

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-26-000010	In Review	02/20/2026
<b>Application Name</b>		
<b>Detailed Description</b>		
Alternate landscape plan		
<b>Assigned To Department</b>	<b>Assigned to Staff</b>	
Board of Adjustment	Diana Barkume	
<b>Record Type</b>		
Board of Adjustments		

## Custom Fields

### INTERNAL USE ONLY

Source of Request	Arborist
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	11.9464

### PDOX INFORMATION

PDox Number	-
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### PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	1
Lot Size (Acres)	11.9464
Block Number	B/7620
Lot Size (Sq. Ft)	520385
How many streets abut the property?	3
Land Use	government building
Is the property platted?	Yes
Status of Project	Existing
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No

Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Phillip Erwin

### Custom Lists

#### Board of Adjustment Meeting

1		
	Room	6ES
	Panel	B
	Presiding Officer	Robert F. Agnich
	BOA Administrator	Kameka Miller-Hoskins
	BOA Secretary	Mary Williams
	BOA Code Specialist	Diana Barkume
	Case Assigned to	Kameka Miller-Hoskins

#### Board of Adjustment Request

1		
	Type of Request	Special Exception
	Request Description	Landscape regulations and tree conservation regulations
	Application Type	Landscaping Variance or Special Exception
	Other	The violation is under Sec 51A-10.125(b)(3)(B)(iv).
	Affirm that an appeal has been made for	Alternate landscape plan to allow for installation of solar panels
	Application is made to BOA to grant the described appeal	Alternate landscape plan to allow for installation of solar panels.

#### Case Information

1		
	Full Request	The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations
	Brief Request	a special exception to the landscape regulations
	Zoning Requirements	requires landscape to be provided
	Relevant History	Currently under review for a minor amendment to the SUP site plan (MZ-25-000028) Removing the trees to add solar panel canopies which triggered the Landscape review Currently conforming to LA regulations- adding canopies make it nonconforming
	BOA History	No

#### GIS Information

1

Census Tract Number	18.69
Council District	8

**Street Frontage Information**

1

Street Frontage	Front
Linear Feet (Sq. Ft)	405

2

Street Frontage	Side
Linear Feet (Sq. Ft)	1137

3

Street Frontage	Rear
Linear Feet (Sq. Ft)	200

**Contact Information**

Name	Organization Name	Contact Type	Phone
Robert Baldwin Email: rob@baldwinplanning.com 3904 Elm Street, Suite B, Dallas, TX 75226	Baldwin Associates, LLC	Applicant	2147297949

Name	Organization Name	Contact Type	Phone
Mike Lessel Email: mike@serranational.com	South Polk Partners, Inc	Property Owner	2148247949

**Address**

8301 S POLK ST, Dallas, TX 75232

**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000075742000060 0							

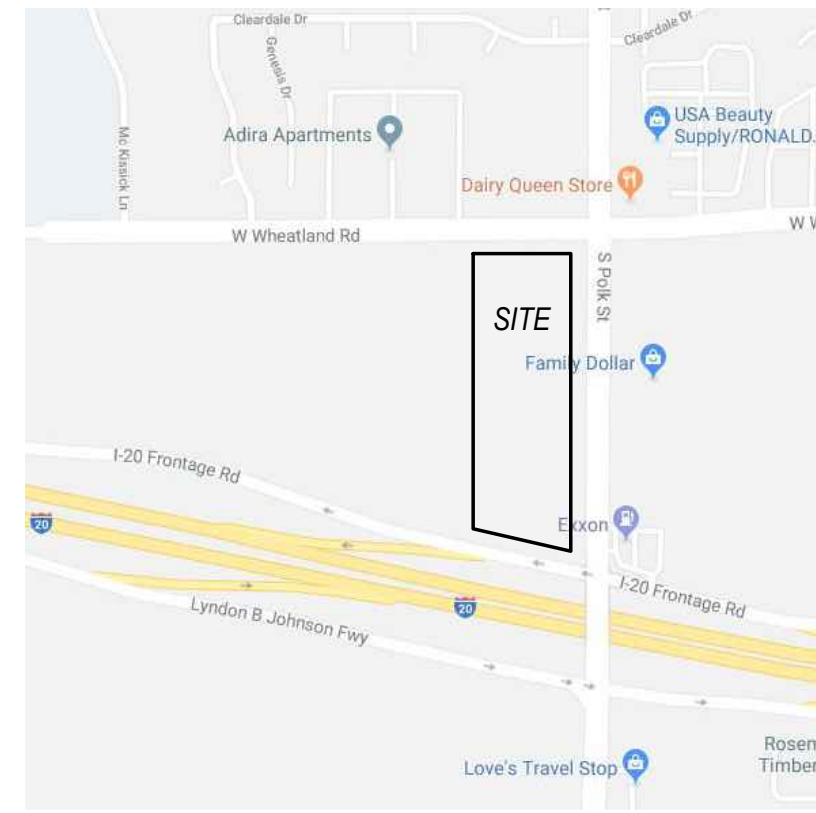
**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	SOUTH POLK PARTNERS INC	15400 KNOLL TRAIL DR, DALLAS, TEXAS 752483465	

**Status History**

<b>Status</b>	<b>Comment</b>	<b>Assigned Name</b>	<b>Status Date</b>
In Review		Diana Barkume	02/25/2026
Payment Due		Diana Barkume	02/25/2026
In Review	Updated By Script	Accela Administrator	03/02/2026

**LOCATION MAP**



**LANDSCAPE NOTES**

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**TRANSPLANT NOTES**

- Trees shall have ten (10) inches of rootball width for every one (1") inch caliper of tree.
- Trees shall have one-fourth (1/4) the height of the tree in rootball depth.
- Trees shall be dug either by hand or by the use of a tree spade. Tree spade shall be a minimum of 60".
- Contractor shall be responsible for maintaining all transplanted trees in the event they are unable to replant them immediately after digging. Contractor shall coordinate with other trades such that digging and replanting can occur simultaneously.
- In the event transplanted trees have to be held on site, it shall be the responsibility of the Contractor to maintain the trees in a healthy and growing condition.
- The following list shall be used as guidelines only for holding of trees on site:
  - Trees shall be set on grade with the rootball completely covered with compost and mulch. No rootball shall be exposed.
  - Trees shall be wired and staked such that they will not blow over.
  - Trees shall be watered daily by hand or a temporary drip/irrigation system installed.

- LAWN, SOLID SOD**
- HIGHWAY MIX WITH TEMPORARY ABOVE-GROUND IRRIGATION UNTIL 100% GERMINATION**
- DRAINFIELD MIX WITH TEMPORARY ABOVE-GROUND IRRIGATION UNTIL 100% GERMINATION**

**PLANT LIST**

TREES	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	11	BC	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	23	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	27	CM	Crope Myrtle Dallas Red	<i>Lagerflora indica 'Dallas Red'</i>	2" cal.	container grown, 3.5 cal. min. cross caming
	34	CP	Chinese Pistache	<i>Pistacia chinensis</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	12	DE	Drake Elm	<i>Ulmus parvifolia 'Drake'</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	40	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 12" ht., 4'-5' spread min.
	4	RB	Redbud	<i>Cercis canadensis</i>	2" cal.	B&B, 10' ht. min. single trunk

SHRUBS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	110	DA	Dwarf Abelia Edward Goucher	<i>Abelia sp. 'Edward Goucher'</i>	30" ht.	container, full top of container, 36" o.c.
	369	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordiana'</i>	36" ht.	container, full plant, 24" o.c.
	167	DTS	Dwf. Texas Sage Lynn's Lowery	<i>Leucophyllum sp. 'Lynn's Lowery'</i>	36" ht.	container, full plant, 36" o.c.
	100	LOR	Loropetalum 'Ridgum'	<i>Loropetalum sp. 'Ridgum'</i>	5 gal.	container, full plant, 36" o.c.
	106	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, full plant, 36" o.c.
	116	IH	Indian Hawthorne 'Clara'	<i>Raphanolepis indica 'Clara'</i>	5 gal.	container, full plant, 30" o.c.
	89	MFG	Mexican Feathergrass	<i>Nassella tenuissima</i>	5 gal.	container, full plant, 24" o.c.
	42	DYH	Dwarf Yaupon Holly Stokes'	<i>Ilex vomitoria Stokes'</i>	5 gal.	container, full plant, 24" o.c.

GROUNDCOVERS	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	329	BKSG	Bekeley Sedge	<i>Carex divisa</i>	4" pots	container, full top of container, 12" o.c.
			Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

DECOMPOSED GRANITE  
3" DEPTH WITH WEED BARRIER  
FABRIC AND BLACK  
STEEL EDGING BORDER

**LANDSCAPE TABULATIONS**

**SITE TREE REQUIREMENTS**  
Requirements: (1) tree, 2" cal. min. per 4,000 s.f. of lot area: 518,799.6 s.f. (11.91 acres)

Required: (130) trees, 2" cal.  
Provided: (150) trees, 2"-3" cal.

**STREET REQUIREMENTS**  
Requirements: (1) tree, 3" cal. min. per 50 l.f. of frontage

WHEATLAND RD. (405.00 l.f.)  
Required: (8) trees, 3" cal.  
Provided: (10) trees, 3" cal.

POLK STREET (1,137.20 l.f.)  
Required: (23) trees, 3" cal.  
Provided: (26) trees, 3" cal.

IH 20 (189.94 l.f.)  
Required: (4) trees, 3" cal.  
Provided: (4) existing trees

**PARKING LOT**  
Requirements: All parking spaces must be located within 120' of large canopy tree, 2" cal. minimum

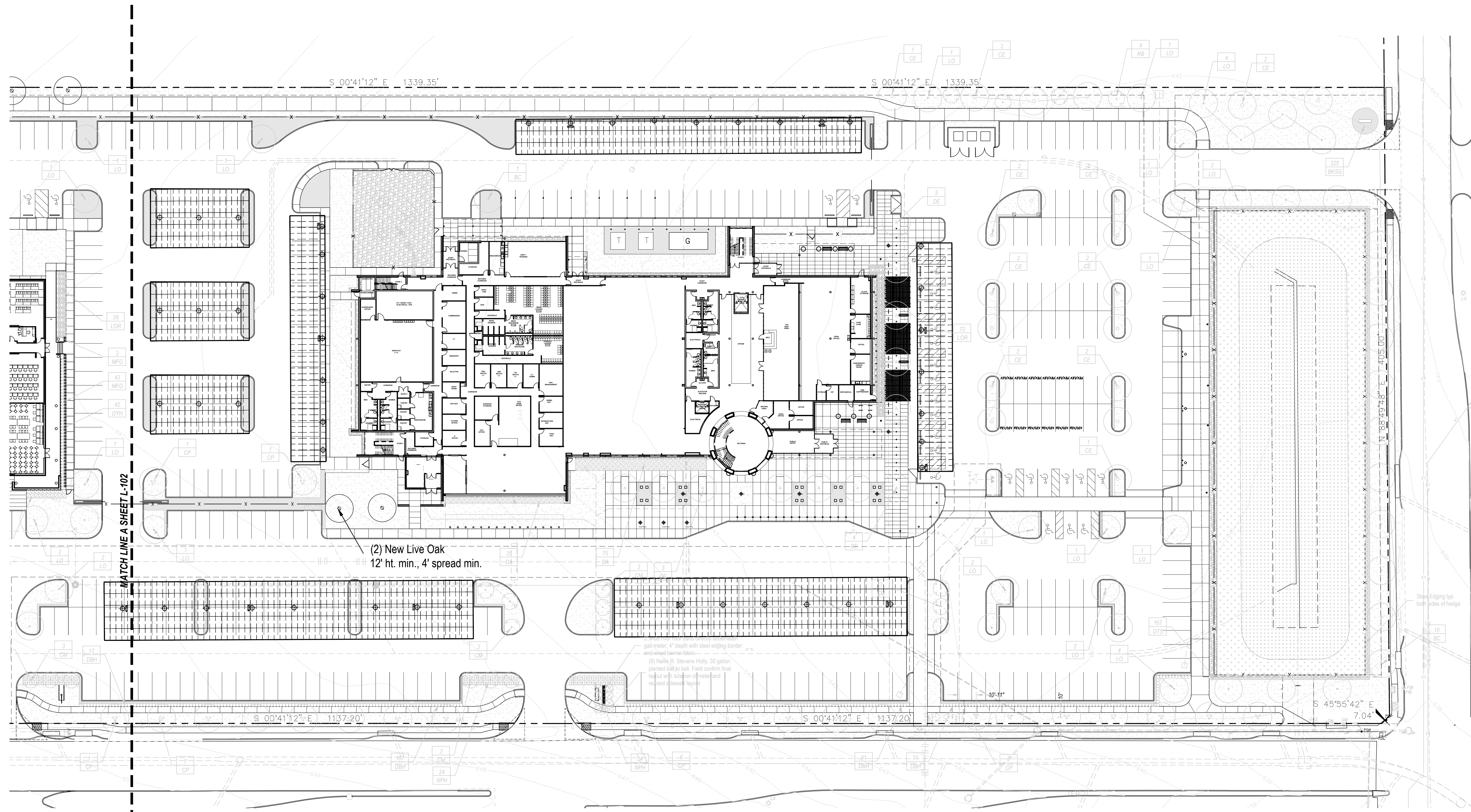
Provided

**DESIGN REQUIREMENTS**  
Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126

Foundation Planting Strip: Large evergreen shrubs along 50% of foundation

Street buffer: (1) large tree and (3) large evergreen shrubs per 50 l.f.

Parking Lot Screen: 36" ht. evergreen screen



UNLESS NOTED OTHERWISE ALL PLANTING INDICATED IS EXISTING

**01 SITE LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"

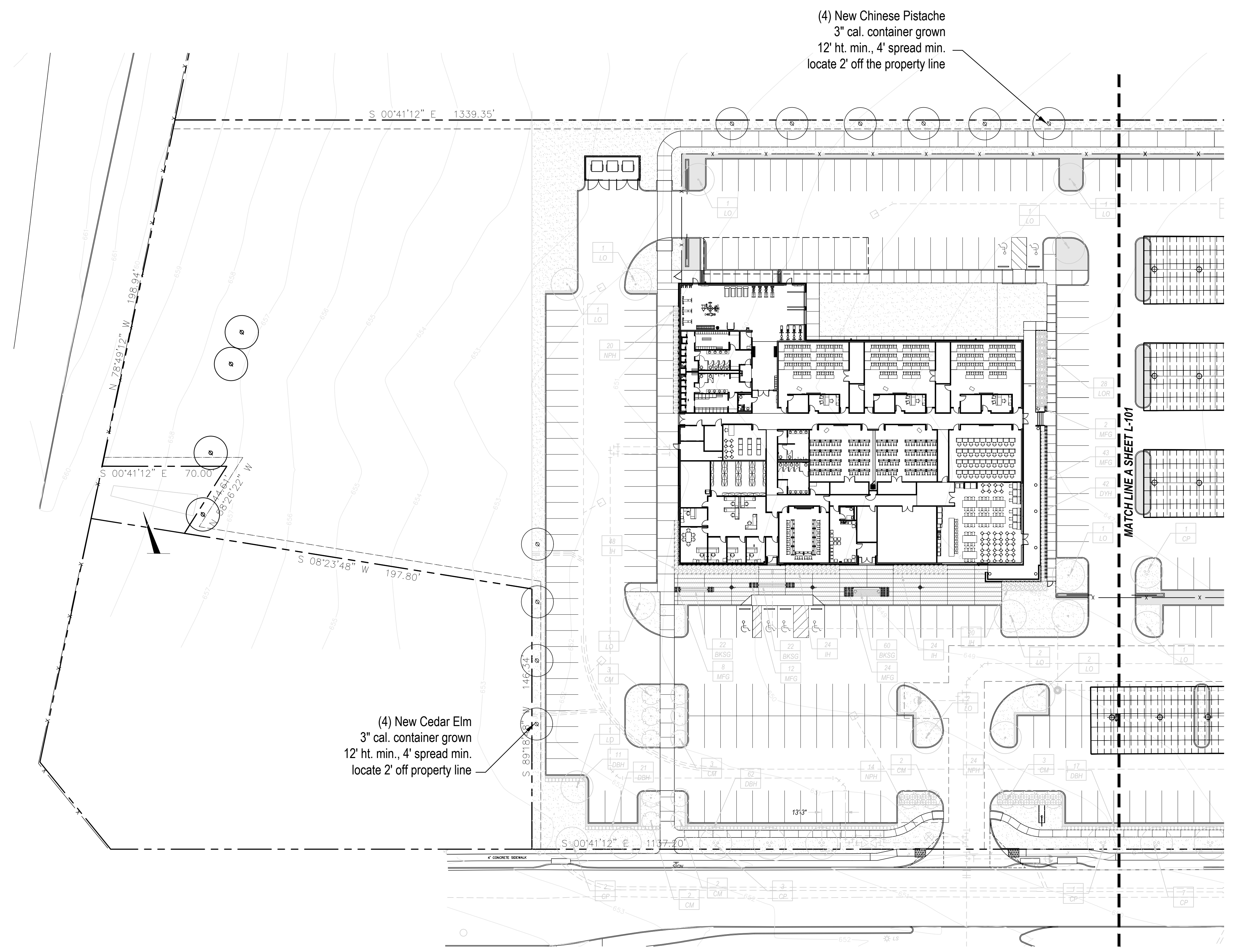
A PROJECT FOR: DALLAS COUNTY  
SOLAR PV 7 ENERGY STORAGE ON CARPORT AND ROOFTOP  
SOUTH DALLAS GOVERNMENT CENTER  
8301 SOUTH POLK STREET  
DALLAS, TEXAS



ISSUE	
ISSUE DATE	FEB. 05, 2026
PROJECT NO.	10-18020

ORIGINAL SHEET SIZE IS 30" x 42"  
**SITE LANDSCAPE PLAN**

SHEET NO.  
**L-101**  
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**PLANT LEGEND**

QUANTITY	PLANT TYPE
<b>TREES</b>	
TYPE	COMMON NAME
BC	Bald Cypress
CE	Cedar Elm
CM	Crape Myrtle Dallas Red
CP	Chinese Pistache
DE	Drake Elm
LO	Live Oak
RB	Redbud
<b>SHRUBS</b>	
TYPE	COMMON NAME
DA	Dwarf Abelia Edward Goucher
DBH	Dwarf Burford Holly
DTS	Dwf. Texas Sage Lynn's Lowery
LOR	Loropetalum 'Rubrum'
NPH	Needlepoint Holly
IH	Indian Hawthorne 'Clara'
MFG	Mexican Feather Grass
DYH	Dwarf Yaupon Holly 'Stokes'
<b>GROUNDCOVERS</b>	
TYPE	COMMON NAME
BKSG	Bekeley Sedge

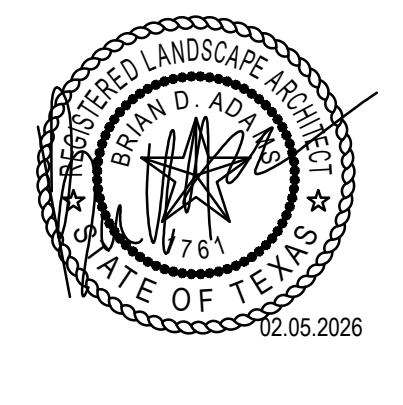
LAWN, SOLID SOD  
 DECOMPOSED GRANITE 3\"/>

UNLESS NOTED OTHERWISE ALL PLANTING INDICATED IS EXISTING

**01 SITE LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"

**smr**  
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 Email: smr@smr-la.com

A PROJECT FOR: DALLAS COUNTY  
**SOLAR PV 7 ENERGY STORAGE ON CARPORT AND ROOFTOP**  
**SOUTH DALLAS GOVERNMENT CENTER**  
 8301 SOUTH POLK STREET  
 DALLAS, TEXAS



ISSUE:	
ISSUE DATE:	FEB. 05, 2026
PROJECT NO.:	10-18020

ORIGINAL SHEET SIZE IS 30" x 42"  
 SHEET TITLE  
**SITE LANDSCAPE PLAN**

SHEET NO.  
**L-102**  
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