

**FILE NUMBER:** Z223-303(LC)                      **DATE FILED:** July 7, 2023

**LOCATION:** East corner of Swiss Avenue and Parkmont Street

**COUNCIL DISTRICT:** 14

**SIZE OF REQUEST:** Approx. 1.17 acres                      **CENSUS TRACT:** 48113001400

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**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

**OWNER/APPLICANT:** Dallas County Medical Society Alliance Foundation

**REQUEST:** An application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay.

**SUMMARY:** The purpose of the request is to allow the continued operation of the historic house museum and meeting space and fundraising use.

**STAFF RECOMMENDATION:** Approval for a three-year period, subject to amended conditions.

**CPC RECOMMENDATION:** Approval for a five-year period, subject to amended conditions.

**BACKGROUND INFORMATION:**

- The area of request is currently zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay. The property is currently developed with a 7,255 square foot building occupied by extended hours historic house museum, meeting space, and fundraising uses. Pursuant to PD No. 63, an SUP is required for the aforementioned uses.
- Specific Use Permit No. 2278 was originally approved in 2018 and renewed in 2021. The most recent approval was for a three-year period.
- Current SUP expires January 24, 2024, applicant filed for renewal July 7, 2023.
- The applicant requests the renewal of SUP No. 2278 for another three-year period to allow the continued operation of an extended hours historic house museum, meeting space, and fundraising uses.
- Applicant does not propose any changes to the existing conditions or site plan of SUP No. 2278.

**Zoning History:**

There has been one zoning case in the area in the last five years.

1. **Z190-323:** On June 9, 2021, City Council approved an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum, meeting space, and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay on the east corner of Swiss Avenue and Parkmont Street. [Subject Site]

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing/Proposed ROW</b>
Swiss Avenue	Local Street	-
Parkmont Street	Local Street	-

**Traffic:**

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 63 with SUP No. 2278	Historic house museum, meeting space, and fundraising
<b>North</b>	PD No. 63	Single family
<b>East</b>	PD No. 63	Single family
<b>South</b>	PD No. 99	Single family
<b>West</b>	PD No. 63	Single family, multifamily, undeveloped lot

**Land Use Compatibility:**

The area of request is currently developed with a 7,255 square foot building occupied by an extended hours historic house museum, meeting space, and fundraising uses. Property to the north, south, east, and west is developed with single family uses. To the west of the property is also multifamily and an undeveloped lot. Staff finds that maintaining an extended hours historic house museum is unlikely to have an adverse impact on surrounding uses. Staff finds the applicant’s proposal compatible with these surrounding uses.

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 supports the request because the use is not foreseen to be detrimental to surrounding properties. Staff also finds the proposed time limit of three years appropriate for this site.

The use has operated without issues for the past three years, with no changes to the site plan or conditions, and complies with the conditions of the SUP. Therefore, staff supports the applicant's requested time limit of three years.

**Landscaping:**

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

**Parking:**

Pursuant to the conditions of PD No. 63, a historic house museum and meeting space requires 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. A total of 57 parking spaces are provided: 21 spaces on site and 36 remote spaces 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 target intervention strategies more precisely 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 (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within a "C" MVA cluster. To the north, south, east, and west are "C" MVA clusters.

## List of Officers

### Dallas County Medical Society Alliance Foundation

#### 2023-2024 Officers

Co-Presidents	Dr. Sandy Brothers & Dr. Mike Holub
President Elect	
Co-Recording Secretary	Dr. Catherine Blakeney Stone & Lynn Snider
Corresponding Secretary	Kathy Stone
Treasurer	Annette Rutherford {until treasurer is found}
Treasurer-Aldredge House	Mary Joy Hinton
VP Health	Deborah Parnell
VP Philanthropy	Michelle Small
VP Aldredge House	
VP Scholarship	Libby Luterman
VP Membership	Jeanie Chuang and Angelique Reagor
VP Programs	Susan Haley
Parliamentarian	Kaki Hopkins
Presidents' Advisors	
Dr. Bob Gunby	
RuLan Hebel	
Barenda Hino	
Laura Noe	

**CPC Action  
February 15, 2024**

**Motion:** It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising for a five-year period, subject to amended conditions with following changes: 1) #3. TIME LIMIT: This specific use permit expires on (five years from the passage of this ordinance), and 2) #5. MONTHLY ACTIVITY REPORT: added the following text: “the monthly activity reports filed with the District 14 City Council Office and the quarterly reports filed with Preservation Dallas be contemporaneously published on the house’s museum’s website, where it shall be kept at no cost to the public for the duration of the term of the current specific use permit.” on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street.

Maker: Kingston  
Second: Blair  
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,  
Carpenter, Wheeler-Reagan, Blair, Sleeper,  
Housewright, Treadway, Haqq, Hall, Kingston,  
Rubin

Against: 0  
Absent: 1 - Shidid  
Vacancy: 0

**Notices:** Area: 300 Mailed: 30  
**Replies:** For: 5 Against: 17

**Speakers:** For: Bob Baldwin, 3904 Elm St., Dallas, TX, 75226  
James Heathcott, 5507 Bryan St., Dallas, TX, 75206  
Sandra Brothers, 950 Brockdale Park, Lucas, TX, 75002  
Michael Holab, 950 Brockdale Park, Lucas, TX, 75002  
Mark Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
FOR (Did not speak): Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206  
Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214  
Elizabeth Gunby, 3209 Colgate Ave., Dallas, TX, 75225  
RuLan Hebel, 4215 Valley Ridge Rd., Dallas, TX, 75220  
Wendy Hansen, 3813 Wentwood Dr., Dallas, TX, 75225  
Michelle Manners, 5520 Swiss Ave., Dallas, TX, 75214  
Sawnie McEntire, 1 Saint Laurent Pl., Dallas, TX, 75225  
Robert Thomas, 6048 Bryan Parkway, Dallas, TX, 75206

Harryette Ehrharat, 3525 Turtle Creek Blvd., Dallas, TX, 75219  
 David Preziosi, 2229 Lawndale Dr., Dallas, TX, 75211  
 Nancy Shelton, 3913 Miramar Ave., Dallas, TX, 75205  
 Barbara Koegl, 6311 Lakeshore Dr., Dallas, TX, 75214  
 Robert Cox, 6119 Bryan Parkway, Dallas, TX, 75206  
 Barend Hino, 3306 Princeton Ave., Dallas, TX, 75205  
 Laura Noe, 3948 Centenary Ave., Dallas, TX, 75225  
 Katherine Hopkins, 4707 Crooked Ln., Dallas, TX, 75229  
 Laurie Aldredge, 3133 Greenbrier Dr., Dallas, TX, 75225  
 Marianne Howells, 6005 Swiss Ave., Dallas, TX, 75214  
 Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214  
 Delva King, 1243 W. Pleasant Run Rd., DeSoto, TX, 75115  
 Katherine Seale, 5500 Chatham Hill Rd., Dallas, TX, 75220  
 Mary Evans, 11407 W. Ricks Cir., Dallas, TX, 75230  
 Martha Heimberg, 1523 Abrams Rd., Dallas, TX, 75214

Against: None

**January 18, 2024**

**Motion:** In considering an application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street, it was moved to **hold** this case under advisement until February 15, 2024.

Maker: Kingston  
 Second: Hampton  
 Result: Carried: 12 to 2

For: 12 - Chernock, Hampton, Herbert, Shidid,  
 Carpenter, Wheeler-Reagan, Blair\*, Sleeper,  
 Treadway, Haqq, Kingston, Rubin

Against: 2 - Housewright, Hall  
 Absent: 0  
 Vacancy: 1 - District 4

\*out of the room, shown voting in favor

**Notices:** Area: 300                      Mailed: 30  
**Replies:** For: 2                              Against: 17

**Speakers:** For: Bob Baldwin, 3904 Elm St., Dallas, TX, 75226

Z223-303(LC)

Larry Offutt, 6038 Bryan Parkway, Dallas, TX, 75206

Melanie Vanlandingham, 6311 Lakeshore Dr., Dallas, TX, 75214

Mike Holub, Address ot given

Against: None

**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.

**CPC recommendation:**

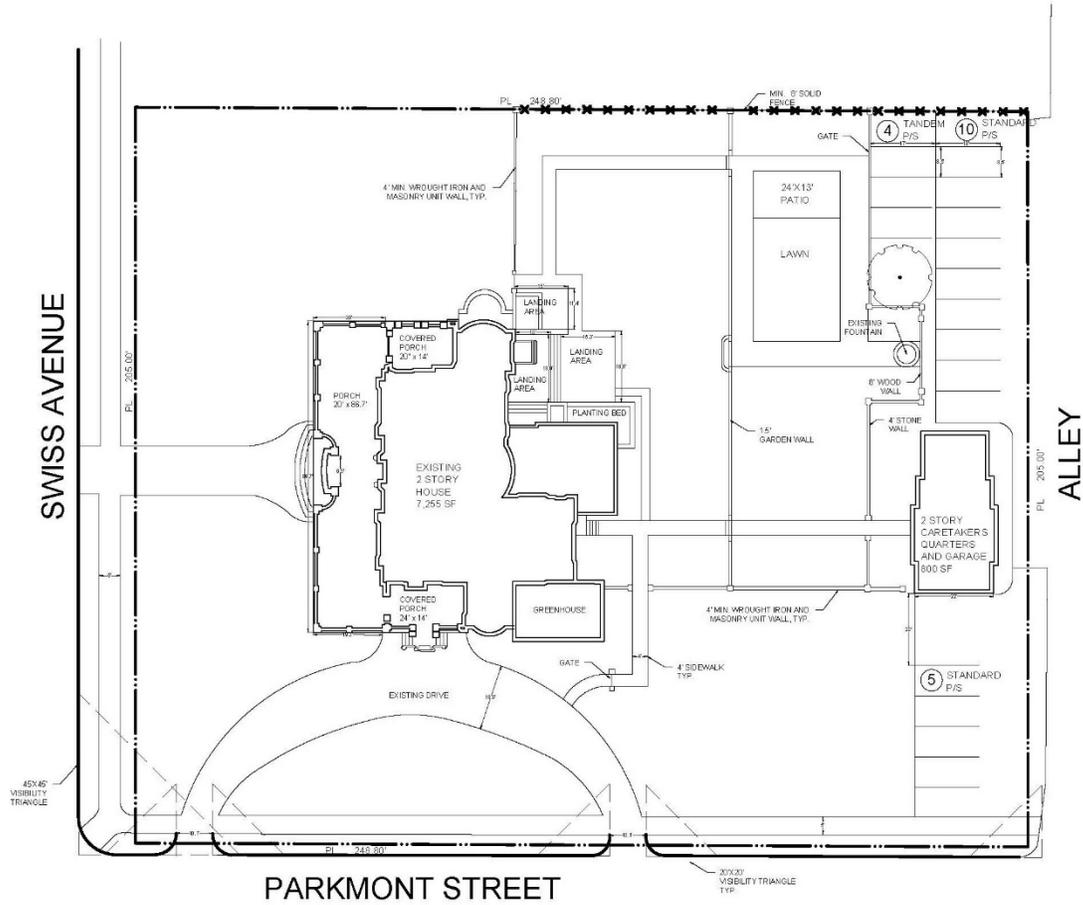
- |  |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (five years from the passage of the ordinance). |
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**Staff recommendation:**

- |  |
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| 3. <u>TIME LIMIT</u> : This specific use permit expires on (three years from the passage of this ordinance). |
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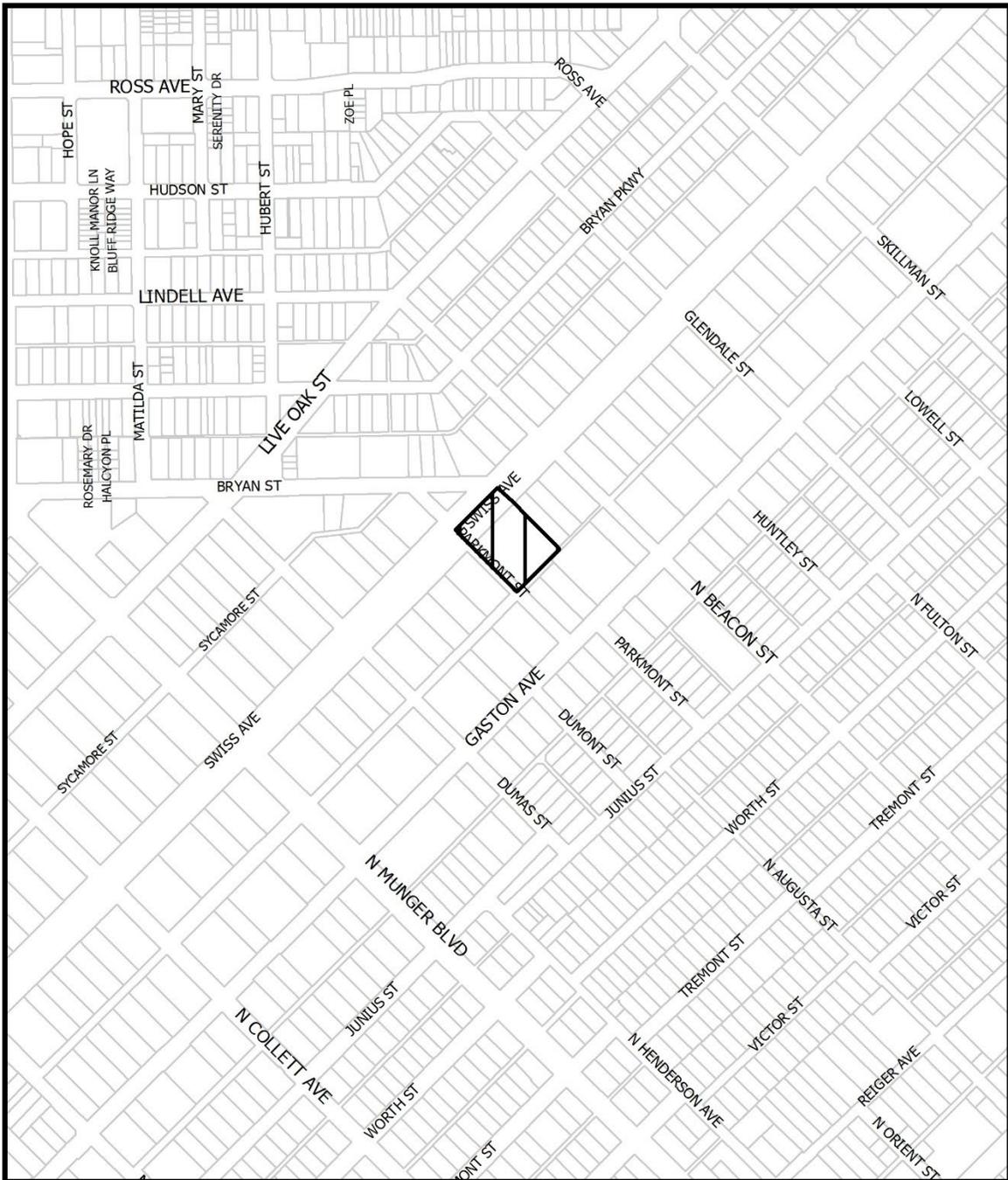
4. DAYS AND HOURS OF OPERATION: The extended-hours historic house museum and meeting space may only operate between 5:00 p.m. and 10:00 p.m., Monday through Sunday, a maximum total of 36 days per calendar year. The extended-hours historic house museum and meeting space may not operate more than two consecutive 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 filed with the District 14 City Council Office.
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
8. 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 SITE PLAN (NO CHANGES PROPOSED)



1 ALDREDGE HOUSE SUP SITE PLAN  
SCALE: 1" = 20'-0"



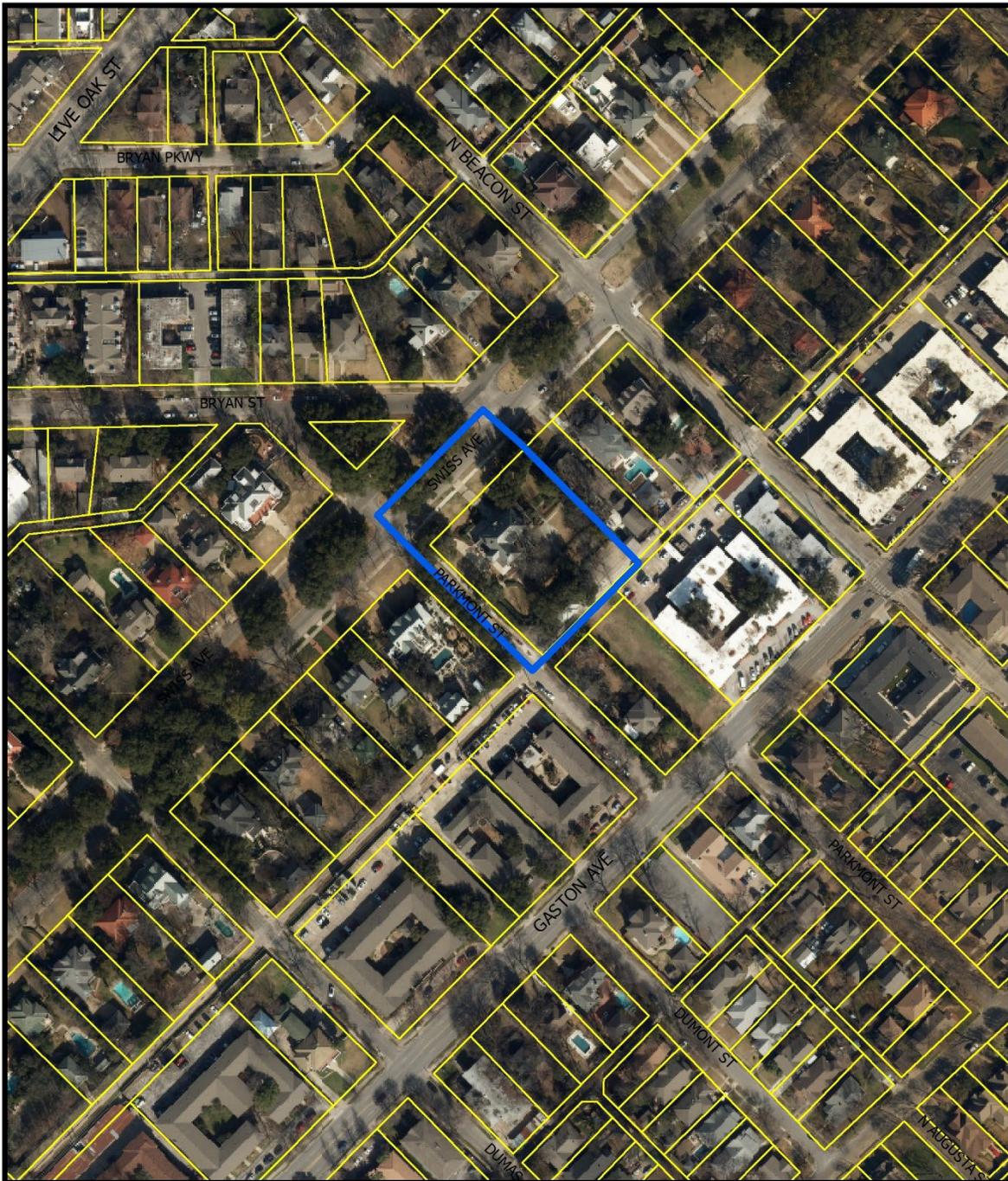


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### VICINITY MAP

Case no: **Z223-303**

Date: **11/20/2023**

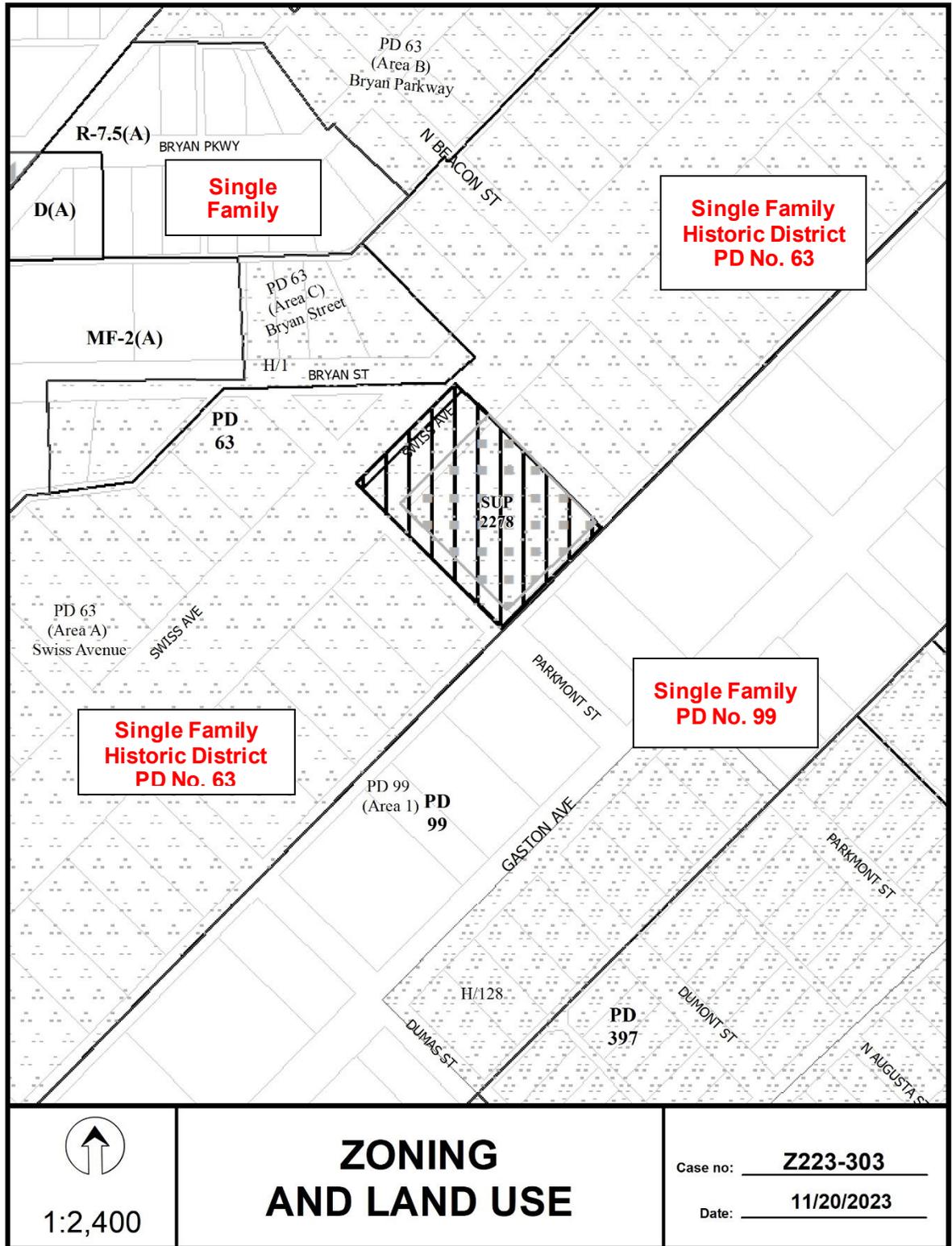


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# AERIAL MAP

Case no: Z223-303

Date: 11/20/2023

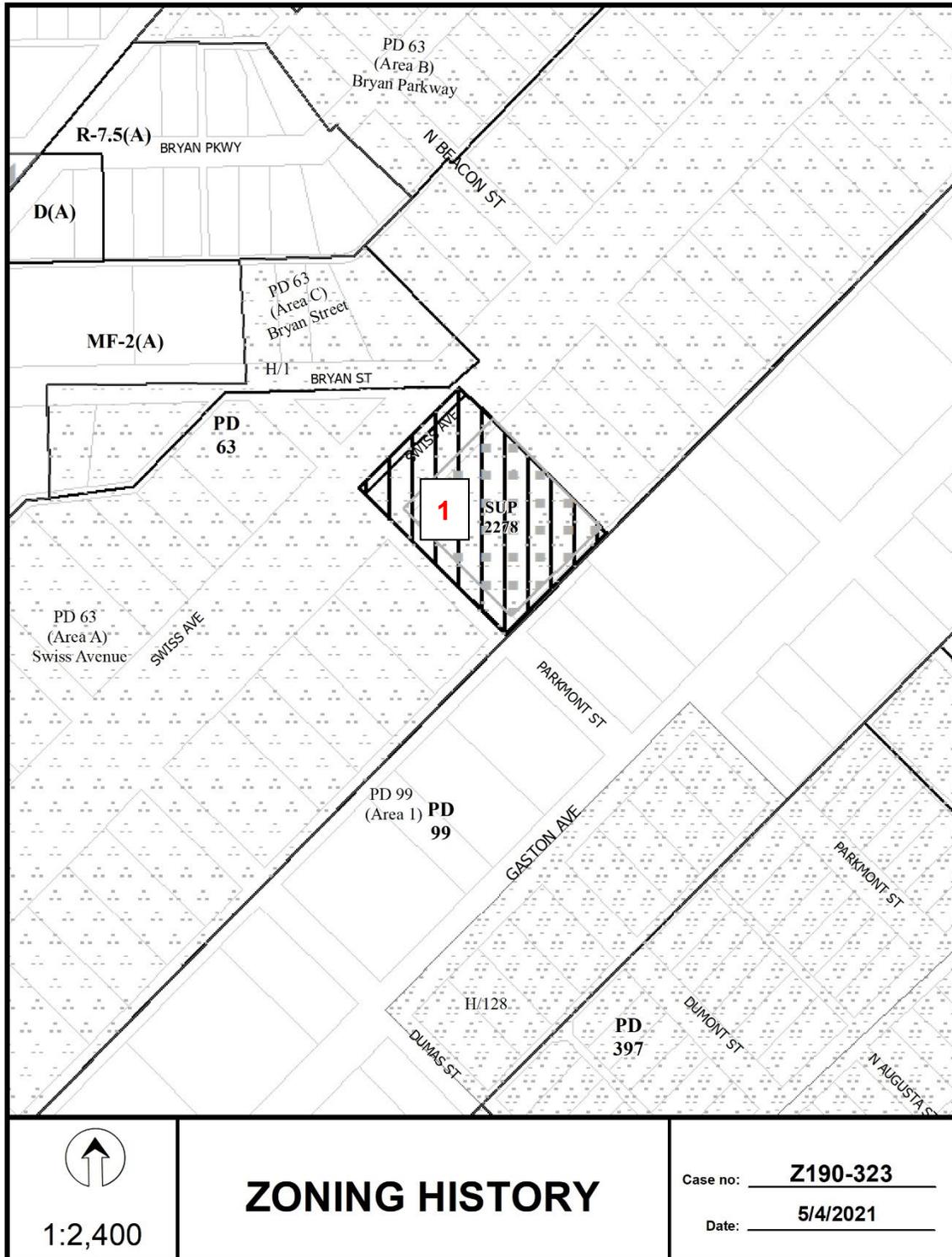


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# ZONING AND LAND USE

Case no: **Z223-303**

Date: **11/20/2023**



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# ZONING HISTORY

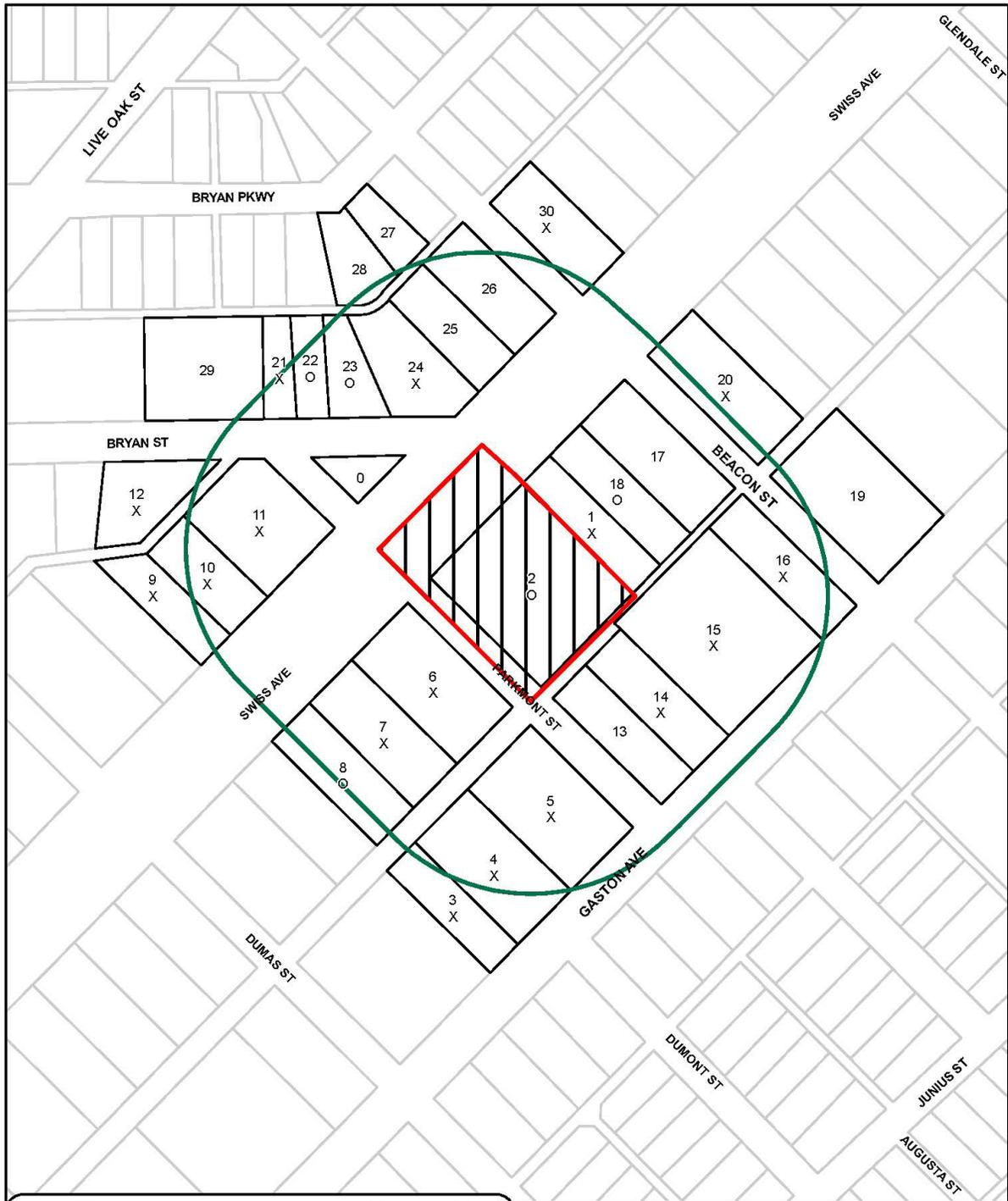
Case no: Z190-323  
Date: 5/4/2021



Market Value Analysis 1:6,000

# Market Value Analysis

Printed Date: 11/20/2023



<b>30</b>	Property Owners Notified (31 parcels)
<b>5</b>	Replies in Favor (5 parcels)
<b>17</b>	Replies in Opposition (17 parcels)
<b>300'</b>	Area of Notification
<b>2/15/2024</b>	Date

**Z223-303**  
**CPC**



1:2,400

02/14/2024

***Reply List of Property Owners******Z223-303******30 Property Owners Notified******5 Property Owners in Favor******17 Property Owners Opposed***

<b><i>Reply</i></b>	<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
X	1	5514 SWISS AVE	MCCUNE MICHAEL J &
O	2	5500 SWISS AVE	DALLAS CO MEDICAL SOC
X	6	5420 SWISS AVE	DEAN DAVID ALLEN &
X	7	5416 SWISS AVE	HOOPER MATTHEW & MICHELLE
O	8	5412 SWISS AVE	RAMIREZ RENE M
X	9	5417 SWISS AVE	HURST JAMES & CAREY
X	10	5421 SWISS AVE	FINLEY JAMES NEAL & LOUISE MCCLINTOCK
X	11	5439 SWISS AVE	MCDANIEL BARBARA JEAN
X	12	5420 BRYAN ST	VAUGHAN ROBERT B
	13	5505 GASTON AVE	STANLEY MABLE C
	17	5520 SWISS AVE	MANNERS MICHELLE L
O	18	5518 SWISS AVE	ROGERS ROBERT H & DONNA
	19	5601 GASTON AVE	180 MF CAP EAST DALLAS 2 LLC
X	20	5602 SWISS AVE	PINSON DAVID & NANCY
X	21	5501 BRYAN ST	WEINBERGER RISA &
O	22	5503 BRYAN ST	MOBLEY THERESA & ORAN
O	23	5507 BRYAN ST	HEATHCOTT JAMES W & DEBORAS
X	24	5521 SWISS AVE	PEDERSON ERIC EBERLE &
	25	5527 SWISS AVE	HARTMANN PAULT & JULIE L
	26	5533 SWISS AVE	MCCAVID TODD A & LAURA W
	27	5944 BRYAN PKWY	MEYER MICHELLE &
	28	5940 BRYAN PKWY	JACKSON HENRY LLC
	29	5421 BRYAN ST	EAST DALLAS PBR HOLDING LLC
X	30	5603 SWISS AVE	WATTERS DANIEL & ALEXANDRIA M
X	A1	5411 GASTON AVE	ROLLING CASH UPPER E LP
X	A2	5425 GASTON AVE	SC GASTON LLC

Z223-303(LC)

02/14/2024

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
X	A3	5435 GASTON AVE	ROLLING CASH UPPER E LP
X	A4	5507 GASTON AVE	GUNTER BRIAN A
X	A5	5515 GASTON AVE	SC MARQUEE LLC
X	A6	907 N BEACON ST	JSH 907 BEACON LLC