



APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-002

Data Relative to Subject Property:

Location address: 4205 MS 4200 Duncanville Road

Lot No.: Tr 2.1 Block No.: 8032 Acreage: 8.101

Street Frontage (in Feet): 1) 110' 2) 458' 3) _____ 4) _____ 5) _____



To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): CRPAI Ledbetter Owner, LP Chad Parrish

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226

E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of approval of an alternate landscaping plan.

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason: There are utility and pipeline easements along West Ledbetter Drive that prohibit the planting of the required street trees along the street. We are requesting the approval of an alternate landscaping plan to address this issue.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

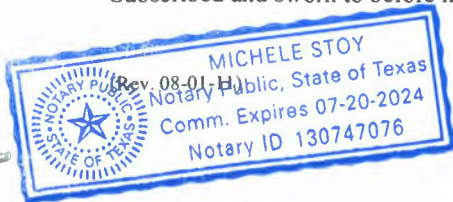
Affidavit

Before me the undersigned on this day personally appeared Robert Baldwin (Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: [Signature] (Affiant/Applicant's signature)

Subscribed and sworn to before me this 27 day of June, 2023



[Signature] Notary Public in and for Dallas County, Texas

MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

Building Official's Report

I hereby certify that BALDWIN ASSOCIATES
did submit a request for (1) a special exception to the landscaping regulations
at 4205 DUNCANVILLE ROAD

BDA234-002. Application of BALDWIN ASSOCIATES for (1) a special exception to the landscaping regulations at 4205 DUNCANVILLE RD. This property is more fully described as Block 8032, Tract 2.1, and is zoned IR, which requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require (1) a special exception to the landscape regulations.

Sincerely,


Andrew Espinoza, CBO, MCP, CFM, CCEA



AFFIDAVIT

Appeal number: BDA 234-002

I, CRPAI Ledbetter Owner, LP, Chad Parrish, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 4205 MS Duncanville Road
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Alternate Landscaping Plan

Chad Parrish Chad Parrish
 Print name of property owner or registered agent Signature of property owner or registered agent

Date 6-29-23

Before me, the undersigned, on this day personally appeared Chad Parrish

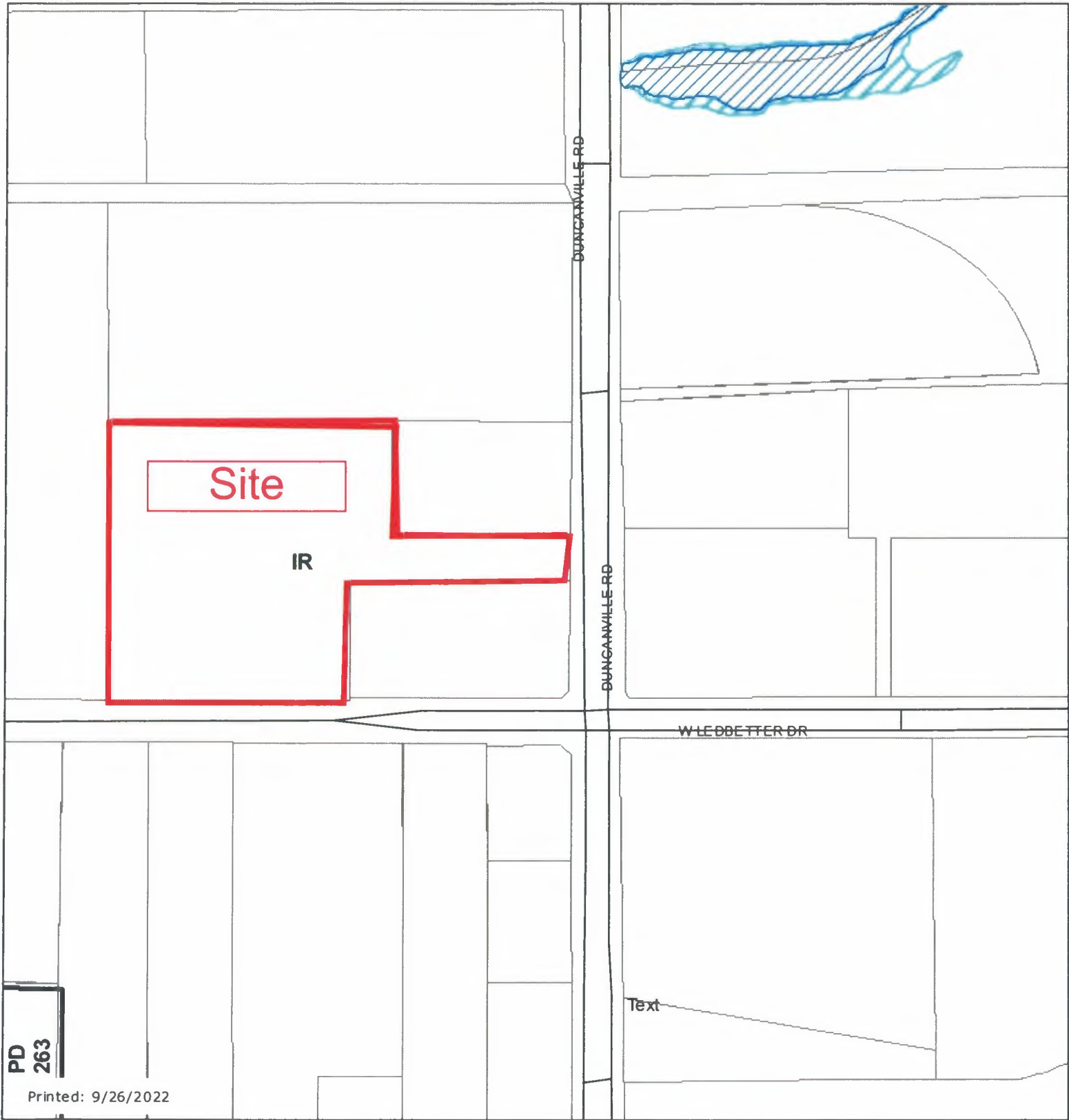
Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 29th day of June, 2023

Megan Azinger
Notary Public for Harris County, Texas

Commission expires on 06/09/2025





PD
263

Printed: 9/26/2022

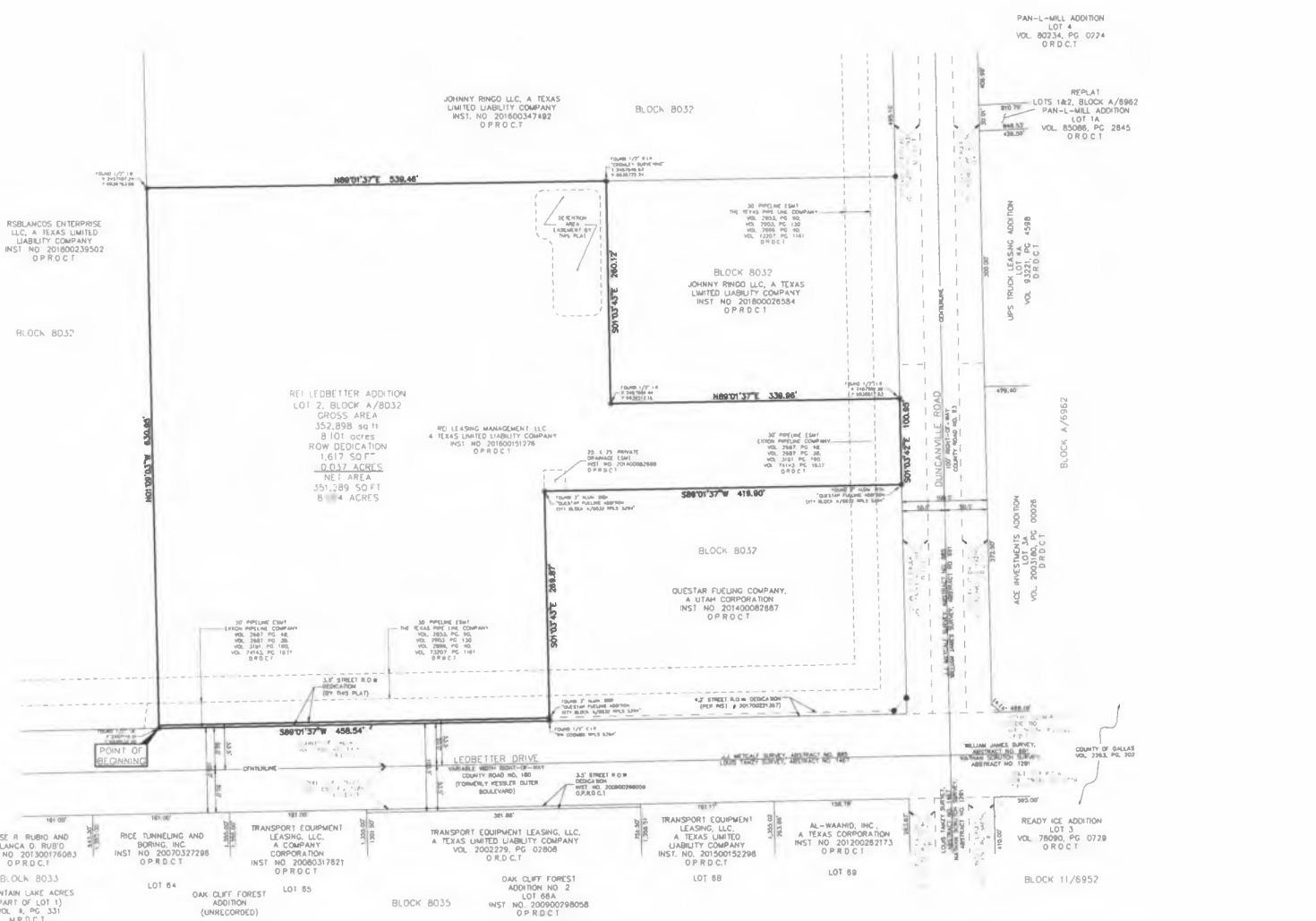
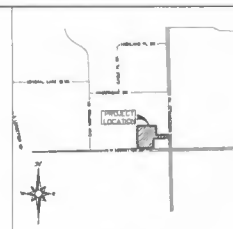
BDA234-002

This data is to be used for graphical representation only. The accuracy is not to be taken/used as data produced by a Registered Professional Land Surveyor (RPLS) for the State of Texas. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.' (Texas Government Code § 2051.102)



1:3,600

-  City Limits
-  Floodplain
-  0.2 Pct Annual Flood Hazard
-  1 Pct Annual Chance Flood Hazard
-  Certified Parcels
-  Base Zoning



LEGEND

- AL ACORN EASEMENT
- BL BUILDING LINE
- CLR EASEMENT FROM ROAD
- DE DRAINAGE EASEMENT
- FE NO - FIRM EASEMENT NUMBER
- FCCT NO - HARRIS COUNTY CLERK FILE NUMBER
- FCOR HARRIS COUNTY DEED RECORD
- FCFD HARRIS COUNTY FLOOD CONTROL DISTRICT
- FCWB HARRIS COUNTY MAP RECORD
- LR ROAD
- PC PAGE
- DRRPPHC OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY TEXAS
- ROW RIGHT OF WAY
- STM S (C) - STORM SEWER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SOFT SQUARE FOOT
- VOL VOLUME
- WE EASEMENT
- WE1 WATERLINE EASEMENT

- NOTES
- 1 The coordinates shown herein are Texas North Central Zone (eg. 4302 State Plane Surface Coordinate System) and may be brought in to scale by applying the following combined scale factor of 1.00031726.
 - 2 Bases of bearings being the Texas State Plane coordinate system (North Central Zone No. 4302).
 - 3 The purpose of this plat is to create 1 lot.
 - 4 Lot to not be managed will not be released without engineering section approval.
 - 5 Any structure now in existing may not extend across new property line.
 - 6 Property subject to easement/lien/claim release dated 08/29/2017 recorded in instrument no. 201700274876 Official Public Records Dallas County Texas.

FINAL PLAT
REI LEDBETTER ADDITION
 LOT 2, BLOCK A/8032
 8.101 ACRES (352,898 SQ. FT.)
 J.J. METCALF SURVEY, A-885,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-262
 ENGINEERING PLAN NO. 311T-9279

OWNER:
 REI LEDBETTER OWNER, L.P.
 630 DeSoto Ave. Suite 1000
 Houston, TX 77002



DATE: JULY 2022 Job No: 1A095 SHEET 1 OF 2

BDA23A-002

INDEXED PLATS

STATE OF TEXAS
COUNTY OF DALLAS
REI LEDBETTER ADDITION TO THE REI LEDBETTER SURVEY...

BY THE S. S. A. Registered Professional Land Surveyor licensed by the State of Texas...

STATE OF TEXAS
COUNTY OF DALLAS
REI LEDBETTER ADDITION TO THE REI LEDBETTER SURVEY...



VICINITY MAP N.I.S.

BEING A PART OF AN 81.00-acre (352,898 sq. ft.) tract of land situated in the City of Dallas, Texas...

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- NOTES
1. The information shown herein may conflict with certain data on the 1922 Field Notes Surface Coordinates (SACS) and may be brought to your attention by the following:
2. Sites of other lots shown on the 1922 Field Notes Surface Coordinates (SACS) (North-South Zone No. 1000)
3. The purpose of this plat is to create 1 lot
4. All lot area, acreage and boundary measurements were obtained from the 1922 Field Notes
5. Any other data shown on the 1922 Field Notes Surface Coordinates (SACS) may be brought to your attention by the following:
6. Property subject to the 1922 Field Notes Surface Coordinates (SACS) (North-South Zone No. 1000) is shown on the 1922 Field Notes Surface Coordinates (SACS) (North-South Zone No. 1000)
7. The purpose of this plat is to create 1 lot

WHEREFORE, THE SAID SURVEYOR CERTIFIES THAT HE HAS BEEN DULY QUALIFIED BY THE STATE OF TEXAS...

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WHEREFORE, THE SAID SURVEYOR CERTIFIES THAT HE HAS BEEN DULY QUALIFIED BY THE STATE OF TEXAS...

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Dallas, Texas, this 15th day of July, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Dallas, Texas, this 15th day of July, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Dallas, Texas, this 15th day of July, 2022.

BY: [Signature]
REI LEDBETTER ADDITION TO THE REI LEDBETTER SURVEY...

BY: [Signature]
REI LEDBETTER ADDITION TO THE REI LEDBETTER SURVEY...

BY: [Signature]
REI LEDBETTER ADDITION TO THE REI LEDBETTER SURVEY...

STATE OF TEXAS
COUNTY OF DALLAS

STATE OF TEXAS
COUNTY OF DALLAS

STATE OF TEXAS
COUNTY OF DALLAS

DATE OF RECORDING: 07/15/2022

DATE OF RECORDING: 07/15/2022

DATE OF RECORDING: 07/15/2022

APPROVED AND FOR THE REGISTER: [Signature]

APPROVED AND FOR THE REGISTER: [Signature]

APPROVED AND FOR THE REGISTER: [Signature]

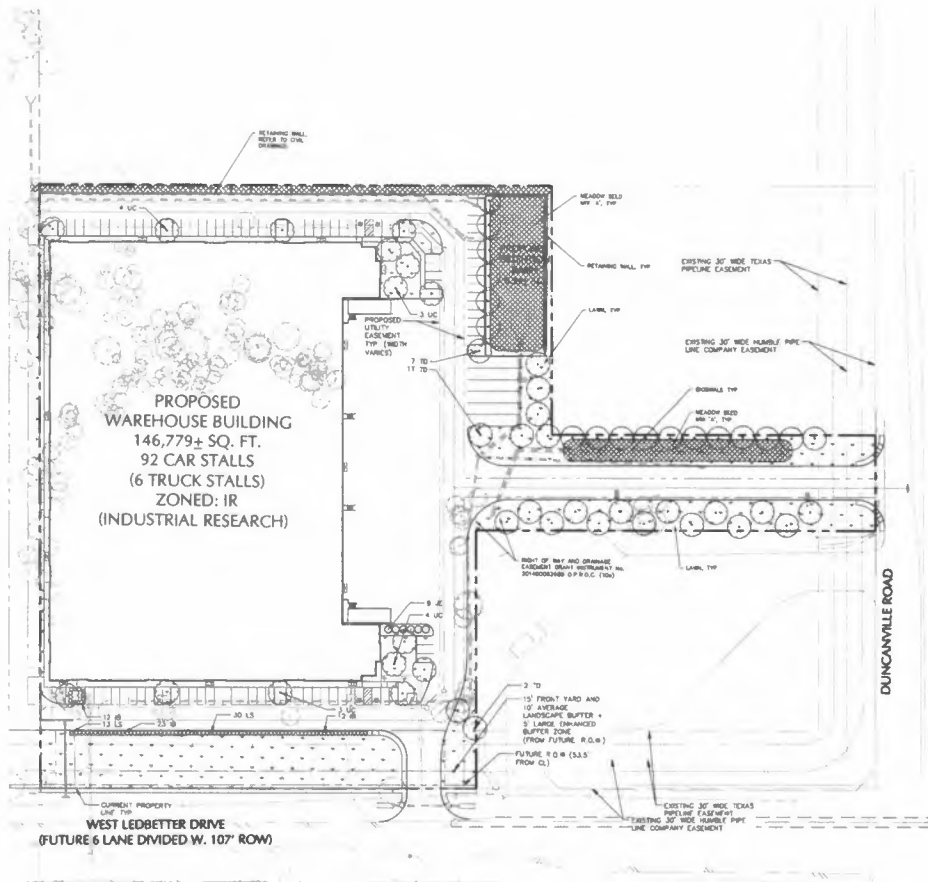
FINAL PLAT
REI LEDBETTER ADDITION
LOT 2, BLOCK A/B032
8.101 ACRES (352,898 SQ. FT.)
J.J. METCALF SURVEY, A-885.
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 516-262
ENGINEERING PLAN NO. 311T-9279

OWNER:
REI LEDBETTER OWNER, L.P.
A Delaware limited partnership
870 Governor St. Suite 1000
Houston, TX 77002
SURVEYOR:
WEISSER
Engineering & Surveying
19225 Fort Worth Freeway, Suite 1050
P.O. Box 1050, Fort Worth, TX 76101
www.weisser-engineering.com | 817.379.7300



Date: JUL 15 2022 Job No.: A097 SHELL 2 of 2

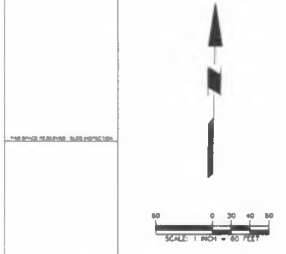
BDA234-002



PLANT SCHEDULE DUNCANVILLE						
LARGE TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
•	JE	6	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	3" CAL	B&B	FTG
•	TD	40	TAXODIUM DISTICHUM / BALD CYPRESS	3" CAL	B&B	
•	UC	15	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL	B&B	
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
•	IB	47	ILEX CORNUTA 'BURFORD NANA' / DWARF BURFORD HOLLY	5 GAL	CONTAINER	MINIMUM 2' HEIGHT AT PLANTING
•	LS	43	LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD' TM / SILVER CLOUD TEXAS SAGE	5 GAL	CONTAINER	MINIMUM 2' HEIGHT AT PLANTING

NOTE: ALL NEWLY PLANTED AREAS TO BE IRRIGATED

DUNCANVILLE LANDSCAPE DESIGN OPTIONS COMPLIANCE CHART			
CITY OF DALLAS - INDUSTRIAL ZONING			
ORDINANCE SECTION	DESCRIPTION	REQUIRE/PROVIDED	COMPLIANCE
(a)	Points required for a building site. The minimum number of landscape design option points required for a building site are:	Required: 3 points to 9.99 acres must have a minimum 30 points Provided: 36 points (See below)	COMPLIES
2(A)	Large enhanced buffer zone. Each required buffer zone depth may be increased by a maximum of five feet. This design option is not available if the buffer zone is reduced to no more than five percent of the lot area. Five points.	Required: 10' wide buffer Provided: 15' wide buffer (5 points)	COMPLIES
4(C)(B)	Option 1. Standard design is provided with screening materials in accordance with Section 914-4.502 and shrubs with a minimum height of two feet at time of installation and a single row of material. Five points for complete heritage.	Required: 2' Tall at time of planting shrubs installed to cover complete heritage Provided: 2' Tall at time of planting shrubs installed to cover complete heritage (5 points)	COMPLIES
9(B)	(a) Barewall. Minimum 10 points per acrewall. (b) 80 to 100 feet long. Three points. (c) Each additional 50 feet. one point.	Required: 50-100 LF long barewall Provided: 250 LF (6 points)	COMPLIES
9(C)	Water wise plant materials and planting beds. The applicant may provide landscaping that uses water conservation techniques including water-wise plants, mulch, and efficient irrigation. Minimum 10 points. (i) In a minimum of 50 percent of landscape areas. (ii) In a minimum of 80 percent of landscape areas. (iii) Low-water consumption grasses for 80 percent of turf surfaces. Three points. (iv) Low-water consumption grasses for all turf surfaces. Five points.	Required: Landscaping that uses water conservation techniques Provided: Low water consumption grasses for 80% of turf surfaces and 50% of landscape areas leaving water wise plants (8 points)	COMPLIES
10(C)(i)	Option 3. Increase size of parking lot landscape islands. Increase the landscape area by a minimum of 200 square feet for each large or medium tree. Increase landscape area of 75 percent of the required parking lot landscape islands. (10 points)	Required: Minimum of 75% of parking islands are increased to at least 200 SF Provided: At least 75% of parking islands are increased to 200 SF (10 points)	COMPLIES
11(B)	Option 2. Provide and implement a landscape maintenance plan for a minimum three year period. Three points.	Required: Maintenance Plan Provided: Maintenance Plan (3 points)	COMPLIES



LANDSCAPE CHECKLIST - ARTICLE X

ADDRESS: _____ DATE: _____

REVISOR: _____ TRACE #: _____

AMMENDATORY PROVISIONS 91.138 (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

91.138(a) (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

91.138(b) (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

91.138(c) (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

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91.138(x) (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

91.138(y) (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

91.138(z) (insert study when applicable) 908 g.c.s. for assessment. (insertia marking) 10' wide buffer zone requirement.

NOTES:
 1. REFER TO L01.01 FOR MITIGATION PLAN.
 2. REFER TO L01.03 FOR LANDSCAPE NOTES AND MAINTENANCE PLAN.

CONTRACT INFORMATION
 CONTRACT NO. _____ DATE _____
 CONTRACTOR _____

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

LANGAN
 Langan Engineering and Environmental Services
 2989 Olympia Blvd, Suite 180
 Dallas, Texas 75219
 TPPE Firm Registration # F-13769

PLANT NO _____ **BLDG PERMIT NO** _____ **DEV ENGINEERING TRACKING NO** _____
 S156-282 _____ WW22-542 _____ DP23-710 _____

LANDSCAPE PLAN
DUNCANVILLE ROAD DEVELOPMENT
4205 DUNCANVILLE RD
DEVELOPMENT SERVICES
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY	DRAWN BY	DATE	FILE	NUMBER	SHEET
AMJS	DH	05/19/2023	685W	0399F	L01.02

BDA234-002

GENERAL NOTES - SITE

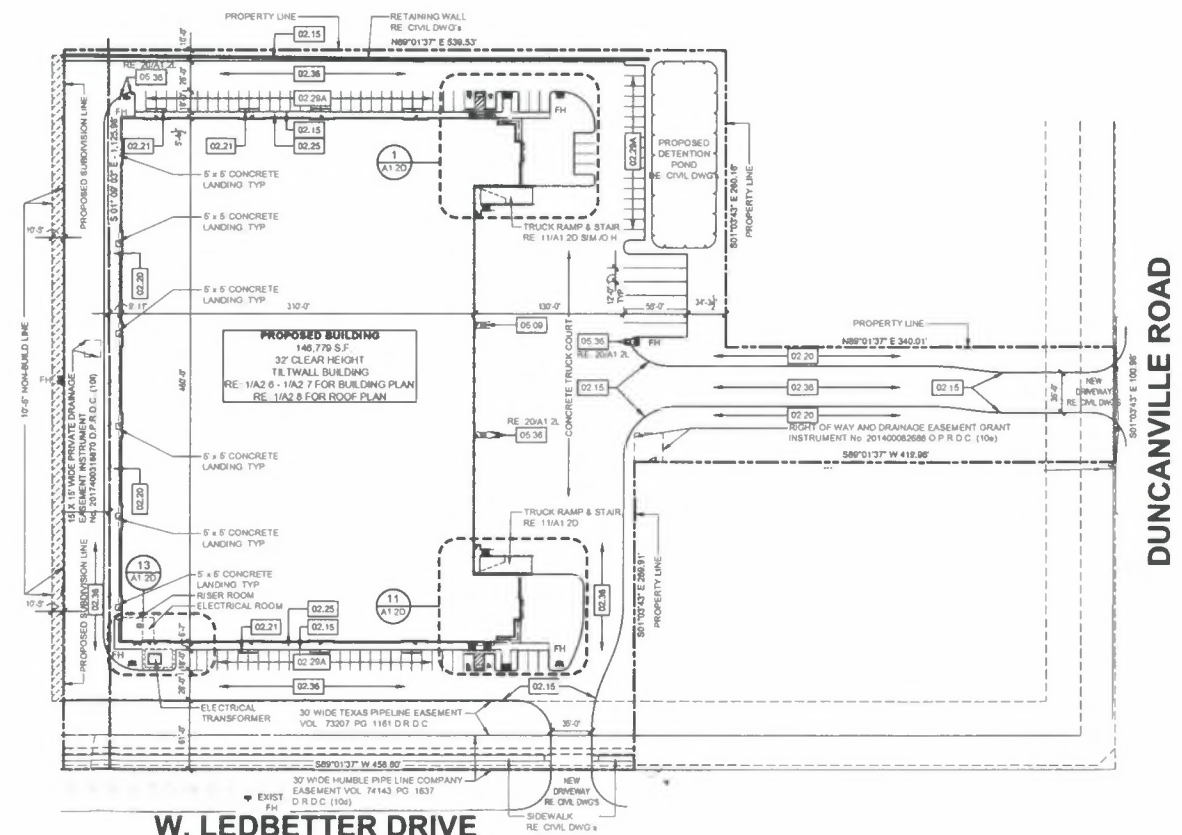
- GN-1) REFER TO OWNER'S BOUNDARY SURVEY TO ESTABLISH PROPERTY LINES & EASEMENTS
- GN-2) REFER TO OWNER'S GEOTECHNICAL INVESTIGATION REPORT FOR PAVING SUBGRADE
- GN-3) REFER TO CIVIL DRAWINGS FOR SITE GRADING AND DRAINAGE
- GN-4) REFER TO CIVIL DRAWINGS FOR PAVING PLAN, PAVING JOINT LAYOUT, MATERIAL NOTES AND DETAIL REFERENCES
- GN-5) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
- GN-6) ALL CURB RADII ARE MEASURED TO FACE OF CURB
- GN-7) REFER TO CIVIL DRAWINGS FOR DRIVEWAY DETAILS AND CATCH BASIN DETAILS
- GN-8) ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1:50 SLOPE IN EITHER DIRECTION
- GN-9) ACCESSIBLE ROUTES FROM PARKING SPACES TO BUILDING ENTRY SHALL NOT EXCEED 1:20 SLOPE. SLOPE ACROSS PATH SHALL NOT EXCEED 1:50
- GN-10) BASE SITE CAD FILE PROVIDED BY LANGAN DATED 06-16-22 AND UPDATED/MODIFIED PER CIVIL BACKGROUNDS
- GN-11) NOT USED
- GN-12) 1/2" HT MAXIMUM THRESHOLD AT ENTRY DOORS AND LANDING SURFACES ON BOTH SIDES OF DOOR TO BE FLUSH
- GN-13) MAINTAIN WALK ELEVATION AT STOREFRONT TO ALLOW A STOREFRONT DOOR TO BE PLACED AT ANY LOCATION ALONG WALK AND NOT INTERFERE WITH ACCESSIBILITY ISSUES

SITE SYMBOL LEGEND

- | | |
|---|--|
| <ul style="list-style-type: none"> FH = FIRE HYDRANT LP = LIGHT POLE MH = MANHOLE PP = POWER POLE FE = FIRE EXTINGUISHER SFE = SEMI-RECESSED FIRE EXTINGUISHER EXT = EXT SIGNAGE | <ul style="list-style-type: none"> FFA = FIRE FIGHTING ACCESS DOOR EXIT = CODE REQUIRED ACCESSIBLE EXIT DOOR L = LOW EMITTING VEHICLE (RESERVED PARKING SPACES) RQ = CURB RADIUS CJ = CONTRACTION JOINT RE CIVIL DWG'S EJ = EXPANSION JOINT RE CIVIL DWG'S |
|---|--|

PROJECT KEYNOTES

- | | |
|--------------------|--|
| 02 - SITE | 02 15 CONCRETE CURB |
| | 02 20 LANDSCAPING |
| | 02 21 PRECAST CONCRETE WHEEL STOP (PAINTED YELLOW) |
| | 02 25 CONCRETE WALK - BROOM FINISH |
| | 02 29A 4" WIDE PAINTED STRIPES - WHITE |
| | 02 36 PAVEMENT RE CIVIL DRAWINGS |
| 05 - METALS | |
| | 05 09 METAL STAIR |
| | 05 36 STEEL PIPE BOLLARD FILLED WITH CONCRETE GALVANIZED & PAINTED |



DUNCANVILLE OVERALL SITE PLAN

1" = 60'-0" 1



ALLIANCE LOGISTICS CENTER
DALLAS, TEXAS 75236

REGISTERED ARCHITECT
02/06/2023
PROJECT 222019
A1.1D

BDA234-002