



City of Dallas

Department of Development Services

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

October 2002

Provide the following information. (Please print).

Applicant		Representative		Owner	
Owner <input checked="" type="checkbox"/>	Prospective Buyer <input type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input checked="" type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:		Name:	Rob Baldwin	Name:	Dallas County Medical Society Alliance Foundation
Address:		Address:	3904 Elm St Suite B	Address:	5500 Swiss Ave
City/SU/Zip:		City/SU/Zip:	Dallas, TX 75226	City/SU/Zip:	Dallas, TX 75214
Telephone:		Telephone:	214-824-7949	Telephone:	
Fax:		Fax:	214 821-7980	Fax:	
E-mail:		E-mail:	rgb@baldwinplanning.com	E-mail:	
<i>John Pouth DCMSEA President</i> Signature of Applicant		<i>John Pouth DCMSEA President</i> Signature of Owner			

Existing zoning:	PD 63-Area A, H-1	Location & cross street:	5500 Swiss Avenue, east corner of Swiss Avenue and Parkmont Street	
Mapsc no.	36-X	Request:	Create a new subarea within PD 63 to make existing use conforming	
Zoning map no.	I-8 ✓		Amend H-1 Swiss Avenue Historic District to allow existing use	
Council district	14 ✓			
School district	DISD ✓			
Census tract no.	14.00 ✓	Lot(s)/Block(s):	Lots 11 and 12 and part of Lot 10 of Block 12/1862	Size of request: 49,000 sf

Areas below to be completed by staff during application intake.

General Zoning Change*	Specific Use Permit*	Planned Development District*	Deed Restrictions*
	New <input type="checkbox"/> Renewal <input type="checkbox"/>		Termination <input type="checkbox"/> Amendment <input type="checkbox"/>
	Amendment <input type="checkbox"/> Auto Renewal** <input type="checkbox"/>		
Proper signatures <input type="checkbox"/>	Proper signatures*** <input type="checkbox"/>	Proper signatures <input checked="" type="checkbox"/>	Proper signatures <input type="checkbox"/>
Letter(s) of authorization <input type="checkbox"/>	Letter(s) of authorization*** <input type="checkbox"/>	Letter(s) of authorization <input checked="" type="checkbox"/>	Letter(s) of authorization <input type="checkbox"/>
Land use statement <input type="checkbox"/>	Land use statement <input type="checkbox"/>	Land use statement <input checked="" type="checkbox"/>	Land use statement <input type="checkbox"/>
Zoning Location Maps (2) <input type="checkbox"/>	Draft Conditions <input type="checkbox"/>	Draft Conditions <input checked="" type="checkbox"/>	Zoning Location Maps (2) <input type="checkbox"/>
Tax Plat Maps (2) <input type="checkbox"/>	Zoning Location Maps (2)*** <input type="checkbox"/>	Zoning Location Maps (2) <input checked="" type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>
Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Tax Plat Maps (2) <input type="checkbox"/>	Tax Plat Maps (2) <input checked="" type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>
Copy of Deed <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input type="checkbox"/>	Correct lot & block or Metes & Bounds survey with drawing (2) <input checked="" type="checkbox"/>	Copy of Deed <input type="checkbox"/>
Tax and lien statements <input type="checkbox"/>	Copy of Deed <input type="checkbox"/>	Copy of Deed <input checked="" type="checkbox"/>	Tax and lien statements <input type="checkbox"/>
Traffic Impact Worksheet <input type="checkbox"/>	Tax and lien statements <input type="checkbox"/>	Tax and lien statements <input checked="" type="checkbox"/>	List of partners/principals/officers** <input type="checkbox"/>
Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic Impact Worksheet <input type="checkbox"/>	Traffic Impact Worksheet <input checked="" type="checkbox"/>	Termination instrument** <input type="checkbox"/>
List of partners/principals/officers** <input type="checkbox"/>	Traffic impact Study or Waiver** <input type="checkbox"/>	Traffic impact Study or Waiver** <input checked="" type="checkbox"/>	New instrument** <input type="checkbox"/>
	List of partners/principals/officers** <input type="checkbox"/>	List of partners/principals/officers** <input checked="" type="checkbox"/>	Copy of executed deed restrictions** <input type="checkbox"/>
	Site Plans (10 folded) <input type="checkbox"/>	Conceptual plans (10 folded) or Development Plans (10 folded) <input checked="" type="checkbox"/>	
	Landscape Plans (10 folded)** <input type="checkbox"/>	Landscape Plans (10 folded)** <input type="checkbox"/>	
	Tree Survey (2 folded)** <input type="checkbox"/>	Tree Survey** <input type="checkbox"/>	
		Elevation/perspectives (optional) <input type="checkbox"/>	

*Additional requirements may be determined as necessary prior to application acceptance. ** If required.

2 year waiver:	Y <input type="checkbox"/> N <input type="checkbox"/>	Filing fee: \$	8430	Sign fee: \$	20	Date filed:	<i>8/29</i>
Escarpment	Y <input type="checkbox"/> N <input type="checkbox"/>	Receipt no.	5867	Receipt no.	5867	Accepted by:	<i>Ju</i>
Floodplain	Y <input type="checkbox"/> N <input type="checkbox"/>	Notification area:	500 FT.	No. of signs:	2	Date withdrawn:	

Tentative CPC Hearing Date:	Planner:	File No.:	2145-3371
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5820
- 2610
G-15145562
\$ 8450

5500 SWISS AVE

H/1 Overlay Conditions

SECTION 12.

(e) The medical society auxiliary social club use currently operated by the Dallas County Medical Society Alliance Foundation at 5500 Swiss Avenue is ~~expressly recognized as a nonconforming~~ a permitted use.

PD Conditions

SEC. 51P-63.103 DEFINITIONS.

(a)(12.1) DALLAS COUNTY MEDICAL SOCIETY ALLIANCE FOUNDATION SOCIAL CLUB ESTABLISHMENT FOR RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE. A facility sponsored or operated by an organization for religious or philanthropic purposes, including but not limited to training and educational facilities, indoor and outdoor gathering and entertaining.

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

(5) The ~~medical society auxiliary social club~~ use currently operated by the Dallas County Medical Society Alliance Foundation at 5500 Swiss Avenue is ~~expressly recognized as a nonconforming use~~ classified as a Dallas County Medical Society Alliance Foundation Social Club Establishment for Religious, Charitable or Philanthropic Nature and is a permitted use subject to the following conditions.

(A) Hours of operation are limited to 8:00a.m. to 10:00 p.m. Sunday through Thursday, and from 8:00 a.m. to 11:00 p.m. Friday and Saturday.

(B) Deliveries may only occur during the hours of operation.

(C) Vehicles weighing over 14,000 pounds are not permitted for deliveries on the circular driveway.

(D) For an event with 61 or more guests that begins at 5:00 p.m. or later, security personnel must be present during the event. Security personnel are not required for an event sponsored by the Swiss Avenue Historic District.

(E) Amplified sound during an outdoor event is limited to verbal, spoken sound.

(F) Unamplified outside music must cease no later than 9:00 p.m. Sunday through Thursday and 10:00 p.m. Friday and Saturday.

(G) Tent and canopy setup and disassembly must occur during the hours of operation and at the rear of the main structure.

 (H) For an event with 61 or more guests, valet parking service must be provided. Valet parking service is not required for an event sponsored by the Swiss Avenue Historic District.

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