



The following pages include the PD (Planned Development) currently under review by the City, as well as a summary of its terms.

The proposed PD is a supplement to the SAHD PD 63. The Aldredge House would still be subject to all of the requirements of the SAHD, plus these additional restrictions.

Additionally, DCMSAF has committed to placing a deed restriction on the property if the PD is approved, as we offered throughout negotiations with the neighbors and as we stated at the special SAHDA meeting in October. The deed restriction guarantees that if there is ever a transfer of ownership, the Aldredge House can only be used as a single-family residence.

SUMMARY OF ALDREDGE HOUSE PROPOSED PD TERMS

(amended PD filed 2/17/2016)

TYPE OF EVENT	CURRENTLY ALLOWED by CITY	2014 ACTUAL USE	2015 ACTUAL USE	LIMITS UNDER PROPOSED PD
DCMSAF Meetings	Unlimited	32 uses w/6 or more people Avg. 20	31 uses w/6 or more people Avg. 17	Unlimited # of guests: 150 max Hours: 9 AM - 10PM
SAHD Use	Unlimited	11	11	

WEDDINGS <i>SUP required for evening weddings after 6 PM</i>	Number of Events	Unlimited	48	28	20 per year with > 30 guests No more than 1 per weekend
	Number of Wedding Guests	262	Avg. 110 <i>Largest: 192 Smallest: 38</i>	Avg. 104 <i>Largest: 185 Smallest: 25</i>	Maximum: 150
	End Times	NO REGULATION (PREVIOUS HOUSE RULE 11:30 PM)	25 ended between 10:30 - 11:30	8 ended between 10:30 - 11:30	10 PM <i>Exception: midnight for 2 galas weddings extending past 6 PM subject to SUP</i>

OTHER EVENTS	NUMBER OF GUESTS	CURRENTLY ALLOWED by CITY	2014 ACTUAL USE	2015 ACTUAL USE	LIMITS UNDER PROPOSED PD
<i>SUP required for evening events after 6 PM</i>	< 31 guests	unlimited	7 uses Avg. 24	8 uses Avg. 20	Unlimited End time: 10 PM
	31-120 guests	unlimited	10 uses Avg. 50	7 uses Avg. 57	48 per year End time: 10 PM <i>(no weddings allowed)</i>
	>120 guests	unlimited	1 with 170	1 with 145	not allowed

ADDITIONAL TERMS ABOVE AND BEYOND CITY CODE	LIMITS UNDER PROPOSED PD	
NOISE	*No outside amplification *No outdoor sendoffs *No large tents	
DELIVERIES	Hours: 8 AM - 11 PM Location: trucks >14,000 lbs. must use alley	
PARKING	Valet service required for events with > 40 guests	
SECURITY	Required for events with > 40 guests	
CALENDAR	Published calendar of event dates/times/nature	
CONTACT #	Published phone # to be answered during events	
EVENT LOG	Event records subject to review by SAHDA Board up to twice a year	
EVENING EVENTS (events extending beyond 6 PM)	SUP (specific use permit)	Continued operation requires periodic review and approval by City Council

2/15/16

5500 SWISS AVE

The subject property will become Area A-1 in H/1 and PD 63. All regulations in Area A will apply to Area A-1 except as provided below.

PD Conditions

SEC.51P-63.103 DEFINITIONS

(a)(12.1) DALLAS COUNTY MEDICAL SOCIETY ALLIANCE FOUNDATION ESTABLISHMENT FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE. A facility sponsored or operated by an organization for religious, charitable or philanthropic purposes, including but not limited to events training, educational facilities, civic, and social functions.

(12.1.1) DCMSAF means the Dallas County Medical Society Alliance Foundation.

(12.2) GALA FUNDRAISING EVENT. An event with the primary purpose of raising funds for the maintenance, preservation, improvement, or operation of the Property.

(12.3) HOME TOURS. Events with the primary purpose of allowing visitors to view the Property to showcase its history, architecture, and furnishings.

(12.4) WEDDINGS. Weddings with accompanying festivities 31 or more guests.

(12.5) OTHER EVENTS. Events with 31 or more attendees, excluding weddings.

(12.6) GUESTS. Children 12 and under are not counted towards the total attendance count.

(12.7) EVENING EVENTS. Rental events that operate between 6:00 p.m. and 8:00 a.m.

SEC. 51P-63.114 USE REGULATIONS FOR AREA A AND AREA A-1.

(5) The use currently operated by the Dallas County Medical Society Alliance Foundation at 5500 Swiss Avenue (the "House") is classified as a Dallas County Medical Society Alliance Foundation Establishment for Religious, Charitable or Philanthropic Nature and is a permitted use in Area A-1 subject to the following performance standards and conditions:

(A) Purpose. One of the purposes of the Dallas County Medical Society Alliance Foundation is the preservation of the House, its contents, and the grounds. The House, which is a Registered Texas Historic Landmark, is one of the most important residential landmarks in the City of Dallas due to its retention of its original floor plan and many original interior architectural elements. Swiss Avenue is one of the most significant historic residential streets in the United

States, and the respect and protection of the quiet enjoyment of residential homes is important to the preservation of Swiss Avenue's historic residential character.

(B) Performance standards.

(1) Hours of operation and frequency of events.

(aa) Except as provided, general hours of operation are limited to 9:00 a.m. to 10:00 p.m., Sunday through Saturday.

(bb) Except as provided, delivery, set-up, removal, and breakdown of furniture and equipment may only occur between 8:00 a.m. and 11:00 p.m.

(cc) Operation of evening events requires a Specific Use Permit.

(dd) A current calendar with dates, times, and nature of all events with 31 or more attendees must be published on a publicly accessible website. The calendar shall be updated within 10 calendar days of the execution of a rental contract.

(ee) DCMSAF will maintain records that can verify size and type of events, available up to twice per year upon request by SAHDA board of directors.

(ff) Home Tours with 41 or more attendees are limited to four per year.

(gg) Gala Fundraising Events with 31 or more attendees are limited to two per year, and must end by 12:00 a.m. The breakdown of furniture and equipment may continue until 1:00 a.m.

(hh) Weddings with 31 or more attendees are limited to 20 per year and may not exceed one per weekend. These events may not last for more than six consecutive hours from start time through removal and breakdown of furniture and equipment.

(ii) DCMSAF events and Swiss Avenue Historic District Association events are not limited in frequency.

(jj) Other Events with 31 or more attendees are limited to 48 per calendar year, with a maximum occupancy of 120 guests. Weddings are excluded from this category. 12 meetings of the Swiss Avenue Historic District Association per year do not count against the 48 event limit. Non-rental meetings of the DCMSAF do not count against the 48 event limit.

(kk) No event, other than Gala Fundraising Events and Home Tours, shall have more than 150 guests and 20 staff members or vendors.

(2) Delivery trucks and set ups.

(aa) Vehicles weighing over 14,000 pounds must make deliveries through the rear alley access while servicing a function on the property.

(bb) The City of Dallas shall not issue a tent permit. Tents or canopies which are 401 square feet or larger shall not be permitted on the Property. Tent or canopy use is limited to two tents or canopies of less than 401 square feet each for food service, and a 3rd non-adjointing tent or canopy as needed for religious ceremonies, health concerns, etc.

(3) Noise.

(aa) Outdoor speakers of any type are prohibited.

(bb) Outdoor amplified sound of any type is prohibited.

(cc) Unamplified outside music, limited to stringed instruments, flute, or a muted trumpet, with a maximum of four musicians playing soft music in the rear of the House, must cease no later than 9:00 p.m. Sunday through Saturday.

(dd) Outdoor send-offs are prohibited. For the purposes of this paragraph, a send-off is an outdoor celebratory demonstration of goodwill at a person's departure.

(4) Parking. For an event with 41 or more guests, valet parking service must be utilized. This requirement does not apply to meetings of the Swiss Avenue Historic District Association or the annual home tour sponsored by the Swiss Avenue Historic District Association or for any use limited to the DCMSAF.

(5) Event guests and activities.

(aa) For an event with 41 or more guests that begins after 5:00 p.m., licensed security personnel must be present during the duration of event. Security personnel are not required for business meetings of the Swiss Avenue Historic District Association, for the annual tour sponsored by the Swiss Avenue Historic District Association, and for DCMSAF events or for any use limited to the DCMSAF.

(bb) For any Gala Fundraising Event or Wedding as defined by (12.4), 2 members of DCMSAF must be present on the Property during the event. A telephone number at which the members can be reached during the event shall be published on the DCMSAF website and provided to the SAHDA. For other events (as defined by 12.5) 1 DCMSAF representative must be present.

(C) A caretaker's quarters is a permitted accessory use.

(D) If the main or accessory building is damaged or destroyed, it may be rebuilt at the same location without the approval of the Board of Adjustment.

SEC. 51P-63.115. DEVELOPMENT STANDARDS FOR AREA A AND AREA A-1.

(h) Off-street parking requirements.

(1) Area A. Single-family and duplex uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(2) Area A-1.

(aa) Single-family uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit.

(bb) The Dallas County Medical Society Alliance Foundation Establishment for Religious, Charitable or Philanthropic Nature use must provide a minimum of 55 off-street parking spaces by lease or ownership and parking spaces may be provided by tandem spaces with a valet.