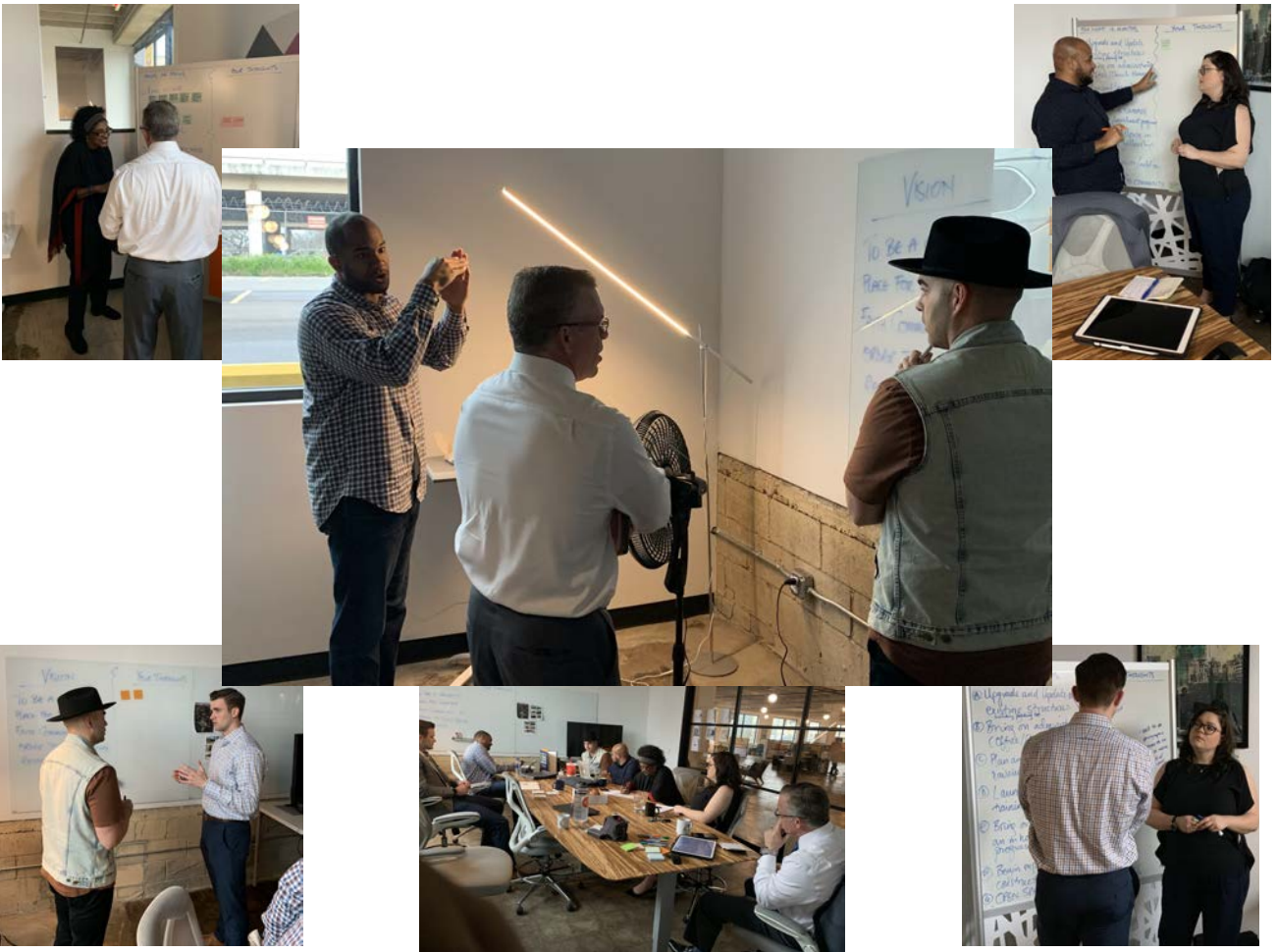
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# Planning

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

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

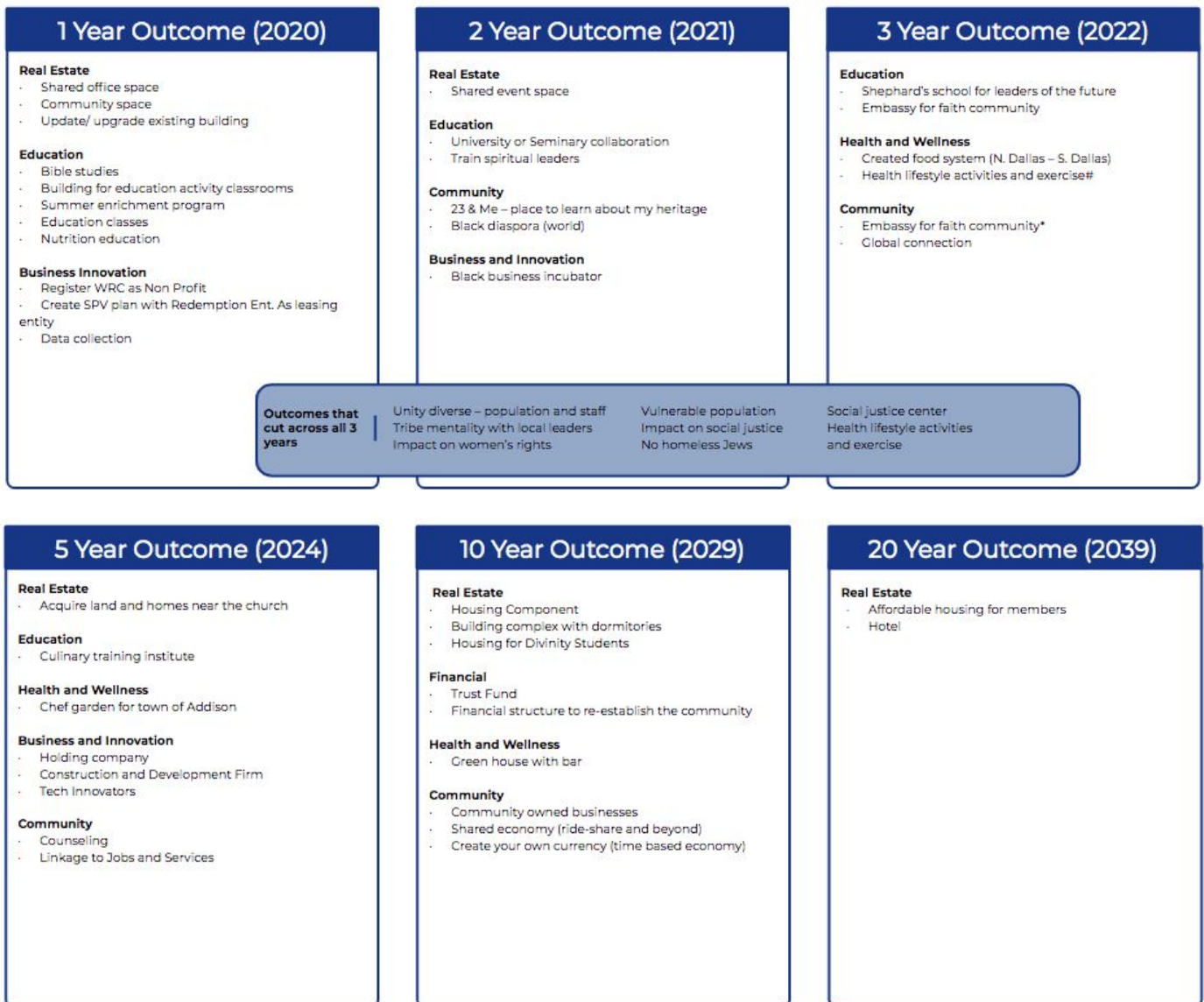
*Pictures below -*




# Multi Year Roadmap

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


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




# Tactical Plan

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

# Tactical Plan

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

# Tactical Plan

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

# Marketing Plan

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

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

We'll push this messaging via:

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

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

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



# Branding and Design

Inspired by Newer Churches

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

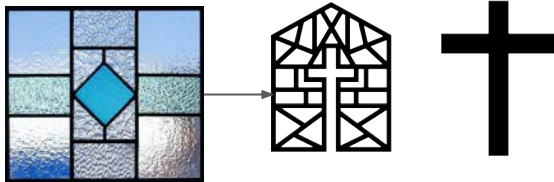
## Colors

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



## Symbols

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

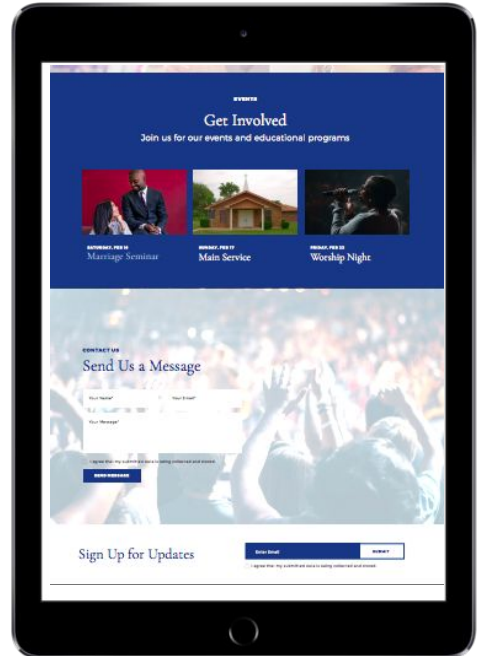


**WHITE  
ROCK  
CHAPEL**



# Technology

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



# Operations

## Location & Facilities

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

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

## Success Metrics

Key metrics White Rock Chapel will track include:

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

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



# Financial Plan

Financials

35

# Financial

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

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

**For Financial Plan please go to next page.**

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



# Appendix

Data Sources	38
Profit Forecast: Assumptions and Data	39

# Sources of Data

## Sources

<https://www.star-telegram.com/news/business/growth/article212129739.html>

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

<https://www.constructiondive.com/news/developer-to-convert-texas-mall-into-1b-mixed-use-complex/548539/>

<https://www.dallasnews.com/business/real-estate/2019/02/06/new-addison-apartment-community-will-join-townhomes-belt-line-road>

<https://datausa.io/profile/geo/addison-tx/#economy>

[https://datausa.io/profile/geo/addison-tx/#category\\_age](https://datausa.io/profile/geo/addison-tx/#category_age)

<http://www.healthyntexas.org/indicators/index/view?indicatorId=6377&localeId=2631>

[https://www.bestplaces.net/compare-cities/addison\\_tx/richardson\\_tx/religion](https://www.bestplaces.net/compare-cities/addison_tx/richardson_tx/religion)

<https://addisontexas.net/marketing/page/survey-says-94-addison-residents-think-addison-great-place-live>





# WHITE ROCK CHAPEL

Joshua Miller  
Courtney Clendenin  
Winnwood Rd  
Addison, TX 75254

May 12, 2023

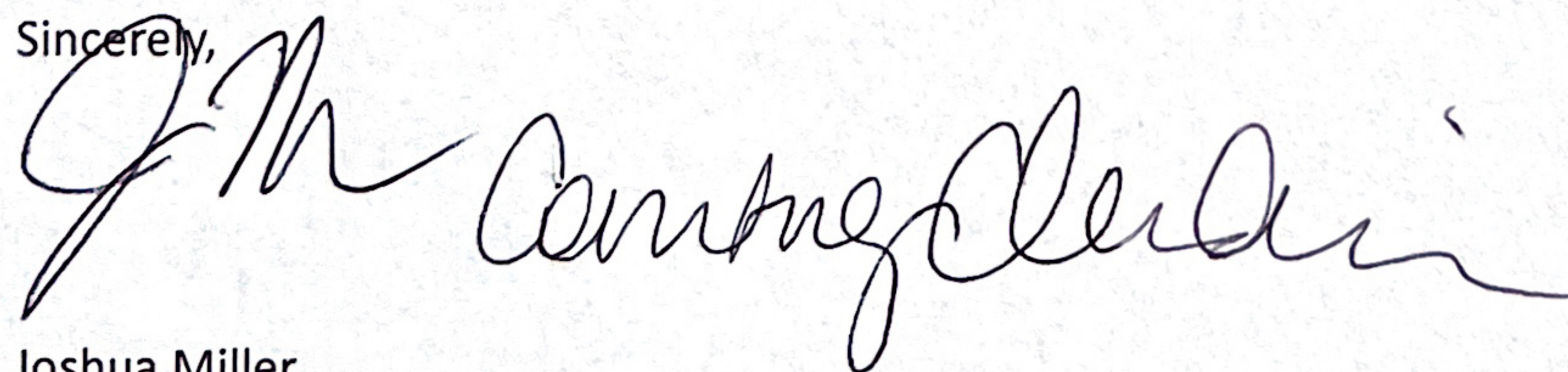
Courtney and I moved to the neighborhood during the summer last year. While making our decision to buy in this area, we came across White Rock Chapel and spent time learning about its rich history. It's truly an incredible story!

Just a few weeks after we moved in, we began to hear about the controversy surrounding the chapel. It surprised us that such a historic property on a relatively small piece of land with 2 small buildings could be causing such a ruckus. We chatted with our new neighbors to gain perspective and have attended community information sessions to learn more while at the same time reading the materials from those are opposed to the chapel's plans. Further, we personally spent time discussing the vision for the Chapel with the Wessons directly. After thoughtful consideration, we are fully supportive of the Wessons current plans for the property.

Our home is less than 200 yards from the chapel. We frequently traverse its property when walking our dog or are otherwise out enjoying the neighborhood. Anyone who has spent any time around the chapel itself will recognize the need for updates and modernization of the property and its landscaping. The Wesson's proposal does that without expanding the footprint of the existing buildings, while adding a modest area suitable for hosting small outdoor events such as weddings and memorials. We would think that such improvements to the property would be welcome enhancements and beautification beneficial to the neighborhood. Further its message of racial reconciliation would be a model benefiting the Town of Addison and beyond. At the same time, the proposed litany of restrictions on the use of the property seems more than sufficient to address any concerns around increased noise and disruptive activity in the neighborhood.

We strongly encourage the Planning and Zoning Commission to grant the SUP for White Rock Chapel.

Sincerely,

A handwritten signature in black ink, appearing to be the names of Joshua Miller and Courtney Clendenin, written in a cursive style.

Joshua Miller  
Courtney Clendenin

## Lesley Nyp

---

**From:** Lesley Nyp  
**Sent:** Monday, May 15, 2023 12:09 PM  
**To:** Lesley Nyp  
**Subject:** Proposed Zoning Change

From: **Paula Jandura** [REDACTED]  
Date: Sun, May 14, 2023 at 2:20 PM  
Subject: Proposed Zoning Change  
To: Marlin Willesen <[mwillesen@addisontx.gov](mailto:mwillesen@addisontx.gov)>, Dan Liscio <[dliscio@addisontx.gov](mailto:dliscio@addisontx.gov)>, Darren Gardner <[dgardner@addisontx.gov](mailto:dgardner@addisontx.gov)>, Eileen Resnik <[eresnik@addisontx.gov](mailto:eresnik@addisontx.gov)>, Chris DeFrancisco <[cdefrancisco@addisontx.gov](mailto:cdefrancisco@addisontx.gov)>, Denice Fansler <[dfansler@addisontx.gov](mailto:dfansler@addisontx.gov)>, Robert Catalani <[rcatalani@addisontx.gov](mailto:rcatalani@addisontx.gov)>, Juli Branson <[jbranson@addisontx.gov](mailto:jbranson@addisontx.gov)>, Nancy Craig <[ncraig@addisontx.gov](mailto:ncraig@addisontx.gov)>, Guillermo Quintanilla <[gquintanilla@addisontx.gov](mailto:gquintanilla@addisontx.gov)>, Diane Chavez <[dchavez@addisontx.gov](mailto:dchavez@addisontx.gov)>, Zack Faircloth <[zfaircloth@addisontx.gov](mailto:zfaircloth@addisontx.gov)>, Bruce Arfsten <[barfsten@addisontx.gov](mailto:barfsten@addisontx.gov)>, Tom Souers [REDACTED] David Gaines <[dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)>

My husband, Albert Jandura and I, Paula, are STRONGLY against the special use permit zoning changes being proposed for The White Rock Chapel property located at the corner of Winnwood and Celestial in East Addison.

This property sits in the middle of a residential neighborhood and its zoning should remain unchanged. Period.

The proposed SUP would give the owners the ability to rent out the property for events; thereby, creating a CONFLICTING enterprise (Event Center) that could be leased for commercial purposes.

First of all, any SUP zoning changes remain WITH the property when it is sold or transferred to another legal entity.

The current owners knew the zoning of the property when they purchased it and have published a document detailing how they plan to change this property into a commercial (for rent) event business.

If the SUP is approved, nothing will stop the current owners from selling this property with the new zoning allowances.

This zoning request does not bring any value to Addison or to the surrounding neighborhoods.

Please vote AGAINST this proposal and keep the property's zoning as it is now.

I REPEAT, PLEASE VOTE AGAINST THIS PROPOSAL.

It is time to vote for Addison and its citizens, not developers who have their own vision for Addison.

Sincerely,

Albert and Paula Jandura  
14936 Oaks North Drive

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Sent from Gmail Mobile

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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Monday, May 15, 2023 12:13 PM  
**To:** Lesley Nyp  
**Subject:** Protest to zoning

---

**From:** George Kanaan [REDACTED]  
**Sent:** Sunday, May 14, 2023 4:53 PM  
**To:** David Gaines <[dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)>; Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Protest to zoning

Dear City Manager Gaines  
& Director Schmidt  
May 14 2023

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

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

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

Please acknowledge receipt of this protest

Thank You

George Kanaan  
14500 Winnwood Road  
Addison, Texas 75254

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May 12, 2023

Dear P & Z Members,

Re: Case 1868-SUP/5555 Celestial Rd.

My wife, Kay and I have lived in our home at 14829 Winnwood Rd., now in Addison, for 52 years. Because of our ages, 88 and 91, and my compromised immune system, we are unable to attend this meeting. Since 1971 we have been neighbors of the White Rock Chapel Church, as it is now known. We considered Pastor Billy Forward and his family our friends and attended church services there in years past. Pastor Billy was the glue that held the church together. His congregation fluctuated from two dozen families down to just Billy and his own family. Over many years we always knew that someone would be there on Sunday mornings to comply with the Noel family's requirements for continuously held services, or the land would revert back to the Noel estate. Now, somehow that has been sidestepped and forgotten.

During those days the entire area of Winnwood, Celestial, Lake Forest, and what is now Bellbrook was in Dallas, and it was very rural. Latigo Farms, a horse boarding and riding stable was located where Whole Foods now sits. There were only about a dozen homes in the entire area. Our children pastured a couple of horses on the floodplain land across Winnwood from our home, and we rode dirt bikes over several acres stretching to the south from our back yard to Spring Valley Lane. We could see that hi-density development was headed our way. In an effort to alter this progression and keep our area residential and not be enveloped by other than single family homes, I went to see Addison Mayor Jerry Redding and proposed to him that we attempt to have Dallas de-annex our area and Addison to annex us as it was very clear that Addison was encouraging the development of single family neighborhoods with the goal of people putting down roots and taking an interest in the Town's future. Jerry brought CJ Webster, then City Manager, into the discussion and it was agreed by all involved that if successful, everything would be done by the Town to support this area as a very desirable residential neighborhood. In 1980 we accomplished what we were seeking. Dallas City Council unanimously voted to de-annex us and Addison's Council likewise annexed us. Jerry and CJ fulfilled their promises. I was subsequently appointed to P&Z and later successfully elected to a Town Council seat.

There were other attempts to divert the peace and tranquility of the neighborhood along the way - 2 examples of the Town's protection of us during the early 1980's:

While Jerry Redding was still mayor, the Mormon Church approached the Town wanting an entree to begin negotiations to acquire our entire area to build a large Temple, and surrounding community. Jerry didn't let it get any farther than the opening inquiry.

Also, about that same time, and before the area had many homes, there was a suggestion by Dallas that Celestial Road might be widened to several lanes as another east-west artery connecting Preston Road to the North Dallas Tollway. That never got off the ground, either, and soon after, the old rickety bridge that crossed White Rock Creek at the end of Celestial was removed by Addison. End of story.

Here are some of the infrastructure improvements we enacted during those days, many of them designed to enhance the desirability of the residential setting.

- The Town purchased the two ponds along Belt Line, created a park and jogging path which runs along Belt Line to White Rock Creek, then south to Celestial.
- From Dallas we purchased a section of land between Winnwood Rd. and White Rock Creek, that has never been disturbed, now called White Rock Creek Park.

- We then purchased land from Claude Bell's estate the land for a third park, Celestial Park.
- Because of water needs we had to go under Celestial Road and connect an 84" water line to Dallas' line, build a large pump station with 2 large storage tanks, and a pump house. Instead of the usual concrete block structure we instructed the architect to design what would appear to be a nice residence so that the Avon Lady would come calling - an added expense to enhance the desirability of the area. At this writing it is obvious it worked, as another large home is currently being built on the last available lot. The area is completely built out.....we were home free! and then the proposal in question here arose.

Sometime during the period of time just mentioned, Pastor Forward and his family have disappeared from the scene, and it became clear that services were no longer being held, and the church was not viable, the pews, the piano and pulpit disappeared and it became an old, empty building. The last contact we had with him was about 10 years ago,

This church was always a welcome part of the landscape in this neighborhood. It has been our hope that if the church were to have new life, that it would be as before - a small congregation with weekly services, an occasional wedding or funeral. The current owner of the property appears to have vastly different plans for it and this application seems to be the beginning of expansion plans. It must be remembered that whatever is said or promised now is ONLY a proposal, and non-binding. The only binding thing is what this body assigns to the LAND, and whatever is decided constrains the current landowner, and STAYS WITH THE LAND for any future owners. We have no idea what the current applicant's aspirations are for this property, but we doubt it is to revert back to the original church. Rather we are of the opinion it is a Trojan Horse trying to gain entrance, and that the best use of this property is what it has been for its entire existence.

We ask you to remember that this property is totally surrounded by beautiful homes on lots similar to the church lot. Bringing in large groups of people from outside areas cannot be beneficial to nearby homeowners and their property, and would be invasive AND intrusive.

We urge you to reject this application and protect our neighborhood. Please do not throw away 43 years of Addison's encouragement, support, and protection of our homes.

Respectfully,

Stewart and Kay Beatty

We welcome any questions you might have. [REDACTED] our home phone

..

## Lesley Nyp

---

**From:** Robert Kantner [REDACTED]  
**Sent:** Monday, May 15, 2023 12:21 PM  
**To:** Lesley Nyp  
**Subject:** Request for Special Use Permit - Case 1868-Sup/5555 Celestial



Dear Lesley:

My wife and I reside at 14853 Winnwood Road in Addison. I have just signed up to speak at the Public Hearing of the Planning and Zoning Commission on the above-referenced Case; but I am concerned that the time limit for public speakers may not allow sufficient time to present my comments. Therefore, I am submitting these written comments with the request that you forward them to all members of the Commission.

My first comment is that the applicant for the SUP does not appear to have good title to the subject property. I do not think I could request a SUP for my neighbor's property. Therefore, until such time as White Rock Chapel of Addison, Inc. - on whose behalf the request for SUP is made - can show it has good title to the subject property, its request should not be acted upon.

Let me explain. In 1958, Millard Noell conveyed by deed the subject property to the Trustees and members of the congregation of Christian Chapel Church. The deed contained the following restrictions: "It is strictly understood and agreed that the hereinafter property shall revert to the Grantor herein, if said property is abandoned by said church, or ceased to be used by the church, or for the benefit of the above named church and SHALL NOT BE CONVEYED FOR ANY PURPOSE WHATSOEVER, AND MUST BE USED FOR RELIGIOUS PURPOSES BY THE ABOVE NAMED CHURCH EXCLUSIVELY." [Emphasis added.]

There have been several conveyances of the subject property in violation of the above restrictions - including the conveyance to White Rock Chapel of Addison, Inc.:

1. In 2013, Stevis G. Forward, erroneously claiming to be the last member and trustee of Christian Chapel Church a/k/a White Rock Chapel Independent CME Church, conveyed the subject property to White Rock Chapel Nondenominational Church, Inc. (The WRC Independent CME Church was formed after the majority of the congregation the Christian Chapel moved to a church on Montfort. I am not aware of any deed from the original Christian Chapel Church to the independent CME Church.)
2. In 2018, the Court-Appointed Receiver for White Rock Chapel Nondenominational Church, Inc., conveyed the subject property to Redemption Enterprises, LLC, a for-profit company owned by the Wessons and which borrowed \$305,250 to acquire the subject property.
3. In 2021, Redemption Enterprises, LLC conveyed the subject property to White Rock Chapel of Addison, Inc. Donald E. Wesson, President of Redemption Enterprises, LLC signed the Special Warranty Deed. It contains the following comment on title:

WEST & ASSOCIATES, L.L.P. (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title of the Property but has prepared this deed based on information and documents furnished to WEST & ASSOCIATES L.L.P. and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title."

The attorney that I and other residents have retained have sent to the attorney for White Rock Chapel of Addison, Inc. these same comments and the deeds in question and requested that White Rock Chapel of Addison, Inc. show that it has good title to the subject property. NO RESPONSE has been made.



My second comment is that White Rock Chapel of Addison, Inc. is not a church. I understand that it has registered with the IRS as a non-profit corporation - specifically as a Civil Rights Social Action Advocacy organization.

My third comment is that I believe the SUP Conditions would allow uses that will impact our neighborhood adversely.

I look forward to discussing these comments with the Commission.

Respectfully submitted,

Robert ("Bob") Kantner

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Dear City Manager Gaines  
& Director Schmidt

May 10, 2023

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

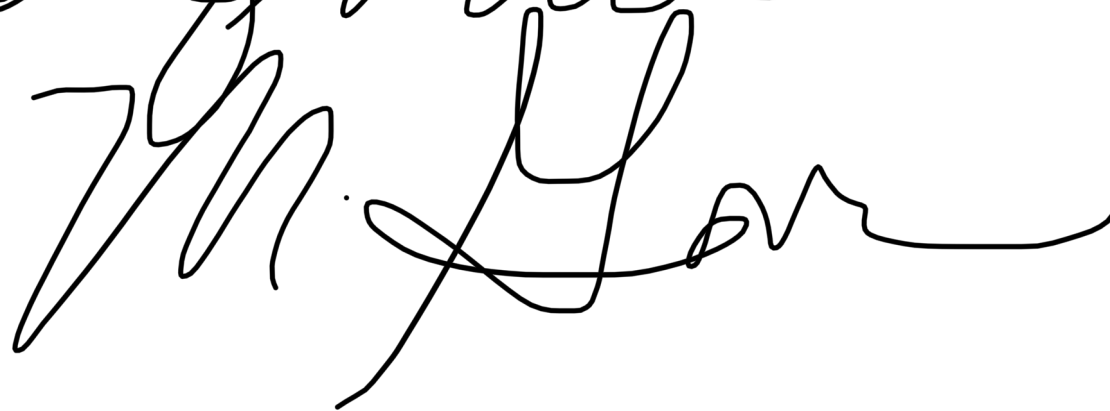
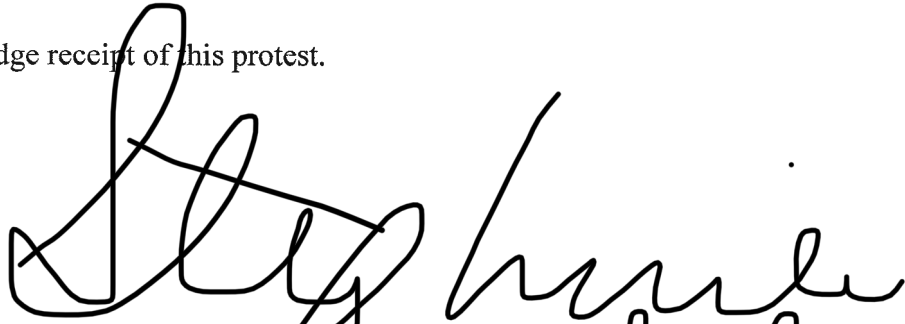
I have been notified by the Town of Addison that this rezoning case is scheduled to go before the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th. I was told that there is no form to fill out and that this email would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

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

Please acknowledge receipt of this protest.

Thank You,

Stephanie McGovern  
5550 Celestial Road  
Dallas, Texas 75254



## Lesley Nyp

---

**From:** Lesley Nyp  
**Sent:** Monday, May 15, 2023 12:45 PM  
**To:** Lesley Nyp  
**Subject:** Addison Proposed Zoning Change

**From:** Skip Robbins [REDACTED]  
**Date:** May 14, 2023 at 11:41:33 AM CDT  
**To:** Marlin Willesen <[mwillesen@addisontx.gov](mailto:mwillesen@addisontx.gov)>, Dan Liscio <[dliscio@addisontx.gov](mailto:dliscio@addisontx.gov)>, Darren Gardner <[dgardner@addisontx.gov](mailto:dgardner@addisontx.gov)>, Eileen Resnik <[eresnik@addisontx.gov](mailto:eresnik@addisontx.gov)>, Chris DeFrancisco <[cdefrancisco@addisontx.gov](mailto:cdefrancisco@addisontx.gov)>, Denise Fansler <[dfansler@addisontx.gov](mailto:dfansler@addisontx.gov)>, Robert Catalani <[rcatalani@addisontx.gov](mailto:rcatalani@addisontx.gov)>, Juli Branson <[jbranson@addisontx.gov](mailto:jbranson@addisontx.gov)>, Nancy Craig <[ncraig@addisontx.gov](mailto:ncraig@addisontx.gov)>, Guillermo Quintanilla <[gquintanilla@addisontx.gov](mailto:gquintanilla@addisontx.gov)>, Diane Chavez <[dchavez@addisontx.gov](mailto:dchavez@addisontx.gov)>, Zachary Faircloth <[zfaircloth@addisontx.gov](mailto:zfaircloth@addisontx.gov)>, Bruce Arfsten <[barfsten@addisontx.gov](mailto:barfsten@addisontx.gov)>, Tom Souers [REDACTED] David Gaines <[dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)>  
**Subject:** Addison Proposed Zoning Change

This email is being sent to all current Addison Town Council members and Planning and Zoning Commissioners. To begin, let me state that my wife Judy and I are adamantly against the special use permit zoning changes being proposed for The White Rock Chapel property located at the

[[https://protect-us.mimecast.com/s/DirMCMzPnVtjPqNVtGBGq?domain=us.report.cybergraph.mimecast.com](https://alert-dg01.redatatech.com/onprem_security_warning_fetch?r=1&dep=UF5r2iwTC8jLvaXRXhQYnQ%3D%3D2A9yjBLzW6%2BVHypCXcDG2S9A1oSug7rocyb2l5St1v9ZY1uiSyOvFROx7CkqJFa%2FbvmL3shN%2FxdhZDGfZngFyz9JZe9H7o2PCaV4IYhCIUE0glxkmIYUVP4OiZbkHkBYHNr7WLR269ITmzwZ6kQADoszZs4tKIZNkLLOZF6VFofd%2FBu9KhZkEwKvc11RqppV1s8UALHDBI2%2B0NfZ%2Ff3SboH8NXUF%2FaklOQuNjrkCeG1q%2B4nbNHM%2FmnBGn6vjNRX6r%2B73joMyN%2BEADCjIL%2BgJw1jHXclzWIOXnkat29HKk4r4Aq3GRMQFFFXR0%2B4U2KnN4wSovDtl3hZ9KWS5dn%2BLK1thzjIWDdl52RqR9ix6kMRmCjydpnk5PvHYt%2FYzdcQEtpyZ41aGUKbe1%2BytP%2Bka2Z5fsHLHOno6VPP6UwQ2AD11fr4fudSSvTnCQOMZKkKQ8Y8LFGK%2BINctZKvfsqRufkB3gbgim88FkF77GsfX4OCenoFdV15D005%2FiTnHhYA7Hv1p3Vs1v36PRWgkEVRUEhvbEwxsREGKAYxe5AzJOWrkgaCp2pyp5pVfGq7y6gkxAD0EeqvyuvkUGDWW72B%2B9nRdt%2FVK4Ca%2FMNRLqenGqK2FTRCo%2FFbHIA%2FJRvZ%2FPU]<<a href=)>

This email is being sent to all current Addison Town Council members and Planning and Zoning Commissioners.

To begin, let me state that my wife Judy and I are adamantly against the special use permit zoning changes being proposed for The White Rock Chapel property located at the corner of Winnwood and Celestial in East Addison. This property sits in the middle of a residential neighborhood and its zoning should remain unchanged. The proposed Special Use Permit would give the owners the ability to rent out the property for events; thereby, creating an enterprise (Event Center) that could be leased for commercial purposes.

There are several salient points to consider:

Any special use permit zoning changes remain with the property whenever it is sold or transferred to another legal entity. "Usage intent" by current owners are merely words versus legal rights granted by the zoning change.

The current owners knew the zoning of the property when they purchased it and have published a 39 page document detailing how they plan to change this property into a commercial (for rent) event business.

During many discussions, the owners have never walked back their published intentions to convert this property into a commercial enterprise. If the SUP is approved, nothing will stop the current owners from selling this property with the new zoning allowances.

Earlier this year Town Council passed a city ordinance (Section 58-43 Group Gatherings) which clarifies the usage of our Town Parks (specifically in this case Celestial Park which is very close to the discussed property). As you can see from the attached photographs from an illegal gathering earlier this year, the ordinance and the illegal street parking continues to be an issue for our neighborhood. Repeated calls to the police are usually met with the excuse of "we are understaffed" or "we have higher priority situations to deal with". The bottom line is that Addison's current laws and ordinances are not being enforced today; and they now want to insert a commercial event center into our neighborhood. During the above mentioned activity, traffic on Celestial was reduced to one small lane creating a significant safety issue for over one hour.

This zoning request does not bring any value to Addison or to the surrounding neighborhoods. The only value is realized by the property owner who wants to create a commercial enterprise in the middle of an Addison neighborhood.

Please vote against this proposal and keep the property's zoning as it is now. It is time to vote for Addison and its citizens, not developers who have their own vision for Addison.

Respectively,

Marshall (Skip) and Judy Robbins

[Inline image][Inline image]

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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Monday, May 15, 2023 5:21 PM  
**To:** Lesley Nyp  
**Subject:** White Rock Chapel Changes

**From:** Janiece Niemann [REDACTED]  
**Subject:** White Rock Chapel Changes  
**Date:** May 15, 2023 at 5:14:49 PM CDT  
**To:** [tsouers@addisontx.gov](mailto:tsouers@addisontx.gov), [cdefrancisco@addisontx.gov](mailto:cdefrancisco@addisontx.gov), [jbranson@addisontx.gov](mailto:jbranson@addisontx.gov), [rcatalani@addisontx.gov](mailto:rcatalani@addisontx.gov), [dchavez@addisontx.gov](mailto:dchavez@addisontx.gov), [zfaircloth@addisontx.gov](mailto:zfaircloth@addisontx.gov), [dfansler@addisontx.gov](mailto:dfansler@addisontx.gov)  
**Cc:** [lnyp@addisontx.gov](mailto:lnyp@addisontx.gov), [dgainess@addisontx.gov](mailto:dgainess@addisontx.gov)

Members of Planning & Zoning,

The potential impact of additional traffic, both vehicular and pedestrian, concern me with regard to the proposed SUP requested by the owners of White Rock Chapel.

The residents of Bellbrook Estates made decisions regarding home ownership based upon the characteristics of the neighborhood at the time of purchase. The proposed changes have the potential to impact those basic characteristics. Even though the owners have made changes from their original concept of the property development, there is still concern about those changes and the enforcement of any breeches.

Please consider carefully these factors when making your decision.

Thank you,  
Janiece

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Published on *Addison Texas* (<https://addisontexas.net>)

[Home](#) > [Planning & Zoning Commission Public Comment Form](#) > [Webform results](#) > Submission #5

Submission information

Form: [Planning & Zoning Commission Public Comment Form](#) [1]  
Submitted by Visitor (not verified)  
Mon, 05/15/2023 - 9:29am  
108.178.101.186

**Acknowledged**

Acknowledged

**Meeting Date**

Tue, 05/16/2023

**Do you plan to attend the meeting and speak before P & Z?**

No

Contact Information

**Name:**

John Grant Nolan

**Phone:**

[REDACTED]

**Address:**

14820 Lochinvar Drive

**City:**

DALLAS

**Zip:**

75254

**E-mail:**

[REDACTED]

**If you represent a group or organization, please list:**

**Next**

**I would like to comment during:**

Public Comment Section

**Please list the topic:**

White Rock Chapel Rezoning

I am against this proposed rezoning request. This zoning request does not bring any value to Addison or to the surrounding neighborhoods. The only value is realized by the property owner who

wants to create a commercial enterprise in the middle of an Addison neighborhood. Please vote NO to this request.

**Source URL:**<https://addisontexas.net/node/32807/submission/91479>

**Links**

[1] <https://addisontexas.net/secretary/planning-zoning-commission-public-comment-form>

Published on *Addison Texas* (<https://addisontexas.net>)

[Home](#) > [Planning & Zoning Commission Public Comment Form](#) > [Webform results](#) > Submission #4

Submission information

Form: [Planning & Zoning Commission Public Comment Form](#) [1]  
Submitted by Visitor (not verified)  
Mon, 05/15/2023 - 9:24am  
108.178.101.186

**Acknowledged**

Acknowledged

**Meeting Date**

Tue, 05/16/2023

**Do you plan to attend the meeting and speak before P & Z?**

No

Contact Information

**Name:**

Sherry K Nolan

**Phone:**

[REDACTED]

**Address:**

14820 Lochinvar Drive

**City:**

DALLAS

**Zip:**

75254

**E-mail:**

[REDACTED]

**If you represent a group or organization, please list:**

N/A

**Next**

**I would like to comment during:**

Public Comment Section

**Please list the topic:**

White Rock Chapel Rezoning Request

**Source URL:** <https://addisontexas.net/node/32807/submission/91478>



**Links**

[1] <https://addisontexas.net/secretary/planning-zoning-commission-public-comment-form>

## Lesley Nyp

---

**From:** Lesley Nyp  
**Sent:** Monday, May 15, 2023 12:45 PM  
**To:** Lesley Nyp  
**Subject:** Addison Proposed Zoning Change

**From:** Skip Robbins [REDACTED]  
**Date:** May 14, 2023 at 11:41:33 AM CDT  
**To:** Marlin Willesen <[mwillesen@addisontx.gov](mailto:mwillesen@addisontx.gov)>, Dan Liscio <[dliscio@addisontx.gov](mailto:dliscio@addisontx.gov)>, Darren Gardner <[dgardner@addisontx.gov](mailto:dgardner@addisontx.gov)>, Eileen Resnik <[eresnik@addisontx.gov](mailto:eresnik@addisontx.gov)>, Chris DeFrancisco <[cdefrancisco@addisontx.gov](mailto:cdefrancisco@addisontx.gov)>, Denise Fansler <[dfansler@addisontx.gov](mailto:dfansler@addisontx.gov)>, Robert Catalani <[rcatalani@addisontx.gov](mailto:rcatalani@addisontx.gov)>, Juli Branson <[jbranson@addisontx.gov](mailto:jbranson@addisontx.gov)>, Nancy Craig <[ncraig@addisontx.gov](mailto:ncraig@addisontx.gov)>, Guillermo Quintanilla <[gquintanilla@addisontx.gov](mailto:gquintanilla@addisontx.gov)>, Diane Chavez <[dchavez@addisontx.gov](mailto:dchavez@addisontx.gov)>, Zachary Faircloth <[zfaircloth@addisontx.gov](mailto:zfaircloth@addisontx.gov)>, Bruce Arfsten <[barfsten@addisontx.gov](mailto:barfsten@addisontx.gov)>, Tom Souers [REDACTED] David Gaines <[dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)>  
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[[https://protect-us.mimecast.com/s/DirMCMzPnVtjPqNVtGBGq?domain=us.report.cybergraph.mimecast.com](https://alert-dg01.redatatech.com/onprem_security_warning_fetch?r=1&dep=UF5r2iwTC8jLvaXRXhQYnQ%3D%3D2A9yjBLzW6%2BVHypCXcDG2S9A1oSug7rocyb2l5St1v9ZY1uiSyOvFROx7CkqJFa%2FbvmL3shN%2FxdhZDGfZngFyz9JZe9H7o2PCaV4IYhCIUE0glxkmiYUVP4OiZbkHkBYHnr7WLR269ITmzwZ6kQADoszZs4tKIZnkLLOZF6VFofd%2FBu9KhZkEwKvc11RqppV1s8UALHDBI2%2B0nfZ%2Ff3SboH8NXUF%2Fakl0QuNjrkCeG1q%2B4nbNHM%2FmnBGn6vjNRX6r%2B73joMyN%2BEADCjL%2BgJw1jHXclzWIOXnkat29Hk4r4Aq3GRMQFFXR0%2B4U2KnN4wSovDtl3hZ9KWS5dn%2BLK1thzjWDDl52RqR9ix6kMRmCjydpnk5PvHYt%2FYzdcQEtpyZ41aGUKbe1%2BytP%2Bka2Z5fsHLHOno6VPP6UwQ2AD11fr4fudSSvTnCQOMZKkKQ8Y8LFGK%2BINctZKVfsqRufkB3gbgim88FkF77GsfX4OCenoFdV15D005%2FiTnHhYA7Hv1p3Vs1v36PRWgkEVRUEhvbEwxsREGKAYxe5AzJOWrkgaCp2pyp5pVfGq7y6gkxAD0EeqvyuvkUGDWW72B%2B9nRdt%2FVK4Ca%2FMNRCLqenGqK2FTRCo%2FFbHIA%2FJRvZ%2FPU]<<a href=)>

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Please vote against this proposal and keep the property's zoning as it is now. It is time to vote for Addison and its citizens, not developers who have their own vision for Addison.

Respectively,

Marshall (Skip) and Judy Robbins

[Inline image][Inline image]

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## Lesley Nyp

---

**From:** Addison TX via Addison TX <marketing@addisontx.gov>  
**Sent:** Tuesday, May 16, 2023 12:45 PM  
**To:** Lesley Nyp  
**Subject:** Form submission from: Planning & Zoning Commission Public Comment Form



Submitted on Tuesday, May 16, 2023 - 12:44pm

Submitted by anonymous user: [165.225.33.103](#)

Submitted values are:

Acknowledged Acknowledged

Meeting Date Tue, 05/16/2023

Do you plan to attend the meeting and speak before P & Z? No

Contact Information

Name: Daphne Hiatt

Phone: [REDACTED]

Address: 14745 Stanford Ct

City: Dallas

Zip: 75254

E-mail: [REDACTED]

If you represent a group or organization, please list:

## Next

I would like to comment during: Public Comment Section

Please list the topic:

Agenda Item # 3 - As homeowners in the Town of Addison, we do not object to the White Rock Chapel (WRC) (as a church). We do, however, fully object to the request for a Special Use Permit (SUP) for the following key reasons. (Also note our objections in the titling of this agenda item – the strategy laid out for the land on which WRC sits is for-profit plan. It is not aligned with the zoning as a church that the deed stipulates.)

Reasons for objecting to the SUP request:

1. There's a question about whether what the Wessons are trying to do is even compatible with the deed restriction. We do not object to the zoning as a church which the deed stipulates.

Furthermore, legally, do they even have the legal right/ability to request this SUP? (Answer appears to be "no" based on the restrictive covenant of the deed. In simple terms, this restrictive covenant states that if the activities/land ceases to be used as a church, land reverts to the heirs of the original owner. These two heirs have been located/contacted. Puts in question whether the Wessons even own this land and whether they even have the ability to request this SUP since its activities would be for-profit – i.e. not a church.)

2. Currently violating zoning- private construction business being operated out of the White Rock Chapel (building) which is a) not zoned appropriately as a business and b) does not have an occupancy permit.

Additionally, there have been multiple large-scale events held there already that have violated current zoning.

3. Wessons have yet to clarify how their proposal aligns to the mission of a non-profit. How do these for-profit plans align to a non-profit/church strategy?

4. Creation of hazardous ingress & egress – there are only two dangerous/low visibility intersections in/out of the neighborhood where the structure is located. Risk of harm would vastly increase with numerous additional private vehicles – up to 90 people + school buses – that would enter neighborhood (based on Wessons’ written plan). (Tort law in Texas would require City of Addison to pay up to \$250,000 per person, \$500,000 per incident, and \$1,000,000 total in case of harm.)

5. Property devaluation/potential of lower property taxes for City of Addison (following said de-valuation of property due to commercial nature of the Wessons’ plan).

Thank you for taking our objections – as neighborhood homeowners, tax payers, and constituents – in mind.

Sincerely,  
Daphne Hiatt (Sylvia) & Michael Sylvia  
14745 Stanford Ct

The results of this submission may be viewed at:

<https://addisontexas.net/node/32807/submission/91512>

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5. Property devaluation/potential of lower property taxes for City of Addison (following said devaluation of property due to commercial nature of the Wessons' plan).

Thank you for taking our objections – as neighborhood homeowners, tax payers, and constituents – in mind.

Sincerely,  
Daphne Hiatt (Sylvia) & Michael Sylvia  
14745 Stanford Ct

## Lesley Nyp

---

**From:** Lynne Turner [REDACTED]  
**Sent:** Tuesday, May 16, 2023 11:08 AM  
**To:** Lesley Nyp  
**Cc:** Bart Turner  
**Subject:** Planning & Zoning meeting on SUP for White Rock Chapel

Dear Lesley and Addison Planning & Zoning members,

We live at 14810 Hampton Court, Addison Tx. We have lived here since 2010 and love living in this neighborhood and in Addison. We oppose this SUP for the White Rock Chapel property at the corner of Celestial Road and Winnwood Road.

We were told when we were purchasing our home that the historic White Rock Chapel would remain a small church as the deed restriction, when that the property was gifted to White Rock Chapel, was stated solely to be used as a religious church and not to be sold for any other purpose.

This is a small residential neighborhood with limited access and frankly somewhat dangerous access and egress off of very busy 4-lane streets of Beltline Road and Montfort Drive, neither entrance has a stop light. Sometimes this makes it dangerous getting out of our neighborhood with the current residents and traffic. We also have quite a bit of pass through traffic, not residents living in our neighborhood, that want to bypass the traffic and lights at Montfort Dr. and Beltline Rd. In addition to this we have a lot of traffic visiting our two beautiful Addison Parks in our neighborhood, Celestial and Winnwood Parks. Which is fine, but sometimes they park their cars all over our roads which specifically are posted No Parking on Streets, making it difficult to get through the streets to our homes.

White Rock Chapel to my knowledge has not had regular services there for several years. When the last remodel was done the billboard sign they erected showed a small steeple with a cross planned for the roofline of the existing remodeled church which was never completed. No religious symbol on the building. The church is totally surrounded by existing homes, there is no property adjacent to the church to expand into. No additional areas for parking. This is a "quiet, friendly, tax paying and safe" neighborhood. It is not the location for the ideas and mixed use plans being proposed. A site in a commercial zone with much better access and parking would be a much better solution for all. We are sure there other sites in Addison and the North Dallas areas that would be a better fit.

We are seriously surprised that this is being considered by Addison.

Sincerely,  
Lynne and Bart Turner  
14810 Hampton Court

Sent from my iPad

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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Tuesday, May 16, 2023 11:39 AM  
**To:** Lesley Nyp  
**Subject:** Form submission from: City Council Public Comment Form

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**From:** Addison TX via Addison TX <[marketing@addisontx.gov](mailto:marketing@addisontx.gov)>  
**Sent:** Monday, May 15, 2023 10:53 PM  
**To:** Irma Parker <[iparker@addisontx.gov](mailto:iparker@addisontx.gov)>  
**Subject:** Form submission from: City Council Public Comment Form

Submitted on Monday, May 15, 2023 - 10:52pm

Submitted by anonymous user: [99.9.21.77](#)

Submitted values are:

Acknowledged Acknowledged  
Meeting Date Tue, 05/16/2023  
Do you plan to attend the meeting and speak before Council? Yes  
Contact Information  
Name: Robert Goodfriend  
City: Addison  
Phone: [REDACTED]  
Zip: 75254  
E-mail: [REDACTED]  
If you represent a group or organization, please list:

## Next

I would like to comment during: Public Comment Section  
Please list the topic:

I wish to speak against the application for the White Rock chapel special use permit. I am opposed to the grant of that permit. I wish to comment on the threat to public safety which will be caused if the permit is granted and more people come into the neighborhood. Our neighborhood is landlocked. There are only two ways to exit the neighborhood. The intersections at Celestial Rd/Montfort and the intersection at Winwood/Beltline. Both intersections are highly dangerous because there are no stop signs or stop lights and both Montfort and Beltline have heavy traffic. More people in the neighborhood will greatly increase the risk of automobile accidents at these intersections.

The results of this submission may be viewed at:

<https://addisontexas.net/node/32729/submission/91494>

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Robert Goodfriend  
14725 Celestial Place  
Dallas, Texas 75254

Planning and Zoning Commission  
Addison, Texas

Attn: Leslie Nyp

Re: Proposed SUP for the White Rock Chapel

To Members of the Commission:

As indicated above, my home is in Celestial Place in Addison. I am writing in opposition to the proposed SUP for the White Rock Chapel. My primary concern is the potential for automobile accidents at the intersections of Celestial Rd./Montfort and Winwood/Beltline resulting from the additional cars that will be entering and exiting our neighborhood if the SUP is approved. While this was no problem when the original White Rock Chapel was operating since it had services only on Sunday morning when there was very little traffic and sometimes on Wednesday nights after rush hour, the SUP would create a very different traffic situation at these intersections.

To begin with, both of these intersections are inherently dangerous since neither of them has a stop sign or traffic light. If you exit Celestial Rd onto Montfort going South you must time your exit perfectly to slip between the southbound and northbound traffic. Unfortunately because there is a slight hill on Montfort just north of Celestial Rd., the southbound traffic on Montfort appears suddenly at the crest of that hill only seconds before it crosses the Celestial Rd. intersection. I have already had several close calls in exiting my neighborhood when I thought there was no Southbound traffic on Montfort and, as I pulled out, a car suddenly crested that hill and was right behind me as I narrowly escaped an accident. The Winwood/Beltline exit is equally dangerous due to the high velocity of traffic on Beltline and the bushes in the median that make observing the cars going westbound quite difficult.

Now what happens if you grant the SUP? Under the SUP there can be as many as 90 additional people in the neighborhood at any time between the hours of 9:00 am and 6:00 pm. My nightmare is to be sitting in my car at the intersection of Celestial Rd. and Montfort trying to exit my neighborhood and there are 5 cars behind me also trying to exit because there is a

church function that has just let out. The drivers become impatient, start honking and then under pressure, I pull out at the wrong time and have a serious automobile accident. And if it's not me that has this accident, it could easily be any of my neighbors.

I remind the Commission that most of the residents in our neighborhood are elderly and do not have the reflexes or ability to judge distances of the young. I also remind the Commission that in addition to the residents of our neighborhood, we have trucks from Parks and Recreation constantly entering our neighborhood to tend the parks, we have city employees for the water treatment plant and we have visitors to the parks who often come by car. I would also remind the Commission that Franklin Elementary School is directly across from the intersection of Celestial Rd. and Montfort and for about two hours 5 days a week, one lane of Montfort at this intersection is taken up with parent's cars waiting to pick up their children as they exit their classes. Imagine the chaos at this intersection if a church function was scheduled around the same time.

Finally, I would remind the Commission that only within the past few months the City of Addison performed construction work at the intersection of Winwood Rd. and Beltline which necessitated the closure of the Winwood exit for almost two months and required that all traffic exiting our neighborhood be redirected to the one remaining exit at Celestial Rd. and Montfort. Imagine the chaos if you grant the SUP and more construction work is needed at either of these intersections. The Commission must understand that we are a landlocked neighborhood and to conduct our daily lives we must exit onto major traffic arteries as the only means of egress from our neighborhood. Any action that significantly increases the number of vehicles entering and exiting this neighborhood greatly increases the likelihood of a major accident at one of these intersections.

While my major concern is for my safety and the safety of my neighbors, I would remind the Commission that the City of Addison also has financial exposure if a major accident occurs at either of these intersections. You should, of course, consult your own attorneys on this issue, but as I read Sections 101.021(1)(a) and 101.0215, Tex. Civ. Prac. & Rem Code, municipalities are liable for property damage, personal injury or death arising from the operation of a motor vehicle where the damage is caused at least in part by the performance or failure to perform the municipalities' governmental functions which include, in part, warning signals, regulation of traffic, zoning, planning and plat approval, and maintenance of traffic signals, signs, and hazards. While I realize Dallas has the decision-making authority over traffic signals and signs on Montfort Rd. and Beltline, If Addison approves a SUP (which is part of your zoning and

planning function) that significantly increases the traffic across already dangerous intersections that have neither stop signs nor traffic signals, I believe that Addison will be jointly and severally liable with Dallas for any accidents at these intersections. Under Section 101. 023, Tex.Civ. Prac.& Rem Code, Addison's liability is limited to \$250,000 per person and \$500,000 per incident, but certainly this is not a liability that the Commission should ignore. See also *When Bad Road design and Traffic Mix*, by Hess & Nghiem (2021) and *Can a City Be Liable for Poorly Designed Roads and Intersections?* by Dolan, Dobrinsky, Rosenblum, Bluestein, LLP (2019).

I hope the Commission takes these serious safety concerns into consideration in judging whether the SUP should be granted or denied. I believe these concerns point strongly in the direction of denial.

Thank you for your attention to this matter.

Robert Goodfriend

## Lesley Nyp

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**From:** Cheryl Samberg [REDACTED]  
**Sent:** Tuesday, May 16, 2023 10:30 AM  
**To:** Lesley Nyp  
**Subject:** Special Use Permit Application for The White Rock Chapel

I have been a resident on Celestial Place for 18 years this August and have enjoyed living in a quiet neighborhood with wide streets, a beautiful park a few steps away, and all the amenities Addison has to offer at our doorstep. Over the past four or five years we have been dismayed by the increased traffic on Montfort especially when trying to exit south on Montfort due to needing to cross traffic. Certain times of day it is a lengthy process just to get out.

Now this special use permit is a urgent concern when we realize that traffic issue can be 10 fold. If the property is asking for allowance of 90 visitors, that cannot be monitored and they certainly cannot be monitored to travel in groups to limit the number of vehicles. I cannot imagine what 40 extra cars at any time during the day would do to our traffic issue and worry that parked cars on Celestial Rd would hamper emergency vehicles that may need to enter and leave as well.

Our population is mostly elderly- especially on Celestial Place so this is a real concern.

I would like the P&Z Board to consider this issue of safety and deny this request at this time. Once allowed, like anything else, it would be difficult to change or control. I strongly oppose this permit and hope you can understand why it must be denied.

Sincerely,

Cheryl Samberg

14714 Celestial Place

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## Lesley Nyp

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**From:** Timothy Nelson [REDACTED]  
**Sent:** Tuesday, May 16, 2023 11:04 AM  
**To:** Lesley Nyp  
**Cc:** [REDACTED]  
**Subject:** Multi-purpose permit, White Chapel "Church"

Please understand I am against the multi-use permit for White Chapel "Church" on Celestial Road and Winnwood. Having a small church has been the beginning and the norm. Having a multi-use center will potentially change the entire traffic flow in an area with ONLY two entrances.

Based on research, there appears to be concerns about the origins and the current status of the "Church". So you can see I have a lot of concerns and why I am not in favor of continuation of this process.

Sincerely,  
Timothy Nelson  
14714 Celestial Pl.  
Dallas, TX 75254 (Addison)

[REDACTED]

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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Tuesday, May 16, 2023 10:28 AM  
**To:** Lesley Nyp  
**Subject:** Request for Super Majority Requirement for Votes related to "Whiterock Chapel" property

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**From:** Emmett, Michael  
**Sent:** Saturday, May 13, 2023 9:35 AM  
**To:** [dgaines@addisontx.gov](mailto:dgaines@addisontx.gov); [kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)  
**Subject:** Request for Super Majority Requirement for Votes related to "Whiterock Chapel" property

Dear Town of Addison City Manager Mr. David Gaines & Town Director Ken Schmidt

I have been notified by the Town of Addison that the rezoning and special use permit case for the property called "Whiterock Chapel" located at the northwest corner of Celestial Rd. and Winnwood Rd. (5555 celestial) is scheduled to be presented to the Town of Addison's Planning & Zoning Commission on Tuesday, May 16, 2023, and then to the Addison Town Council on Tuesday, June 14th. The issues to be discussed and voted upon are of critical importance to the future of our neighborhood.

Our property (home of Dr. and Mrs Michael Emmett - 14530 Winnwood Rd.) is contiguous with the property requesting the zoning change and a special use permit. I formally request that any votes by the Addison Town Council relevant to this matter should require a "super majority" of the voting members for passage. I understand that there is no specific form required to make this request and that this email would be acceptable.

Therefore, please include our property in all calculations relevant to "triggering" a super majority requirement for any votes related to the "Whiterock Chapel" property.

I would appreciate a response email acknowledging receipt of this request.

Thank You

Michael and Rachel Emmett  
14530 Winnwood Rd.  
Dallas, Texas 75254

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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Tuesday, May 16, 2023 12:36 PM  
**To:** Lesley Nyp  
**Subject:** Church zoning and SUP request

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**From:** Kevin Paillet [REDACTED]  
**Sent:** Tuesday, May 16, 2023 12:30 PM  
**To:** David Gaines <[dgaines@addisontx.gov](mailto:dgaines@addisontx.gov)>; Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Church zoning and SUP request

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

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

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

Please acknowledge receipt of this protest

Thank You

Kevin Paillet  
5560 Celestial Rd  
Addison TX 75254

Kevin Paillet (personal)  
[REDACTED]

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# Lesley Nyp

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**From:** JJ HORAN [REDACTED]  
**Sent:** Tuesday, May 16, 2023 2:59 PM  
**To:** Lesley Nyp  
**Subject:** Attn: P & Z c/o Lesley Nyp / Church Rezoning



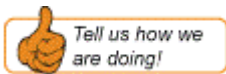
Dear Addison Planning and Zoning Commission –

I am J.J. Horan and have lived on both Celestial Place for 24 years and most recently built a home on Lake Forest Drive. I also own an office building and commercial land in Addison. I strongly oppose the current application to rezone the former church property at the corner of Winnwood & Celestial Rd. My hope is that both the P & Z and the City Council turn down this request. While there are many reasons that this request should be turned down, below are just some of the reasons I believe this sort of project will harm our wonderful neighborhood.

- It's a commercial use inside a limited access neighborhood.
- It's not a church.....clearly it is a commercial property disguised as a church.
- It's going to create an increase to the already significant traffic ingress and egress problems in that area.
- Because of the many goals and objectives (the owners have stated many times) the subject property is not congruent with the neighborhood.
- Clearly it is not a church as evidenced by the federal forms the owners have filed with the IRS.
- The uncertainty of actual ownership of the property by the applicant corroborated by both the chain of title and the deed.

Because of the above and many more reasons, I encourage the Planning and Zoning commission to unanimously turn this request down. Thank you for your time and consideration.

J.J. Horan



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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Thursday, May 18, 2023 3:54 PM  
**To:** Lesley Nyp  
**Subject:** White rock chapel 5550 celestial rd

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**From:** Paul [REDACTED]  
**Sent:** Wednesday, May 17, 2023 4:20 PM  
**To:** Lesley Nyp <[lnyp@addisontx.gov](mailto:lnyp@addisontx.gov)>  
**Subject:** Re: White rock chapel 5550 celestial rd

Phuong Ly  
14913 Bellbrook Dr.

After the hearing last night, I feel like if there are traffic lights installed on both exits and enforcement of the rules on the neighborhood's demands then the majority would support the church. It is an important landmark for the community and no body wants to get rid of it.

I am hoping that the town of Addison can help the community and the church by working with the city of Dallas to install the traffic lights.

Thanks,

-----Original Message-----

**From:** Paul [REDACTED]  
**Sent:** Tuesday, May 16, 2023 4:06 PM  
**To:** Lesley Nyp <[lnyp@addisontx.gov](mailto:lnyp@addisontx.gov)>  
**Subject:** White rock chapel 5550 celestial rd

Safety is our biggest concern for the church open up for event once a month. The church represents a historic place for our community and any event could alter the surrounding environment leading to unforeseen crimes and security issues for the community as a whole.

Thanks,

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