
FILE NUMBER: Z190-323(CT) **DATE FILED:** July 31, 2020
LOCATION: Southeast corner of Swiss Avenue and Parkmont Street
COUNCIL DISTRICT: 14 **MAPSCO:** 36 X
SIZE OF REQUEST: ±1.17 acres **CENSUS TRACT:** 14

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER/APPLICANT: Dallas County Medical Society

REQUEST: An application for the renewal of Specific Use Permit No. 2278 for an extended-hours historic house museum and meeting space and fundraising use on property zoned Area G within Planned Development District No. 63.

SUMMARY: The purpose of the request is to allow for the continuation of the extended-hours historic house museum and meeting space and fundraising use on the site. [The Aldredge House]

CPC RECOMMENDATION: Approval for a period expiring on January 24, 2024, subject to conditions.

STAFF RECOMMENDATION: Approval for a period expiring on January 24, 2024, subject to conditions.

BACKGROUND INFORMATION:

- The site is currently developed with a historic single family structure.
- The property is located within the H/1 Swiss Avenue Historic District Overlay. Swiss Avenue, formerly part of the Munger Place subdivision, contains approximately 200 homes representing a variety of historical revival, Prairie and Bungalow styles in intact and restored condition. The district is also known for its elegantly landscaped parkways and properties. This was the first local historic district designated in Dallas.
- The purpose of the request is to allow for the continuation of the extended-hours historic house museum and meeting space and fundraising use on the site.
- Area G within Planned Development District No. 63 allows for an extended-hours historic house museum and meeting space and fundraising use by obtaining a Specific Use Permit.
- On January 24, 2018, City Council approved Specific Use Permit No. 2278 for an extended-hours historic house museum and meeting space and fundraising use for a three-year period.
- Historic house museum and meeting space means a facility that offers tours and hosts educational programs and official meetings of non-profit organizations. Except for the use of the Property for portrait photographs, an historic house museum and meeting space does not include commercial events or renting the space for a fee.
- Fundraising means the act or process of gathering voluntary contributions from individuals, businesses, charitable foundations, or government agencies for the benefit of nonprofit organizations or political causes or candidates.

Zoning History: There have been no zoning cases at in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gaston Avenue	Community Collector	60 feet
Swiss Avenue	Local	80 feet
Parkmont Street	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

Area	Zone	Use
Site	Area G within PD No. 63, H/1 Swiss Avenue Historic District Overlay	Historic house museum and meeting space
Northwest	Area C and Area G within PD No. 63, H/1 Swiss Avenue Historic District Overlay	Public Park Single Family
Northeast	Area A within PD No. 63, H/1 Swiss Avenue Historic District Overlay,	Single Family
Southeast	Area 1 within Planned Development District No. 99	Multifamily
Southwest	Area A within PD No. 63, H/1 Swiss Avenue Historic District Overlay,	Single Family

STAFF ANALYSIS

Comprehensive Plan: The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

5.1.3.1 Encourage the use of historic and conservation districts to protect the character and scale of Dallas’ older residential neighborhoods, retail centers and office buildings.

Land Use Compatibility:

The property is developed with a two-story structure that was originally built as a single-family home and was repurposed to be used as an extended-hours historic house museum and meeting space and fundraising in 2018. The purpose of this request is to allow for the continued use of the historic home as an extended-hours historic house museum and meeting space and fundraising use.

Surrounding land uses to the northeast, northwest, and southwest consist of low density residential uses, predominately single-family structures. To the southeast of the site is a multifamily use fronting on Gaston Avenue. Dorothy and Wallace Savage Park is situated

at the northeast corner of Swiss Avenue and Parment Street, across from the subject property.

The main uses permitted within Area G of PD No. 63 are R-10(A) District based and mainly residential in nature allowing for single family uses. The historic house museum and meeting space is allowed by right between 9:00 a.m. and 5:00 p.m., Monday through Sunday; and by SUP only between 5:00 p.m. and 9:00 a.m., Monday through Sunday (extended hours to be defined in the SUP conditions). Set up and tear down of equipment and associated functions must occur during the hours of operation. A caretaker's quarters is a permitted accessory use only in conjunction with a historic house museum and meeting space. Fundraising is allowed by SUP only.

The previously approved conditions are as follows:

Extended-hours historic house museum and meeting space may only operate between 5:00 p.m. and 10:00 p.m., Monday through Sunday, a maximum total of 36 days per calendar year. The extended-hours historic house museum and meeting space may not operate more than two consecutive days in a row. Fundraising may take place during any allowable hours of operation, but fundraising taking place between 5:00 p.m. and 10:00 p.m. count against the maximum 36 days per calendar year of extended-hours operation.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff believes that the continued use of the historic home will not negatively affect the surrounding neighborhood. Staff has recommended a three-year period for the use to allow for review of the use and its continued compatibility with the surrounding neighborhood.

During the City Plan Commission hearing, the time limit of the Specific Use Permit was recommended to expire on January 24, 2024 and a condition requiring the filing of monthly activity reports to the District 14 City Council Office was added.

Landscaping:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Parking:

Pursuant to the Planned Development conditions, a historic house museum and meeting space require a minimum of 56 off-street parking spaces. A minimum of 19 of the required off-street parking spaces must be located within Area G. Remote parking is allowed within a walking distance no greater than 450 feet from Area G and remote parking is allowed to be located within a residential district.

There are 56 parking spaces required for the use and 57 parking spaces are provided, 21 off-street parking spaces on site and 36 parking spaces located at 5436 Gaston Avenue. There have been no changes from the previously approved site plan.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is located within a Category "C", as well as all properties surrounding the site in all directions.

List of Officers

**Dallas County Medical Society Alliance Foundation
Board of Directors, 2020-2021**

Kaki Hopkins, President
President Elect, Rylan Hebler
Keli Jones, MD, 1st Vice President
Karen Bradshaw, MD, 1st Ice President Elect
Kathy Stone, 2nd Vice President
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Angie Kadesky, 4th Vice President
Elizabeth Benson, Recording Secretary
Deborah Parnell, Corresponding Secretary
Annette Rutherford, Treasurer
Lynn Hamilton, Parliamentarian
Jeanette Wharton, Historian

**CPC ACTION
APRIL 8, 2021**

Motion: It was moved to recommend **approval** of the renewal of Specific Use Permit No. 2278 for an extended-hours historic house museum and meeting space and fundraising use for a three-year period, subject to revised conditions to include the following changes: 1) extend the Specific Use Permit renewal term to January 24, 2024 and 2) require the Aldredge House to file monthly activity reports with District 14 City Council office on property zoned Area G within Planned Development District No. 63, on the southeast corner of Swiss Avenue and Parkmont Street.

Maker: Garcia
Second: Rubin
Result: Carried: 13 to 0

For: 13 - MacGregor, Hampton, Stinson, Johnson, Shidid, Carpenter, Jackson, Blair, Jung, Suhler, Schwope, Garcia, Rubin

Against: 0
Absent: 1 - Murphy
Vacancy: 1 - District 10

Notices: Area: 300 Mailed: 29
Replies: For: 5 Against: 18

Speakers: For: Brenda Hino, 3306 Princeton Ave., Dallas, TX, 75205
Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Sara Bloch, 4706 Swiss Ave., Dallas, TX, 75204
Jim Anderson, 4706 Swiss Ave., Dallas, TX, 75204
Larry Offutt, 6038 Bryan Pkwy., Dallas, TX, 75206
Laura Noe, 3948 Centenary Dr., Dallas, TX, 75225
Mike Holub, 5020 Swiss Ave., Dallas, TX, 75214
David Preziosi, 2922 Swiss Ave., Dallas, TX, 75204
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214
Harryette Ehrhardt, 3525 Turtle Creek Blvd., Dallas, TX, 75219
FOR (Did not Speak): Jennifer Hironoto, 3904 Elm St., Dallas, TX, 75226
RuLan Hebel, 3600 Lexington Ave., Dallas, TX, 75205
Kaki Hopkins, 4707 Crooked Ln., Dallas, TX, 75229
Sawnie McEntire, 1700 Pacific Ave., Dallas, TX, 75201
Robert Gunby, 4224 Swiss Ave., Dallas, TX, 75204
Elizabeth Gunby, 3209 Colgate Ave., Dallas, TX, 75204
Delva King, 1243 W. Pleasant Run, DeSoto, TX, 75115
Marianne Howells, 6005 Swiss Ave., Dallas, TX, 75214
Michelle Manners, 5520 Swiss Ave., Dallas, TX, 75214
Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220

Against: David Bailey, 5516 Gaston Ave., Dallas, TX, 75214
Jean Dean, 5420 Swiss Ave., Dallas, TX, 75214
Ken Kuesel, 5215 Swiss Ave., Dallas, TX, 75214
David Dean, 5420 Swiss Ave., Dallas, TX, 75214
Risa Weinberger, 5501 Bryan St., Dallas, TX, 75206
Louise Finley, 5421 Swiss Ave., Dallas, TX, 75214
Gary Hoffman, 6017 Swiss Ave., Dallas, TX, 75214
Vanessa Hoffman, 6017 Swiss Ave., Dallas, TX, 75214

Against (Did not Speak): Brian Shultz, 5007 Swiss Ave., Dallas, TX, 75214
Stephanie Stanley, 5505 Swiss Ave., Dallas, TX, 75214
Steve Putnam, 5430 Gaston Ave., Dallas, TX, 75214
Michael Carleton, 5501 Bryan St., Dallas, TX, 75206
Paul Hartmann, 5527 Swiss Ave., Dallas, TX, 75214
Jerry Baus, 5617 Swiss Ave., Dallas, TX, 75214
Jan Mohamed, 6011 Swiss Ave., Dallas, TX, 75214
Michael McCune, 5514 Swiss Ave., Dallas, TX, 75214
Rhonda McCune, 5514 Swiss Ave., Dallas, TX, 75214

CPC RECOMMENDED SUP CONDITIONS

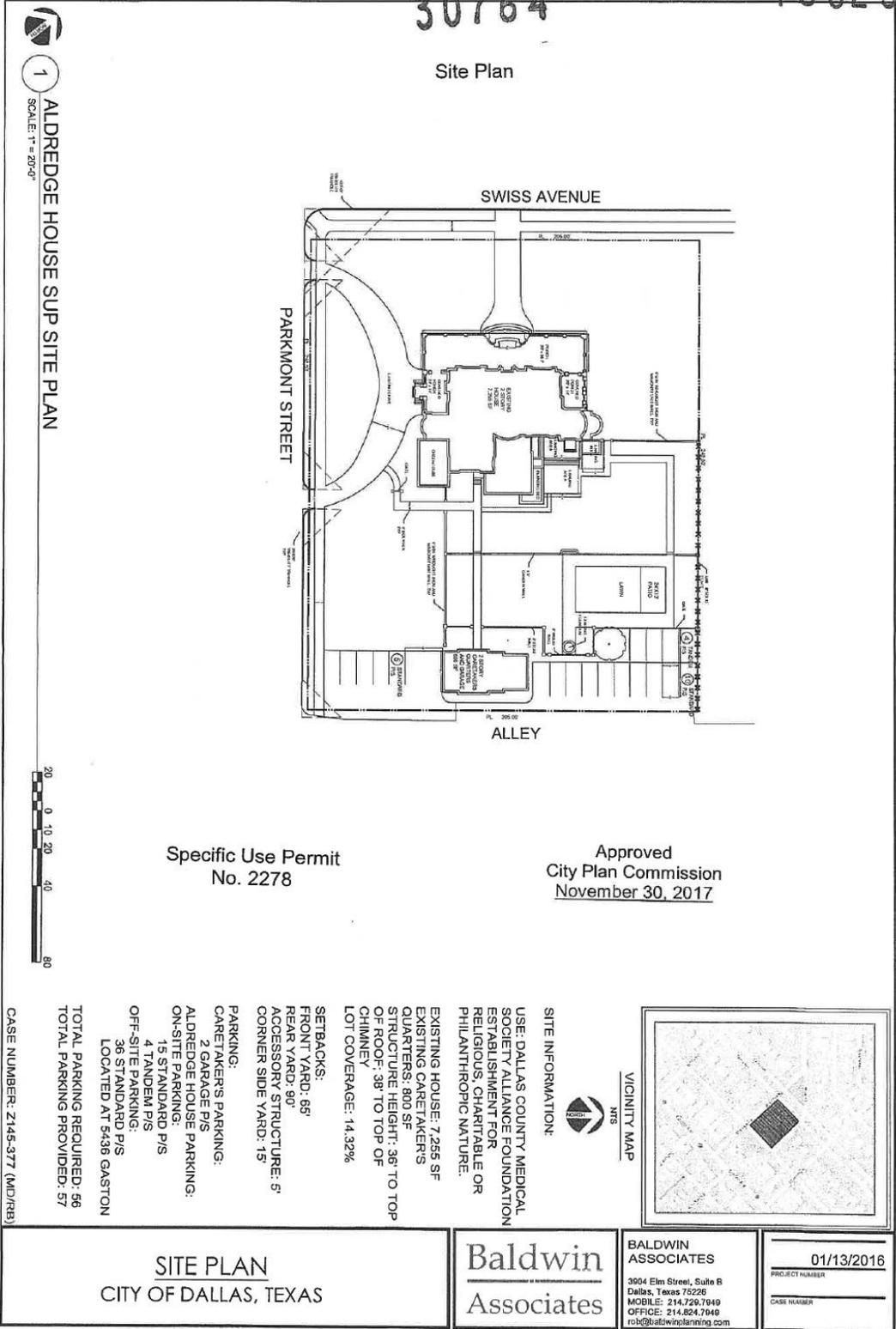
1. **USE:** The only uses authorized by this specific use permit are an extended-hours historic house museum and meeting space and fundraising.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires ~~January 24, 2021~~ January 24, 2024.
4. **DAYS AND HOURS OF OPERATION:** The extended-hours historic house museum and meeting space may only operate between 5:00 p.m. and 10:00 p.m., Monday through Sunday, a maximum total of 36 days per calendar year. The extended-hours historic house museum and meeting space may not operate more than two consecutive days in a row. Fundraising may take place during any allowable hours of operation, but fundraising taking place between 5:00 p.m. and 10:00 p.m. count against the maximum 36 days per calendar year of extended-hours operation.
5. **MONTHLY ACTIVITY REPORT:** A monthly activity report must be file with the District 14 City Council Office.
6. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

**Existing SUP Site Plan
(No Changes)**

30764

180235

Site Plan



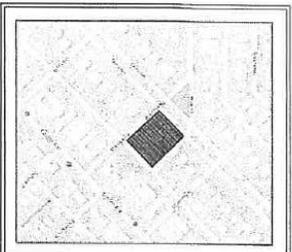
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ALDREDGE HOUSE SUP SITE PLAN



Specific Use Permit
No. 2278

Approved
City Plan Commission
November 30, 2017



VICINITY MAP

CASE NUMBER: Z145-377 (M/D/RB)

TOTAL PARKING REQUIRED: 56
TOTAL PARKING PROVIDED: 57

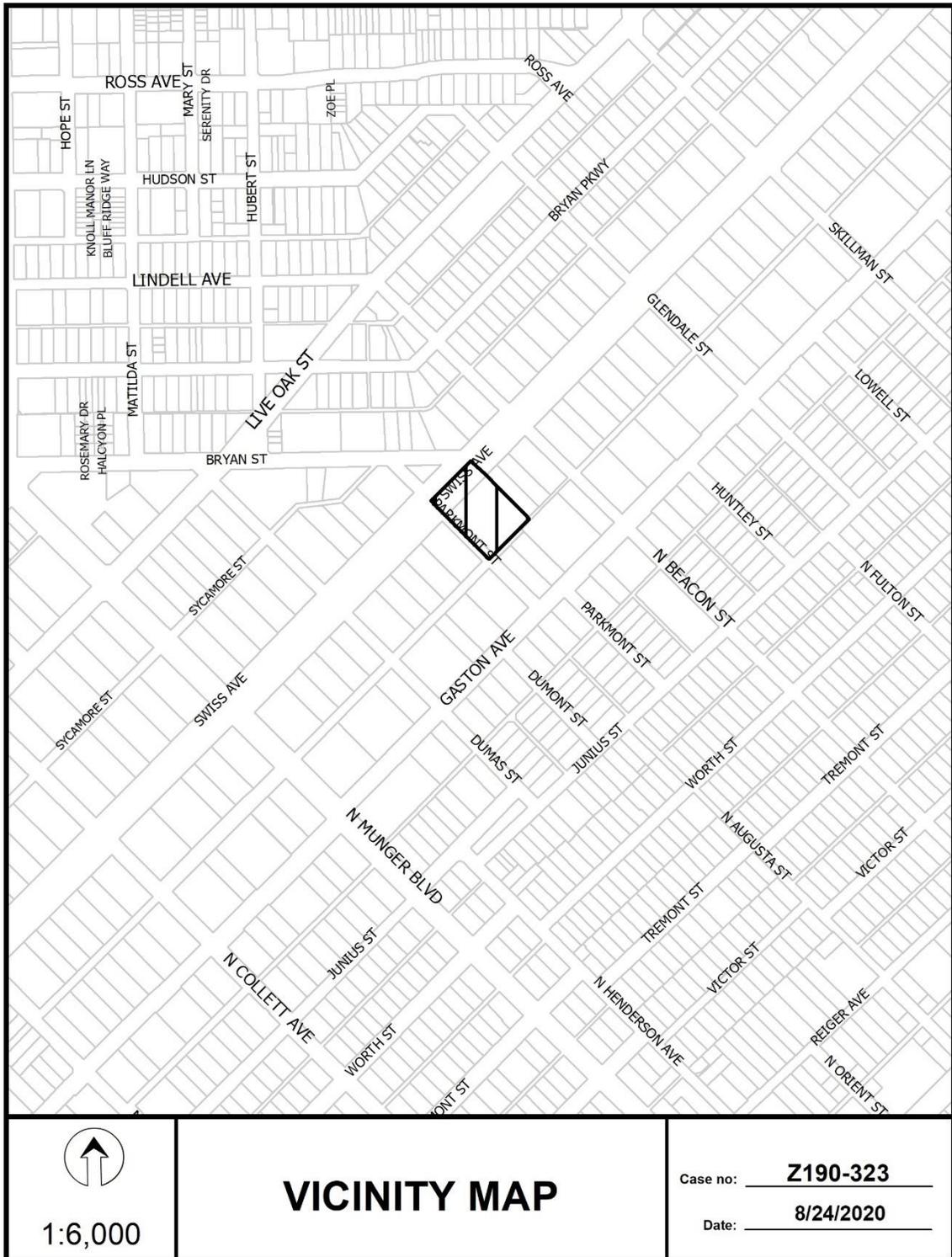
- USE: DALLAS COUNTY MEDICAL SOCIETY ALLIANCE FOUNDATION ESTABLISHMENT FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE.
- EXISTING HOUSE: 7,255 SF
- EXISTING CARETAKERS QUARTERS: 800 SF
- STRUCTURE HEIGHT: 36' TO TOP OF ROOF; 38' TO TOP OF CHIMNEY
- LOT COVERAGE: 14.32%
- SETBACKS:
 - FRONT YARD: 65'
 - REAR YARD: 90'
 - ACCESSORY STRUCTURE: 5'
 - CORNER SIDE YARD: 15'
- PARKING:
 - CARETAKERS PARKING: 2 GARAGE P/S
 - ALDREDGE HOUSE PARKING: ON-SITE PARKING: 15 STANDARD P/S, 4 TANDEM P/S
 - OFF-SITE PARKING: 36 STANDARD P/S
 - LOCATED AT 5436 GASTON

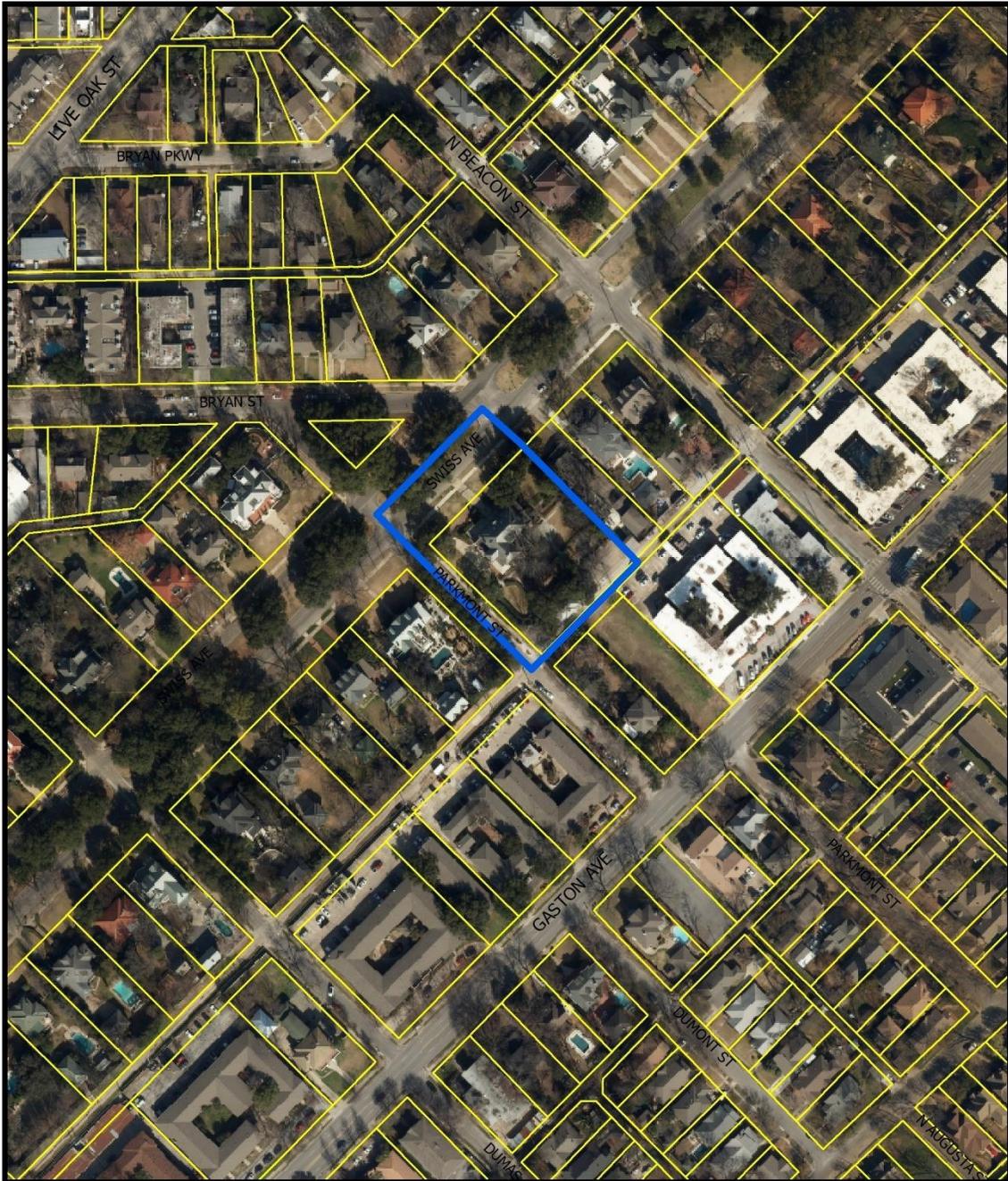
SITE PLAN
CITY OF DALLAS, TEXAS

Baldwin
Associates

BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.726.7849
OFFICE: 214.824.7846
rb@baldwinplanning.com

01/13/2016
PROJECT NUMBER
CASE NUMBER



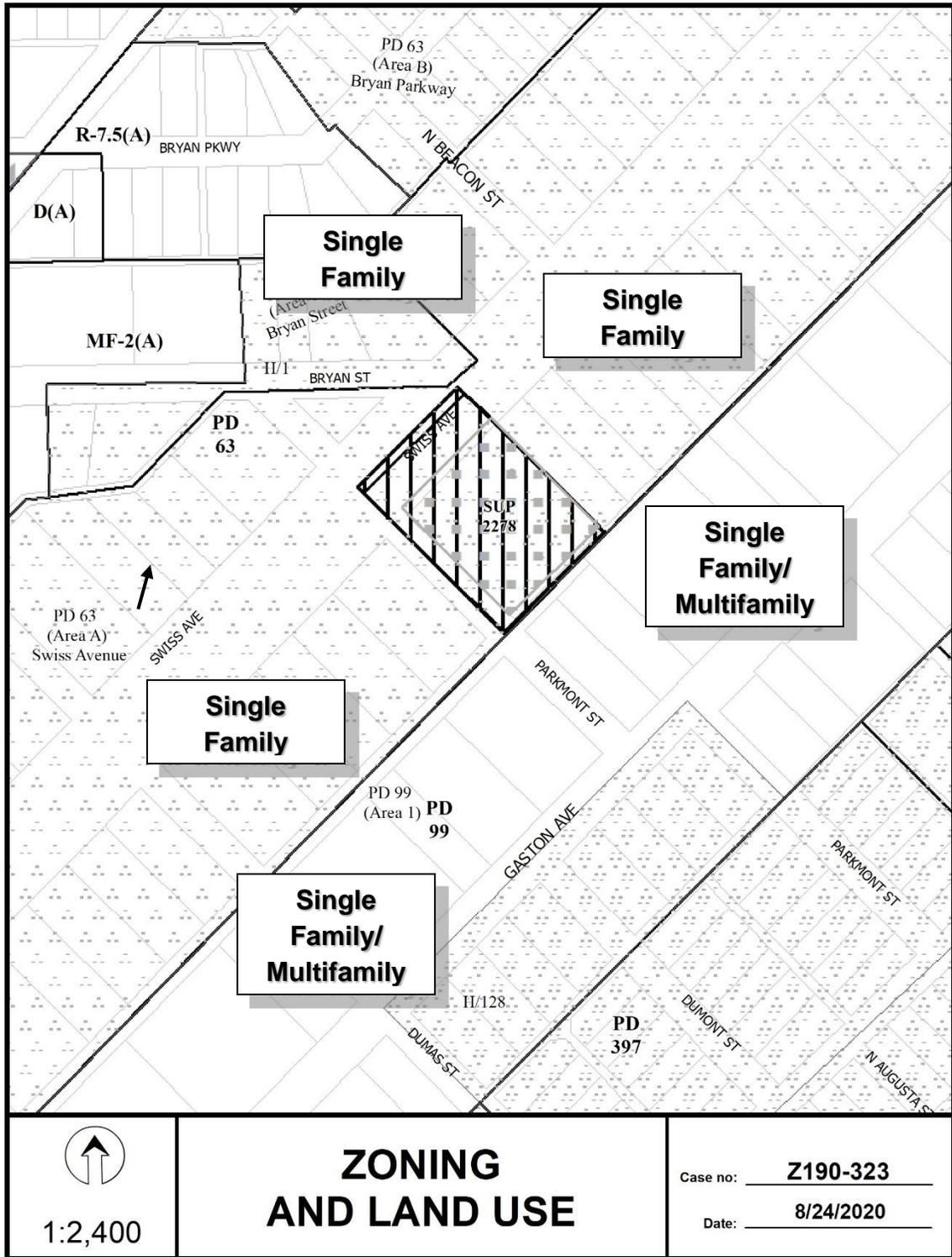


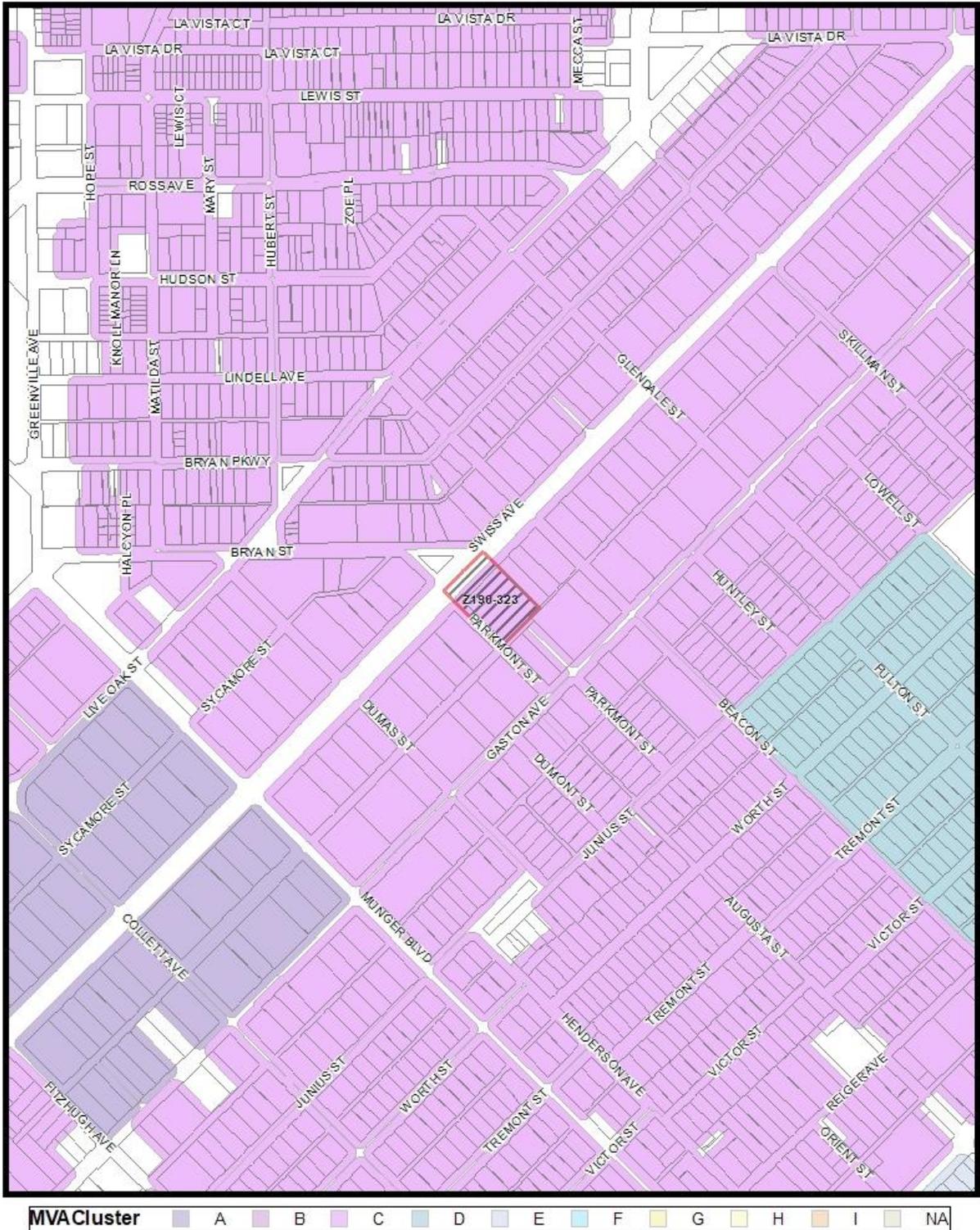
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AERIAL MAP

Case no: Z190-323

Date: 8/24/2020





Market Value Analysis

Printed Date: 8/25/2020

CPC RESPONSES



<u>29</u>	Property Owners Notified (31 parcels)
<u>5</u>	Replies in Favor (5 parcels)
<u>18</u>	Replies in Opposition (18 parcels)
<u>300'</u>	Area of Notification
<u>4/8/2021</u>	Date

Z190-323
CPC



1:2,400

04/07/2021

Reply List of Property Owners***Z190-323******29 Property Owners Notified 5 Property Owners in Favor 18 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	1	5500 SWISS AVE	DALLAS CO MEDICAL SOC
	3	5425 GASTON AVE	SC GASTON LLC
X	4	5420 SWISS AVE	DEAN DAVID ALLEN &
X	6	5412 SWISS AVE	RAMIREZ RENE M
	7	5417 SWISS AVE	HURST JAMES & CAREY
X	8	5421 SWISS AVE	FINLEY JAMES NEAL & LOUISE MCCLINTOCK
X	9	5439 SWISS AVE	MCDANIEL BARBARA JEAN
X	10	5420 BRYAN ST	VAUGHAN ROBERT B
X	11	5505 GASTON AVE	STANLEY MABLE C
X	12	5507 GASTON AVE	GUNTER BRIAN A
	13	5515 GASTON AVE	SC MARQUEE LLC
	15	5520 SWISS AVE	MILLER JANICE SUE
O	16	5518 SWISS AVE	ROGERS ROBERT H & DONNA
	17	5601 GASTON AVE	POWER 5601 GASTON LLC
X	18	5602 SWISS AVE	PINSON DAVID & NANCY
X	19	5501 BRYAN ST	WEINBERGER RISA
O	20	5503 BRYAN ST	MOBLEY THERESA & ORAN
O	21	5507 BRYAN ST	DUNKERLEY JAMES F &
X	22	5521 SWISS AVE	HAMILTON CHRISTOPHER SCOTT & ANNE LANGDON
X	23	5527 SWISS AVE	HARTMANN PAUL T & JULIE L
X	24	5533 SWISS AVE	MCCAVID TODD A & LAURA W
O	25	5944 BRYAN PKWY	MEYER MICHELLE &
	26	5940 BRYAN PKWY	ALVES ANTONIO &
	27	5421 BRYAN ST	HETRICK DENNIS W &
X	28	5603 SWISS AVE	WATTERS DANIEL & ALEXANDRIA M
X	29	5514 SWISS AVE	

Z190-323(CT)

04/07/2021

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	A1	907 N BEACON ST	JSH 907 BEACON LLC
X	A2	5416 SWISS AVE	ROSE ROBERT N JR
X	A3	5411 GASTON AVE	ROLLING CASH UPPER E LP
X	A4	5435 GASTON AVE	ROLLING CASH UPPER E LP