

ZONING BOARD OF ADJUSTMENT, PANEL C
MONDAY, MAY 15, 2017
AGENDA

BRIEFING	ROOM 5ES 1500 MARILLA STREET DALLAS CITY HALL	11:00 A.M.
PUBLIC HEARING	COUNCIL CHAMBERS 1500 MARILLA STREET DALLAS CITY HALL	1:00 P.M.

Donna Moorman, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEMS

	Approval of the April 17, 2017 Board of Adjustment Panel C Public Hearing Minutes	M1
BDA156-120(JM)	5130 Radbrook Place REQUEST: Of Robert Reeves to extend the time in which to file an application for a building permit or certificate of occupancy an additional 6 months beyond the 180 days from the Board of Adjustment Panel C's favorable action in December of 2016 for a variance to the front yard setback regulations	M2

UNCONTESTED CASES

BDA167-048(SL)	4801 N. Lindhurst Avenue REQUEST: Application of Steven Wood for a variance to the front yard setback regulations	1
BDA167-056(SL)	1700 Woody Road REQUEST: Application of Dustin Wentz for a special exception to the tree preservation regulations	2
BDA167-062(SL)	9823 Preston Road REQUEST: Application of James A. Watt, represented by John Nedderman, for a special exception to the single family use regulations	3

REGULAR CASES

- | | | |
|-----------------------|---|---|
| BDA167-052(SL) | 6027 Vanderbilt Avenue
REQUEST: Application of Robert Baldwin of Baldwin and Associates to appeal the decision of the administrative official | 4 |
| BDA167-058(SL) | 4001 Turtle Creek Boulevard
REQUEST: Application of Greg Baten, represented by Kevin Clark, for a special exception to the fence standards | 5 |

EXECUTIVE SESSION NOTICE

The Commission/Board may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices.. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

(Rev. 6-24-02)

MISCELLANEOUS ITEM NO. 2

FILE NUMBER: BDA156-120(JM)

REQUEST: To extend the time period in which to file an application for a building permit or certificate of occupancy an additional 6 months beyond the 180 days from the Board of Adjustment Panel C's favorable action on a request for a variance to the to the front yard setback regulations of 8' granted (with a condition) on December 12, 2016.

LOCATION: 5130 Radbrook Place

APPLICANT: Robert Reeves

STANDARD FOR EXTENDING THE TIME PERIOD IN WHICH TO APPLY FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY:

- The Dallas Development Code states:
 - The applicant shall file an application for a building permit or certificate of occupancy within 180 days for the date of the favorable action of the board, unless the applicant files for and is granted (by the Board of Adjustment) an extended time period prior to the expiration of the 180 days. The filing of a request for an extended time period does not toll the 180 day time period. If the applicant fails to file an application within the time period, the request is automatically denied without prejudice and the applicant must begin the process to have his request heard again.
- The *Board of Adjustment Working Rules of Procedure* state the following with regard to extensions of the time period for making application for a building permit or certificate of occupancy:
 - A panel may not extend the time period for making application for a building permit or certificate of occupancy beyond 180 days from the date of its favorable action unless it makes a *specific finding* based on evidence presented at a public hearing that there are no substantially changed conditions or circumstances regarding the property to the satisfaction of the panel. In no event, however, may the board extend the time period beyond 18 months from the date of its favorable action.

Timeline:

December 12, 2016: The Board of Adjustment Panel C granted a request for a variance to the front yard setback regulations of 8' and imposed the following condition: Compliance with submitted site plan is required.
The case report stated that this request was made to construct and maintain a structure, part of which is located 32' from the site's front

property line along Northwest Highway, or 8' into the 40' front yard setback. (See Attachment A for documents related to this application).

May 1, 2017: The applicant emailed the Board Administrator a request to extend the time period in which to file an application for a building permit or certificate of occupancy an additional 6 months beyond the 180 days that the applicant had to do so from the December 12, 2016 favorable action of Board of Adjustment Panel C regarding BDA156-120. The Board Administrator emailed the applicant acknowledging his request (see Attachment B).

The applicant was emailed the following additional information:

- an attachment that provided the public hearing date of the request; and deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request;
- an attachment of materials related to BDA156-120; and
- The Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

May 2, 2017: The applicant sent a letter to the Board Administrator requesting an extension of the time period in which to make application for a building permit or certificate of occupancy (see Attachment C).



City of Dallas

M2
Attach A
P21

C

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 156-120

Data Relative to Subject Property:

Date: September 21, 2016

Location address: 5130 Radbrook Place Zoning District: R-1ac(A)

Lot No.: 7 Block No.: 12A/5585 Acreage: .9672 Census Tract: 140 206.00

Street Frontage (in Feet): 1) 192.81' W. NWY 2) 126.32' Inwood 3) 233' Radbrook 4) 5)

NE2A

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Kirk A Watson

Applicant: Robert Reeves & Associates, Inc. Telephone: 214-749-0530

Mailing Address: 900 Jackson Street, Suite 160 Dallas, Texas Zip Code: 75202

E-mail Address: rob.reeves@sbcglobal.net

Represented by: Robert Reeves Telephone: 214-749-0530

Mailing Address: 900 Jackson Street, Suite 160 Dallas, Texas Zip Code: 75202

E-mail Address: rob.reeves@sbcglobal.net

Affirm that an appeal has been made for a Variance X, or Special Exception , of a 8 foot front yard setback variance along W. Northwest Hwy in order to construct an approximately 820 sq. ft. pavilion adjacent to an existing swimming pool.

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: The site, located at the northwest corner of Northwest Hwy. and Inwood Rd. has three 40' front yard setbacks. TXDOT took 8.77' for a R.O.W. expansion for W. Northwest Hwy. Therefore, the property has a restrictive area that cannot be developed in a manner commensurate with the development of other properties with the same zoning.

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 80 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

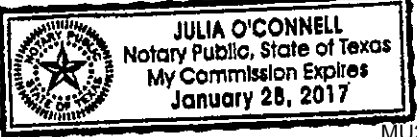
Affidavit

Before me the undersigned on this day personally appeared Robert Reeves
(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 23rd day of September, 2016



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

(Rev. 08-01-11)

M2
Attachment A
PS 2

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

MONDAY, DECEMBER 12, 2016

FILE NUMBER: BDA156-120(JM)

BUILDING OFFICIAL'S REPORT: Application of Robert Reeves for a variance to the front yard setback regulations at 5130 Radbrook Place. This property is more fully described as Lot 7, Block 12A/5585, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct and maintain a structure and provide a 32 foot front yard setback, which will require an 8 foot variance to the front yard setback regulations.

LOCATION: 5130 Radbrook Place

APPLICANT: Robert Reeves

REQUEST:

A request for a variance to the front yard setback regulations of 8' is made to construct/maintain a structure, part of which is located 32' from the site's front property line along Northwest Highway, or 8' into the 40' front yard setback.

STANDARD FOR A VARIANCE:

The Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval of the request, subject to the following condition:

- Compliance with the submitted ~~revised~~ site plan is required.

Rationale:

372
Attach A
A9 B

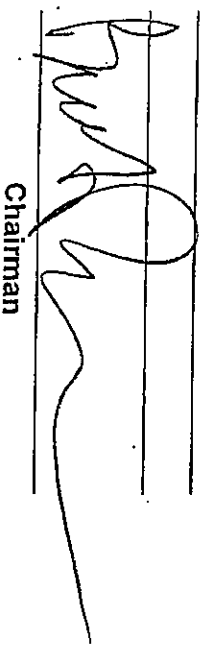
MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing Dec 12, 2016

Appeal was--Granted OR Denied

Remarks Granted

Compliance with the
submitted site plan is
required.


Chairman

Building Official's Report

I hereby certify that Robert Reeves

did submit a request for a variance to the front yard setback regulations
at 5130 Radbrook Place

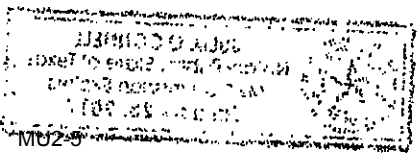
BDA156-120. Application of Robert Reeves for a variance to the front yard setback regulations at 5130 Radbrook Place. This property is more fully described as Lot 7, Block 12A/5585, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct and maintain a single family residential structure and provide a 32 foot front yard setback, which will require an 8 foot variance to the front yard setback regulation.

BOARD OF ADJUSTMENT DECISION FILED
IN THE OFFICE OF THE BOARD OF ADJUSTMENT
THIS THE 13th DAY OF
December, 20 16.


ADMINISTRATOR

Sincerely,


Philip Sikes, Building Official





m2
Attach A
Pg 4

December 16, 2016

Robert Reeves
Robert Reeves & Associates, Inc.
900 Jackson Street, Suite 160
Dallas, Texas 75202

Re: BDA156-120(JM), Property at 5130 Radbrook Place

Dear Mr. Reeves:

The Board of Adjustment Panel C, at its public hearing held on Monday, December 12, 2016 granted your request for a variance to the front yard setback regulations of 8 feet, subject to the following condition:

- Compliance with the submitted site plan is required.

Contact Building Inspection at 320 E. Jefferson, Room 118 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

Should you have any further questions regarding the Board's action, please contact me at (214) 670-4208.

A handwritten signature in black ink, appearing to read 'Jennifer Munoz'.


Jennifer Munoz, Senior Planner
Board of Adjustment
Sustainable Development and Construction

c: Ben Collins, Code Enforcement, 3112 Canton, Room 100
Todd Duerksen, Bldg. Inspection, 320 E. Jefferson #105

DATE	
SCALE	

Precise Land Surveying, Inc.
4525 EASTOVER DRIVE - MESQUITE, TEXAS 75148
(714) 691-7072, FAX (972) 279-1508

BOUNDARY SURVEY
5130 RADBROOK PLACE
CITY OF DALLAS
DALLAS COUNTY, TEXAS



NAME	DATE
TITLE	SCALE
EDUCATION	
CERTIFICATION	
EXPIRES	
RENEWAL	
REGISTRATION	

113-1869A

PROPERTY DESCRIPTION

Being a portion of Lot 7, Block 134 (B&S), of Radbrook Place, as shown on a plat recorded in Vol. 40, PG. 53, PUBLIC RECORDS, DALLAS COUNTY, TEXAS, and being more particularly described by the following:

BEGINNING at a point 1/2-inch from road at the northeast corner of said Lot 7, back from road being the intersection of the north line of Radbrook Place (called 80 feet right-of-way) and the west line of Inwood Road (called 50 feet right-of-way).

THENCE South 89° 30' East, a distance of 125.32 feet, along said west line to a point from which a line 1/2-inch from road bears South 26° 15' West a distance of 26.14 feet to a point being the beginning of a curve to the right, having a radius of 120.00 feet.

THENCE along said north line the proportionate arc distance of 82.26 feet, having a chord bearing and distance of South 11° 20' West - 82.79 feet, to a point from which a line 1/2-inch from road bears North 71° 50' West, a distance of 2.15 feet, said point being on the north line of Radbrook Place; the distance along the north line of Radbrook Place from said point to the beginning of a curve to the left, having a radius of 120.00 feet.

THENCE along said north line the proportionate arc distance of 82.26 feet, having a chord bearing and distance of South 11° 20' West - 82.79 feet, to a point from which a line 1/2-inch from road bears North 71° 50' West, a distance of 2.15 feet, said point being on the north line of Radbrook Place; the distance along the north line of Radbrook Place from said point to the beginning of a curve to the right, having a radius of 120.00 feet.

THENCE South 89° 30' East, a distance of 125.32 feet, along said west line to the POINT OF BEGINNING and continuing for 16,589 square feet or 1.025 acres of land.

NOTES:

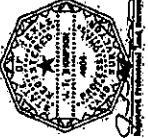
CH - CONTIGUOUS MONUMENT;

BEARINGS ARE BASED ON PLAT RECORDED IN VOL. 40, PG. 53, PUBLIC RECORDS. THIS PROPERTY IS SUBJECT TO ALL AND ALL PRESENT AND FUTURE EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THIS TITLE CONTAINED LISTED HEREON AND IN EFFECT PRIOR TO SAID PLAT. IF NOT EXTINGUISHED BY SAID TYPE OF CONSTRUCTION.

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THIS TITLE CONTAINED HEREIN. OTHER INTERESTS MAY EXIST.

PROVISIONS AND COVENANTS

THIS PROPERTY IS SUBJECT TO ALL AND ALL PRESENT AND FUTURE EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THIS TITLE CONTAINED LISTED HEREON AND IN EFFECT PRIOR TO SAID PLAT. IF NOT EXTINGUISHED BY SAID TYPE OF CONSTRUCTION.



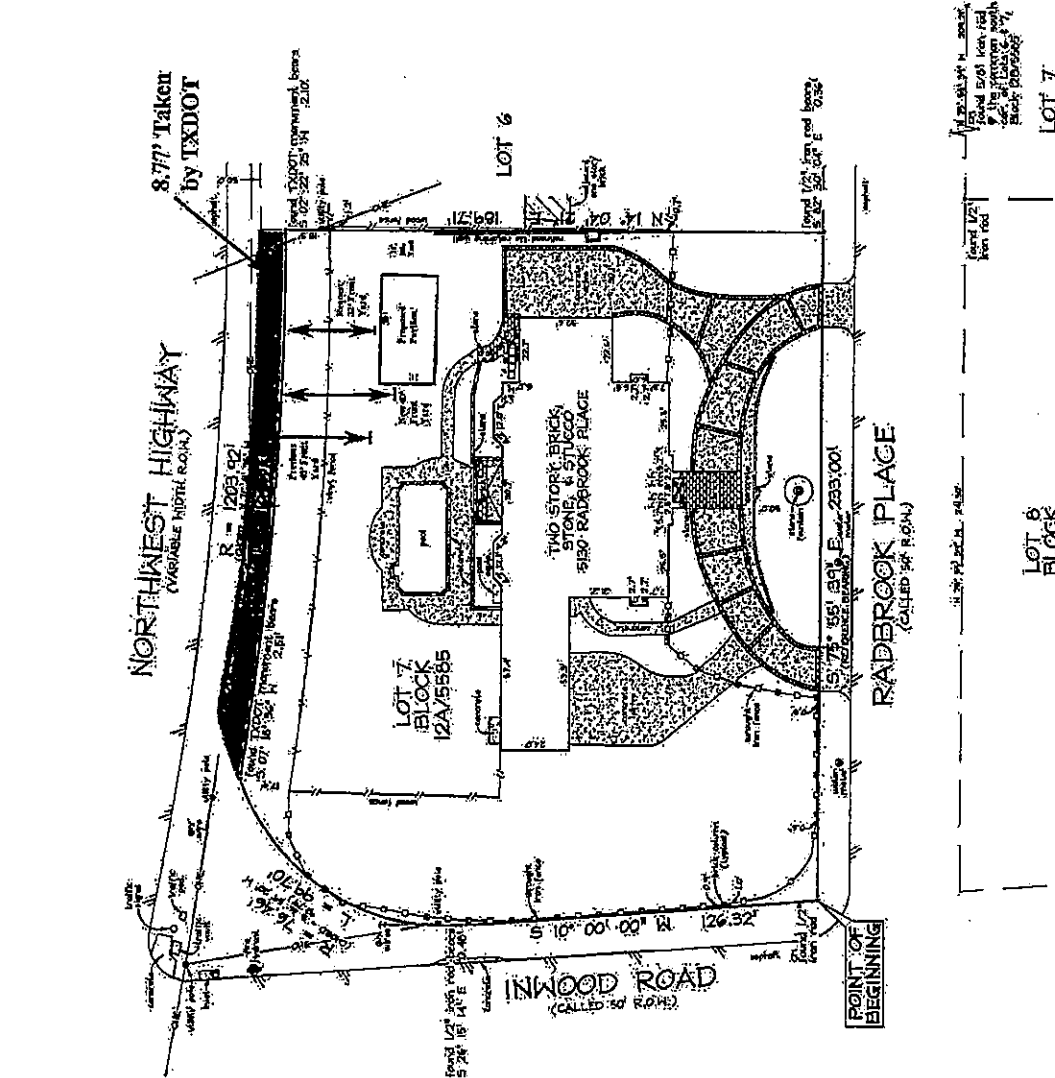
BDA 1516-120

PLANS APPROVED

SUBJECT TO
BOARD ACTION

DATE 12/12/16

ADMINISTRATOR



1740 STONE, BRICK, STUCCO
5.77' Taken by TXDOT
5.26' 167' R/W
LOT 7
LOT 6 BLOCK 12B/5585

MZ
Athen B
pg 1

Long, Steve

From: Long, Steve
Sent: Monday, May 01, 2017 12:30 PM
To: 'Robert Reeves'
Cc: Moorman, Donna; Duerksen, Todd; Williams, Kanesia; Munoz, Jennifer
Subject: RE: Miscellaneous Item Time Extension Request to File a CO/Building Permit: BDA 156-120 (JM), Property at 5130 Radbrook Place |
Attachments: Panel C hearing date and deadlines.doc; documentary evidence.pdf; time extension.PDF; history.pdf

Dear Robert,

Please consider this email as official notice that the miscellaneous item request for a time extension in which to file for a building permit or certificate of occupancy beyond the 180 days you have to do so from the December 12th favorable action by Board of Adjustment Panel C in conjunction with the board of adjustment application referenced above has been scheduled per your request below for the Monday, May 15th Panel C public hearing to be held in Dallas City Hall at 1:00 p.m. (room location still to be determined).

Here is additional information regarding your miscellaneous item time extension request:

1. Related documents to BDA156-120.
2. The provision from the Board's Working Rules of Procedure allowing the board to extend the time period in which to make application for a building permit or certificate of occupancy (Section 9.(j)).
3. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board.
4. The board's rule pertaining to documentary evidence.

Please write or call me at 214/670-4666 if you have any questions/concerns, or if I can be of any additional assistance to you on this matter.

Thank you,

Steve

From: Robert Reeves [<mailto:rob.reeves@sbcglobal.net>]
Sent: Monday, May 01, 2017 10:20 AM
To: Long, Steve
Subject: BDA 156-120 (JM)

Steve:

The board approved approved a front yard variance on 12/12/16 in order for my client to construct a cabana next to his pool . In order to pull a permit, we also needed to amended the 50-foot building line adjacent to Northwest Highway. The commission approved the preliminary plat a few months ago, but the final plat has not been approved yet. This has taken more time than we anticipated.

I am going to write you a letter requesting that the Panel C grant a six-month extension. Please place this item on the May 15 Panel C docket.

Please confirm.

Thanks.

M2
Attach B
pg 2

Robert Reeves

*Robert Reeves & Associates, Inc.
900 Jackson Street, Suite 160
Dallas, Texas 75202
214-749-0530
FAX: 214-749-5605
rob.reeves@sbcglobal.net*

M2
Attach C

ROBERT REEVES
& Associates, Inc.

PLANNING AND ZONING CONSULTANTS

May 2, 2017

Steve Long, Administrator
Board of Adjustment
City of Dallas
1500 Marilla Street, Room 5BN
Dallas, Texas 75201

RE: Time Extension Request
BDA 156-120(JM), 5130 Radbrook Place

Dear Mr. Long:

On 12/12/16 the Board of Adjustment, Panel C approved an 8-foot front yard variance along Northwest Highway on this residential property, which located at northwest corner of Radbrook and Northwest Highway. The variance allows my client to construct a pavilion next to his pool, which is located adjacent to Northwest Highway.

However, in order to build the pavilion, we also needed to request an amendment to the 50-foot building along Northwest Highway adjacent to the pavilion. On 3/2/17, the City Plan Commission unanimously approved a preliminary plat, which amended the building line adjacent to the pavilion. Since the commission action, we have been working on a final plat, which is taking more time than we had anticipated and we have not been able to apply for a building permit.

There are no changed conditions or circumstances regarding the property and the need for the approved front yard variance remains. Therefore, on behalf of my client, I am requesting a six-month extension so we can complete the final plat and apply for a permit.

Respectfully,



Robert Reeves

FILE NUMBER: BDA167-048(SL)

BUILDING OFFICIAL'S REPORT: Application of Steven Wood for a variance to the front yard setback regulations at 4801 N. Lindhurst Avenue. This property is more fully described as Lot 1, Block 1/5531, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct and maintain a structure and provide a 17 foot front yard setback, measured at the foundation with a roof eave not to exceed 1 foot, which will require a 23 foot variance to the front yard setback regulations.

LOCATION: 4801 N. Lindhurst Avenue

APPLICANT: Steven Wood

REQUEST:

A request for a variance to the front yard setback regulations of 23' is made to construct and maintain a two-story single family home structure, part of which is to be located 17' from one of the site's two front property lines (Lennox Lane) or 23' into this 40' front yard setback on a site that is undeveloped.

STANDARD FOR A VARIANCE:

The Dallas Development Code specifies that the board has the power to grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that the variance is:

- (A) not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;
- (B) necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope, that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and
- (C) not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted revised site plan is required.

Rationale:

- Staff concluded that the subject site is unique and different from most lots in the R-1ac(A) zoning district in that it is restrictive in area due to having two, 40’ front yard setbacks, and only approximately 37,000 square feet which is less than the 43,560 square foot area of most lots in this R-1ac(A) zoning district.
- Furthermore, the applicant provided information documenting that the square feet of the dwelling on the site is 11,018 square feet and is commensurate with development found on other properties in the same R-1ac(A) zoning where the average of 13 other properties identified by the applicant is 11,814 square feet.
- Lastly granting this variance is not contrary to public interest in that the front yard in which the encroachment is imposed (Lennox Lane) is only a front yard because it is the shorter of the two frontages and that there is no continuity of the established front yard setback along this street frontage since only one lot besides the subject site is in this block and it fronts northward to Dorset Road.

BACKGROUND INFORMATION:

Zoning:

- Site: R-1ac(A) (Single family residential 1 acre)
- North: R-1ac(A) (Single family residential 1 acre)
- South: R-1ac(A) (Single family residential 1 acre)
- East: R-1ac(A) (Single family residential 1 acre)
- West: R-1ac(A) (Single family residential 1 acre)

Land Use:

The subject site is undeveloped. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- The request for a variance to the front yard setback regulations of 23’ focuses on constructing and maintaining a two-story single family home structure with approximately 8,500 of “conditioned” square feet, part of which is to be located 17’ from one of the site’s two front property lines (Lennox Lane) or 23’ into this 40’ front yard setback on a site that is undeveloped.
- The property is located in an R-1ac(A) zoning district which requires a minimum front yard setback of 40’.
- The subject site is located at the northeast corner of Lennox Lane and N. Lindhurst Avenue.

- Given the R-1ac(A) single family zoning and location of the corner lot subject site, it has two 40' front yard setbacks – a front yard setback along Lennox Lane (the shorter of the two frontages of the subject site which is always a front yard in this case) and a front yard setback along N. Lindhurst Avenue, (the longer of the two frontages which is typically considered a side yard where on this R-1ac(A) zoned property where a 10' side yard setback is required). However the site has a front yard setback along N. Lindhurst Avenue in order to maintain continuity of the established front yard setback along this street frontage where properties to the east of the subject site “front” on N. Lindhurst Avenue.
- A revised site plan has been submitted indicating that a portion of the structure is located as close as 17' from the Lennox Lane front property line or 23' into this 40' front yard setback. (The submitted revised site plan shows the proposed home to be in compliance with the required front yard setback on N. Lindhurst Avenue).
- Revised floor plans have been submitted indicating the following square footage calculations:
 - First floor: 7,414 square feet
 - Second floor: 1,164 square feet
 - Garage: 1,561 square feet
 - Covered porch: 197 square feet
 - Covered patio: 682 square feet
 - Sq ft under room: 11,018 square feet
 - Conditioned square feet: 8,578 square feet
- The applicant has a document stating that the “square feet of dwelling” on the site is 11,018. The average “square feet of dwelling” of 13 other properties on this document is 11,814.
- According to DCAD records, there is no main or additional improvement listed for property addressed at 4801 N. Lindhurst Avenue.
- The subject site is flat and rectangular in shape (approximately 251' x 161'), and according to the submitted application is 0.86 acres (or approximately 37,000 square feet) in area. The site is zoned R-1ac(A) where lots are typically 1 acre (or 43,560 square feet) in area.
- Most lots in the R-1ac(A) zoning district have one 40' front yard setback, two 10' side yard setbacks, and one 10' rear yard setback; this site has two 40' front yard setbacks and two 10' side yard setbacks.
- Since the proposed home is to be located 17' from the Lennox Lane property line, no variance to setback regulations would be required if Lennox Lane were a side yard.
- The approximately 161' wide subject site has 111' of width left for development once a 40' front yard setback is accounted for on the south and a 10' side yard setback is accounted for on the north. If this lot were more typically with one front yard, two side yards, and one rear yard, the lot would have 141' of width left for development.
- The applicant has the burden of proof in establishing the following:
 - That granting the variance to the front yard setback regulations will not be contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done.

- The variance is necessary to permit development of the subject site that differs from other parcels of land by being of such a restrictive area, shape, or slope, that the subject site cannot be developed in a manner commensurate with the development upon other parcels of land in districts with the same R-1ac(A) zoning classification.
- The variance would not be granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing this parcel of land (the subject site) not permitted by this chapter to other parcels of land in districts with the same R-1ac(A) zoning classification.
- If the Board were to grant the variance request, and impose the submitted revised site plan as a condition, the structure in the front yard setback would be limited to what is shown on this document– which in this case is a structure that would be located as close as 17’ from the site’s Lennox Lane front property line (or as much as 23’ into this Lennox Lane 40’ front yard setback).

Timeline:

February 16, 2017: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

April 11, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

April 11, 2017: The Board Administrator emailed the applicant the following information:

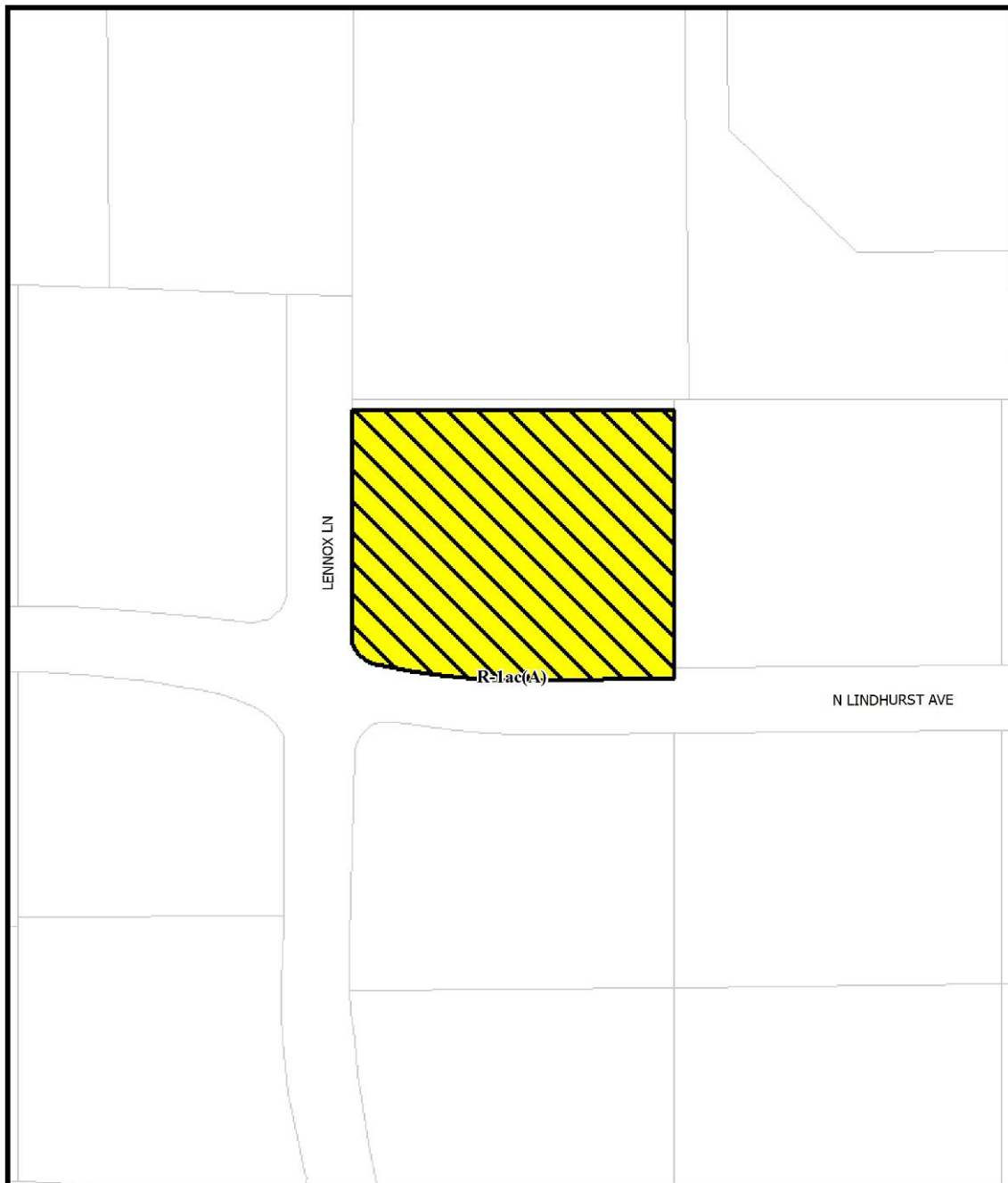
- an attachment that provided the public hearing date and panel that will consider the application; the April 26th deadline to submit additional evidence for staff to factor into their analysis; and the May 5th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 26, 2017: The applicant submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

May 2, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Director of Sustainable Development and Construction, the Building Official, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction

Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

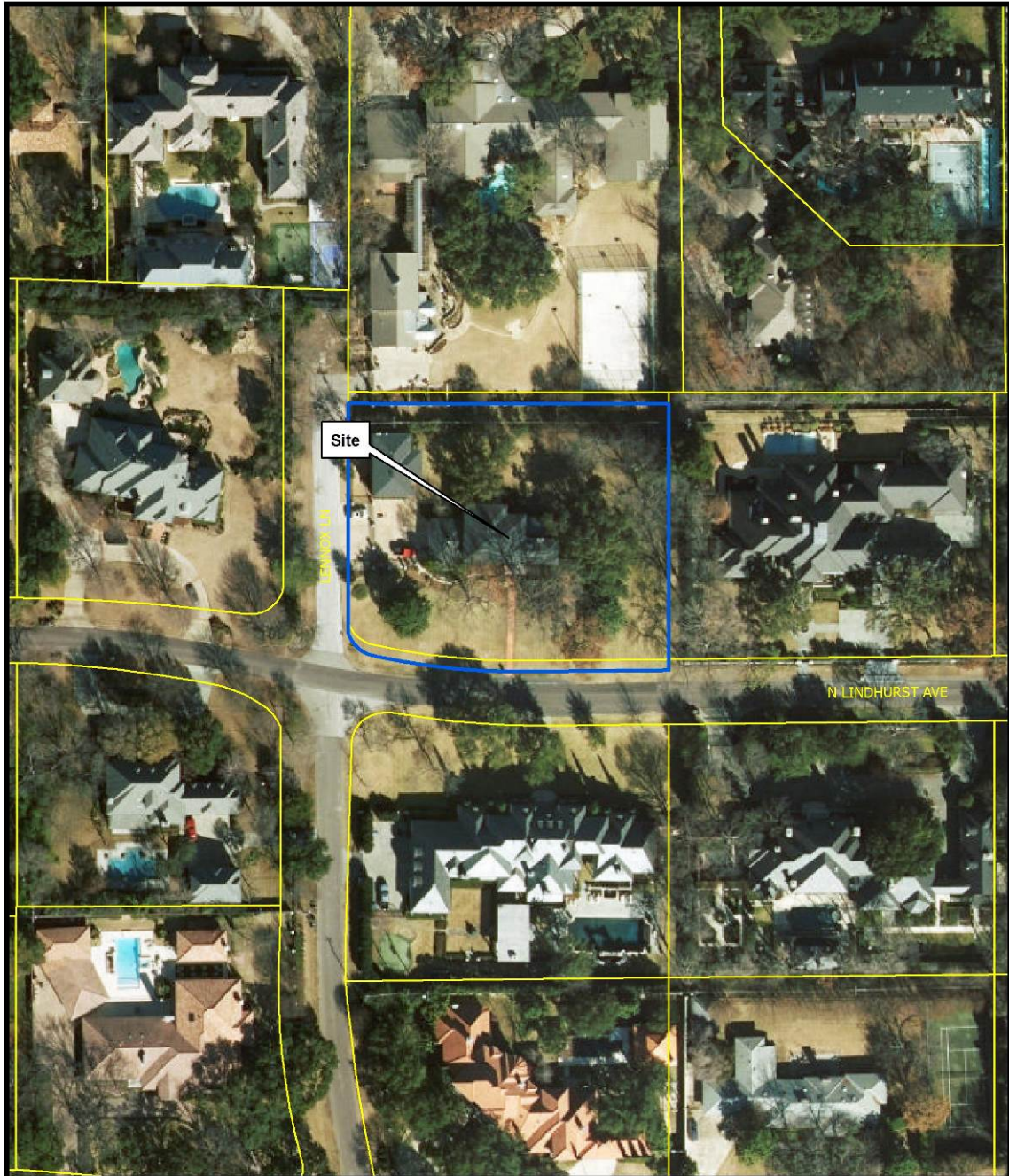


1:1,200

ZONING MAP

Case no: BDA167-048

Date: 4/19/2017



1:1,200

AERIAL MAP

Case no: BDA167-048

Date: 4/19/2017

BDA167-048

Attach A

P31

Texas Permit and Development

P.O. Box 3293 | Forney | Texas | 75216

4/25/2017

«Sustainable Development and Construction
320 E Jefferson
Dallas, Texas 75230»

«Dear Members of the Board and Staff»

This letter is referencing the Board of Adjustment Case at 4801 N Lindhurst, BDA 167-047. We are requesting a variance to the Front Yard Setback of 23' along Lennox Lane. Our property is on a corner lot that is subject has 2 Front Yard Setbacks, one 40' Setback along N Lindhurst and one 40' Setback along Lennox Lane, that other interior lots in a R1AC do not have. The interior lots only have one Front Yard setback of 40' and 2 Side Yard setbacks of 10' and a Rear Yard setback of 10'. Normally our only Front Yard setback would be imposed off of Lennox Lane and the N Lindhurst side would be treated as a Side Yard setback. We are proposing a setback of 17' on the Lennox Lane side of the property in order to help build a commensurate property to what is being developed in our neighborhood and other R1AC districts. We feel that we are not over building our property based on others that we have researched and are provided in an attached document. Our permitted lot coverage that is enforced by City of Dallas Sec. 51A-4.112. is 40% and we are only proposing to have a 20.2% coverage. Again, these two Front Yard setbacks are imposing a difficult hardship on us that other lots. Also, that our proposed home is in character with the size, setbacks and lot coverage with many surrounding properties. Thank you for your time and consideration.

Thank you,



Steven Wood | Development Consultant

BDA 167-048

Attachment A

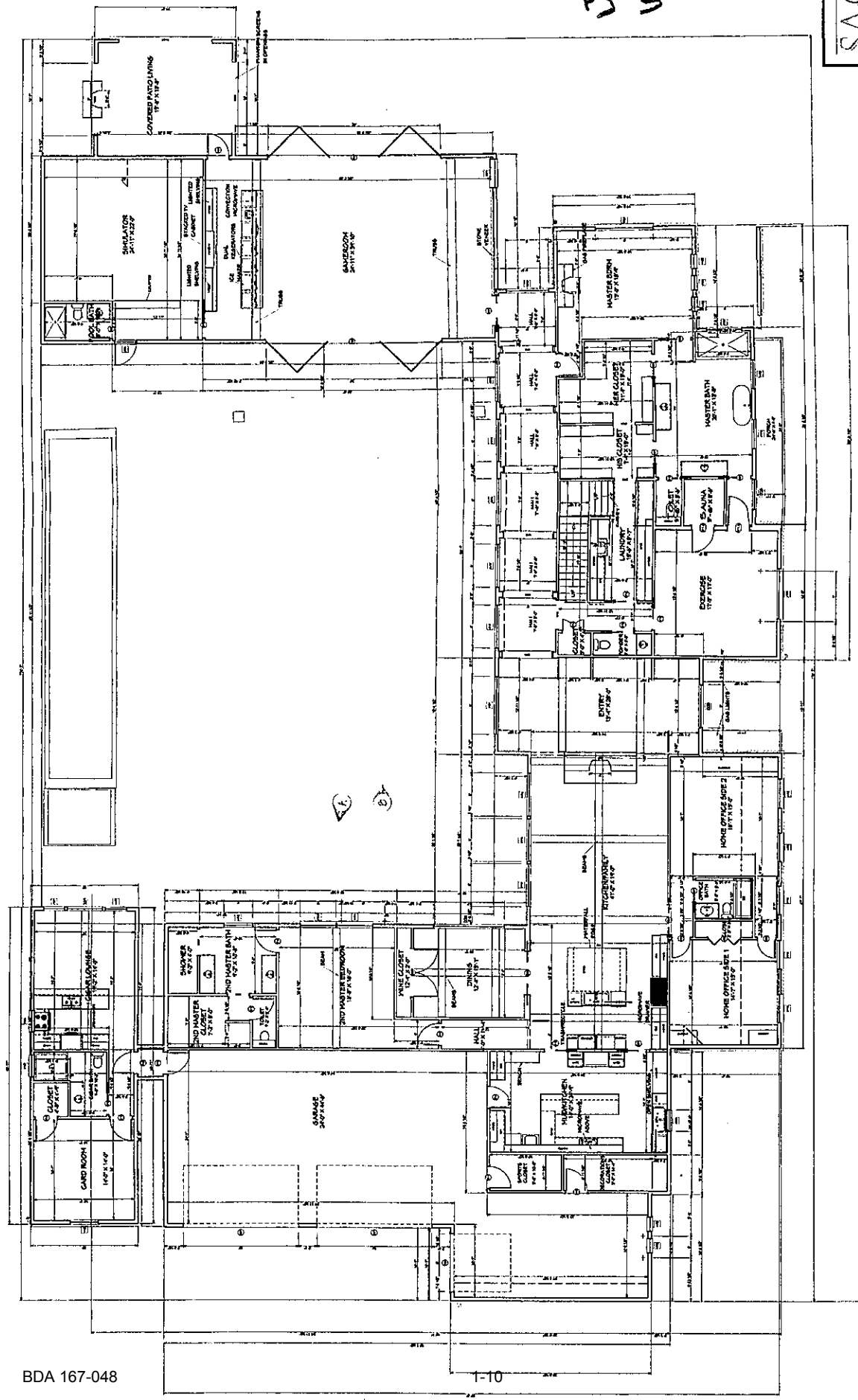
PJ2

Address	Square Feet of Dwelling	Lot Size	Buildable Area w/ Set backs per SEC 51(A)-4.112.
4801 N Lindhurst	11,018	37,462	26,535
4835 N Lindhurst	12,864	48,787	33,136
4710 Dorset	16,064	87,120	67,452
4625 N Lindhurst	12,362	44,866	31,610
4831 S Lindhurst	Vacant	48,787	33,350
4833 Walnut Hill	11,290	40,902	26,650
10427 Lennox	12,355	55,321	41,370
5006 Deloach	15,103	117,348	142,780
4642 Meadowood	9,593	124,037	56,160
5400 Edlen	20,124	43,980	30,954
5414 Falls	12,266	45,244	32,200
5109 Radbrook	7,821	43,562	29,060
5315 Ursula	10,576	50,035	33,847
4636 Chapel Hill	13,169	63,225	40,790

BDA 167-048

ATTACH A
PS 3

SAGE <i>Signature of Choice</i>	972-656-2172
	4601 NORTH LINDHURST DALLAS, TEXAS 75221
REVISION: 11/06/24, 2/11	
SHEET 1 OF 4	



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

BDA 167-048

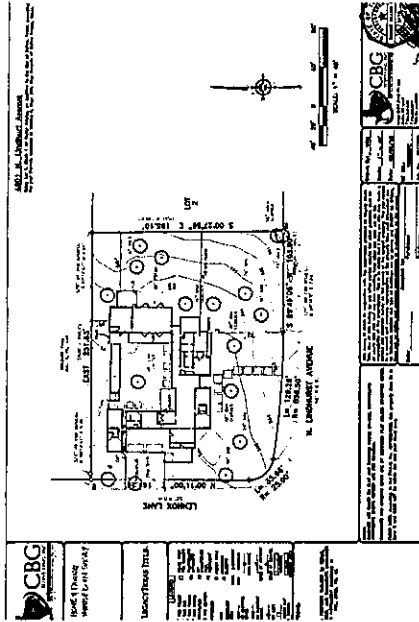
1-10

4-27

BDA167-048

Attach A
pg 4

SAGE
Supplemental **CSG**
 972-656-2172
 4801 NORTH LINDHURST
 DALLAS, TEXAS 75228
 REVISED MARCH 29, 2011
SHEET 2 OF 4



Green Phase 3 Notes

1. All work shall be in accordance with the approved plans and specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall maintain access to all existing utilities.
4. The contractor shall be responsible for protecting all existing structures.
5. The contractor shall be responsible for maintaining all existing landscaping.
6. The contractor shall be responsible for maintaining all existing parking areas.
7. The contractor shall be responsible for maintaining all existing site work.
8. The contractor shall be responsible for maintaining all existing site work.
9. The contractor shall be responsible for maintaining all existing site work.
10. The contractor shall be responsible for maintaining all existing site work.

SITE PLAN
 SCALE: 1"=40'

Room Name	Room Number	Floor Finish	Notes
Garage	1.181	Asph/Flt	...
Covered Porch	1.182	Asph/Flt	...
Covered Patio	1.183	Asph/Flt	...
Soft Under Roof	1.184	Asph/Flt	...
Conditioned Soft	1.185	Asph/Flt	...

SQUARE FOOTAGES

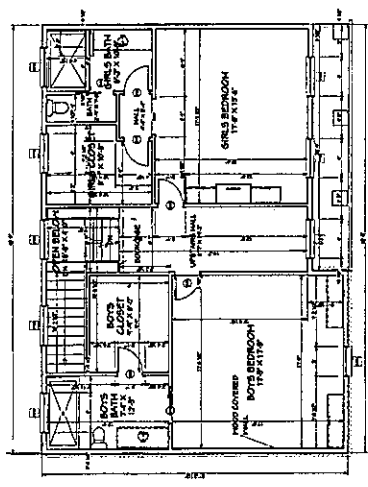
FIRST FLOOR	7,411
SECOND FLOOR	1,184
GARAGE	1,281
COVERED PORCH	191
COVERED PATIO	62
SOFT UNDER ROOF	11,018
CONDITIONED SOFT	2,518

Room Schedule

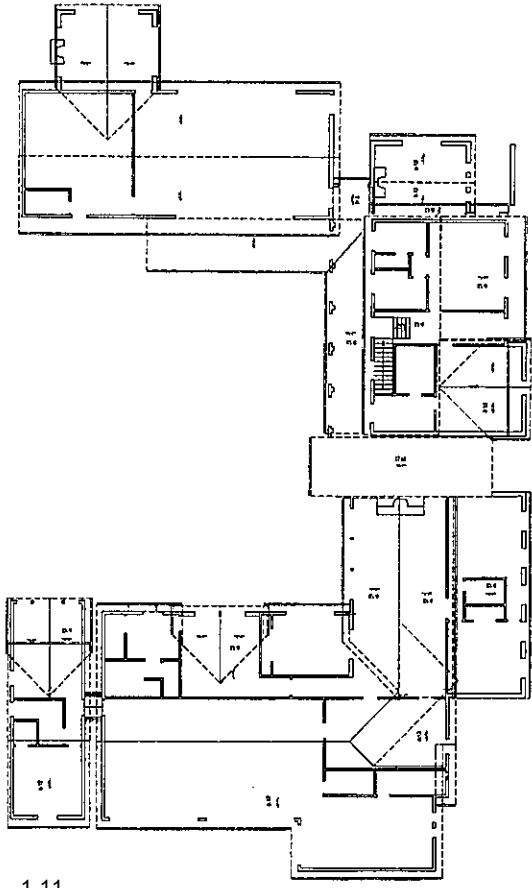
Room Number	Room Name	Room Description
1.181	Garage	Asph/Flt
1.182	Covered Porch	Asph/Flt
1.183	Covered Patio	Asph/Flt
1.184	Soft Under Roof	Asph/Flt
1.185	Conditioned Soft	Asph/Flt

Room Schedule

Room Number	Room Name	Room Description
1.181	Garage	Asph/Flt
1.182	Covered Porch	Asph/Flt
1.183	Covered Patio	Asph/Flt
1.184	Soft Under Roof	Asph/Flt
1.185	Conditioned Soft	Asph/Flt



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



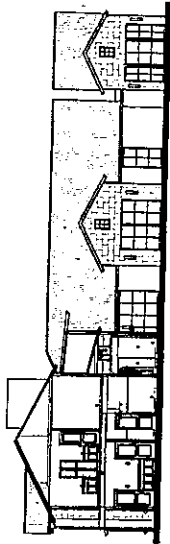
ROOF PLAN
 SCALE: 1/8"=1'-0"

4-27

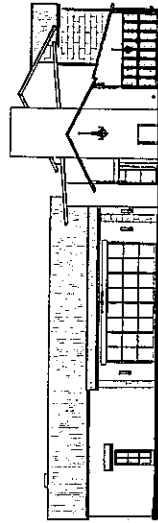
BDA-167-048
 ATTACH A
 P315

- ☐ METAL
- ▨ BRICK
- ▩ CONCRETE
- ▧ STUCCO
- ⊞ STANDING SEAM ROOF

SAGE <small>Architects</small> <i>Signature Services</i>	972-658-2172
	4801 NORTH LINDHURST DALLAS, TEXAS 75224
REVISED JANUARY 2011	
SHEET 3 OF 4	



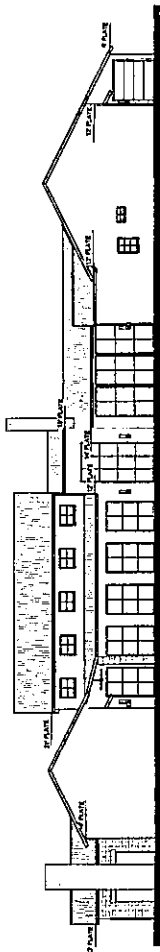
SECTION A
 SCALE: 1/8"=1'-0"



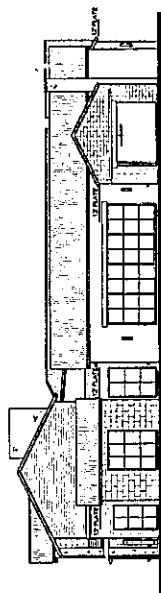
SECTION B
 SCALE: 1/8"=1'-0"



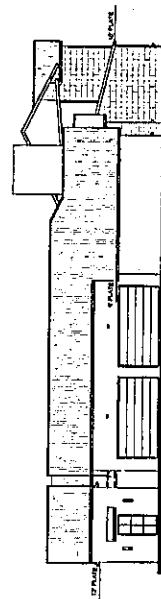
FRONT ELEVATION
 SCALE: 1/8"=1'-0"



REAR ELEVATION
 SCALE: 1/8"=1'-0"



EAST ELEVATION
 SCALE: 1/8"=1'-0"



WEST ELEVATION
 SCALE: 1/8"=1'-0"

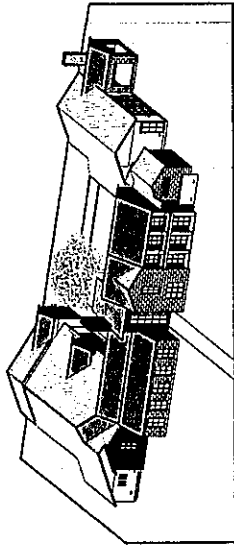
4-27

BDA167-048

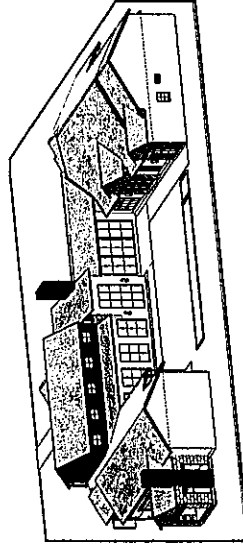
Attachment A

pg 60

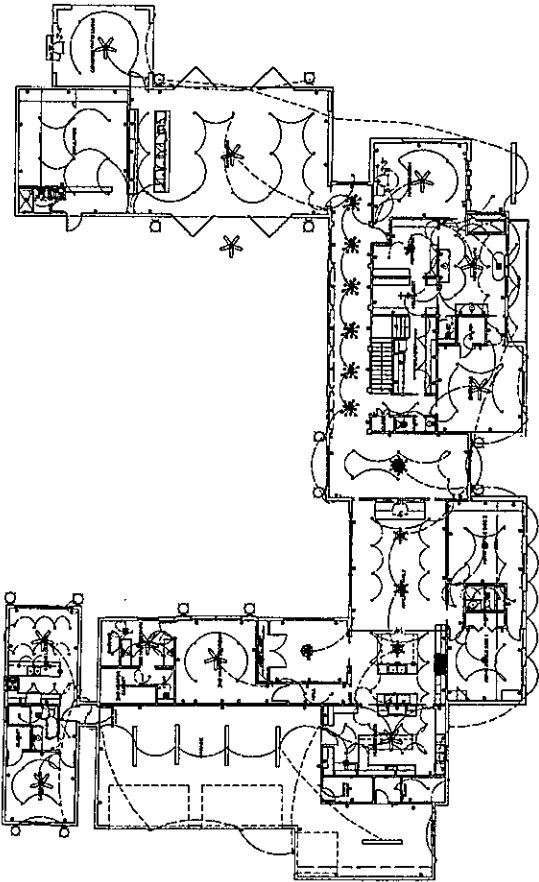
SAGE <small>ARCHITECTS</small>	<i>Signature Offices</i>
	972-658-2172
4801 NORTH LINDHURST DALLAS, TEXAS 75224	
REVISED MARCH 20, 2011	
SHEET 4 OF 4	



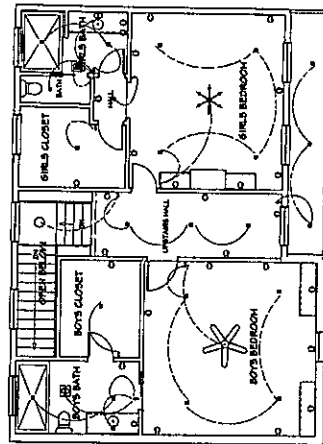
ORTHOGRAPHIC VIEW
NTS



ORTHOGRAPHIC VIEW
NTS



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

4-27



City of Dallas

C

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-048

Data Relative to Subject Property:

Date: 02-16-17

Location address: 4801 North Ludhurst Zoning District: R-1ac(A)

Lot No.: 1 Block No.: 1/5531 Acreage: .86 Census Tract: 76.01

Street Frontage (in Feet): 1) 116.28 2) 233.08 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Audrey & Daniel Tinker

Applicant: Steven Wood Telephone: 8176829218

Mailing Address: PO Box 3293 Zip Code: 75124

E-mail Address: steven@txpermit.com

Represented by: Telephone:

Mailing Address: Zip Code:

E-mail Address:

Affirm that an appeal has been made for a Variance X, or Special Exception, of 25' at the front yard setback (Cenmax side)

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: With the second front setback enforced on the Cenmax side it is not allowing us to build our house commiserate to others in the neighborhood

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.

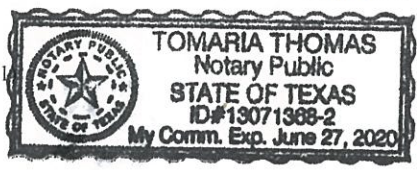
Affidavit

Before me the undersigned on this day personally appeared Steven Wood (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 16 day of FEBRUARY, 2017



[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 STEVEN WOOD

did submit a request for a variance to the front yard setback regulations
at 4801 N. Lindhurst Avenue

BDA167-048. Application of Steven Wood for a variance to the front yard setback regulations at 4801 N. Lindhurst Avenue. This property is more fully described as Lot 1, Block 1/5531, and is zoned R-1ac(A), which requires a front yard setback of 40 feet. The applicant proposes to construct and maintain a single family residential structure and provide a 17 foot front yard setback, measured at the foundation with a roof eave not to exceed 1 foot, which will require a 23 foot variance to the front yard setback regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

Street address.

4801 n lindhurst

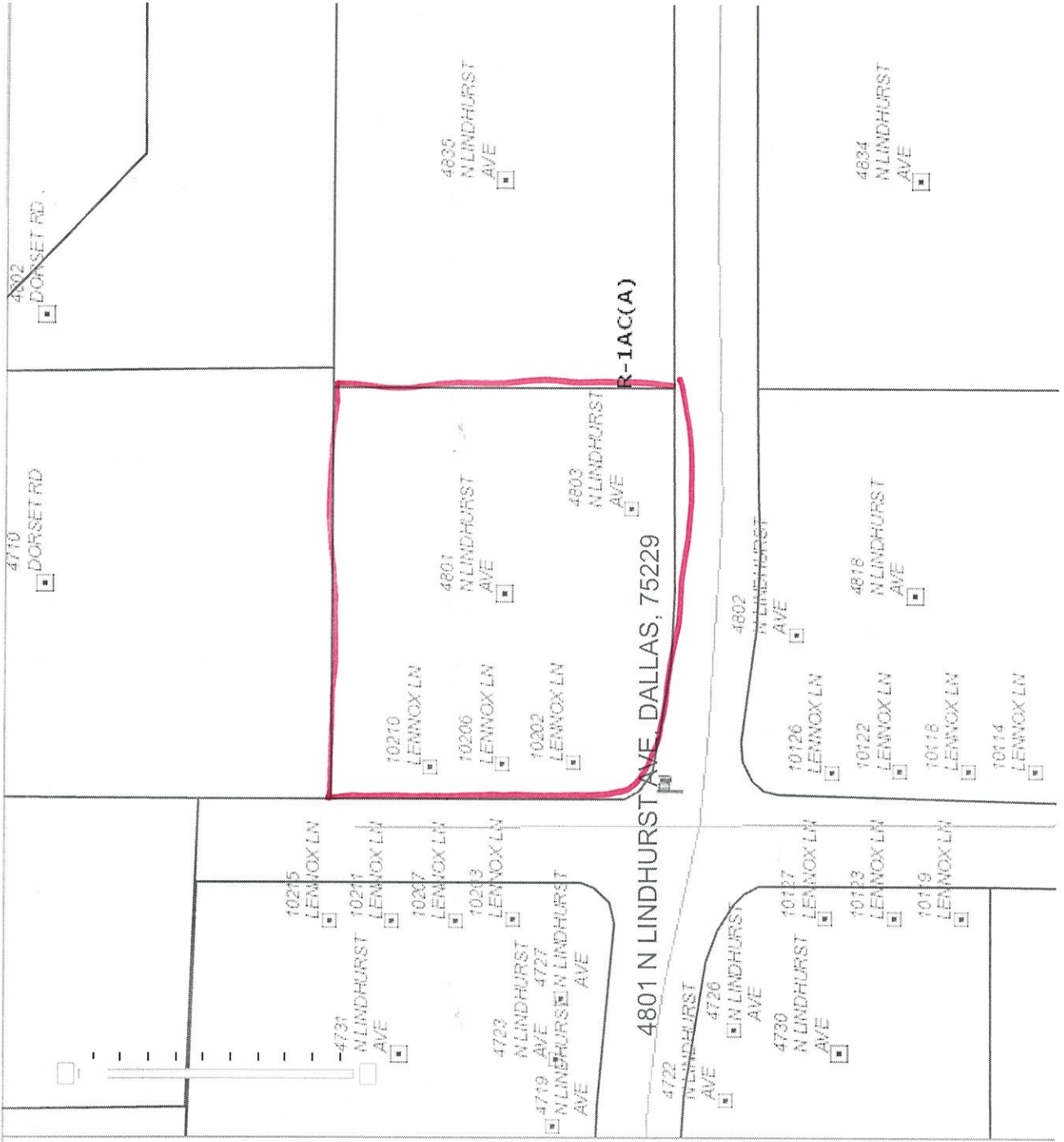
Locate

OR

Parcel address.

Use street type for better re

Locate



383

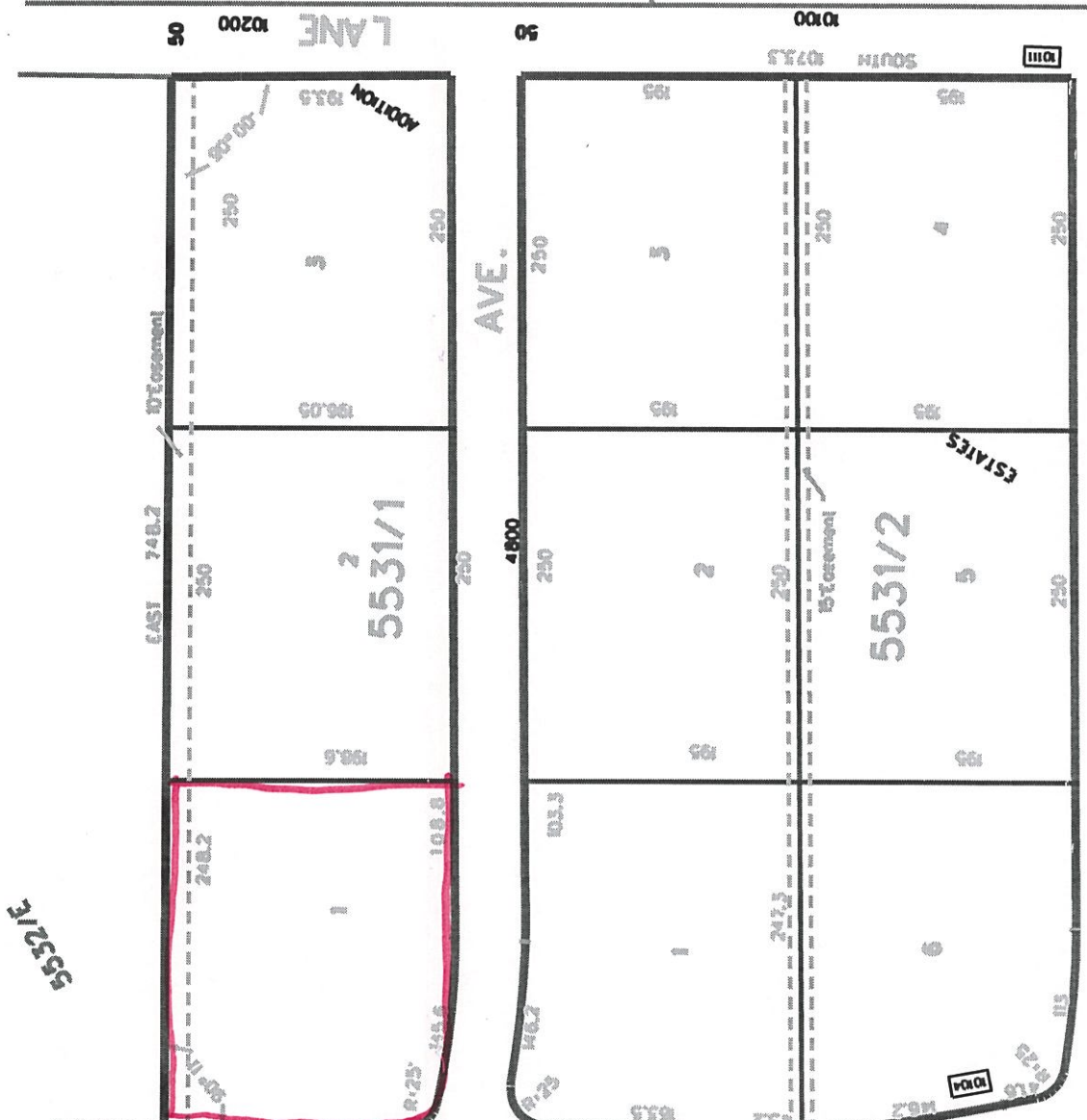
5529

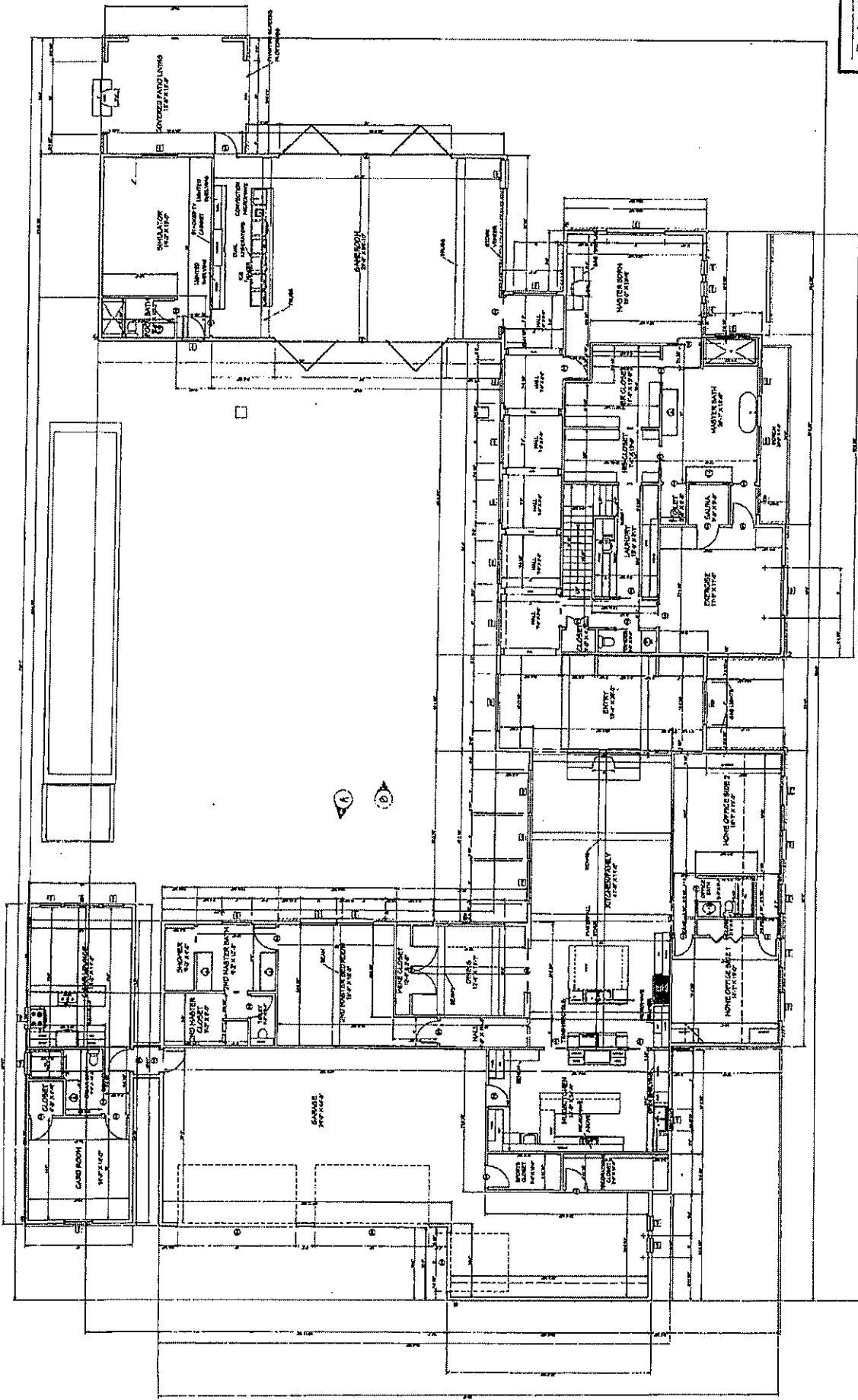
BDA 167-048

HOURLY

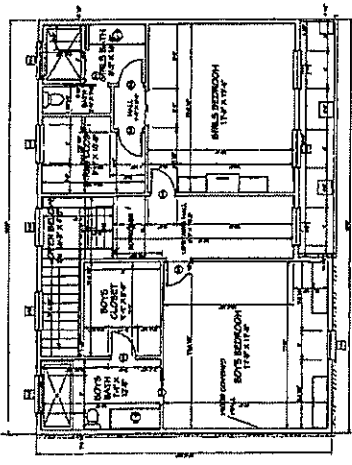
PARK

ADDITION

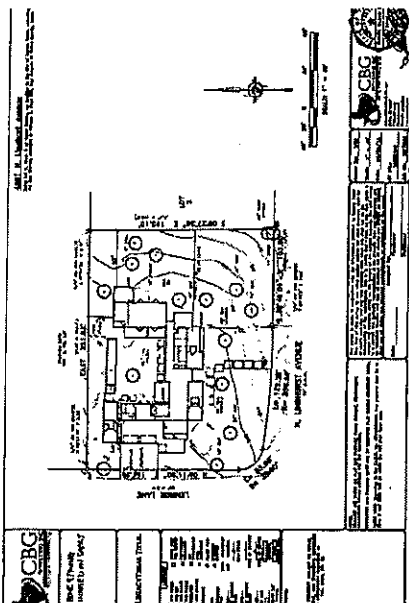




FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



SITE PLAN
 SCALE: 1"=40'

Project Phase II Notes

- 1. The design team has reviewed the current site plan and notes.
- 2. The design team has reviewed the current site plan and notes.
- 3. The design team has reviewed the current site plan and notes.
- 4. The design team has reviewed the current site plan and notes.
- 5. The design team has reviewed the current site plan and notes.
- 6. The design team has reviewed the current site plan and notes.
- 7. The design team has reviewed the current site plan and notes.
- 8. The design team has reviewed the current site plan and notes.
- 9. The design team has reviewed the current site plan and notes.
- 10. The design team has reviewed the current site plan and notes.

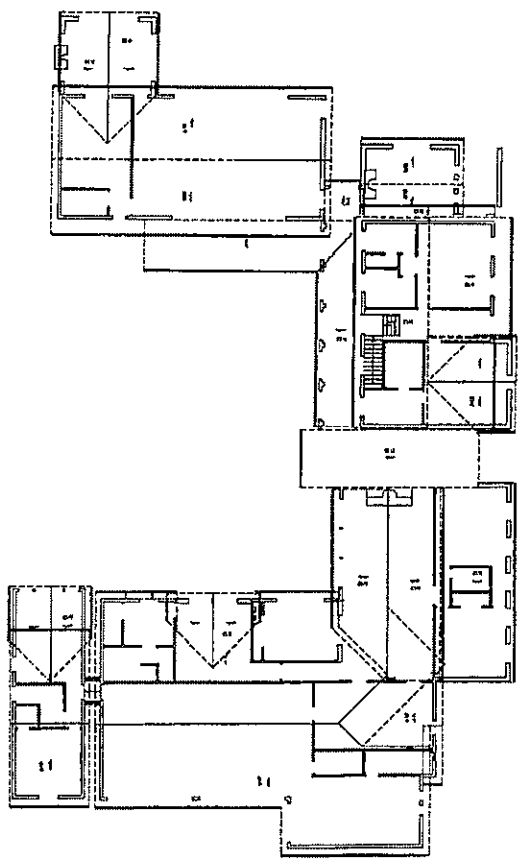
Room Name	Room No.	Area (sq ft)	Volume (cu ft)	Room No.	Area (sq ft)	Volume (cu ft)	Room No.	Area (sq ft)	Volume (cu ft)
BOYS BATH	101	120	120	BOYS BATH	102	120	BOYS BATH	103	120
BOYS CLOSET	104	120	120	BOYS CLOSET	105	120	BOYS CLOSET	106	120
BOYS SHOWER	107	120	120	BOYS SHOWER	108	120	BOYS SHOWER	109	120
BOYS TOILET	110	120	120	BOYS TOILET	111	120	BOYS TOILET	112	120
BOYS WALKER	113	120	120	BOYS WALKER	114	120	BOYS WALKER	115	120
BOYS LOCKER	116	120	120	BOYS LOCKER	117	120	BOYS LOCKER	118	120
BOYS RESTROOM	119	120	120	BOYS RESTROOM	120	120	BOYS RESTROOM	121	120
BOYS SLEEPING QUARTERS	122	120	120	BOYS SLEEPING QUARTERS	123	120	BOYS SLEEPING QUARTERS	124	120
BOYS DRESSING ROOM	125	120	120	BOYS DRESSING ROOM	126	120	BOYS DRESSING ROOM	127	120
BOYS STORAGE	128	120	120	BOYS STORAGE	129	120	BOYS STORAGE	130	120

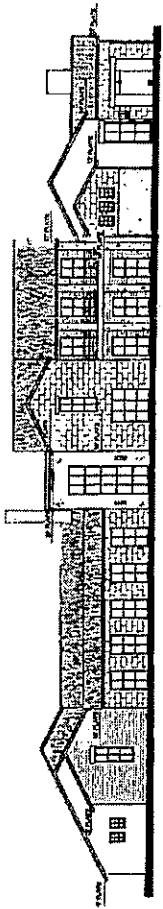
Room Name	Room No.	Area (sq ft)	Volume (cu ft)
BOYS BATH	101	120	120
BOYS CLOSET	104	120	120
BOYS SHOWER	107	120	120
BOYS TOILET	110	120	120
BOYS WALKER	113	120	120
BOYS LOCKER	116	120	120
BOYS RESTROOM	119	120	120
BOYS SLEEPING QUARTERS	122	120	120
BOYS DRESSING ROOM	125	120	120
BOYS STORAGE	128	120	120

Room Name	Room No.	Area (sq ft)	Volume (cu ft)
BOYS BATH	101	120	120
BOYS CLOSET	104	120	120
BOYS SHOWER	107	120	120
BOYS TOILET	110	120	120
BOYS WALKER	113	120	120
BOYS LOCKER	116	120	120
BOYS RESTROOM	119	120	120
BOYS SLEEPING QUARTERS	122	120	120
BOYS DRESSING ROOM	125	120	120
BOYS STORAGE	128	120	120

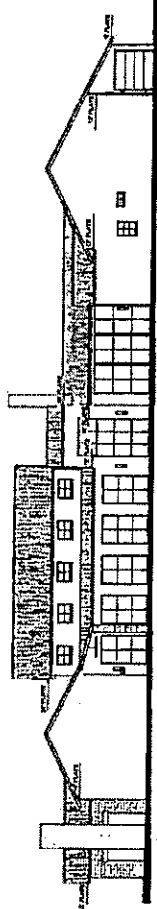
Room Name	Room No.	Area (sq ft)	Volume (cu ft)
BOYS BATH	101	120	120
BOYS CLOSET	104	120	120
BOYS SHOWER	107	120	120
BOYS TOILET	110	120	120
BOYS WALKER	113	120	120
BOYS LOCKER	116	120	120
BOYS RESTROOM	119	120	120
BOYS SLEEPING QUARTERS	122	120	120
BOYS DRESSING ROOM	125	120	120
BOYS STORAGE	128	120	120

ROOF PLAN
 SCALE: 1/8"=1'-0"

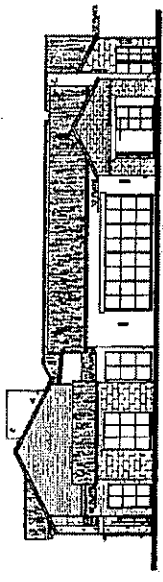




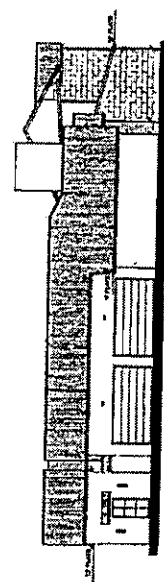
FRONT ELEVATION
SCALE: 1/8"=1'-0"



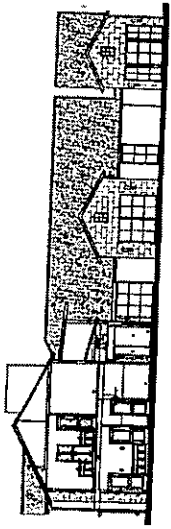
REAR ELEVATION
SCALE: 1/8"=1'-0"



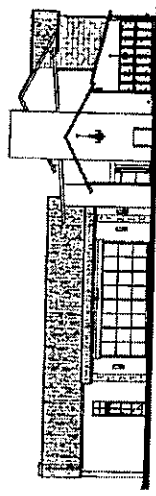
EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



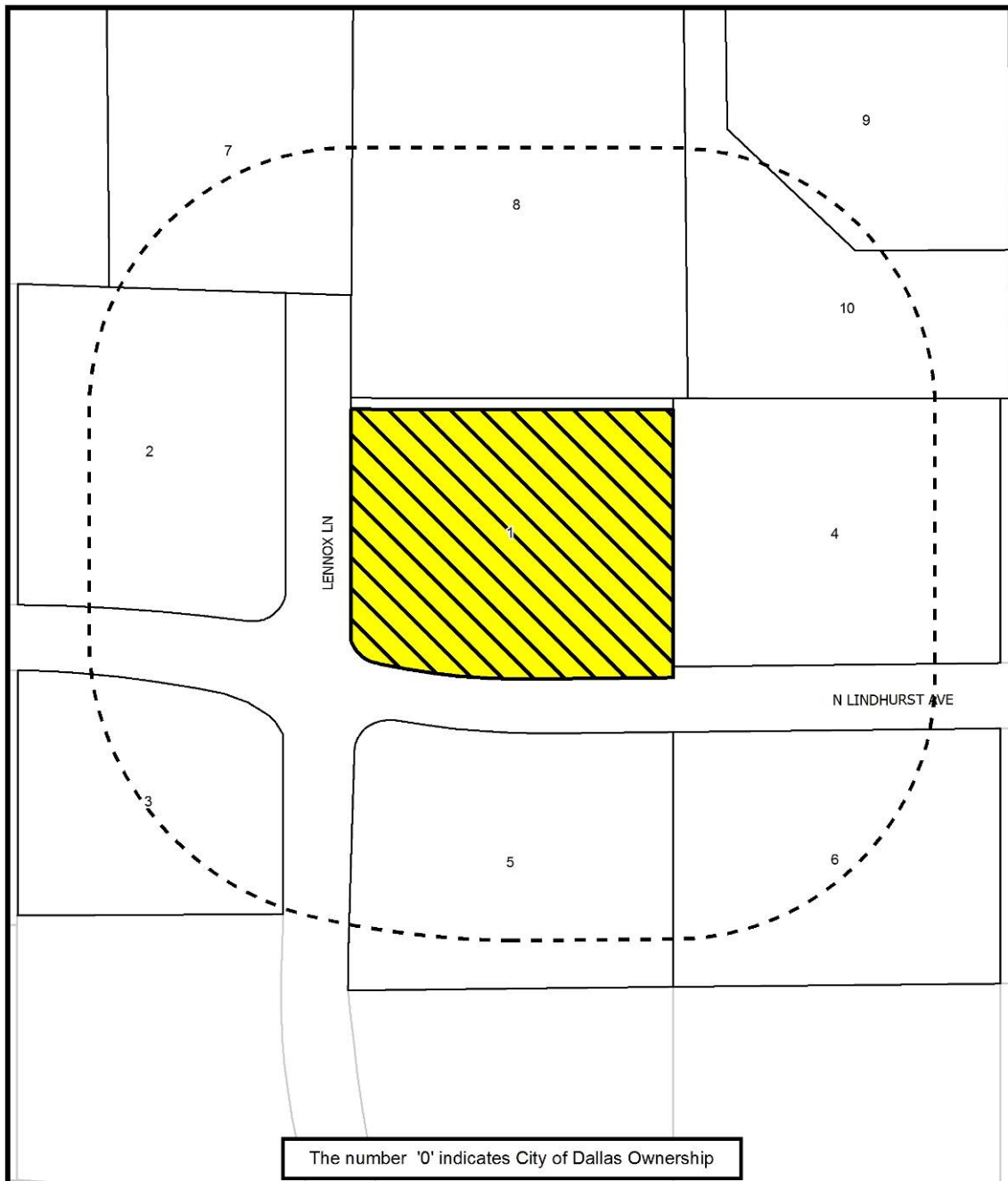
SECTION A
SCALE: 1/8"=1'-0"



SECTION B
SCALE: 1/8"=1'-0"

- METAL
- CONCRETE
- STUCCO
- FINISHING BLOCK

SAGE <small>High Rise</small> <i>Signature Offices</i>	972-858-8172
	4801 NORTH LINDHURST DALLAS, TEXAS 75228
NOVEMBER 15, 2016	
SHEET 3 OF 4	



 1:1,200	<h2>NOTIFICATION</h2> <table border="1"> <tr> <td style="padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;">10</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	10	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>BDA167-048</u> Date: <u>4/19/2017</u>
200'	AREA OF NOTIFICATION					
10	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA167-048

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4801 N LINDHURST AVE	HOWELL CHARLES D &
2	4731 N LINDHURST AVE	HARVEY MICHAEL J III & DEBORAH L
3	4730 N LINDHURST AVE	CANTRELL JOHN L &
4	4835 N LINDHURST AVE	SAXTON VICKY & KELLY
5	4818 N LINDHURST AVE	CROW PATRICK
6	4834 N LINDHURST AVE	YAJNIK MOHUA & SANJIV REVOCABLE TRUST
7	4700 DORSET RD	HARRIS SCOTT W & LEEANN
8	4710 DORSET RD	NEUHOFF ROBERT V ETAL
9	4804 DORSET RD	WATTERS JOHN P &
10	4802 DORSET RD	BMAS TRUST THE

FILE NUMBER: BDA167-056(SL)

BUILDING OFFICIAL'S REPORT: Application of Dustin Wentz for a special exception to the tree preservation regulations at 1700 Woody Road. This property is more fully described as an unplatted 78.211 acre tract in Block 8813 and is zoned R-7.5(A), which requires mandatory landscaping. The applicant proposes to construct structures and provide an alternate plan for tree mitigation, which will require a special exception to the tree preservation regulations.

LOCATION: 1700 Woody Road

APPLICANT: Dustin Wentz

REQUEST:

A request for a special exception to the tree preservation regulations is made to remove and/or replace protected trees on a site that proposed to be a single family residential development, and not fully meet the tree preservation regulations, more specifically, the regulation related to timing in which mitigation must occur from the date of removal of trees.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE AND TREE PRESERVATION REGULATIONS:

The board may grant a special exception to the landscape and tree preservation regulations of this article upon making a special finding from the evidence presented that:

- (1) strict compliance with the requirements of this article will unreasonably burden the use of the property;
- (2) the special exception will not adversely affect neighboring property; and
- (3) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

In determining whether to grant a special exception, the Board shall consider the following factors:

- the extent to which there is residential adjacency;
- the topography of the site;
- the extent to which landscaping exists for which no credit is given under this article; and
- the extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- The official recording of a conservation easement on the property be completed by March 29, 2019, and all other required tree mitigation must be completed by September 30, 2020

Rationale:

- Staff concurs with the Chief Arborist who supports the request in that the requirements of the ordinance would place an unreasonable burden on the use of the property.

BACKGROUND INFORMATION:

Zoning:

- Site: R-7.5(A)(Single family residential, 7,500 square feet)
- North: R-7.5(A)(Single family residential, 7,500 square feet)
- South: R-7.5(A)(Single family residential, 7,500 square feet)
- East: R-7.5(A)(Single family residential, 7,500 square feet)
- West: R-7.5(A)(Single family residential, 7,500 square feet)

Land Use:

The approximately 78 acre subject site is undeveloped. The areas to the north, east, south, and west appear to be either undeveloped or developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request for a special exception to the tree preservation regulations focuses removing and/or replacing protected trees on a site that proposed to be a single family residential development, and not fully meeting the tree preservation regulations, more specifically, the regulation related to timing in which mitigation must occur from the date of removal of trees.
- The Dallas Development Code requires full compliance with the landscape and tree preservation regulations when nonpermeable coverage on a lot or tract is increased by more than 2,000 square feet, or when work on an application is made for a building permit for construction work that increases the number of stories in a building on the lot, or increases by more than 35 percent or 10,000 square feet,

whichever is less, the combined floor areas of all buildings on the lot within a 24-month period.

- The City of Dallas Chief Arborist submitted a memo regarding the applicant's request (see Attachment A). The Chief Arborist states the applicant is requesting a special exception to the tree preservation regulations, specifically for the provision of timing (Sec. 51A-10.134(5)). According to the application, and in an amending attached document dated May 4th, the request would seek to extend the completion date of tree mitigation for the 78 acre residential subdivision development beyond the required 18 month maximum period allotted by ordinance to no later than September 30, 2020.
- The Chief Arborist's memo states the following with regard to provisions:
 - The applicant is proposing to fulfill all other provisions of tree mitigation as required in 10.134. The tree replacement would be tentatively accomplished in phases through the following schedule:
 - Conservation easement – completion of recorded easement by March 29, 2019.
 - 2nd phase – Planting start: April 2018 Completion: October 31, 2019
 - 3rd phase – Planting start: October 2019 Completion: September 30, 2020
 - The applicant states all mitigation will be completed by planting a minimum of 3 trees (2" caliper minimum) per lot, establishing a conservation easement sufficient for a reduction of up to 65% of the overall mitigation, and by resolving all additional mitigation with payment to the Reforestation Fund, or by the other means of replacement approved by ordinance, by a September 30, 2020.
- The Chief Arborist's memo states the following with regard to deficiency:
 - The property would be deficient only in full compliance with Sec. 51A-10.134 for timing. This requires that all tree mitigation be resolved within an 18 month period from the date of the tree removal application, regardless of the scale of development.
- The City of Dallas Chief Arborist recommends approval of the request because the requirements of the ordinance would place an unreasonable burden on the use of the property. If approved, I recommend only the condition that the official recording of a conservation easement on the property be completed by March 29, 2019, and all other required tree mitigation must be completed by September 30, 2020.
- If the board chooses to approve this request and impose the staff suggested condition to the request, the applicant would be provided exception to full compliance with the tree preservation regulations: the timing in which protected trees removed on the property must be mitigated.

Timeline:

March 3, 2017: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

April 11, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

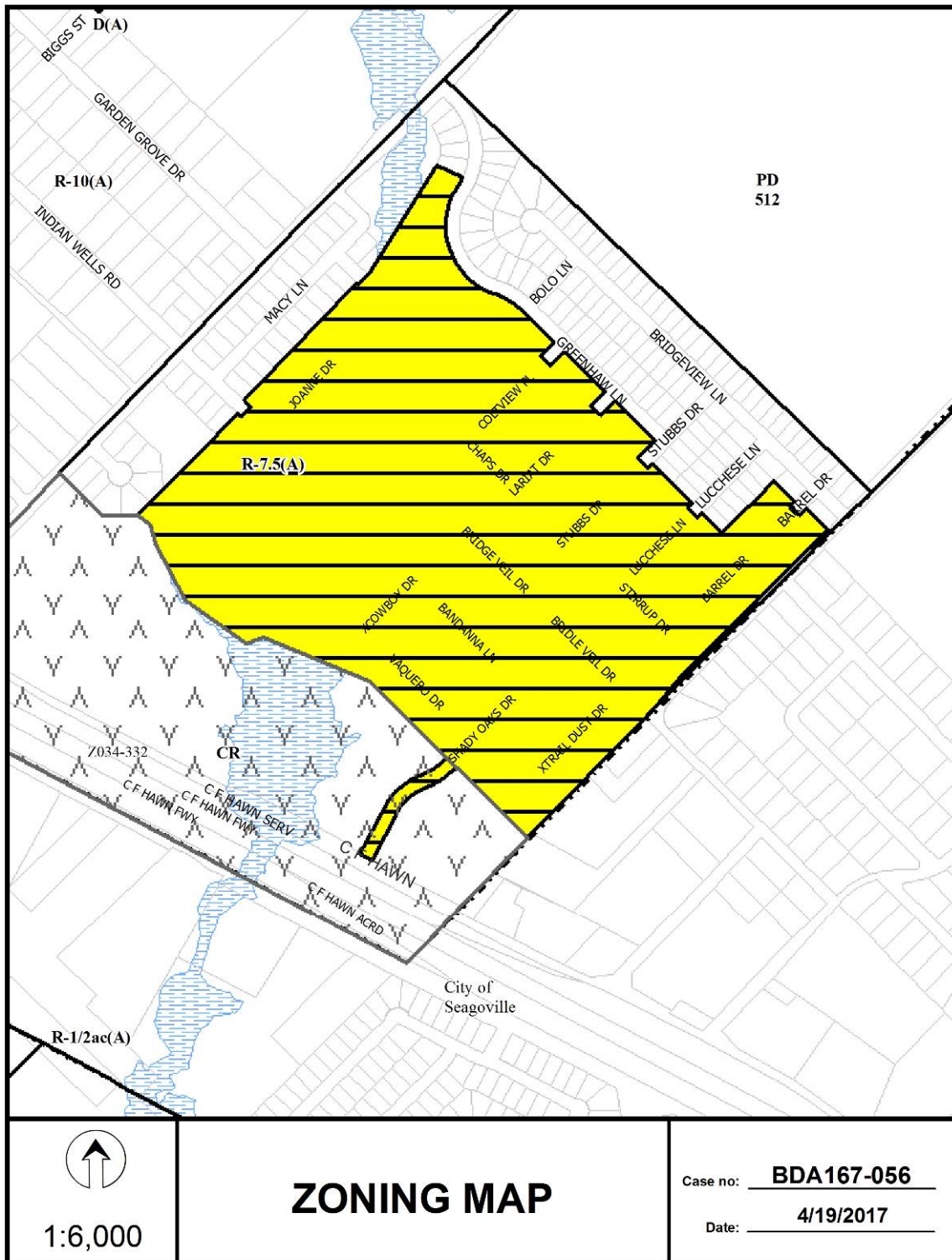
April 11, 2017: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 26th deadline to submit additional evidence for staff to factor into their analysis; and the May 5th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

May 2, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Director of Sustainable Development and Construction, the Building Official, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

May 5, 2017: The City of Dallas Chief Arborist submitted a memo (along with an attachment from the applicant) regarding this request (see Attachment A).





1:6,000

AERIAL MAP

Case no: **BDA167-056**

Date: **4/19/2017**

Memorandum



CITY OF DALLAS

Date May 5, 2017
To Steve Long, Board Administrator
Subject BDA #167-056; 1700 Woody Road arborist report

Request

The applicant is requesting a special exception to the tree preservation regulations, specifically for the provision of timing (Sec. 51A-10.134(5)). According to the application, and in an amending attached document dated May 4, the request would seek to extend the completion date of tree mitigation for the 78 acre residential subdivision development beyond the required 18 month maximum period allotted by ordinance to no later than September 30, 2020.

Provisions

The applicant is proposing to fulfill all other provisions of tree mitigation as required in 10.134. The tree replacement would be tentatively accomplished in phases through the following schedule:

:

- Conservation easement – completion of recorded easement by March 29, 2019.
- 2nd phase – Planting start: April 2018 Completion: October 31, 2019
- 3rd phase – Planting start: October 2019 Completion: September 30, 2020

The applicant states all mitigation will be completed by planting a minimum of 3 trees (2" caliper minimum) per lot, establishing a conservation easement sufficient for a reduction of up to 65% of the overall mitigation, and by resolving all additional mitigation with payment to the Reforestation Fund, or by the other means of replacement approved by ordinance, by a September 30, 2020.

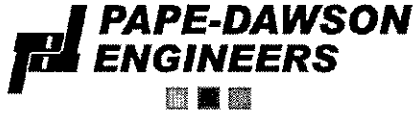
Deficiency

The property would be deficient only in full compliance with Sec. 51A-10.134 for timing. This requires that all tree mitigation be resolved within an 18 month period from the date of the tree removal application, regardless of the scale of development.

Recommendation

The chief arborist recommends approval of the request because the requirements of the ordinance would place an unreasonable burden on the use of the property. If approved, I recommend only the condition that the official recording of a conservation easement on the property be completed by March 29, 2019, and all other required tree mitigation must be completed by September 30, 2020.

Philip Erwin
Chief Arborist
Building Inspection



BDA-167-056
Attachment A
Pg 2

TO: Phil Erwin **DATE:** 4 May 2017
FROM: Stephanie Sunico **PROJECT NO.:** 70060-00
CC: Steve Long, Dustin Wentz, Sarah Ziomek
RE: Shady Oaks Estates - Board of Adjustment Meeting

Pape-Dawson is providing for your review a summary of the request LGI Homes-Texas (“LGI”) will be presenting to the Board of Adjustment at the meeting on May 15, 2017. LGI is applying for a special exception to the tree preservation regulations (“Article X”) and is specifically requesting a variance on Section 51A-10.132 5C, in which replacement trees must be planted within 18 months of the removal of protected trees. Due to the size of the Shady Oaks Estates project, meeting the 18-month planting time frame is not feasible. Instead, LGI is proposing a modified schedule, detailed below.

The Shady Oaks Estates residential development is to be mass-graded but will be split into several phases (**Attachment A**). Construction of the development will extend more than 18 months, thus exceeding the tree planting requirement under Section 51A-10.132 5C of Article X. Although construction will be phased, the entire site will be cleared at one time. Grading activities at the site will be balanced, with the cut from one phase used to fill other phases. This will reduce the amount of fill to be imported, thereby reducing traffic, dust, and noise to the neighboring residences as well.

To mitigate tree removal, LGI will (a) plant three two-inch trees per lot, (b) set up a conservation easement, and (c) pay mitigation costs to the City of Dallas. LGI is requesting the approval of phased tree plantings and phased mitigation payment in accordance with the following construction timeline (**Table 1**). Payments will be made to the City and plantings completed by the dates shown below. The conservation easement will be in place by the end of the first year (March 29, 2019).

Table 1: Timeline

Construction Phase	Tree Mitigation Planting Start Date	Planting Completion/ Payment Date	Lots
Phase 2	April 2018	October 31, 2019	180
Phase 3	October 2019	September 30, 2020	93

Attachments

Attachment A: Shady Oaks Estates Phasing Exhibit

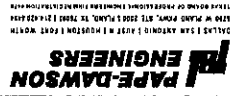


BDA 167-056
Attachment A
P 3

ATTACHMENT A: Phasing Exhibit

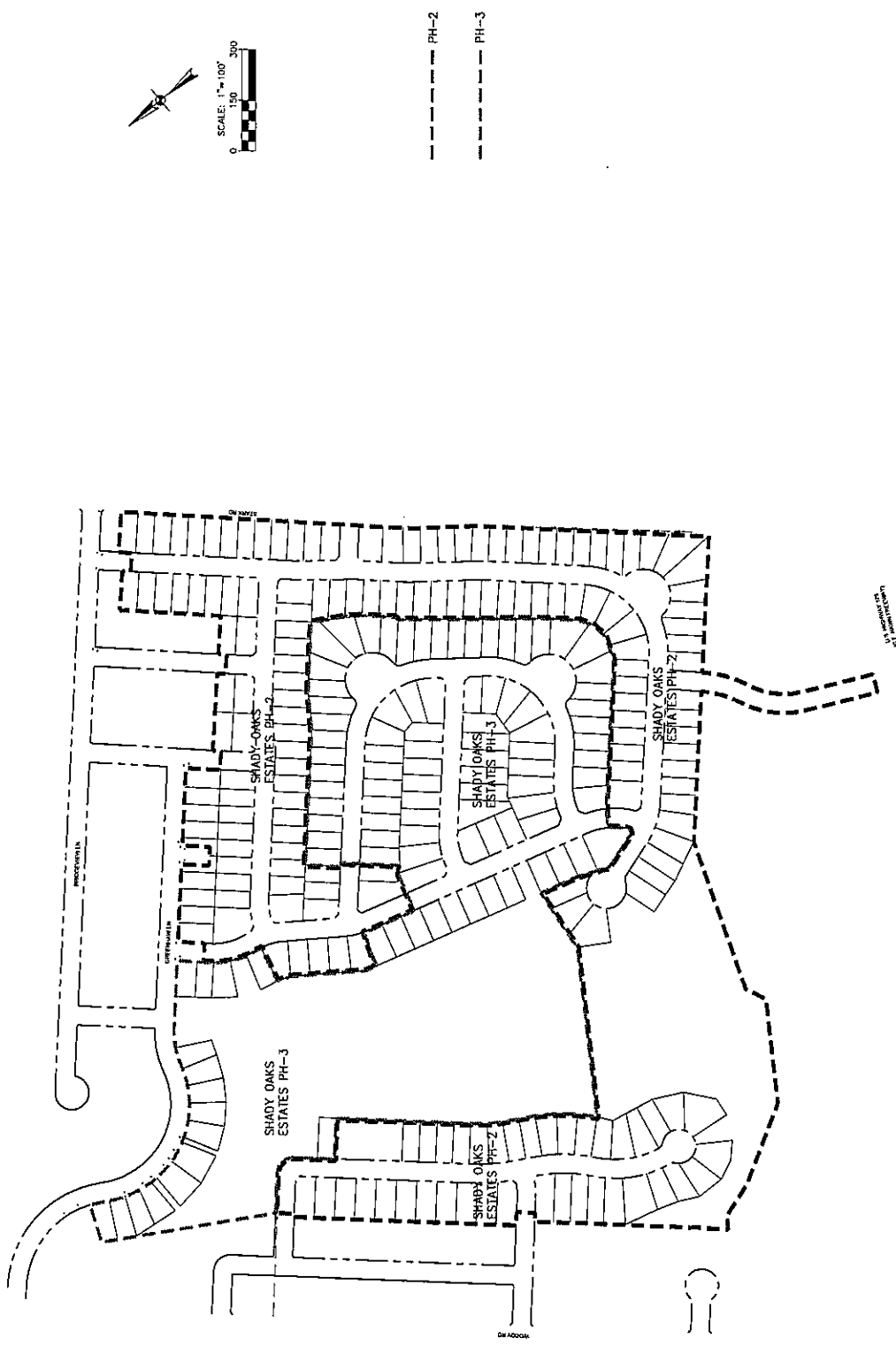
DATE	
REVISION	
NO.	
DATE	

SHADY OAKS ESTATES
DALLAS, TEXAS



THIS DRAWING OR PORTION THEREOF IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DATE	
REVISION	
NO.	
DATE	



THIS DRAWING IS THE PROPERTY OF THE ENGINEERING FIRM AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-056

Date: 03/03/2017

Data Relative to Subject Property:

Location address: 1700 Woody Road, Dallas, Texas Zoning District: R7.5(A)

Lot No.: N/A* Block No.: 8813 Acreage: ~~82.73~~ 78.211 Census Tract: 170.04

*Property is unplatted
Street Frontage (in Feet): 1) 35 2) 35 3) 35 4) 35 5) 35

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): LGI Homes-Texas, LLC

Applicant: Dustin Wentz Telephone: 214.420.8494

Mailing Address: 5700 W. Plano Parkway, Suite 2500, Plano, TX Zip Code: 75093

E-mail Address: dwentz@pape-dawson.com

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

E-mail Address: _____

Affirm that an appeal has been made for a Variance __, or Special Exception X, of Section 51A-10.132 5C
LGI Homes-Texas is requesting a Special Exception variance on Section 51A-10.132 5C in which replacement trees must be planted within 18 months of removal of protected trees.

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:

The Shady Oak residential development is to be mass graded but will be split into several phases. Construction of the development will exceed 18 months which exceeds the tree planting requirement under Section 51A-10.132 5C. Although the site is phased, the site will be balanced where the cut from one phase will be used to fill the other phase which requires the entire site to be cleared at the same time but reduces the amount of fill to be imported, thereby reducing traffic, dust, and noise to the neighboring residences. The overall construction time, assuming LGI sells 8 homes per month, is projected to be 35 months.

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.

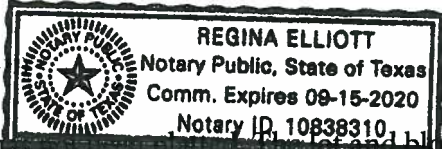
Affidavit

Before me the undersigned on this day personally appeared DUSTIN WENTZ
(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: Dustin Wentz
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 2 day of March 2017



Regina Elliott
Notary Public in and for Dallas County, Texas

*the site has been previously platted and block listed above is from a previous preliminary plat. Additional lots and blocks are listed on a separate page

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 Dustin Wentz

did submit a request for a special exception to the landscaping regulations
at 1700 Woody Road

BDA167-056. Application of Dustin Wentz for a special exception to the landscaping regulations at 1700 Woody Road. This property is more fully described as an unplatted 78.211 acre tract in Block 8813 and is zoned R-7.5(A), which requires mandatory landscaping. The applicant proposes to construct residential structures and provide an alternate landscape plan for tree mitigation, which will require a special exception to the landscape and tree preservation regulations.

Sincerely,

Philip Sikes
Philip Sikes, Building Official

City of Dallas Internal Development Research Site

Legend

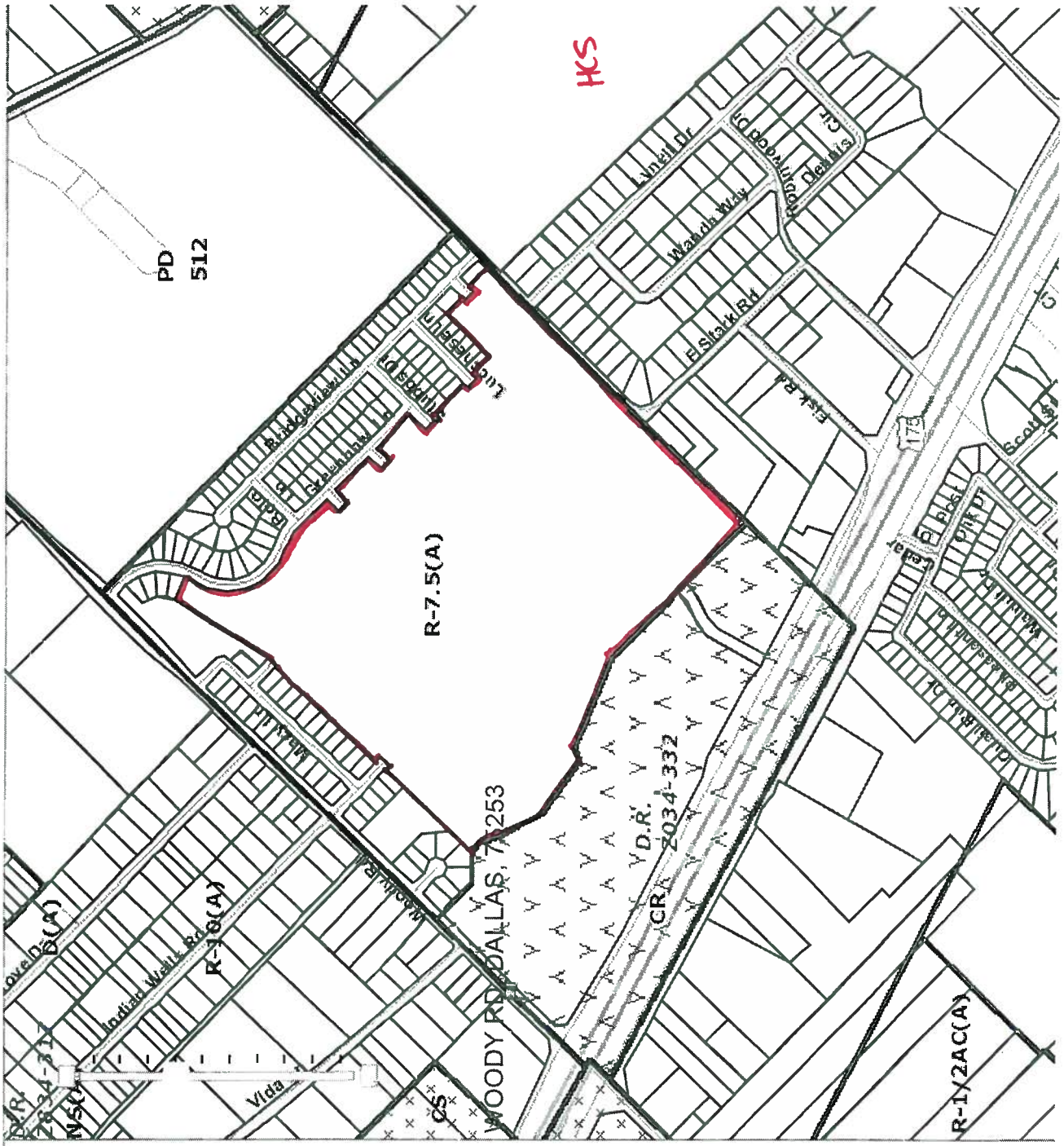
Locate Property

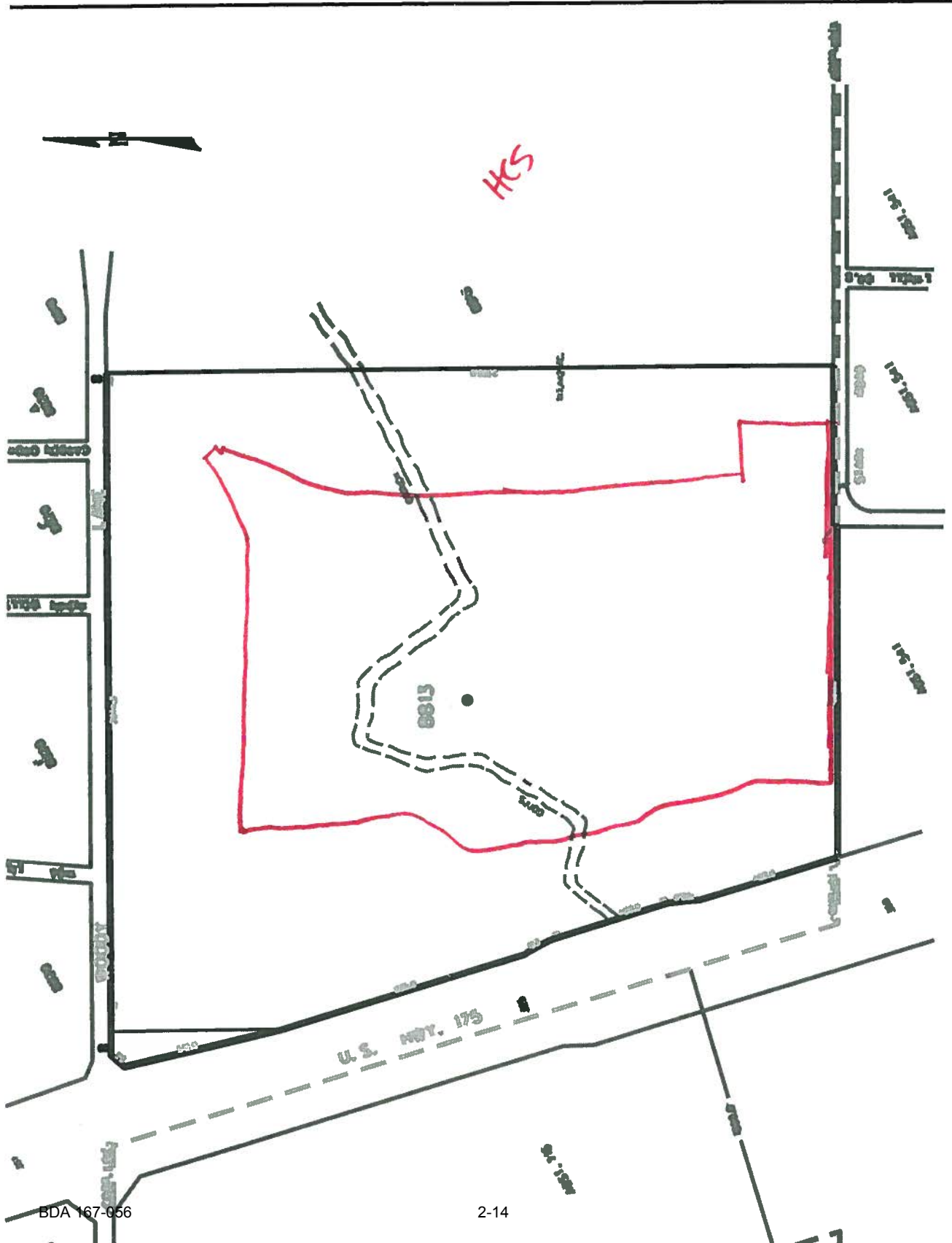
Search by:

GIS Account #

OR
Street address,
1700 woody

OR
Parcel address.
Use street type for better re





DATE	1
STATUS	
CHECKED	
DESIGNED	
DRAWN	
BY	
APP. NO.	

SHADY OAKS ESTATES
DALLAS, TEXAS
BOARD OF ADJUSTMENTS
SITE PLAN EXHIBIT

Pape-Dawson ENGINEERS
DALLAS 1 SAN ANTONIO 1 AUSTIN 1 HOUSTON 1 FORT WORTH
8700 W. PLANO Pkwy., STE 3000 | PLANO, TX 75075 | 972.345.2000
TXSLS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 12414

NO.	REVISION	DATE

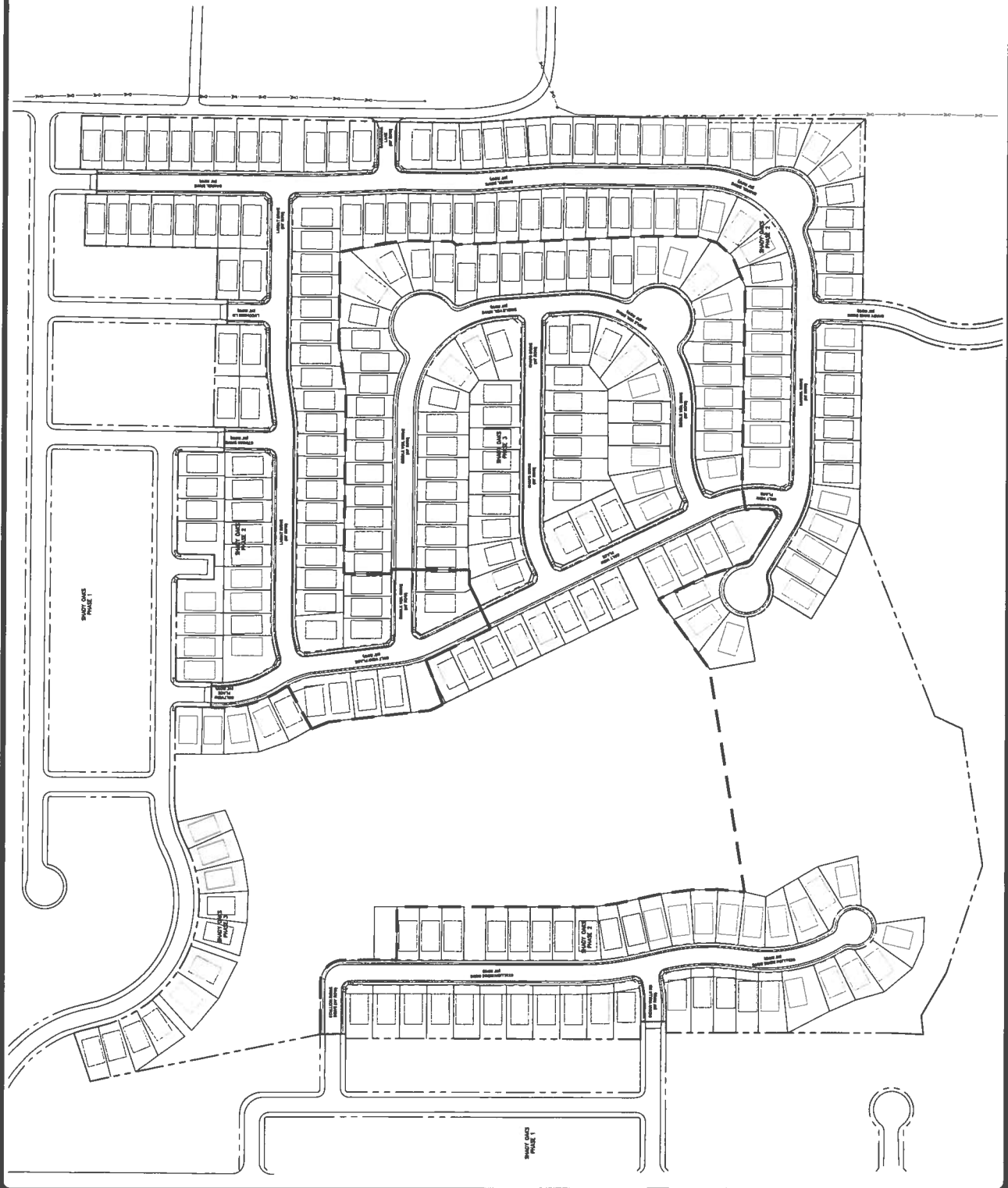
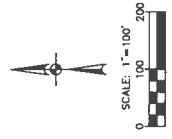


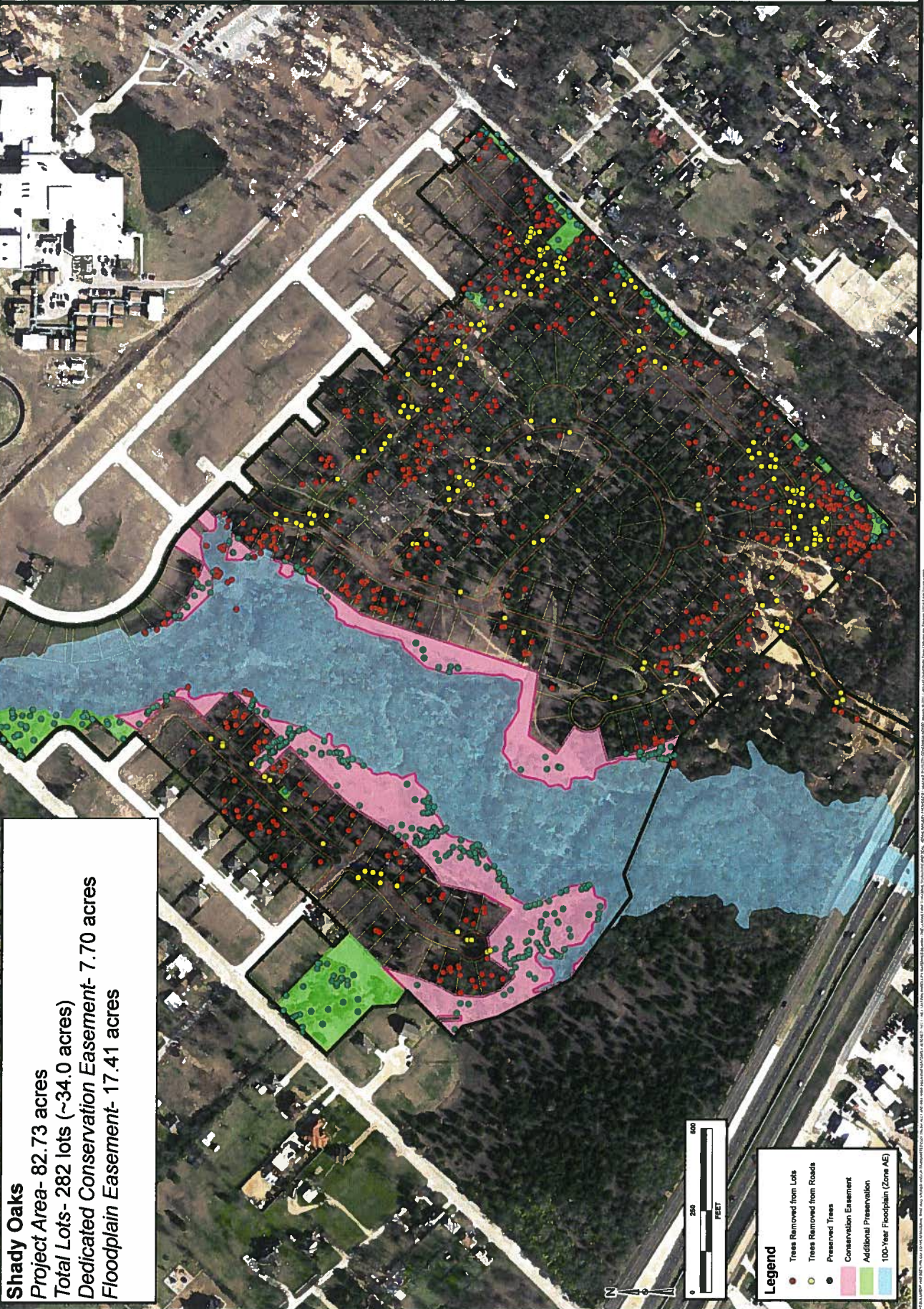
Fig. 20 - Shady Oaks Estates, Dallas, Texas
Prepared by: Pape-Dawson Engineers, Inc.
Date: 10/15/2010

DATE	
REVISION	

Pape-Dawson
ENGINEERS
 590 WEST BEAUCHAMP ST. SUITE 500 | FORT WORTH, TX 76104 | 817.336.8888
 TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #292

Shady Oaks Estates
PROTECTED TREES &
CONSERVATION EASEMENT
 City of Dallas, Dallas County, Texas

PLAT NO. 2008-01-01
 JOB NO. 2008-01-01
 DATE 03/20/11
 DRAWING NO. SE
 SHEET NO. 17.41
 SCALE 1:0



Shady Oaks
 Project Area- 82.73 acres
 Total Lots- 282 lots (~34.0 acres)
 Dedicated Conservation Easement- 7.70 acres
 Floodplain Easement- 17.41 acres

Legend

- Trees Removed from Lots
- Trees Removed from Roads
- Preserved Trees
- Conservation Easement
- Additional Preservation
- 100-Year Floodplain (Zone AE)

DATE: 03/20/11 10:59 AM USER: JAMES
 FILE: I:\projects\2008\167-056\167-056.dwg PLOTDATE: 03/20/11 10:59 AM PLOTUSER: JAMES

1.0 SUMMARY OF TREES REMOVED

SUMMARY OF TREES IN LOTS					
Common Name	Count of Trees	Sum of DBH (inches)	Cost to Remove	Average DBH (inches)	
American Elm	5	57.75	\$ 6,039.00	11.55	
Blackjack Oak	6	77.70	\$ 5,389.20	12.95	
Bois d'arc	6	65.13	\$ 7,096.50	10.85	
Cedar Elm	101	1,137.25	\$ 105,813.00	11.26	
Chinese Pistachio	1	13.50	\$ 1,278.00	13.50	
Cottonwood	4	58.75	\$ 5,283.00	14.69	
Green Ash	23	220.00	\$ 17,496.00	9.57	
Juniper	54	836.35	\$ 72,876.60	15.49	
Mesquite	25	395.25	\$ 34,029.00	15.81	
Mexican Ash	25	266.40	\$ 22,910.40	10.66	
Pecan	5	62.00	\$ 6,192.00	12.40	
Post Oak	288	4,582.40	\$ 387,662.40	15.91	
Shumard	18	185.05	\$ 18,757.80	10.28	
GRAND TOTAL	561	7,957.53	\$ 690,822.90	14.18	

SUMMARY OF TREES IN ROADS					
Common Name	Count of Trees	Sum of DBH (inches)	Cost to Remove	Average DBH (inches)	
Bois d'arc	1	9.00		9.0	
Cedar Elm	24	300.38		12.5	
Green Ash	3	29.70		9.9	
Juniper	23	350.38		15.2	
Mesquite	6	89.25		14.9	
Mexican Ash	2	21.63		10.8	
Post Oak	138	2,022.68		14.7	
Shumard	2	26.10		13.1	
GRAND TOTAL	199	2,849.10		14.32	

2.0 SUMMARY OF LAND USE

	Acres
PROJECT AREA	82.7
Lot Count	282.0
Conservation area	7.7
Additional preservation area	2.9
Floodplain area	17.4
% Undeveloped	33.9%

3.0 SUMMARY OF TREES PRESERVED

SUMMARY OF TREES OUTSIDE OF CONSERVATION EASEMENT

Tree Type (Common)	Tree Credit if Preserved* @ 10	Tree Credit if Preserved* @ 65%	Tree Credit if Preserved* @ 50%	Count of Trees	Sum of DBH (inches)	Average DBH (inches)
American Elm	8	5	4	3	33.50	11.17
Blackjack Oak	2	1	1	1	9.75	9.75
Bois d'arc	22	14	11	8	101.50	12.69
Box Elder	6	4	3	3	32.25	10.75
Cedar Elm	34	22	17	17	167.45	9.85
Cottonwood	2	1	1	1	8.00	8.00
Green Ash	2	1	1	1	10.00	10.00
Gum Bully	2	1	1	1	9.70	9.70
Juniper	38	25	19	10	154.35	15.44
Mesquite	4	3	2	1	17.90	17.90
Mexican Ash	2	1	1	1	12.60	12.60
Pecan	2	1	1	1	8.00	8.00
Post Oak	262	170	131	63	960.13	15.24
Shumard	32	21	16	8	116.50	14.56
GRAND TOTAL	418	272	209	119	1,641.63	13.80

SUMMARY OF TREES INSIDE OF CONSERVATION EASEMENT

Tree Type (Common)	Tree Credit if Preserved* @ 10	Tree Credit if Preserved* @ 65%	Tree Credit if Preserved* @ 50%	Count of Trees	Sum of DBH (inches)	Average DBH (inches)
American Elm	6	4	3	3	28.25	9.42
Blackjack Oak	18	12	9	7	86.40	12.34
Bois d'arc	26	17	13	8	105.48	13.18
Cedar Elm	92	60	46	40	451.40	11.29
Cottonwood	4	3	2	2	24.25	12.13
Green Ash	72	47	36	26	306.08	11.77
Gum Bully	4	3	2	2	18.25	9.13
Juniper	66	43	33	22	311.95	14.18
Mesquite	14	9	7	3	48.00	16.00
Mexican Ash	14	9	7	7	63.15	9.02
Pecan	28	18	14	4	86.88	21.72
Post Oak	338	220	169	89	1,325.83	14.90
Shumard	242	157	121	60	893.65	14.89
GRAND TOTAL	924	601	462	273	3,749.55	13.73

* Based upon following:

<u>CALIPER OF RETAINED TREE</u>	<u>NUMBER OF SITE TREES CREDIT GIVEN FOR RETAINED TREE</u>
---------------------------------	--

Less than 2 inches	0
2 inches or more but less than 8 inches	1
8 inches or more but less than 14 inches	2
14 inches or more but less than 20 inches	4
20 inches or more but less than 26 inches	8
26 inches or more and less than 32 inches	10
32 inches or more but less than 38 inches	18
38 inches or more	20

4.0 TREE MITIGATION AND LANDSCAPE PLANTING REQUIREMENTS

TREE MITIGATION REQUIREMENT

Common Name	Count of Trees Removed	Preservation Within Conservation Easement		Mitigation Required	
		# of Tree Preserved (55%)	# of Tree Preserved (50%)	# of Tree Preserved (65%)	# of Tree Preserved (50%)
American Elm	5	4	3	1	2
Blackjack Oak	6	12	9	-6	-3
Bois d'arc	6	17	13	-11	-7
Cedar Elm	101	60	46	41	55
Cottonwood		3	2	-3	-2
Chinese Pistachio	1			1	1
Cottonwood	4			4	4
Green Ash	23	47	36	-24	-13
Gum Bully		3	2	-3	-2
Juniper	54	43	33	11	21
Mesquite	25	9	7	16	18
Mexican Ash	25	9	7	16	18
Pecan	5	18	14	-13	-9
Post Oak	288	220	169	68	119
Shumard	18	157	121	-139	-103
GRAND TOTAL	561	601	462	-40	99

LANDSCAPE REQUIREMENT*

Lot Count	# small trees (3-inch caliper)**	Small tree total caliper planted (in)	# large tree (4-inch caliper)**	Large tree caliper planted	TOTAL TREES PLANTED	TOTAL CALIPER INCHES PLANTED
282	564	1,692	282	1,128	846	2,820

**From approved planting list

Summary of trees preserved outside of conservation easement

Preserved Tree Count	Total # Preserved	Total Caliper Preserved
American Elm	3	34
Blackjack Oak	1	10
Bois d'arc	8	102
Box Elder	3	32
Cedar Elm	17	167
Cottonwood	1	8
Green Ash	1	10
Gum Bully	1	10
Juniper	10	154
Mesquite	1	18
Mexican Ash	1	13
Pecan	1	8
Post Oak	63	960
Shumard	8	117
GRAND TOTAL	119	1,642

*Pape-Dawson personnel are seeking a special exception to the landscape planting schedule by applying to the Board of Adjustment on 2/24/2017 to target the March 2017 meeting. We are seeking to extend the planting timelines under the landscape ordinance due to the size of the project. It is anticipated that the project area will be cleared and graded in June 2017. Paving and utility construction will be finished by March 2018 (10 months). An additional 35 months of home building is anticipated (assuming 8 homes sold/month) for a total of 45 months before planting can occur.

GRAND TOTALS
TOTAL # TREE PRESERVED/PLANTED
TOTAL CALIPER PRESERVED/PLANTED
965
4,462

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lot	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91637981	Maculara pomifera	Bois d'arc	8.0	\$1080	2	32.6755	-96.59187628	Yes			
-63.91665893	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67525	-96.5919058	Yes			
-63.91630583	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67533	-96.59163512	Yes			
-63.91588499	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67558	-96.59146797	Yes			
-63.91600662	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67587	-96.59187714	Yes			
-63.91643987	Populus deltoides	Cottonwood	8.0	\$1080	2	32.67537	-96.591808	Yes			
-63.91611048	Juniperus virginiana	Juniper	8.0	\$1080	2	32.67537	-96.59148278	Yes			
-63.9165371	Carya illinoensis	Pecan	8.0	\$1080	2	32.67525	-96.59178416	Yes			
-63.91122464	Quercus stellata	Post Oak	8.0	\$1080	2	32.67792	-96.58914944	Yes			
-63.91197111	Quercus stellata	Post Oak	8.0	\$1080	2	32.67718	-96.58915285	Yes			
-63.91083024	Quercus shumardii	Shumard	8.0	\$1080	2	32.6781	-96.58892791	Yes			
-63.91647649	Ulmus crassifolia	Cedar Elm	8.3	\$1,089	2	32.67554	-96.59202127	Yes			
-63.91123607	Quercus stellata	Post Oak	8.3	\$1,089	2	32.67775	-96.58899079	Yes			
-63.91148268	Quercus stellata	Post Oak	8.4	\$1,094	2	32.67752	-96.58900287	Yes			
-63.91593665	Maculara pomifera	Bois d'arc	8.5	\$1,098	2	32.6757	-96.59164054	Yes			
-63.91082616	Ulmus crassifolia	Cedar Elm	8.5	\$1,098	2	32.67808	-96.58890883	Yes			
-63.91570798	Quercus stellata	Post Oak	8.5	\$1,098	2	32.67109	-96.58680253	Yes			
-63.91139924	Quercus stellata	Post Oak	8.6	\$1,102	2	32.67749	-96.58889306	Yes			
-63.91044419	Ulmus crassifolia	Cedar Elm	8.8	\$1,107	2	32.67837	-96.58881787	Yes			
-63.91144633	Quercus stellata	Post Oak	8.9	\$1,112	2	32.67748	-96.58893008	Yes			
-63.91618376	Ulmus americana	American Elm	9.0	\$1,116	2	32.67573	-96.59191744	Yes			
-63.91048908	Ulmus crassifolia	Cedar Elm	9.0	\$1,116	2	32.67836	-96.58884527	Yes			
-63.91027999	Ulmus crassifolia	Cedar Elm	9.0	\$1,116	2	32.67844	-96.58871924	Yes			
-63.91639273	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67087	-96.58726628	Yes			
-63.9114258	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67749	-96.58891081	Yes			
-63.91075664	Quercus shumardii	Shumard	9.0	\$1,116	2	32.6781	-96.58885577	Yes			
-63.91117149	Quercus shumardii	Shumard	9.0	\$1,116	2	32.67774	-96.58890764	Yes			
-63.91166157	Quercus stellata	Post Oak	9.2	\$1,123	2	32.67732	-96.58897736	Yes			
-63.91616166	Acer negundo	Box Elder	9.3	\$1,125	2	32.67577	-96.59193231	Yes			
-63.91561379	Quercus stellata	Post Oak	9.3	\$1,125	2	32.67112	-96.58673817	Yes			
-63.91096075	Quercus stellata	Post Oak	9.3	\$1,127	2	32.67818	-96.58913613	Yes			
-63.91613222	Ulmus crassifolia	Cedar Elm	9.5	\$1,134	2	32.67546	-96.59159401	Yes			
-63.91628927	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67082	-96.58710712	Yes			
-63.91121332	Sideroxylon lanuginosum	Gum Bully	9.7	\$1,141	2	32.67804	-96.58925279	Yes			
-63.91178062	Quercus marilandica	Blackjack Oak	9.8	\$1,143	2	32.67721	-96.58899062	Yes			
-63.91592233	Fraxinus pennsylvanica	Green Ash	10.0	\$1,152	2	32.67555	-96.59142182	Yes			
-63.91632959	Acer negundo	Box Elder	10.0	\$1,152	2	32.67571	-96.59204291	Yes			
-63.91584213	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67558	-96.59141897	Yes			
-63.9107838	Quercus shumardii	Shumard	10.0	\$1,152	2	32.6781	-96.58888186	Yes			
-63.91102726	Quercus shumardii	Shumard	10.0	\$1,152	2	32.67799	-96.58901294	Yes			
-63.91170042	Quercus stellata	Post Oak	10.3	\$1,161	2	32.67731	-96.58900901	Yes			
-63.91643926	Quercus stellata	Post Oak	10.3	\$1,163	2	32.67087	-96.58730846	Yes			
-63.91625422	Ulmus americana	American Elm	10.5	\$1,170	2	32.67564	-96.59189298	Yes			
-63.91054419	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67345	-96.58399592	Yes			
-63.91096129	Ulmus crassifolia	Cedar Elm	11.0	\$1,188	2	32.67803	-96.58899141	Yes			
-63.91563699	Quercus stellata	Post Oak	11.0	\$1,188	2	32.67114	-96.58677241	Yes			
-63.9126961	Quercus stellata	Post Oak	11.0	\$1,188	2	32.67247	-96.58516197	Yes			
-63.91572669	Quercus stellata	Post Oak	11.3	\$1,197	2	32.67107	-96.58679449	Yes			
-63.91093134	Quercus stellata	Post Oak	11.3	\$1,197	2	32.67347	-96.58440018	Yes			
-63.91042564	Quercus stellata	Post Oak	11.3	\$1,197	2	32.6735	-96.58392836	Yes			
-63.91619039	Ulmus crassifolia	Cedar Elm	11.5	\$1,206	2	32.67537	-96.59156526	Yes			
-63.91086283	Ulmus crassifolia	Cedar Elm	11.5	\$1,206	2	32.67329	-96.58414793	Yes			
-63.91626305	Ulmus crassifolia	Cedar Elm	11.7	\$1,213	2	32.67528	-96.59154238	Yes			
-63.90923756	Quercus stellata	Post Oak	11.7	\$1,213	2	32.67399	-96.58322303	Yes			
-63.9115176	Quercus stellata	Post Oak	11.8	\$1,215	2	32.67744	-96.58895352	Yes			
-63.9107985	Juniperus virginiana	Juniper	12.0	\$1,224	2	32.67786	-96.588942	Yes			
-63.90923756	Juniperus virginiana	Juniper	12.0	\$1,224	2	32.67399	-96.58322303	Yes			
-63.91092081	Quercus shumardii	Shumard	12.0	\$1,224	2	32.67793	-96.58885014	Yes			
-63.91618536	Maculara pomifera	Bois d'arc	12.3	\$1,233	2	32.67538	-96.59156872	Yes			
-63.9161545	Fraxinus berlandieriana	Mexican Ash	12.6	\$1,246	2	32.67579	-96.59194451	Yes			
-63.91619551	Quercus stellata	Post Oak	12.8	\$1,251	2	32.67087	-96.58706107	Yes			
-63.91626551	Maculara pomifera	Bois d'arc	13.0	\$1,260	2	32.67533	-96.59159289	Yes			
-63.91619835	Maculara pomifera	Bois d'arc	13.0	\$1,260	2	32.67539	-96.59159112	Yes			
-63.91638194	Acer negundo	Box Elder	13.0	\$1,260	2	32.67571	-96.59209455	Yes			
-63.91141316	Quercus stellata	Post Oak	13.2	\$1,267	2	32.67751	-96.58892768	Yes			
-63.9110576	Ulmus crassifolia	Cedar Elm	13.3	\$1,269	2	32.67804	-96.58909674	Yes			
-63.91588292	Ulmus crassifolia	Cedar Elm	13.5	\$1,278	2	32.67585	-96.59172839	Yes			
-63.91585293	Ulmus americana	American Elm	14.0	\$1,296	4	32.67556	-96.59141422	Yes			
-63.9157633	Quercus stellata	Post Oak	14.0	\$1,296	4	32.67108	-96.58684717	Yes			
-63.9164457	Quercus stellata	Post Oak	14.1	\$1,301	4	32.67077	-96.58721643	Yes			
-63.91077866	Juniperus virginiana	Juniper	14.3	\$1,307	4	32.67823	-96.58900545	Yes			
-63.91621735	Maculara pomifera	Bois d'arc	14.5	\$1,314	4	32.67542	-96.59164026	Yes			
-63.91586359	Quercus stellata	Post Oak	14.5	\$1,314	4	32.671	-96.58686198	Yes			
-63.9126195	Quercus stellata	Post Oak	14.8	\$1,325	4	32.67251	-96.5851329	Yes			
-63.91609455	Maculara pomifera	Bois d'arc	15.0	\$1,332	4	32.67545	-96.59153975	Yes			
-63.91487636	Quercus stellata	Post Oak	15.0	\$1,332	4	32.67146	-96.58633566	Yes			
-63.91209824	Quercus stellata	Post Oak	15.0	\$1,332	4	32.67273	-96.5848272	Yes			
-63.91090744	Quercus stellata	Post Oak	15.0	\$1,332	4	32.67348	-96.5843879	Yes			
-63.91060374	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67339	-96.58399499	Yes			
-63.91031121	Quercus stellata	Post Oak	16.0	\$1,366	4	32.67354	-96.58384823	Yes			

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91251348	Quercus stellata	Post Oak	16.0	\$1,368	4	32.67257	-96.58508513	Yes			
-63.91170508	Quercus stellata	Post Oak	16.0	\$1,368	4	32.67293	-96.58463162	Yes			
-63.91080478	Quercus stellata	Post Oak	16.0	\$1,368	4	32.67332	-96.58412581	Yes			
-63.90912831	Quercus stellata	Post Oak	16.0	\$1,368	4	32.67407	-96.58319981	Yes			
-63.90906245	Quercus stellata	Post Oak	16.0	\$1,368	4	32.67411	-96.58317186	Yes			
-63.91082176	Juniperus virginiana	Juniper	16.2	\$1,375	4	32.67819	-96.58901618	Yes			
-63.90946727	Quercus stellata	Post Oak	16.4	\$1,382	4	32.67391	-96.58338084	Yes			
-63.91226328	Quercus stellata	Post Oak	16.5	\$1,386	4	32.67267	-96.58493801	Yes			
-63.91159552	Quercus stellata	Post Oak	16.5	\$1,386	4	32.67299	-96.58458925	Yes			
-63.91104829	Juniperus virginiana	Juniper	16.8	\$1,395	4	32.67799	-96.58903518	Yes			
-63.9108662	Juniperus virginiana	Juniper	17.0	\$1,404	4	32.67815	-96.58901333	Yes			
-63.91639036	Quercus stellata	Post Oak	17.0	\$1,404	4	32.67078	-96.58717328	Yes			
-63.91060472	Quercus stellata	Post Oak	17.0	\$1,404	4	32.67422	-96.58482457	Yes			
-63.91619612	Maclura pomifera	Bois d'arc	17.3	\$1,413	4	32.67542	-96.59161492	Yes			
-63.91522238	Quercus stellata	Post Oak	17.3	\$1,413	4	32.67129	-96.58651463	Yes			
-63.91107158	Prosopis glandulosa	Mesquite	17.9	\$1,436	4	32.67813	-96.58920142	Yes			
-63.91128497	Quercus stellata	Post Oak	18.0	\$1,440	4	32.67802	-96.58930797	Yes			
-63.91055004	Quercus stellata	Post Oak	18.1	\$1,444	4	32.67425	-96.58480033	Yes			
-63.90935506	Juniperus virginiana	Juniper	19.0	\$1,476	4	32.67395	-96.58330185	Yes			
-63.9164272	Quercus stellata	Post Oak	19.0	\$1,476	4	32.67085	-96.58727613	Yes			
-63.91079329	Quercus stellata	Post Oak	19.0	\$1,476	4	32.67348	-96.58427492	Yes			
-63.90964369	Quercus stellata	Post Oak	19.0	\$1,476	4	32.67383	-96.58347246	Yes			
-63.91125936	Juniperus virginiana	Juniper	19.1	\$1,480	4	32.67804	-96.5893039	Yes			
-63.9106658	Quercus stellata	Post Oak	19.3	\$1,485	4	32.67338	-96.58404581	Yes			
-63.91387027	Juniperus virginiana	Juniper	20.0	\$1,512	8	32.67583	-96.58970326	Yes			
-63.91207415	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67275	-96.58482193	Yes			
-63.91165256	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67295	-96.58459877	Yes			
-63.91103199	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67808	-96.58911539	Yes			
-63.91264674	Quercus stellata	Post Oak	21.0	\$1,548	8	32.67249	-96.58513655	Yes			
-63.91152738	Quercus stellata	Post Oak	21.0	\$1,548	8	32.673	-96.58452639	Yes			
-63.91074206	Quercus stellata	Post Oak	21.4	\$1,562	8	32.67412	-96.58485973	Yes			
-63.91103439	Quercus stellata	Post Oak	22.3	\$1,593	8	32.67806	-96.58909361	Yes			
-63.91248266	Quercus stellata	Post Oak	22.5	\$1,602	8	32.67255	-96.58503195	Yes			
-63.91221098	Quercus stellata	Post Oak	22.5	\$1,602	8	32.67269	-96.58490291	Yes			
-63.91095853	Quercus stellata	Post Oak	24.3	\$1,665	8	32.67795	-96.58891085	Yes			
-63.91060423	Quercus shumardii	Shumard	29.0	\$1,836	10	32.67828	-96.58888083	Yes			
-63.91059881	Quercus shumardii	Shumard	29.5	\$1,854	10	32.67826	-96.5888635	Yes			
-63.91236335	Quercus stellata	Post Oak	31.5	\$1,926	10	32.67261	-96.58497532	Yes			
-63.91088867	Quercus stellata	Post Oak	36.8	\$2,115	18	32.67802	-96.58890559	Yes			
-63.91124469	Ulmus americana	American Elm	8.0	\$1080	2	32.6767	-96.58794375		Yes		
-63.9134016	Fraxinus pennsylvanica	Green Ash	8.0	\$1080	2	32.67584	-96.58923977		Yes		
-63.91160846	Fraxinus pennsylvanica	Green Ash	8.0	\$1080	2	32.67581	-96.58741566		Yes		
-63.91274798	Fraxinus pennsylvanica	Green Ash	8.0	\$1080	2	32.6761	-96.58884383		Yes		
-63.91753478	Quercus marilandica	Blackjack Oak	8.0	\$1080	2	32.67367	-96.59120415		Yes		
-63.9173341	Quercus marilandica	Blackjack Oak	8.0	\$1080	2	32.6737	-96.59103636		Yes		
-63.91284654	Maclura pomifera	Bois d'arc	8.0	\$1080	2	32.67606	-96.58890217		Yes		
-63.91677701	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67266	-96.58943756		Yes		
-63.91606521	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67422	-96.59028521		Yes		
-63.91337112	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67576	-96.58912996		Yes		
-63.91552706	Fraxinus berlandieriana	Mexican Ash	8.0	\$1080	2	32.67465	-96.59017255		Yes		
-63.91598185	Quercus stellata	Post Oak	8.0	\$1080	2	32.67434	-96.59032592		Yes		
-63.91587758	Quercus stellata	Post Oak	8.0	\$1080	2	32.67449	-96.59037054		Yes		
-63.91550488	Quercus stellata	Post Oak	8.0	\$1080	2	32.67459	-96.59009143		Yes		
-63.9136812	Quercus stellata	Post Oak	8.0	\$1080	2	32.6756	-96.58927929		Yes		
-63.91783818	Quercus shumardii	Shumard	8.0	\$1080	2	32.67376	-96.59160097		Yes		
-63.91750791	Quercus shumardii	Shumard	8.0	\$1080	2	32.67442	-96.59192972		Yes		
-63.91744832	Quercus shumardii	Shumard	8.0	\$1080	2	32.67439	-96.59183755		Yes		
-63.91733936	Quercus shumardii	Shumard	8.0	\$1080	2	32.6737	-96.59104196		Yes		
-63.91682195	Quercus shumardii	Shumard	8.0	\$1080	2	32.67263	-96.58944972		Yes		
-63.91641717	Quercus shumardii	Shumard	8.0	\$1080	2	32.67297	-96.58938496		Yes		
-63.91548641	Quercus shumardii	Shumard	8.0	\$1080	2	32.67473	-96.59021246		Yes		
-63.91116651	Fraxinus berlandieriana	Mexican Ash	8.1	\$1,084	2	32.67651	-96.58767182		Yes		
-63.91737828	Quercus shumardii	Shumard	8.2	\$1,087	2	32.67371	-96.59108897		Yes		
-63.91124185	Fraxinus pennsylvanica	Green Ash	8.3	\$1,089	2	32.6767	-96.58793685		Yes		
-63.91270907	Fraxinus pennsylvanica	Green Ash	8.3	\$1,089	2	32.67609	-96.58879617		Yes		
-63.91192654	Quercus stellata	Post Oak	8.3	\$1,089	2	32.67698	-96.58890821		Yes		
-63.91190891	Quercus stellata	Post Oak	8.3	\$1,089	2	32.67698	-96.5888884		Yes		
-63.91096172	Fraxinus pennsylvanica	Green Ash	8.3	\$1,091	2	32.67627	-96.58723661		Yes		
-63.91330453	Quercus stellata	Post Oak	8.3	\$1,091	2	32.6759	-96.58920011		Yes		
-63.91506206	Fraxinus berlandieriana	Mexican Ash	8.4	\$1,093	2	32.67475	-96.58980797		Yes		
-63.91120738	Fraxinus pennsylvanica	Green Ash	8.4	\$1,094	2	32.67674	-96.58794341		Yes		
-63.91275793	Fraxinus pennsylvanica	Green Ash	8.5	\$1,098	2	32.67611	-96.58886868		Yes		
-63.91117021	Maclura pomifera	Bois d'arc	8.5	\$1,098	2	32.67646	-96.5876256		Yes		
-63.91098684	Ulmus crassifolia	Cedar Elm	8.5	\$1,098	2	32.6762	-96.58718443		Yes		
-63.91531585	Quercus stellata	Post Oak	8.6	\$1,102	2	32.67477	-96.59009026		Yes		
-63.91557933	Quercus stellata	Post Oak	8.8	\$1,107	2	32.67459	-96.59016847		Yes		
-63.91760321	Quercus shumardii	Shumard	8.8	\$1,107	2	32.67365	-96.59125491		Yes		
-63.91657323	Ulmus americana	American Elm	9.0	\$1,116	2	32.67403	-96.59060176		Yes		
-63.91681831	Ulmus crassifolia	Cedar Elm	9.0	\$1,116	2	32.6726	-96.58942238		Yes		
-63.91575614	Ulmus crassifolia	Cedar Elm	9.0	\$1,116	2	32.67365	-96.58940468		Yes		

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91675327	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67398	-96.59072862	Yes			
-63.91560208	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67452	-96.59012378	Yes			
-63.91518513	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67465	-96.5898349	Yes			
-63.91107984	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67624	-96.58732413	Yes			
-63.91273946	<i>Sideroxylon lanuginosum</i>	Gum Bully	9.0	\$1,116	2	32.6761	-96.58884046	Yes			
-63.9136055	<i>Fraxinus berlandieriana</i>	Mexican Ash	9.0	\$1,116	2	32.6757	-96.58930889	Yes			
-63.91127877	<i>Fraxinus berlandieriana</i>	Mexican Ash	9.0	\$1,116	2	32.67644	-96.5877175	Yes			
-63.91191841	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67697	-96.58888463	Yes			
-63.91774851	<i>Quercus shumardii</i>	Shumard	9.0	\$1,116	2	32.67381	-96.59155868	Yes			
-63.91752259	<i>Quercus shumardii</i>	Shumard	9.0	\$1,116	2	32.67432	-96.59184427	Yes			
-63.91409874	<i>Quercus shumardii</i>	Shumard	9.2	\$1,123	2	32.67444	-96.58854175	Yes			
-63.91675041	<i>Ulmus crassifolia</i>	Cedar Elm	9.3	\$1,125	2	32.67269	-96.58943754	Yes			
-63.91183845	<i>Sideroxylon lanuginosum</i>	Gum Bully	9.3	\$1,125	2	32.67568	-96.58751464	Yes			
-63.91752037	<i>Quercus shumardii</i>	Shumard	9.3	\$1,125	2	32.67381	-96.59132633	Yes			
-63.91689665	<i>Quercus shumardii</i>	Shumard	9.3	\$1,125	2	32.67475	-96.59164459	Yes			
-63.91366309	<i>Ulmus crassifolia</i>	Cedar Elm	9.4	\$1,129	2	32.67466	-96.58832247	Yes			
-63.91740558	<i>Ulmus crassifolia</i>	Cedar Elm	9.4	\$1,130	2	32.67383	-96.59123989	Yes			
-63.91125125	<i>Fraxinus pennsylvanica</i>	Green Ash	9.5	\$1,134	2	32.67612	-96.58737077	Yes			
-63.91678196	<i>Ulmus crassifolia</i>	Cedar Elm	9.5	\$1,134	2	32.67265	-96.58943498	Yes			
-63.91669659	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67269	-96.58938896	Yes			
-63.91614984	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67419	-96.59034082	Yes			
-63.91339176	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67586	-96.58924942	Yes			
-63.91553244	<i>Ulmus crassifolia</i>	Cedar Elm	9.7	\$1,141	2	32.67466	-96.59019527	Yes			
-63.91186523	<i>Ulmus crassifolia</i>	Cedar Elm	9.7	\$1,141	2	32.67566	-96.58752706	Yes			
-63.91337874	<i>Quercus stellata</i>	Post Oak	9.7	\$1,141	2	32.67594	-96.58931625	Yes			
-63.91774724	<i>Quercus shumardii</i>	Shumard	9.8	\$1,143	2	32.67322	-96.59096338	Yes			
-63.91534594	<i>Quercus stellata</i>	Post Oak	9.8	\$1,145	2	32.67483	-96.59017162	Yes			
-63.91747351	<i>Quercus marilandica</i>	Blackjack Oak	10.0	\$1,152	2	32.67357	-96.59103999	Yes			
-63.91339311	<i>Ulmus crassifolia</i>	Cedar Elm	10.0	\$1,152	2	32.67605	-96.58944542	Yes			
-63.91093805	<i>Fraxinus berlandieriana</i>	Mexican Ash	10.0	\$1,152	2	32.67627	-96.58720978	Yes			
-63.91335572	<i>Quercus stellata</i>	Post Oak	10.0	\$1,152	2	32.67605	-96.5894009	Yes			
-63.91769171	<i>Quercus shumardii</i>	Shumard	10.0	\$1,152	2	32.6732	-96.59089435	Yes			
-63.91773967	<i>Quercus shumardii</i>	Shumard	10.0	\$1,152	2	32.67397	-96.59170973	Yes			
-63.91730084	<i>Quercus shumardii</i>	Shumard	10.1	\$1,156	2	32.67397	-96.59127016	Yes			
-63.9123224	<i>Fraxinus pennsylvanica</i>	Green Ash	10.2	\$1,159	2	32.67546	-96.58777878	Yes			
-63.91484448	<i>Fraxinus pennsylvanica</i>	Green Ash	10.3	\$1,161	2	32.67481	-96.58965322	Yes			
-63.91405704	<i>Quercus shumardii</i>	Shumard	10.3	\$1,161	2	32.67443	-96.58849025	Yes			
-63.91121226	<i>Fraxinus pennsylvanica</i>	Green Ash	10.5	\$1,170	2	32.67674	-96.58795395	Yes			
-63.9173412	<i>Maculara pomifera</i>	Bois d'arc	10.5	\$1,170	2	32.67401	-96.59135241	Yes			
-63.91354138	<i>Ulmus crassifolia</i>	Cedar Elm	10.5	\$1,170	2	32.67471	-96.58825565	Yes			
-63.91329192	<i>Ulmus crassifolia</i>	Cedar Elm	10.5	\$1,170	2	32.67579	-96.58907875	Yes			
-63.91662045	<i>Quercus stellata</i>	Post Oak	10.5	\$1,170	2	32.67282	-96.58944227	Yes			
-63.91779946	<i>Quercus shumardii</i>	Shumard	10.5	\$1,170	2	32.67322	-96.59102054	Yes			
-63.91730595	<i>Fraxinus pennsylvanica</i>	Green Ash	10.6	\$1,174	2	32.674	-96.59130129	Yes			
-63.91556322	<i>Fraxinus berlandieriana</i>	Mexican Ash	10.7	\$1,177	2	32.67465	-96.59021708	Yes			
-63.91554321	<i>Quercus shumardii</i>	Shumard	10.7	\$1,177	2	32.67471	-96.59025556	Yes			
-63.91220641	<i>Ulmus crassifolia</i>	Cedar Elm	10.8	\$1,179	2	32.67551	-96.58771825	Yes			
-63.91757634	<i>Populus deltoides</i>	Cottonwood	10.8	\$1,179	2	32.67372	-96.59129237	Yes			
-63.91339008	<i>Fraxinus pennsylvanica</i>	Green Ash	10.8	\$1,181	2	32.67587	-96.5892649	Yes			
-63.91722882	<i>Quercus shumardii</i>	Shumard	10.8	\$1,181	2	32.67398	-96.59120559	Yes			
-63.91724562	<i>Quercus marilandica</i>	Blackjack Oak	11.0	\$1,188	2	32.67349	-96.59073203	Yes			
-63.91673745	<i>Ulmus crassifolia</i>	Cedar Elm	11.0	\$1,188	2	32.67259	-96.58932658	Yes			
-63.91371384	<i>Ulmus crassifolia</i>	Cedar Elm	11.0	\$1,188	2	32.67555	-96.58921177	Yes			
-63.9160495	<i>Quercus stellata</i>	Post Oak	11.0	\$1,188	2	32.67422	-96.59026878	Yes			
-63.91587603	<i>Quercus shumardii</i>	Shumard	11.0	\$1,188	2	32.67446	-96.59033878	Yes			
-63.91736628	<i>Quercus marilandica</i>	Blackjack Oak	11.1	\$1,192	2	32.67336	-96.59072394	Yes			
-63.91329089	<i>Ulmus crassifolia</i>	Cedar Elm	11.1	\$1,192	2	32.67597	-96.58926415	Yes			
-63.91343241	<i>Quercus stellata</i>	Post Oak	11.2	\$1,195	2	32.67596	-96.58938752	Yes			
-63.91660269	<i>Ulmus americana</i>	American Elm	11.3	\$1,197	2	32.67401	-96.59061513	Yes			
-63.91737518	<i>Quercus shumardii</i>	Shumard	11.3	\$1,197	2	32.67359	-96.59096158	Yes			
-63.91736248	<i>Fraxinus pennsylvanica</i>	Green Ash	11.3	\$1,199	2	32.67378	-96.59114284	Yes			
-63.91391769	<i>Ulmus crassifolia</i>	Cedar Elm	11.3	\$1,199	2	32.67541	-96.58933054	Yes			
-63.91336867	<i>Quercus stellata</i>	Post Oak	11.3	\$1,199	2	32.67593	-96.58930131	Yes			
-63.91520056	<i>Quercus shumardii</i>	Shumard	11.3	\$1,199	2	32.67486	-96.59005591	Yes			
-63.91119675	<i>Maculara pomifera</i>	Bois d'arc	11.4	\$1,202	2	32.67665	-96.58784382	Yes			
-63.91662273	<i>Quercus stellata</i>	Post Oak	11.5	\$1,206	2	32.67278	-96.58940556	Yes			
-63.91560408	<i>Quercus stellata</i>	Post Oak	11.5	\$1,206	2	32.67457	-96.59016938	Yes			
-63.91559732	<i>Quercus stellata</i>	Post Oak	11.5	\$1,206	2	32.67457	-96.59016667	Yes			
-63.91749177	<i>Quercus shumardii</i>	Shumard	11.5	\$1,206	2	32.6739	-96.59139501	Yes			
-63.91736852	<i>Quercus stellata</i>	Post Oak	11.7	\$1,213	2	32.67332	-96.59069344	Yes			
-63.91381873	<i>Quercus stellata</i>	Post Oak	11.7	\$1,213	2	32.67552	-96.58934358	Yes			
-63.91667038	<i>Quercus shumardii</i>	Shumard	11.7	\$1,213	2	32.674	-96.5906734	Yes			
-63.91549392	<i>Ulmus crassifolia</i>	Cedar Elm	11.7	\$1,213	2	32.67459	-96.59008589	Yes			
-63.91596078	<i>Ulmus crassifolia</i>	Cedar Elm	12.0	\$1,224	2	32.67354	-96.58950376	Yes			
-63.91106746	<i>Ulmus crassifolia</i>	Cedar Elm	12.0	\$1,224	2	32.67655	-96.5876198	Yes			
-63.91783752	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67355	-96.59138473	Yes			
-63.91773323	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67346	-96.59118895	Yes			
-63.91765078	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67347	-96.59111833	Yes			
-63.91740297	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67352	-96.59091814	Yes			
-63.91720074	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67364	-96.59083586	Yes			

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91425964	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.6754	-96.58965522	Yes			
-63.91412668	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67437	-96.58850003	Yes			
-63.91532591	<i>Quercus stellata</i>	Post Oak	12.0	\$1,224	2	32.67461	-96.58993245	Yes			
-63.91750705	<i>Quercus shumardii</i>	Shumard	12.0	\$1,224	2	32.67374	-96.59124805	Yes			
-63.91746914	<i>Quercus shumardii</i>	Shumard	12.0	\$1,224	2	32.67394	-96.59140778	Yes			
-63.91386694	<i>Ulmus crassifolia</i>	Cedar Elm	12.1	\$1,228	2	32.67546	-96.58932229	Yes			
-63.91428534	<i>Juniperus virginiana</i>	Juniper	12.2	\$1,231	2	32.67517	-96.58945784	Yes			
-63.91722151	<i>Fraxinus pennsylvanica</i>	Green Ash	12.3	\$1,233	2	32.67353	-96.59075441	Yes			
-63.91339265	<i>Fraxinus pennsylvanica</i>	Green Ash	12.3	\$1,233	2	32.67571	-96.58910341	Yes			
-63.91292723	<i>Ulmus crassifolia</i>	Cedar Elm	12.3	\$1,233	2	32.67598	-96.58890848	Yes			
-63.91591831	<i>Juniperus virginiana</i>	Juniper	12.3	\$1,233	2	32.67437	-96.59028998	Yes			
-63.91556032	<i>Quercus stellata</i>	Post Oak	12.3	\$1,233	2	32.67461	-96.59016563	Yes			
-63.9159923	<i>Ulmus crassifolia</i>	Cedar Elm	12.5	\$1,242	2	32.67352	-96.5895136	Yes			
-63.91176938	<i>Ulmus crassifolia</i>	Cedar Elm	12.5	\$1,242	2	32.67571	-96.58748284	Yes			
-63.91410902	<i>Quercus stellata</i>	Post Oak	12.5	\$1,242	2	32.67532	-96.58943257	Yes			
-63.91336342	<i>Quercus stellata</i>	Post Oak	12.5	\$1,242	2	32.67595	-96.58931619	Yes			
-63.91611827	<i>Fraxinus pennsylvanica</i>	Green Ash	13.0	\$1,260	2	32.67425	-96.59036693	Yes			
-63.91566613	<i>Prosopis glandulosa</i>	Mesquite	13.0	\$1,260	2	32.67386	-96.58952555	Yes			
-63.91669041	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67266	-96.58935321	Yes			
-63.91660834	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67268	-96.58929277	Yes			
-63.91654081	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67286	-96.58939866	Yes			
-63.9152963	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67459	-96.58988157	Yes			
-63.91773213	<i>Quercus shumardii</i>	Shumard	13.0	\$1,260	2	32.67402	-96.59175685	Yes			
-63.91747038	<i>Quercus shumardii</i>	Shumard	13.0	\$1,260	2	32.67365	-96.59112002	Yes			
-63.91108813	<i>Ulmus crassifolia</i>	Cedar Elm	13.3	\$1,269	2	32.67624	-96.58732683	Yes			
-63.91732041	<i>Ulmus crassifolia</i>	Cedar Elm	13.4	\$1,273	2	32.67396	-96.59127946	Yes			
-63.91340219	<i>Fraxinus pennsylvanica</i>	Green Ash	13.5	\$1,278	2	32.67582	-96.58922271	Yes			
-63.91339599	<i>Fraxinus pennsylvanica</i>	Green Ash	13.5	\$1,278	2	32.67578	-96.58917582	Yes			
-63.91111426	<i>Maculara pomifera</i>	Bois d'arc	13.5	\$1,278	2	32.67654	-96.58765629	Yes			
-63.91588778	<i>Ulmus crassifolia</i>	Cedar Elm	13.5	\$1,278	2	32.67364	-96.58952532	Yes			
-63.91763481	<i>Populus deltoides</i>	Cottonwood	13.5	\$1,278	2	32.67369	-96.59132879	Yes			
-63.91529823	<i>Quercus stellata</i>	Post Oak	13.5	\$1,278	2	32.67462	-96.58992047	Yes			
-63.91464524	<i>Juniperus virginiana</i>	Juniper	13.8	\$1,287	2	32.67521	-96.58985422	Yes			
-63.91618326	<i>Quercus stellata</i>	Post Oak	13.8	\$1,287	2	32.67418	-96.59036603	Yes			
-63.91607929	<i>Quercus stellata</i>	Post Oak	13.8	\$1,287	2	32.67429	-96.59036785	Yes			
-63.91585185	<i>Quercus stellata</i>	Post Oak	13.8	\$1,287	2	32.67443	-96.59028389	Yes			
-63.91193417	<i>Juniperus virginiana</i>	Juniper	13.8	\$1,289	2	32.6769	-96.58883219	Yes			
-63.91338747	<i>Quercus stellata</i>	Post Oak	13.9	\$1,292	2	32.67587	-96.58925797	Yes			
-63.91667208	<i>Fraxinus pennsylvanica</i>	Green Ash	14.0	\$1,296	4	32.67272	-96.58938794	Yes			
-63.91374836	<i>Ulmus crassifolia</i>	Cedar Elm	14.0	\$1,296	4	32.67465	-96.58840035	Yes			
-63.91666388	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67272	-96.5893883	Yes			
-63.91663956	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67267	-96.58930691	Yes			
-63.916151	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67424	-96.5903944	Yes			
-63.91601889	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67427	-96.59028679	Yes			
-63.91560866	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67449	-96.59009593	Yes			
-63.9134222	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67567	-96.58908806	Yes			
-63.91337874	<i>Quercus stellata</i>	Post Oak	14.0	\$1,296	4	32.67594	-96.58931625	Yes			
-63.91765313	<i>Quercus shumardii</i>	Shumard	14.0	\$1,296	4	32.67444	-96.59209158	Yes			
-63.91345433	<i>Quercus stellata</i>	Post Oak	14.2	\$1,303	4	32.67594	-96.58939858	Yes			
-63.91523881	<i>Fraxinus pennsylvanica</i>	Green Ash	14.3	\$1,305	4	32.67463	-96.58986687	Yes			
-63.91677902	<i>Quercus stellata</i>	Post Oak	14.3	\$1,305	4	32.67266	-96.58944165	Yes			
-63.91409952	<i>Quercus stellata</i>	Post Oak	14.3	\$1,305	4	32.6753	-96.58939803	Yes			
-63.91380397	<i>Juniperus virginiana</i>	Juniper	14.3	\$1,307	4	32.67552	-96.58932851	Yes			
-63.9155435	<i>Quercus shumardii</i>	Shumard	14.3	\$1,307	4	32.6746	-96.59014113	Yes			
-63.91653472	<i>Quercus stellata</i>	Post Oak	14.5	\$1,314	4	32.67284	-96.58937126	Yes			
-63.91332727	<i>Fraxinus pennsylvanica</i>	Green Ash	14.6	\$1,318	4	32.67594	-96.58926767	Yes			
-63.91393109	<i>Ulmus crassifolia</i>	Cedar Elm	14.6	\$1,318	4	32.67539	-96.58932082	Yes			
-63.91111065	<i>Juniperus virginiana</i>	Juniper	14.7	\$1,321	4	32.67641	-96.5875185	Yes			
-63.91333423	<i>Ulmus crassifolia</i>	Cedar Elm	14.8	\$1,323	4	32.67586	-96.58919783	Yes			
-63.9155316	<i>Quercus stellata</i>	Post Oak	14.8	\$1,323	4	32.67457	-96.59010348	Yes			
-63.91335686	<i>Quercus stellata</i>	Post Oak	14.8	\$1,323	4	32.67603	-96.58939082	Yes			
-63.91767796	<i>Prosopis glandulosa</i>	Mesquite	15.0	\$1,332	4	32.6733	-96.59097729	Yes			
-63.91772169	<i>Quercus stellata</i>	Post Oak	15.0	\$1,332	4	32.67361	-96.59133196	Yes			
-63.91602879	<i>Quercus stellata</i>	Post Oak	15.0	\$1,332	4	32.67423	-96.5902628	Yes			
-63.9158522	<i>Juniperus virginiana</i>	Juniper	15.1	\$1,334	4	32.67456	-96.59041049	Yes			
-63.91665318	<i>Quercus stellata</i>	Post Oak	15.2	\$1,339	4	32.67268	-96.5893308	Yes			
-63.91527087	<i>Juniperus virginiana</i>	Juniper	15.3	\$1,341	4	32.67489	-96.59015623	Yes			
-63.91396412	<i>Quercus shumardii</i>	Shumard	15.3	\$1,343	4	32.67453	-96.58849551	Yes			
-63.91414055	<i>Juniperus virginiana</i>	Juniper	15.8	\$1,359	4	32.67437	-96.58851092	Yes			
-63.91117439	<i>Maculara pomifera</i>	Bois d'arc	16.0	\$1,368	4	32.67657	-96.5877747	Yes			
-63.91529857	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67464	-96.58994302	Yes			
-63.91525956	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67468	-96.58993851	Yes			
-63.91401643	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67537	-96.58938536	Yes			
-63.91548293	<i>Quercus shumardii</i>	Shumard	16.0	\$1,368	4	32.67475	-96.59023004	Yes			
-63.91524851	<i>Quercus shumardii</i>	Shumard	16.0	\$1,368	4	32.67464	-96.58988367	Yes			
-63.91176619	<i>Ulmus crassifolia</i>	Cedar Elm	16.1	\$1,372	4	32.67571	-96.58747619	Yes			
-63.91576523	<i>Juniperus virginiana</i>	Juniper	16.2	\$1,375	4	32.67458	-96.59034331	Yes			
-63.91731007	<i>Juniperus virginiana</i>	Juniper	16.3	\$1,377	4	32.67366	-96.5909696	Yes			
-63.91122523	<i>Maculara pomifera</i>	Bois d'arc	16.5	\$1,386	4	32.67663	-96.58786021	Yes			
-63.91668073	<i>Quercus stellata</i>	Post Oak	16.5	\$1,386	4	32.67269	-96.58937082	Yes			

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91651696	Quercus stellata	Post Oak	16.5	\$1,386	4	32.67285	-96.58936703		Yes		
-63.91405859	Quercus stellata	Post Oak	16.5	\$1,386	4	32.67536	-96.58941498		Yes		
-63.91665792	Quercus shumardii	Shumard	16.8	\$1,397	4	32.67402	-96.5906736		Yes		
-63.91749045	Juniperus virginiana	Juniper	16.9	\$1,400	4	32.67366	-96.59114827		Yes		
-63.91191539	Juniperus virginiana	Juniper	17.0	\$1,404	4	32.67693	-96.58884948		Yes		
-63.91708809	Quercus stellata	Post Oak	17.0	\$1,404	4	32.6738	-96.59088526		Yes		
-63.9163897	Quercus stellata	Post Oak	17.0	\$1,404	4	32.67409	-96.59048278		Yes		
-63.91546811	Quercus shumardii	Shumard	17.0	\$1,404	4	32.67466	-96.59012686		Yes		
-63.91514286	Juniperus virginiana	Juniper	17.3	\$1,413	4	32.67494	-96.59008777		Yes		
-63.91196006	Juniperus virginiana	Juniper	17.3	\$1,415	4	32.67682	-96.58877945		Yes		
-63.9155447	Quercus shumardii	Shumard	17.6	\$1,426	4	32.6747	-96.59024127		Yes		
-63.91329786	Quercus stellata	Post Oak	17.8	\$1,433	4	32.67592	-96.58921643		Yes		
-63.91749424	Quercus stellata	Post Oak	17.9	\$1,436	4	32.67356	-96.59105323		Yes		
-63.91539693	Quercus stellata	Post Oak	18.0	\$1,438	4	32.67471	-96.59010351		Yes		
-63.91416666	Fraxinus pennsylvanica	Green Ash	18.0	\$1,440	4	32.6753	-96.58946534		Yes		
-63.9174789	Carya illinoensis	Pecan	18.0	\$1,440	4	32.67397	-96.5914495		Yes		
-63.91529965	Quercus stellata	Post Oak	18.0	\$1,440	4	32.67464	-96.58993581		Yes		
-63.91413729	Quercus stellata	Post Oak	18.3	\$1,449	4	32.67526	-96.58939603		Yes		
-63.91720941	Quercus marilandica	Blackjack Oak	18.5	\$1,458	4	32.67409	-96.59130146		Yes		
-63.91294825	Ulmus crassifolia	Cedar Elm	18.5	\$1,458	4	32.67599	-96.58893769		Yes		
-63.91621796	Quercus stellata	Post Oak	18.5	\$1,458	4	32.67423	-96.59044515		Yes		
-63.91780337	Quercus shumardii	Shumard	18.5	\$1,458	4	32.67351	-96.59131509		Yes		
-63.91188791	Ulmus crassifolia	Cedar Elm	18.8	\$1,467	4	32.67564	-96.58752651		Yes		
-63.91604468	Quercus stellata	Post Oak	18.8	\$1,467	4	32.6743	-96.5903427		Yes		
-63.91750318	Quercus shumardii	Shumard	18.8	\$1,467	4	32.67383	-96.59133092		Yes		
-63.91609916	Quercus stellata	Post Oak	19.0	\$1,476	4	32.67425	-96.59034506		Yes		
-63.91779022	Quercus shumardii	Shumard	19.0	\$1,476	4	32.67358	-96.59136687		Yes		
-63.91741033	Quercus shumardii	Shumard	19.0	\$1,476	4	32.67381	-96.59122212		Yes		
-63.91338176	Quercus stellata	Post Oak	19.1	\$1,481	4	32.67577	-96.58915245		Yes		
-63.91339452	Quercus stellata	Post Oak	19.1	\$1,485	4	32.67582	-96.58921321		Yes		
-63.91331357	Quercus stellata	Post Oak	19.3	\$1,487	4	32.67586	-96.58917685		Yes		
-63.91739961	Quercus stellata	Post Oak	19.3	\$1,487	4	32.67331	-96.59071419		Yes		
-63.91712039	Quercus shumardii	Shumard	19.5	\$1,494	4	32.67375	-96.59087049		Yes		
-63.91339028	Quercus stellata	Post Oak	19.6	\$1,498	4	32.67592	-96.58931013		Yes		
-63.91547572	Quercus marilandica	Blackjack Oak	19.8	\$1,505	4	32.67473	-96.59020386		Yes		
-63.91552012	Quercus shumardii	Shumard	19.8	\$1,505	4	32.67462	-96.5901365		Yes		
-63.91367684	Prosopis glandulosa	Mesquite	20.0	\$1,512	8	32.67566	-96.58933998		Yes		
-63.91739064	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67329	-96.5906833		Yes		
-63.91195862	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67705	-96.58900922		Yes		
-63.91194866	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67677	-96.58871665		Yes		
-63.91191532	Quercus stellata	Post Oak	20.0	\$1,512	8	32.67682	-96.58873786		Yes		
-63.9167727	Quercus shumardii	Shumard	20.0	\$1,512	8	32.67396	-96.59073203		Yes		
-63.91543483	Fraxinus pennsylvanica	Green Ash	20.5	\$1,530	8	32.67474	-96.59017306		Yes		
-63.91755263	Quercus shumardii	Shumard	20.5	\$1,530	8	32.67381	-96.59136122		Yes		
-63.91635137	Quercus shumardii	Shumard	20.9	\$1,544	8	32.67415	-96.59050001		Yes		
-63.9158513	Quercus stellata	Post Oak	21.0	\$1,548	8	32.67437	-96.59021698		Yes		
-63.91336962	Quercus stellata	Post Oak	21.0	\$1,548	8	32.67599	-96.58936341		Yes		
-63.91749213	Quercus shumardii	Shumard	21.0	\$1,548	8	32.67389	-96.5913862		Yes		
-63.91179471	Maculara pomifera	Bois d'arc	21.1	\$1,552	8	32.6757	-96.58749351		Yes		
-63.91337767	Quercus stellata	Post Oak	21.3	\$1,557	8	32.67593	-96.58930473		Yes		
-63.91332154	Fraxinus pennsylvanica	Green Ash	21.4	\$1,562	8	32.6758	-96.58912194		Yes		
-63.91739614	Carya illinoensis	Pecan	21.5	\$1,566	8	32.67401	-96.59140538		Yes		
-63.91684288	Quercus stellata	Post Oak	21.5	\$1,566	8	32.67256	-96.58940619		Yes		
-63.91601269	Quercus stellata	Post Oak	21.5	\$1,566	8	32.67437	-96.5903852		Yes		
-63.91516106	Quercus stellata	Post Oak	21.8	\$1,575	8	32.67463	-96.58979044		Yes		
-63.91753839	Quercus shumardii	Shumard	21.8	\$1,575	8	32.67385	-96.59138542		Yes		
-63.91752604	Quercus shumardii	Shumard	21.8	\$1,575	8	32.67386	-96.59138935		Yes		
-63.91649574	Quercus shumardii	Shumard	21.8	\$1,575	8	32.67405	-96.59054874		Yes		
-63.9175069	Quercus shumardii	Shumard	22.0	\$1,584	8	32.67381	-96.59131286		Yes		
-63.91757592	Carya illinoensis	Pecan	22.5	\$1,602	8	32.67396	-96.59153348		Yes		
-63.91544037	Quercus shumardii	Shumard	22.7	\$1,607	8	32.67468	-96.59011681		Yes		
-63.91406931	Quercus stellata	Post Oak	23.3	\$1,629	8	32.67534	-96.58941034		Yes		
-63.91514776	Quercus stellata	Post Oak	23.5	\$1,638	8	32.67467	-96.58981999		Yes		
-63.91655239	Quercus shumardii	Shumard	24.6	\$1,678	8	32.67406	-96.5906136		Yes		
-63.91756042	Carya illinoensis	Pecan	24.9	\$1,688	8	32.67393	-96.59148562		Yes		
-63.91664081	Quercus stellata	Post Oak	25.0	\$1,692	8	32.67276	-96.58939694		Yes		
-63.91706323	Quercus shumardii	Shumard	25.0	\$1,692	8	32.67383	-96.59089134		Yes		
-63.91556248	Quercus shumardii	Shumard	25.0	\$1,692	8	32.67467	-96.59022947		Yes		
-63.91714586	Quercus shumardii	Shumard	25.2	\$1,699	8	32.67371	-96.59085743		Yes		
-63.91555829	Quercus shumardii	Shumard	26.2	\$1,735	10	32.67462	-96.59017481		Yes		
-63.91632351	Quercus shumardii	Shumard	26.3	\$1,739	10	32.67416	-96.59048022		Yes		
-63.91397871	Quercus stellata	Post Oak	29.0	\$1,836	10	32.67536	-96.5893344		Yes		
-63.91108584	Ulmus crassifolia	Cedar Elm	8.0	\$1080	2	32.67372	-96.58480912			Yes	
-63.91592814	Quercus stellata	Post Oak	8.0	\$1080	2	32.67136	-96.58729149			Yes	
-63.91224888	Quercus stellata	Post Oak	8.0	\$1080	2	32.67436	-96.58660517			Yes	
-63.91530419	Quercus stellata	Post Oak	8.1	\$1,084	2	32.67152	-96.58682706			Yes	
-63.9133152	Quercus stellata	Post Oak	8.1	\$1,085	2	32.67611	-96.58942427			Yes	
-63.91237682	Quercus stellata	Post Oak	8.2	\$1,087	2	32.67428	-96.58665364			Yes	
-63.91078978	Quercus stellata	Post Oak	8.3	\$1,089	2	32.67364	-96.58442782			Yes	
-63.91221601	Quercus stellata	Post Oak	8.3	\$1,089	2	32.67423	-96.58644503			Yes	

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91529305	Quercus stellata	Post Oak	8.3	\$1,091	2	32.67151	-96.58680308			Yes	
-63.91556545	Quercus stellata	Post Oak	8.4	\$1,094	2	32.67139	-96.58695108			Yes	
-63.91654238	Quercus stellata	Post Oak	8.5	\$1,098	2	32.67161	-96.58814906			Yes	
-63.91653504	Quercus stellata	Post Oak	8.5	\$1,098	2	32.67166	-96.58819031			Yes	
-63.91582711	Quercus stellata	Post Oak	8.5	\$1,098	2	32.67127	-96.58709288			Yes	
-63.91542996	Quercus stellata	Post Oak	8.5	\$1,098	2	32.67158	-96.58700582			Yes	
-63.91044692	Quercus stellata	Post Oak	8.5	\$1,098	2	32.67371	-96.58415834			Yes	
-63.91596547	Quercus stellata	Post Oak	8.6	\$1,102	2	32.67137	-96.5873334			Yes	
-63.91577103	Quercus stellata	Post Oak	8.6	\$1,102	2	32.6715	-96.5872721			Yes	
-63.91050301	Quercus stellata	Post Oak	8.7	\$1,105	2	32.67373	-96.58423174			Yes	
-63.91476294	Quercus stellata	Post Oak	8.9	\$1,112	2	32.67179	-96.58655663			Yes	
-63.9128897	Maculara pomifera	Bois d'arc	9.0	\$1,116	2	32.67635	-96.58924245			Yes	
-63.91220778	Ulmus crassifolia	Cedar Elm	9.0	\$1,116	2	32.67428	-96.58649064			Yes	
-63.91139285	Ulmus crassifolia	Cedar Elm	9.0	\$1,116	2	32.67567	-96.587061			Yes	
-63.91655645	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67161	-96.58816166			Yes	
-63.91581931	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67129	-96.58711162			Yes	
-63.91484064	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67172	-96.58656014			Yes	
-63.9146545	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67232	-96.58697405			Yes	
-63.91463727	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67233	-96.58696739			Yes	
-63.91363254	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67596	-96.58959076			Yes	
-63.91245745	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67423	-96.58668258			Yes	
-63.91099229	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67351	-96.5844979			Yes	
-63.91074518	Quercus stellata	Post Oak	9.0	\$1,116	2	32.67363	-96.58437296			Yes	
-63.91051108	Quercus stellata	Post Oak	9.2	\$1,123	2	32.67369	-96.5842047			Yes	
-63.91534128	Ulmus crassifolia	Cedar Elm	9.5	\$1,134	2	32.67517	-96.59051468			Yes	
-63.91088751	Ulmus crassifolia	Cedar Elm	9.5	\$1,134	2	32.67374	-96.58462745			Yes	
-63.91471967	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67172	-96.58643998			Yes	
-63.91103219	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67343	-96.58446234			Yes	
-63.91101559	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67363	-96.58464649			Yes	
-63.91100806	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67349	-96.5844993			Yes	
-63.91771302	Fraxinus pennsylvanica	Green Ash	9.6	\$1,138	2	32.6712	-96.58890893			Yes	
-63.91593512	Quercus stellata	Post Oak	9.6	\$1,138	2	32.67132	-96.58725583			Yes	
-63.91286493	Fraxinus berlandieriana	Mexican Ash	9.6	\$1,139	2	32.67635	-96.58921757			Yes	
-63.91723234	Quercus stellata	Post Oak	9.8	\$1,143	2	32.67139	-96.58862564			Yes	
-63.91053818	Quercus stellata	Post Oak	9.8	\$1,145	2	32.67376	-96.58429552			Yes	
-63.91233075	Ulmus crassifolia	Cedar Elm	9.9	\$1,148	2	32.67373	-96.58606305			Yes	
-63.91765494	Fraxinus pennsylvanica	Green Ash	10.0	\$1,152	2	32.67116	-96.58881388			Yes	
-63.91131982	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67572	-96.58703485			Yes	
-63.91586919	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67136	-96.58722716			Yes	
-63.91537431	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67146	-96.58683289			Yes	
-63.91088139	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67371	-96.58458825			Yes	
-63.91120099	Fraxinus pennsylvanica	Green Ash	10.1	\$1,156	2	32.67513	-96.58633497			Yes	
-63.91132826	Ulmus crassifolia	Cedar Elm	10.3	\$1,161	2	32.67571	-96.58703651			Yes	
-63.91580738	Quercus stellata	Post Oak	10.3	\$1,161	2	32.67126	-96.58706946			Yes	
-63.91473794	Quercus stellata	Post Oak	10.4	\$1,166	2	32.67171	-96.586448			Yes	
-63.91773988	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67114	-96.58888425			Yes	
-63.91120802	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67579	-96.58700166			Yes	
-63.91245395	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67423	-96.58668686			Yes	
-63.91355195	Quercus stellata	Post Oak	10.5	\$1,170	2	32.676	-96.58955424			Yes	
-63.91565544	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67159	-96.58724567			Yes	
-63.9124226	Quercus stellata	Post Oak	10.6	\$1,174	2	32.67426	-96.5866786			Yes	
-63.91053861	Quercus stellata	Post Oak	10.7	\$1,177	2	32.67375	-96.58428429			Yes	
-63.91103655	Quercus stellata	Post Oak	10.8	\$1,179	2	32.6735	-96.58453695			Yes	
-63.91055249	Quercus stellata	Post Oak	10.8	\$1,181	2	32.67364	-96.58419404			Yes	
-63.9145048	Ulmus crassifolia	Cedar Elm	11.0	\$1,188	2	32.6719	-96.58640193			Yes	
-63.91226656	Quercus stellata	Post Oak	11.0	\$1,188	2	32.67434	-96.58660687			Yes	
-63.91648848	Quercus stellata	Post Oak	11.0	\$1,188	2	32.67165	-96.58814235			Yes	
-63.91093701	Quercus stellata	Post Oak	11.0	\$1,188	2	32.67386	-96.58479472			Yes	
-63.91049903	Quercus stellata	Post Oak	11.0	\$1,188	2	32.67374	-96.58423518			Yes	
-63.9153235	Quercus stellata	Post Oak	11.2	\$1,195	2	32.67146	-96.58678103			Yes	
-63.91604181	Quercus stellata	Post Oak	11.2	\$1,195	2	32.67125	-96.58728813			Yes	
-63.91548901	Quercus stellata	Post Oak	11.2	\$1,195	2	32.67146	-96.5869444			Yes	
-63.9111031	Quercus stellata	Post Oak	11.4	\$1,202	2	32.67345	-96.58455719			Yes	
-63.91538858	Quercus stellata	Post Oak	11.4	\$1,202	2	32.67153	-96.58691914			Yes	
-63.91124961	Quercus stellata	Post Oak	11.5	\$1,206	2	32.67476	-96.58600688			Yes	
-63.91099361	Quercus stellata	Post Oak	11.5	\$1,206	2	32.67366	-96.58465547			Yes	
-63.91090858	Quercus stellata	Post Oak	11.5	\$1,206	2	32.6739	-96.58420422			Yes	
-63.91536595	Quercus stellata	Post Oak	11.7	\$1,213	2	32.67147	-96.5868333			Yes	
-63.91123681	Fraxinus berlandieriana	Mexican Ash	12.0	\$1,224	2	32.67518	-96.58641665			Yes	
-63.91125072	Ulmus crassifolia	Cedar Elm	12.0	\$1,224	2	32.67536	-96.58660752			Yes	
-63.91575019	Juniper virginiana	Juniper	12.0	\$1,224	2	32.67491	-96.59065657			Yes	
-63.91550084	Juniper virginiana	Juniper	12.0	\$1,224	2	32.67504	-96.59054099			Yes	
-63.91434665	Juniper virginiana	Juniper	12.0	\$1,224	2	32.67382	-96.58816508			Yes	
-63.91181373	Juniper virginiana	Juniper	12.0	\$1,224	2	32.6732	-96.58501104			Yes	
-63.91240499	Prosopis glandulosa	Mesquite	12.0	\$1,224	2	32.67443	-96.58683108			Yes	
-63.91277403	Quercus stellata	Post Oak	12.0	\$1,224	2	32.67341	-96.58618221			Yes	
-63.91077616	Quercus stellata	Post Oak	12.0	\$1,224	2	32.67358	-96.58435437			Yes	
-63.91072527	Quercus stellata	Post Oak	12.0	\$1,224	2	32.67364	-96.58436841			Yes	
-63.9171869	Juniper virginiana	Juniper	12.2	\$1,231	2	32.67416	-96.59134782			Yes	
-63.91112917	Ulmus crassifolia	Cedar Elm	12.3	\$1,233	2	32.67482	-96.58595062			Yes	

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91253009	<i>Juniperus virginiana</i>	Juniper	12.3	\$1,233	2	32.67473	-96.58726234			Yes	
-63.91581362	<i>Quercus stellata</i>	Post Oak	12.3	\$1,233	2	32.67127	-96.58708116			Yes	
-63.91524056	<i>Quercus stellata</i>	Post Oak	12.3	\$1,235	2	32.67155	-96.58678683			Yes	
-63.91717013	<i>Quercus shumardii</i>	Shumard	12.3	\$1,235	2	32.67416	-96.59133038			Yes	
-63.91481327	<i>Ulmus crassifolia</i>	Cedar Elm	12.5	\$1,242	2	32.67168	-96.58648974			Yes	
-63.91151163	<i>Ulmus crassifolia</i>	Cedar Elm	12.5	\$1,242	2	32.67545	-96.58696499			Yes	
-63.91125469	<i>Ulmus crassifolia</i>	Cedar Elm	12.5	\$1,242	2	32.67468	-96.58593372			Yes	
-63.91671975	<i>Juniperus virginiana</i>	Juniper	12.5	\$1,242	2	32.67444	-96.59112459			Yes	
-63.9147073	<i>Juniperus virginiana</i>	Juniper	12.5	\$1,242	2	32.67552	-96.59022833			Yes	
-63.91404615	<i>Prosopis glandulosa</i>	Mesquite	12.8	\$1,251	2	32.67584	-96.58988403			Yes	
-63.91094458	<i>Ulmus crassifolia</i>	Cedar Elm	13.0	\$1,260	2	32.67397	-96.5849134			Yes	
-63.9155788	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67505	-96.59062557			Yes	
-63.91271734	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67645	-96.58916823			Yes	
-63.91649099	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67165	-96.5881405			Yes	
-63.91134868	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.6756	-96.58694567			Yes	
-63.91047312	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67372	-96.58419105			Yes	
-63.91688073	<i>Juniperus virginiana</i>	Juniper	13.4	\$1,274	2	32.67432	-96.59120567			Yes	
-63.91643317	<i>Quercus stellata</i>	Post Oak	13.4	\$1,274	2	32.67169	-96.58812353			Yes	
-63.91597013	<i>Quercus stellata</i>	Post Oak	13.4	\$1,274	2	32.67132	-96.58728971			Yes	
-63.91145986	<i>Juniperus virginiana</i>	Juniper	13.5	\$1,278	2	32.67558	-96.5870398			Yes	
-63.91568041	<i>Prosopis glandulosa</i>	Mesquite	13.5	\$1,278	2	32.6728	-96.58848317			Yes	
-63.91581405	<i>Quercus stellata</i>	Post Oak	13.5	\$1,278	2	32.67136	-96.58717837			Yes	
-63.91718065	<i>Quercus shumardii</i>	Shumard	13.8	\$1,289	2	32.67414	-96.59131672			Yes	
-63.91127641	<i>Ulmus crassifolia</i>	Cedar Elm	14.3	\$1,305	4	32.67491	-96.58619071			Yes	
-63.91535404	<i>Juniperus virginiana</i>	Juniper	14.3	\$1,305	4	32.67523	-96.59058617			Yes	
-63.91117709	<i>Ulmus crassifolia</i>	Cedar Elm	14.5	\$1,314	4	32.67473	-96.58590256			Yes	
-63.9125667	<i>Juniperus virginiana</i>	Juniper	14.5	\$1,314	4	32.6747	-96.58726602			Yes	
-63.91581796	<i>Quercus stellata</i>	Post Oak	14.5	\$1,314	4	32.67271	-96.58852313			Yes	
-63.91147216	<i>Ulmus crassifolia</i>	Cedar Elm	14.8	\$1,323	4	32.67557	-96.58704635			Yes	
-63.91098857	<i>Quercus stellata</i>	Post Oak	14.8	\$1,323	4	32.67346	-96.58445311			Yes	
-63.91121103	<i>Ulmus crassifolia</i>	Cedar Elm	15.0	\$1,332	4	32.67519	-96.58639627			Yes	
-63.91576813	<i>Juniperus virginiana</i>	Juniper	15.0	\$1,332	4	32.67306	-96.58882468			Yes	
-63.91526259	<i>Quercus stellata</i>	Post Oak	15.2	\$1,339	4	32.67154	-96.58680099			Yes	
-63.91114714	<i>Juniperus virginiana</i>	Juniper	15.3	\$1,341	4	32.67454	-96.58568969			Yes	
-63.91109699	<i>Quercus stellata</i>	Post Oak	15.3	\$1,341	4	32.67363	-96.58472801			Yes	
-63.91052004	<i>Quercus stellata</i>	Post Oak	15.3	\$1,341	4	32.67372	-96.5842424			Yes	
-63.91092822	<i>Quercus stellata</i>	Post Oak	15.3	\$1,343	4	32.67433	-96.58525999			Yes	
-63.91254607	<i>Prosopis glandulosa</i>	Mesquite	15.4	\$1,346	4	32.67462	-96.58716605			Yes	
-63.91078307	<i>Juniperus virginiana</i>	Juniper	15.5	\$1,350	4	32.67361	-96.5843964			Yes	
-63.9117973	<i>Quercus stellata</i>	Post Oak	15.5	\$1,350	4	32.67293	-96.58472903			Yes	
-63.91102912	<i>Quercus stellata</i>	Post Oak	15.8	\$1,359	4	32.67454	-96.58557289			Yes	
-63.91082407	<i>Ulmus crassifolia</i>	Cedar Elm	16.0	\$1,368	4	32.67476	-96.5855799			Yes	
-63.91614094	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67264	-96.58877877			Yes	
-63.91534877	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67156	-96.58690947			Yes	
-63.91519423	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67158	-96.58677793			Yes	
-63.910915	<i>Quercus stellata</i>	Post Oak	16.3	\$1,377	4	32.6736	-96.58451417			Yes	
-63.91281453	<i>Quercus stellata</i>	Post Oak	16.3	\$1,379	4	32.67268	-96.58549562			Yes	
-63.91691831	<i>Juniperus virginiana</i>	Juniper	17.0	\$1,404	4	32.67429	-96.59120788			Yes	
-63.91181428	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.67287	-96.58468818			Yes	
-63.91086653	<i>Quercus stellata</i>	Post Oak	17.3	\$1,413	4	32.67392	-96.58478769			Yes	
-63.9111671	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.67427	-96.58543223			Yes	
-63.91094855	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.67378	-96.58472835			Yes	
-63.91295906	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.6726	-96.58555959			Yes	
-63.91404351	<i>Prosopis glandulosa</i>	Mesquite	17.6	\$1,426	4	32.67398	-96.58801878			Yes	
-63.91612921	<i>Quercus stellata</i>	Post Oak	17.6	\$1,426	4	32.67181	-96.58793671			Yes	
-63.91354253	<i>Juniperus virginiana</i>	Juniper	18.0	\$1,440	4	32.67372	-96.58726621			Yes	
-63.91341631	<i>Prosopis glandulosa</i>	Mesquite	18.0	\$1,440	4	32.67334	-96.58675837			Yes	
-63.91568447	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67159	-96.58727543			Yes	
-63.91498857	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67169	-96.58668153			Yes	
-63.91488438	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67168	-96.58656479			Yes	
-63.91140618	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67556	-96.5869639			Yes	
-63.91620412	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67169	-96.58789228			Yes	
-63.91228564	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67443	-96.58671626			Yes	
-63.91542034	<i>Juniperus virginiana</i>	Juniper	19.0	\$1,476	4	32.67511	-96.59052685			Yes	
-63.91614799	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67187	-96.58802042			Yes	
-63.91459693	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67233	-96.58692559			Yes	
-63.91258483	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67278	-96.58536173			Yes	
-63.91187152	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67302	-96.58489251			Yes	
-63.9108834	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67406	-96.58493961			Yes	
-63.91572326	<i>Quercus stellata</i>	Post Oak	19.3	\$1,485	4	32.67282	-96.58854362			Yes	
-63.91563414	<i>Quercus stellata</i>	Post Oak	19.3	\$1,485	4	32.67153	-96.58716435			Yes	
-63.9111726	<i>Quercus stellata</i>	Post Oak	19.3	\$1,485	4	32.67432	-96.58549277			Yes	
-63.91094999	<i>Quercus stellata</i>	Post Oak	19.3	\$1,485	4	32.67386	-96.58480964			Yes	
-63.91557426	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67148	-96.58705439			Yes	
-63.91238912	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67435	-96.58674207			Yes	
-63.91122202	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67439	-96.58561348			Yes	
-63.91087249	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67422	-96.58509688			Yes	
-63.91103648	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67428	-96.58531608			Yes	
-63.91534263	<i>Juniperus virginiana</i>	Juniper	19.6	\$1,496	4	32.67523	-96.59057273			Yes	
-63.91248007	<i>Quercus stellata</i>	Post Oak	19.8	\$1,503	4	32.67375	-96.58623284			Yes	

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91130696	<i>Ulmus crassifolia</i>	Cedar Elm	20.0	\$1,512	8	32.67496	-96.58626365			Yes	
-63.91461697	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67181	-96.58642723			Yes	
-63.91577141	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67156	-96.58733326			Yes	
-63.91223996	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67409	-96.58633496			Yes	
-63.91117287	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.6735	-96.58467446			Yes	
-63.91256815	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67282	-96.58538507			Yes	
-63.9109289	<i>Quercus stellata</i>	Post Oak	20.1	\$1,516	8	32.67435	-96.58527968			Yes	
-63.91593841	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67172	-96.58766326			Yes	
-63.91229228	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67422	-96.58651433			Yes	
-63.91116475	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67344	-96.58460809			Yes	
-63.91106568	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67588	-96.58694346			Yes	
-63.91103787	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67412	-96.58515701			Yes	
-63.91252303	<i>Quercus stellata</i>	Post Oak	21.0	\$1,548	8	32.67354	-96.5860641			Yes	
-63.91178226	<i>Quercus stellata</i>	Post Oak	21.0	\$1,548	8	32.67304	-96.58482373			Yes	
-63.91095148	<i>Quercus stellata</i>	Post Oak	21.0	\$1,548	8	32.67413	-96.5850801			Yes	
-63.91593916	<i>Quercus stellata</i>	Post Oak	21.2	\$1,555	8	32.67143	-96.58737266			Yes	
-63.91094609	<i>Quercus stellata</i>	Post Oak	21.5	\$1,566	8	32.67416	-96.58510139			Yes	
-63.91460197	<i>Quercus stellata</i>	Post Oak	22.0	\$1,584	8	32.67187	-96.58647236			Yes	
-63.91191702	<i>Quercus stellata</i>	Post Oak	23.0	\$1,620	8	32.67284	-96.58475687			Yes	
-63.91109855	<i>Quercus stellata</i>	Post Oak	23.0	\$1,620	8	32.67479	-96.58589243			Yes	
-63.91238026	<i>Quercus stellata</i>	Post Oak	23.0	\$1,620	8	32.67281	-96.58519174			Yes	
-63.91104196	<i>Quercus stellata</i>	Post Oak	23.3	\$1,631	8	32.67449	-96.58553223			Yes	
-63.91133305	<i>Quercus stellata</i>	Post Oak	23.5	\$1,638	8	32.67498	-96.5863178			Yes	
-63.91359793	<i>Ulmus crassifolia</i>	Cedar Elm	24.0	\$1,656	8	32.67365	-96.58724536			Yes	
-63.91169642	<i>Quercus stellata</i>	Post Oak	24.0	\$1,656	8	32.67317	-96.58486537			Yes	
-63.91446288	<i>Quercus stellata</i>	Post Oak	24.5	\$1,674	8	32.67186	-96.5863198			Yes	
-63.91340979	<i>Juniperus virginiana</i>	Juniper	26.0	\$1,728	10	32.67434	-96.58775177			Yes	
-63.91340485	<i>Juniperus virginiana</i>	Juniper	26.0	\$1,728	10	32.67361	-96.5870164			Yes	
-63.91605232	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67254	-96.5885935			Yes	
-63.91099834	<i>Quercus stellata</i>	Post Oak	28.0	\$1,800	10	32.67363	-96.58462585			Yes	
-63.91126078	<i>Quercus stellata</i>	Post Oak	28.8	\$1,827	10	32.67448	-96.58574346			Yes	
-63.91548944	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67269	-96.58817462				Yes
-63.91292687	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67488	-96.58780454				Yes
-63.91237177	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67534	-96.58770854				Yes
-63.9119132	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.0	\$1080	2	32.67471	-96.58662131				Yes
-63.91181075	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.0	\$1080	2	32.67479	-96.58659969				Yes
-63.91160141	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.0	\$1080	2	32.67525	-96.58684692				Yes
-63.91160101	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.0	\$1080	2	32.67524	-96.58684452				Yes
-63.91120416	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67602	-96.58722382				Yes
-63.91602585	<i>Quercus marilandica</i>	Blackjack Oak	8.0	\$1080	2	32.67098	-96.58700367				Yes
-63.91554907	<i>Quercus marilandica</i>	Blackjack Oak	8.0	\$1080	2	32.67487	-96.59042309				Yes
-63.9169244	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67256	-96.58948583				Yes
-63.91289892	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67503	-96.58792453				Yes
-63.91560689	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.6717	-96.58731044				Yes
-63.9155021	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67176	-96.58726155				Yes
-63.91460013	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67377	-96.58837435				Yes
-63.9130233	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67482	-96.58784757				Yes
-63.9125822	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67521	-96.58779029				Yes
-63.91192541	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67558	-96.58750564				Yes
-63.91188166	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.6748	-96.586677				Yes
-63.91176828	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67476	-96.586527				Yes
-63.91172855	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.6748	-96.58653154				Yes
-63.91168166	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67339	-96.58506667				Yes
-63.91159778	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67469	-96.58628435				Yes
-63.91154669	<i>Ulmus crassifolia</i>	Cedar Elm	8.0	\$1080	2	32.67509	-96.58663199				Yes
-63.910978	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67542	-96.58640072				Yes
-63.91093847	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67632	-96.58725867				Yes
-63.9109202	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67549	-96.58641257				Yes
-63.91062153	<i>Fraxinus pennsylvanica</i>	Green Ash	8.0	\$1080	2	32.67632	-96.58693868				Yes
-63.90947841	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.0	\$1080	2	32.67396	-96.58343956				Yes
-63.91337769	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.0	\$1080	2	32.67469	-96.58806358				Yes
-63.91628714	<i>Quercus stellata</i>	Post Oak	8.0	\$1080	2	32.6709	-96.58718871				Yes
-63.91320885	<i>Quercus stellata</i>	Post Oak	8.0	\$1080	2	32.676	-96.58920563				Yes
-63.91269692	<i>Quercus stellata</i>	Post Oak	8.0	\$1080	2	32.67411	-96.58681016				Yes
-63.91163069	<i>Quercus stellata</i>	Post Oak	8.0	\$1080	2	32.67462	-96.58625025				Yes
-63.9109564	<i>Quercus stellata</i>	Post Oak	8.0	\$1080	2	32.67503	-96.58598588				Yes
-63.91704982	<i>Quercus shumardii</i>	Shumard	8.0	\$1080	2	32.67455	-96.59160087				Yes
-63.91702981	<i>Quercus shumardii</i>	Shumard	8.0	\$1080	2	32.67448	-96.59150766				Yes
-63.91308654	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.2	\$1,087	2	32.67271	-96.58579236				Yes
-63.91116636	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.2	\$1,087	2	32.67639	-96.58755396				Yes
-63.91160747	<i>Maculara pomifera</i>	Bois d'arc	8.2	\$1,087	2	32.6748	-96.58641019				Yes
-63.91187577	<i>Ulmus crassifolia</i>	Cedar Elm	8.2	\$1,087	2	32.67458	-96.58645918				Yes
-63.91159432	<i>Ulmus crassifolia</i>	Cedar Elm	8.2	\$1,087	2	32.67481	-96.58640889				Yes
-63.91650588	<i>Quercus stellata</i>	Post Oak	8.2	\$1,087	2	32.67087	-96.5873756				Yes
-63.91191421	<i>Ulmus crassifolia</i>	Cedar Elm	8.3	\$1,089	2	32.67559	-96.58750525				Yes
-63.91148418	<i>Ulmus crassifolia</i>	Cedar Elm	8.3	\$1,089	2	32.67445	-96.58593898				Yes
-63.91270158	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.3	\$1,089	2	32.67625	-96.58894676				Yes
-63.91309796	<i>Quercus stellata</i>	Post Oak	8.3	\$1,089	2	32.67397	-96.5870667				Yes
-63.91039128	<i>Quercus stellata</i>	Post Oak	8.3	\$1,089	2	32.67355	-96.58394077				Yes
-63.91316585	<i>Quercus stellata</i>	Post Oak	8.3	\$1,091	2	32.67605	-96.58921158				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91041342	<i>Quercus stellata</i>	Post Oak	8.3	\$1,091	2	32.67389	-96.58430563				Yes
-63.91666593	<i>Quercus shumardii</i>	Shumard	8.3	\$1,091	2	32.67425	-96.59091384				Yes
-63.91101741	<i>Ulmus americana</i>	American Elm	8.5	\$1,098	2	32.67502	-96.58604104				Yes
-63.91261892	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5	\$1,098	2	32.67611	-96.58873088				Yes
-63.91129119	<i>Fraxinus pennsylvanica</i>	Green Ash	8.5	\$1,098	2	32.6759	-96.58718744				Yes
-63.91250553	<i>Maculara pomifera</i>	Bois d'arc	8.5	\$1,098	2	32.67512	-96.58762965				Yes
-63.91286234	<i>Ulmus crassifolia</i>	Cedar Elm	8.5	\$1,098	2	32.67504	-96.58790231				Yes
-63.91035738	<i>Ulmus crassifolia</i>	Cedar Elm	8.5	\$1,098	2	32.67391	-96.58426441				Yes
-63.91244817	<i>Ulmus crassifolia</i>	Cedar Elm	8.5	\$1,098	2	32.67529	-96.58773673				Yes
-63.91261375	<i>Ulmus crassifolia</i>	Cedar Elm	8.5	\$1,098	2	32.67521	-96.58782546				Yes
-63.91180743	<i>Ulmus crassifolia</i>	Cedar Elm	8.5	\$1,098	2	32.67475	-96.58656026				Yes
-63.91078622	<i>Ulmus crassifolia</i>	Cedar Elm	8.5	\$1,098	2	32.67647	-96.58725391				Yes
-63.9152652	<i>Quercus stellata</i>	Post Oak	8.5	\$1,098	2	32.67171	-96.58697592				Yes
-63.91785024	<i>Quercus stellata</i>	Post Oak	8.5	\$1,098	2	32.67116	-96.58900691				Yes
-63.91576984	<i>Quercus stellata</i>	Post Oak	8.5	\$1,098	2	32.67118	-96.58695035				Yes
-63.9157342	<i>Quercus stellata</i>	Post Oak	8.5	\$1,098	2	32.67122	-96.5869557				Yes
-63.91551588	<i>Quercus stellata</i>	Post Oak	8.5	\$1,098	2	32.67176	-96.58727992				Yes
-63.91550643	<i>Quercus stellata</i>	Post Oak	8.5	\$1,098	2	32.67128	-96.58678574				Yes
-63.91559031	<i>Quercus stellata</i>	Post Oak	8.6	\$1,102	2	32.67132	-96.58691339				Yes
-63.91700329	<i>Quercus shumardii</i>	Shumard	8.6	\$1,102	2	32.67448	-96.59148516				Yes
-63.91268348	<i>Ulmus crassifolia</i>	Cedar Elm	8.7	\$1,105	2	32.67503	-96.58771193				Yes
-63.91234444	<i>Ulmus crassifolia</i>	Cedar Elm	8.7	\$1,105	2	32.67294	-96.58528806				Yes
-63.91289198	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.8	\$1,107	2	32.67429	-96.58718463				Yes
-63.91079234	<i>Quercus stellata</i>	Post Oak	8.8	\$1,107	2	32.6737	-96.58449329				Yes
-63.91706248	<i>Quercus shumardii</i>	Shumard	8.8	\$1,109	2	32.6744	-96.59146334				Yes
-63.91280891	<i>Fraxinus berlandieriana</i>	Mexican Ash	8.9	\$1,112	2	32.67288	-96.58568749				Yes
-63.91254972	<i>Fraxinus pennsylvanica</i>	Green Ash	9.0	\$1,116	2	32.67616	-96.58870595				Yes
-63.91295085	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67498	-96.58792764				Yes
-63.91160332	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67479	-96.58639428				Yes
-63.91117724	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67683	-96.58800529				Yes
-63.91098564	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67655	-96.58753285				Yes
-63.91247821	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67528	-96.5877613				Yes
-63.91196883	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67557	-96.58754242				Yes
-63.91172306	<i>Ulmus crassifolia</i>	Cedar Elm	9.0	\$1,116	2	32.67481	-96.58652905				Yes
-63.91096941	<i>Fraxinus pennsylvanica</i>	Green Ash	9.0	\$1,116	2	32.67633	-96.58729707				Yes
-63.91092456	<i>Fraxinus pennsylvanica</i>	Green Ash	9.0	\$1,116	2	32.67635	-96.58727261				Yes
-63.91654175	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67071	-96.58724796				Yes
-63.9161475	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.671	-96.58714958				Yes
-63.91497312	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67179	-96.5867633				Yes
-63.91220019	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67428	-96.58648029				Yes
-63.91638412	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67101	-96.58739834				Yes
-63.91579027	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.6711	-96.5868871				Yes
-63.91556568	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.6712	-96.58676545				Yes
-63.9154667	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.6714	-96.58686259				Yes
-63.91440599	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67218	-96.58658454				Yes
-63.9127286	<i>Quercus stellata</i>	Post Oak	9.0	\$1,116	2	32.67377	-96.58649377				Yes
-63.91756789	<i>Quercus shumardii</i>	Shumard	9.0	\$1,116	2	32.67403	-96.59160114				Yes
-63.91704807	<i>Quercus shumardii</i>	Shumard	9.0	\$1,116	2	32.67456	-96.59160632				Yes
-63.91105632	<i>Ulmus crassifolia</i>	Cedar Elm	9.1	\$1,120	2	32.67606	-96.58711551				Yes
-63.91708629	<i>Quercus shumardii</i>	Shumard	9.1	\$1,120	2	32.6744	-96.59148201				Yes
-63.91088871	<i>Quercus stellata</i>	Post Oak	9.2	\$1,121	2	32.67454	-96.58542717				Yes
-63.91079667	<i>Fraxinus pennsylvanica</i>	Green Ash	9.2	\$1,123	2	32.67515	-96.58594535				Yes
-63.91531361	<i>Quercus stellata</i>	Post Oak	9.2	\$1,123	2	32.67137	-96.58667893				Yes
-63.91272325	<i>Quercus stellata</i>	Post Oak	9.2	\$1,123	2	32.6728	-96.58552305				Yes
-63.9119203	<i>Ulmus crassifolia</i>	Cedar Elm	9.3	\$1,125	2	32.67558	-96.58750526				Yes
-63.91186446	<i>Ulmus crassifolia</i>	Cedar Elm	9.3	\$1,125	2	32.67476	-96.58662601				Yes
-63.91267197	<i>Fraxinus berlandieriana</i>	Mexican Ash	9.3	\$1,125	2	32.67623	-96.58890285				Yes
-63.91571032	<i>Quercus stellata</i>	Post Oak	9.3	\$1,125	2	32.67126	-96.5869654				Yes
-63.91504258	<i>Quercus stellata</i>	Post Oak	9.3	\$1,125	2	32.67191	-96.58695627				Yes
-63.9111296	<i>Fraxinus berlandieriana</i>	Mexican Ash	9.3	\$1,127	2	32.6768	-96.58792507				Yes
-63.91171027	<i>Quercus stellata</i>	Post Oak	9.3	\$1,127	2	32.67436	-96.58607173				Yes
-63.91271852	<i>Quercus stellata</i>	Post Oak	9.3	\$1,127	2	32.67291	-96.58562655				Yes
-63.91025753	<i>Quercus stellata</i>	Post Oak	9.3	\$1,127	2	32.67392	-96.58418226				Yes
-63.912799	<i>Fraxinus pennsylvanica</i>	Green Ash	9.4	\$1,130	2	32.67624	-96.58903681				Yes
-63.91294283	<i>Ulmus crassifolia</i>	Cedar Elm	9.4	\$1,130	2	32.675	-96.58794286				Yes
-63.91343767	<i>Fraxinus berlandieriana</i>	Mexican Ash	9.4	\$1,130	2	32.67635	-96.58978301				Yes
-63.91110143	<i>Ulmus americana</i>	American Elm	9.5	\$1,134	2	32.677	-96.58809681				Yes
-63.91297144	<i>Fraxinus pennsylvanica</i>	Green Ash	9.5	\$1,134	2	32.67606	-96.58903557				Yes
-63.91412503	<i>Ulmus crassifolia</i>	Cedar Elm	9.5	\$1,134	2	32.67398	-96.58810436				Yes
-63.91658464	<i>Ulmus crassifolia</i>	Cedar Elm	9.5	\$1,134	2	32.67269	-96.58927287				Yes
-63.91082044	<i>Ulmus crassifolia</i>	Cedar Elm	9.5	\$1,134	2	32.67382	-96.58464484				Yes
-63.91655762	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.6709	-96.58746219				Yes
-63.91655483	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67082	-96.58737139				Yes
-63.91653437	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67092	-96.5874578				Yes
-63.91626036	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67106	-96.58732439				Yes
-63.91622873	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67113	-96.58735585				Yes
-63.91622727	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67093	-96.58715633				Yes
-63.91578469	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67248	-96.58826278				Yes
-63.91573516	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.6722	-96.58793539				Yes
-63.91504628	<i>Quercus stellata</i>	Post Oak	9.5	\$1,134	2	32.67191	-96.58695994				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91162418	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67446	-96.58608252				Yes
-63.91103398	Quercus stellata	Post Oak	9.5	\$1,134	2	32.6734	-96.5844331				Yes
-63.91039135	Quercus stellata	Post Oak	9.5	\$1,134	2	32.67387	-96.58426142				Yes
-63.91573421	Quercus shumardii	Shumard	9.5	\$1,134	2	32.6723	-96.58803734				Yes
-63.91580607	Quercus stellata	Post Oak	9.6	\$1,138	2	32.67115	-96.58695471				Yes
-63.91547727	Quercus stellata	Post Oak	9.6	\$1,138	2	32.67165	-96.58712872				Yes
-63.91532295	Quercus stellata	Post Oak	9.6	\$1,138	2	32.67134	-96.58666501				Yes
-63.91566371	Quercus stellata	Post Oak	9.7	\$1,141	2	32.67123	-96.58689214				Yes
-63.91607548	Quercus stellata	Post Oak	9.7	\$1,141	2	32.67115	-96.58722688				Yes
-63.91042087	Quercus stellata	Post Oak	9.7	\$1,141	2	32.67389	-96.58431391				Yes
-63.91623264	Ulmus crassifolia	Cedar Elm	9.8	\$1,143	2	32.67201	-96.58824545				Yes
-63.91187553	Ulmus crassifolia	Cedar Elm	9.8	\$1,143	2	32.67476	-96.58663359				Yes
-63.91570248	Quercus stellata	Post Oak	9.8	\$1,143	2	32.67112	-96.58682639				Yes
-63.91312061	Quercus stellata	Post Oak	9.8	\$1,143	2	32.67598	-96.58910244				Yes
-63.91161531	Quercus stellata	Post Oak	9.8	\$1,143	2	32.67422	-96.58583624				Yes
-63.91635677	Quercus stellata	Post Oak	9.8	\$1,143	2	32.67107	-96.58742777				Yes
-63.91339332	Ulmus crassifolia	Cedar Elm	9.8	\$1,145	2	32.67468	-96.58806879				Yes
-63.91085623	Quercus stellata	Post Oak	9.8	\$1,145	2	32.67453	-96.58538973				Yes
-63.91356324	Quercus stellata	Post Oak	9.9	\$1,148	2	32.67584	-96.5894027				Yes
-63.91046704	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67428	-96.58474485				Yes
-63.91321897	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67475	-96.58797336				Yes
-63.91307829	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67242	-96.58550141				Yes
-63.91166664	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67393	-96.58560161				Yes
-63.91155661	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67564	-96.58719622				Yes
-63.91149394	Ulmus crassifolia	Cedar Elm	10.0	\$1,152	2	32.67509	-96.58658052				Yes
-63.91265936	Fraxinus berlandieriana	Mexican Ash	10.0	\$1,152	2	32.67625	-96.588914				Yes
-63.91653329	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67091	-96.58743988				Yes
-63.91628051	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67092	-96.5871983				Yes
-63.91488874	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67203	-96.58691897				Yes
-63.91611211	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67101	-96.58712359				Yes
-63.91657041	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67272	-96.58928955				Yes
-63.91580111	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67119	-96.58699549				Yes
-63.91575169	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67221	-96.58795798				Yes
-63.91544514	Quercus stellata	Post Oak	10.0	\$1,152	2	32.67178	-96.58722785				Yes
-63.91733944	Quercus shumardii	Shumard	10.0	\$1,152	2	32.67439	-96.59172771				Yes
-63.91413	Quercus shumardii	Shumard	10.0	\$1,152	2	32.67591	-96.59003557				Yes
-63.91035425	Quercus stellata	Post Oak	10.1	\$1,156	2	32.67393	-96.58428595				Yes
-63.91189652	Ulmus crassifolia	Cedar Elm	10.3	\$1,161	2	32.67561	-96.5875114				Yes
-63.91068226	Ulmus crassifolia	Cedar Elm	10.3	\$1,161	2	32.67378	-96.58446635				Yes
-63.91363579	Quercus stellata	Post Oak	10.3	\$1,161	2	32.67586	-96.58949862				Yes
-63.91671024	Quercus shumardii	Shumard	10.3	\$1,161	2	32.67418	-96.59089433				Yes
-63.91582853	Quercus marilandica	Blackjack Oak	10.3	\$1,163	2	32.67469	-96.59051492				Yes
-63.9125115	Maculara pomifera	Bois d'arc	10.3	\$1,163	2	32.67515	-96.58766084				Yes
-63.91184762	Ulmus crassifolia	Cedar Elm	10.3	\$1,163	2	32.67467	-96.58651974				Yes
-63.91120287	Ulmus crassifolia	Cedar Elm	10.3	\$1,163	2	32.67598	-96.58718586				Yes
-63.91036467	Quercus stellata	Post Oak	10.3	\$1,163	2	32.67365	-96.58401409				Yes
-63.91543647	Quercus marilandica	Blackjack Oak	10.4	\$1,166	2	32.67483	-96.59026458				Yes
-63.91118354	Fraxinus berlandieriana	Mexican Ash	10.4	\$1,166	2	32.67598	-96.58716397				Yes
-63.91133706	Ulmus americana	American Elm	10.5	\$1,170	2	32.67626	-96.58759365				Yes
-63.91134047	Fraxinus pennsylvanica	Green Ash	10.5	\$1,170	2	32.67592	-96.58726233				Yes
-63.91176958	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67468	-96.58644915				Yes
-63.91066717	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67494	-96.58561058				Yes
-63.91617291	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67191	-96.58808721				Yes
-63.91259003	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67519	-96.58778278				Yes
-63.91068103	Ulmus crassifolia	Cedar Elm	10.5	\$1,170	2	32.67465	-96.58533347				Yes
-63.91641734	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67095	-96.58736772				Yes
-63.91606843	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67112	-96.5871877				Yes
-63.91581269	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67239	-96.58820455				Yes
-63.91566386	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67116	-96.58682535				Yes
-63.91542354	Quercus stellata	Post Oak	10.5	\$1,170	2	32.6718	-96.58722689				Yes
-63.91075083	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67374	-96.5844865				Yes
-63.91050562	Quercus stellata	Post Oak	10.5	\$1,170	2	32.67357	-96.58407342				Yes
-63.91675884	Quercus shumardii	Shumard	10.5	\$1,170	2	32.67418	-96.59093919				Yes
-63.91084592	Quercus stellata	Post Oak	10.6	\$1,174	2	32.67451	-96.58535429				Yes
-63.91622751	Quercus stellata	Post Oak	10.6	\$1,174	2	32.67106	-96.5872851				Yes
-63.91611716	Quercus stellata	Post Oak	10.6	\$1,174	2	32.67101	-96.58712636				Yes
-63.91576362	Quercus stellata	Post Oak	10.6	\$1,174	2	32.67234	-96.58809926				Yes
-63.91158798	Fraxinus pennsylvanica	Green Ash	10.8	\$1,179	2	32.67579	-96.58737922				Yes
-63.91450975	Ulmus crassifolia	Cedar Elm	10.8	\$1,179	2	32.67375	-96.58826082				Yes
-63.91354059	Quercus stellata	Post Oak	10.8	\$1,179	2	32.67593	-96.58946992				Yes
-63.9127821	Fraxinus berlandieriana	Mexican Ash	10.8	\$1,181	2	32.67618	-96.58895717				Yes
-63.91541135	Quercus stellata	Post Oak	10.8	\$1,181	2	32.67131	-96.58672274				Yes
-63.91619911	Quercus stellata	Post Oak	10.8	\$1,181	2	32.67103	-96.58723315				Yes
-63.91324712	Quercus stellata	Post Oak	10.8	\$1,181	2	32.67606	-96.58930505				Yes
-63.91561763	Quercus stellata	Post Oak	10.9	\$1,184	2	32.6712	-96.58681799				Yes
-63.91112201	Fraxinus pennsylvanica	Green Ash	11.0	\$1,188	2	32.67699	-96.58811005				Yes
-63.91158712	Ulmus crassifolia	Cedar Elm	11.0	\$1,188	2	32.67524	-96.58682924				Yes
-63.9112565	Ulmus crassifolia	Cedar Elm	11.0	\$1,188	2	32.67388	-96.58513647				Yes
-63.91152894	Ulmus crassifolia	Cedar Elm	11.0	\$1,188	2	32.67503	-96.5865587				Yes
-63.91046444	Ulmus crassifolia	Cedar Elm	11.0	\$1,188	2	32.67353	-96.58399693				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91734387	<i>Carya illinoensis</i>	Pecan	11.0	\$1,188	2	32.67421	-96.59155182				Yes
-63.91618191	<i>Quercus stellata</i>	Post Oak	11.0	\$1,188	2	32.67098	-96.58716305				Yes
-63.91577268	<i>Quercus stellata</i>	Post Oak	11.0	\$1,188	2	32.67246	-96.58823261				Yes
-63.91575436	<i>Quercus stellata</i>	Post Oak	11.0	\$1,188	2	32.67124	-96.58699335				Yes
-63.91119428	<i>Fraxinus berlandieriana</i>	Mexican Ash	11.1	\$1,190	2	32.67591	-96.58710148				Yes
-63.91265732	<i>Maculara pomifera</i>	Bois d'arc	11.1	\$1,193	2	32.67507	-96.58772594				Yes
-63.91636158	<i>Quercus stellata</i>	Post Oak	11.2	\$1,195	2	32.67091	-96.58727328				Yes
-63.91532338	<i>Quercus stellata</i>	Post Oak	11.2	\$1,195	2	32.67136	-96.58668649				Yes
-63.91176123	<i>Ulmus crassifolia</i>	Cedar Elm	11.3	\$1,197	2	32.67565	-96.5874088				Yes
-63.9163994	<i>Quercus stellata</i>	Post Oak	11.3	\$1,197	2	32.67096	-96.58735644				Yes
-63.91578151	<i>Quercus stellata</i>	Post Oak	11.3	\$1,197	2	32.67241	-96.58818898				Yes
-63.91503408	<i>Quercus stellata</i>	Post Oak	11.3	\$1,197	2	32.67227	-96.58730183				Yes
-63.91118313	<i>Ulmus crassifolia</i>	Cedar Elm	11.3	\$1,199	2	32.67683	-96.58801537				Yes
-63.91398127	<i>Populus deltoides</i>	Cottonwood	11.3	\$1,199	2	32.67605	-96.59003151				Yes
-63.91289277	<i>Ulmus crassifolia</i>	Cedar Elm	11.4	\$1,202	2	32.67502	-96.58791305				Yes
-63.91166752	<i>Ulmus americana</i>	American Elm	11.5	\$1,206	2	32.67622	-96.58788845				Yes
-63.9113221	<i>Fraxinus pennsylvanica</i>	Green Ash	11.5	\$1,206	2	32.67601	-96.58733297				Yes
-63.9145463	<i>Ulmus crassifolia</i>	Cedar Elm	11.5	\$1,206	2	32.67381	-96.58835999				Yes
-63.91238131	<i>Ulmus crassifolia</i>	Cedar Elm	11.5	\$1,206	2	32.6753	-96.58767693				Yes
-63.91699711	<i>Quercus shumardii</i>	Shumard	11.5	\$1,206	2	32.67453	-96.59152561				Yes
-63.91659239	<i>Quercus stellata</i>	Post Oak	11.6	\$1,211	2	32.67074	-96.58733103				Yes
-63.91629289	<i>Quercus stellata</i>	Post Oak	11.8	\$1,215	2	32.67106	-96.58735411				Yes
-63.9155947	<i>Quercus stellata</i>	Post Oak	11.8	\$1,215	2	32.67127	-96.58686637				Yes
-63.91412918	<i>Populus deltoides</i>	Cottonwood	11.9	\$1,220	2	32.67597	-96.59010091				Yes
-63.91067437	<i>Ulmus crassifolia</i>	Cedar Elm	12.0	\$1,224	2	32.67408	-96.58475026				Yes
-63.91694711	<i>Ulmus crassifolia</i>	Cedar Elm	12.0	\$1,224	2	32.67257	-96.58951449				Yes
-63.9126078	<i>Ulmus crassifolia</i>	Cedar Elm	12.0	\$1,224	2	32.6747	-96.58730915				Yes
-63.91601171	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67509	-96.59109857				Yes
-63.91501663	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67151	-96.58653084				Yes
-63.91426779	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67585	-96.59011856				Yes
-63.91406028	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67594	-96.58999686				Yes
-63.91291695	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67619	-96.58911113				Yes
-63.91142012	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.67443	-96.58585011				Yes
-63.91277955	<i>Juniperus virginiana</i>	Juniper	12.0	\$1,224	2	32.6728	-96.58558093				Yes
-63.91616987	<i>Prosopis glandulosa</i>	Mesquite	12.0	\$1,224	2	32.67464	-96.59080644				Yes
-63.9157169	<i>Prosopis glandulosa</i>	Mesquite	12.0	\$1,224	2	32.67486	-96.59057583				Yes
-63.91280665	<i>Prosopis glandulosa</i>	Mesquite	12.0	\$1,224	2	32.67407	-96.58687512				Yes
-63.91743664	<i>Carya illinoensis</i>	Pecan	12.0	\$1,224	2	32.67413	-96.59156282				Yes
-63.91731945	<i>Carya illinoensis</i>	Pecan	12.0	\$1,224	2	32.67429	-96.59160844				Yes
-63.91654083	<i>Quercus stellata</i>	Post Oak	12.0	\$1,224	2	32.67097	-96.58750689				Yes
-63.91597047	<i>Quercus stellata</i>	Post Oak	12.0	\$1,224	2	32.671	-96.58697016				Yes
-63.91722965	<i>Quercus shumardii</i>	Shumard	12.0	\$1,224	2	32.67416	-96.59139287				Yes
-63.91051156	<i>Quercus stellata</i>	Post Oak	12.1	\$1,228	2	32.67361	-96.58412438				Yes
-63.91629365	<i>Quercus stellata</i>	Post Oak	12.1	\$1,229	2	32.67103	-96.5873208				Yes
-63.91372186	<i>Juniperus virginiana</i>	Juniper	12.2	\$1,231	2	32.67623	-96.58994728				Yes
-63.91110115	<i>Fraxinus berlandieriana</i>	Mexican Ash	12.2	\$1,231	2	32.67609	-96.58718761				Yes
-63.91120502	<i>Ulmus crassifolia</i>	Cedar Elm	12.3	\$1,233	2	32.67363	-96.58483332				Yes
-63.91604268	<i>Quercus stellata</i>	Post Oak	12.3	\$1,233	2	32.67096	-96.58700636				Yes
-63.91070354	<i>Quercus stellata</i>	Post Oak	12.3	\$1,233	2	32.67455	-96.58524996				Yes
-63.91224466	<i>Maculara pomifera</i>	Bois d'arc	12.5	\$1,242	2	32.67532	-96.58756647				Yes
-63.91677828	<i>Juniperus virginiana</i>	Juniper	12.5	\$1,242	2	32.67427	-96.59104792				Yes
-63.91120463	<i>Juniperus virginiana</i>	Juniper	12.5	\$1,242	2	32.67587	-96.58707858				Yes
-63.91667655	<i>Juniperus virginiana</i>	Juniper	12.5	\$1,242	2	32.67433	-96.59101014				Yes
-63.9165484	<i>Quercus stellata</i>	Post Oak	12.5	\$1,242	2	32.67091	-96.58745938				Yes
-63.91622156	<i>Quercus stellata</i>	Post Oak	12.5	\$1,242	2	32.67096	-96.58717714				Yes
-63.91318225	<i>Quercus stellata</i>	Post Oak	12.5	\$1,242	2	32.67608	-96.58925815				Yes
-63.91704984	<i>Quercus shumardii</i>	Shumard	12.5	\$1,242	2	32.67446	-96.59151343				Yes
-63.91077717	<i>Fraxinus pennsylvanica</i>	Green Ash	12.6	\$1,246	2	32.67629	-96.58706941				Yes
-63.91102496	<i>Fraxinus pennsylvanica</i>	Green Ash	12.7	\$1,249	2	32.67545	-96.58647957				Yes
-63.911791	<i>Quercus stellata</i>	Post Oak	12.7	\$1,249	2	32.67441	-96.58620111				Yes
-63.91468348	<i>Juniperus virginiana</i>	Juniper	12.8	\$1,251	2	32.67527	-96.58995223				Yes
-63.91086462	<i>Quercus stellata</i>	Post Oak	12.9	\$1,255	2	32.67452	-96.58538225				Yes
-63.91459077	<i>Juniperus virginiana</i>	Juniper	12.9	\$1,256	2	32.67585	-96.59043839				Yes
-63.91393063	<i>Ulmus crassifolia</i>	Cedar Elm	13.0	\$1,260	2	32.67381	-96.5877362				Yes
-63.91274139	<i>Ulmus crassifolia</i>	Cedar Elm	13.0	\$1,260	2	32.67506	-96.58780496				Yes
-63.91168064	<i>Ulmus crassifolia</i>	Cedar Elm	13.0	\$1,260	2	32.67535	-96.58703085				Yes
-63.91081024	<i>Ulmus crassifolia</i>	Cedar Elm	13.0	\$1,260	2	32.67464	-96.58544976				Yes
-63.91333414	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67625	-96.58958855				Yes
-63.9157297	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67486	-96.59059092				Yes
-63.91652444	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67261	-96.58913165				Yes
-63.91643449	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.6718	-96.5882367				Yes
-63.91146452	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67367	-96.58513205				Yes
-63.91137878	<i>Juniperus virginiana</i>	Juniper	13.0	\$1,260	2	32.67457	-96.58595206				Yes
-63.91583608	<i>Prosopis glandulosa</i>	Mesquite	13.0	\$1,260	2	32.67265	-96.5894879				Yes
-63.91410777	<i>Prosopis glandulosa</i>	Mesquite	13.0	\$1,260	2	32.674	-96.58810746				Yes
-63.91330666	<i>Prosopis glandulosa</i>	Mesquite	13.0	\$1,260	2	32.67381	-96.5871172				Yes
-63.91189787	<i>Prosopis glandulosa</i>	Mesquite	13.0	\$1,260	2	32.67407	-96.58596565				Yes
-63.91745023	<i>Carya illinoensis</i>	Pecan	13.0	\$1,260	2	32.67419	-96.59164455				Yes
-63.91616871	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.6709	-96.58706728				Yes
-63.91660166	<i>Quercus stellata</i>	Post Oak	13.0	\$1,260	2	32.67266	-96.58926265				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.91366888	Quercus stellata	Post Oak	13.0	\$1,260	2	32.67613	-96.58979961				Yes
-63.91023542	Quercus stellata	Post Oak	13.1	\$1,264	2	32.67371	-96.58394075				Yes
-63.91010593	Quercus stellata	Post Oak	13.1	\$1,264	2	32.6737	-96.58380676				Yes
-63.91570285	Juniperus virginiana	Juniper	13.2	\$1,267	2	32.67235	-96.58805592				Yes
-63.91117969	Ulmus crassifolia	Cedar Elm	13.3	\$1,269	2	32.67359	-96.58477044				Yes
-63.91265666	Juniperus virginiana	Juniper	13.3	\$1,269	2	32.67462	-96.58727243				Yes
-63.90932433	Quercus stellata	Post Oak	13.3	\$1,269	2	32.67414	-96.5834637				Yes
-63.91272153	Quercus stellata	Post Oak	13.4	\$1,273	2	32.67277	-96.5854908				Yes
-63.91036925	Quercus stellata	Post Oak	13.4	\$1,273	2	32.67387	-96.58424334				Yes
-63.91072748	Ulmus crassifolia	Cedar Elm	13.4	\$1,274	2	32.67526	-96.5859893				Yes
-63.91150323	Ulmus crassifolia	Cedar Elm	13.5	\$1,278	2	32.67442	-96.58592356				Yes
-63.91139153	Ulmus crassifolia	Cedar Elm	13.5	\$1,278	2	32.67589	-96.58727943				Yes
-63.91277529	Pistacia chinensis	Chinese Pistachio	13.5	\$1,278	2	32.67616	-96.58893559				Yes
-63.91400789	Juniperus virginiana	Juniper	13.5	\$1,278	2	32.67611	-96.5901213				Yes
-63.91055961	Juniperus virginiana	Juniper	13.5	\$1,278	2	32.67352	-96.58408411				Yes
-63.91628261	Prosopis glandulosa	Mesquite	13.5	\$1,278	2	32.67237	-96.58865681				Yes
-63.91306331	Quercus stellata	Post Oak	13.7	\$1,285	2	32.67419	-96.58725131				Yes
-63.91571622	Juniperus virginiana	Juniper	13.8	\$1,287	2	32.67219	-96.58791065				Yes
-63.91575458	Quercus stellata	Post Oak	13.8	\$1,287	2	32.6722	-96.58795319				Yes
-63.9157609	Quercus stellata	Post Oak	13.8	\$1,289	2	32.67258	-96.58834133				Yes
-63.91433471	Quercus stellata	Post Oak	13.8	\$1,289	2	32.67223	-96.5865625				Yes
-63.91246692	Fraxinus berlandieriana	Mexican Ash	14.0	\$1,294	2	32.67517	-96.58763337				Yes
-63.91647772	Ulmus crassifolia	Cedar Elm	14.0	\$1,296	4	32.67209	-96.58857267				Yes
-63.91152904	Ulmus crassifolia	Cedar Elm	14.0	\$1,296	4	32.67467	-96.58619443				Yes
-63.91269327	Juniperus virginiana	Juniper	14.0	\$1,296	4	32.67632	-96.58901475				Yes
-63.91440844	Juniperus virginiana	Juniper	14.0	\$1,296	4	32.67595	-96.59035996				Yes
-63.91644451	Juniperus virginiana	Juniper	14.0	\$1,296	4	32.67288	-96.58932495				Yes
-63.91277586	Juniperus virginiana	Juniper	14.0	\$1,296	4	32.67478	-96.58756085				Yes
-63.91269271	Juniperus virginiana	Juniper	14.0	\$1,296	4	32.6766	-96.58929559				Yes
-63.91174701	Prosopis glandulosa	Mesquite	14.0	\$1,296	4	32.67447	-96.5862215				Yes
-63.91553592	Prosopis glandulosa	Mesquite	14.0	\$1,296	4	32.67245	-96.58798227				Yes
-63.91377323	Prosopis glandulosa	Mesquite	14.0	\$1,296	4	32.67607	-96.58984296				Yes
-63.91374079	Prosopis glandulosa	Mesquite	14.0	\$1,296	4	32.6738	-96.58753668				Yes
-63.91087997	Fraxinus berlandieriana	Mexican Ash	14.0	\$1,296	4	32.67616	-96.5870357				Yes
-63.91741096	Carya illinoensis	Pecan	14.0	\$1,296	4	32.67426	-96.59167441				Yes
-63.91635442	Quercus stellata	Post Oak	14.0	\$1,296	4	32.67093	-96.58728407				Yes
-63.91589391	Quercus stellata	Post Oak	14.0	\$1,296	4	32.67231	-96.58820471				Yes
-63.91701207	Quercus shumardii	Shumard	14.0	\$1,296	4	32.67447	-96.59148164				Yes
-63.91056661	Quercus stellata	Post Oak	14.1	\$1,298	4	32.67382	-96.58438962				Yes
-63.91611748	Quercus stellata	Post Oak	14.2	\$1,303	4	32.67106	-96.5871751				Yes
-63.91776822	Ulmus crassifolia	Cedar Elm	14.3	\$1,305	4	32.67122	-96.58898362				Yes
-63.91132278	Ulmus crassifolia	Cedar Elm	14.3	\$1,305	4	32.67589	-96.58721682				Yes
-63.90909014	Quercus stellata	Post Oak	14.3	\$1,305	4	32.67413	-96.58321692				Yes
-63.91651688	Ulmus crassifolia	Cedar Elm	14.4	\$1,310	4	32.67272	-96.5892388				Yes
-63.91283409	Juniperus virginiana	Juniper	14.4	\$1,310	4	32.67498	-96.587817				Yes
-63.91170631	Quercus stellata	Post Oak	14.4	\$1,310	4	32.67458	-96.58628158				Yes
-63.91190192	Ulmus crassifolia	Cedar Elm	14.5	\$1,312	4	32.67463	-96.58653612				Yes
-63.91214537	Maculara pomifera	Bois d'arc	14.5	\$1,314	4	32.67538	-96.58752725				Yes
-63.91441857	Juniperus virginiana	Juniper	14.5	\$1,314	4	32.67592	-96.59034126				Yes
-63.91658499	Quercus stellata	Post Oak	14.5	\$1,314	4	32.67109	-96.58767716				Yes
-63.91106401	Quercus stellata	Post Oak	14.5	\$1,314	4	32.67497	-96.58603423				Yes
-63.91247706	Ulmus crassifolia	Cedar Elm	14.6	\$1,319	4	32.67528	-96.58775837				Yes
-63.91117241	Fraxinus berlandieriana	Mexican Ash	14.7	\$1,321	4	32.67635	-96.58752701				Yes
-63.91111288	Juniperus virginiana	Juniper	14.7	\$1,321	4	32.67638	-96.58749788				Yes
-63.91601264	Quercus stellata	Post Oak	14.8	\$1,325	4	32.67104	-96.587057				Yes
-63.91201448	Quercus stellata	Post Oak	14.8	\$1,325	4	32.67664	-96.58865028				Yes
-63.91130803	Fraxinus pennsylvanica	Green Ash	14.9	\$1,328	4	32.67607	-96.58737321				Yes
-63.91072823	Fraxinus berlandieriana	Mexican Ash	15.0	\$1,330	4	32.67628	-96.58700534				Yes
-63.91141181	Ulmus crassifolia	Cedar Elm	15.0	\$1,332	4	32.67588	-96.58729356				Yes
-63.91093801	Ulmus crassifolia	Cedar Elm	15.0	\$1,332	4	32.67463	-96.58556632				Yes
-63.91002787	Quercus stellata	Post Oak	15.0	\$1,332	4	32.67375	-96.58377326				Yes
-63.91457127	Juniperus virginiana	Juniper	15.3	\$1,343	4	32.67381	-96.58838263				Yes
-63.9106713	Ulmus crassifolia	Cedar Elm	15.4	\$1,345	4	32.67527	-96.58593944				Yes
-63.91624849	Juniperus virginiana	Juniper	15.4	\$1,345	4	32.67453	-96.59078193				Yes
-63.91047358	Quercus stellata	Post Oak	15.4	\$1,346	4	32.67366	-96.58413654				Yes
-63.91142401	Prosopis glandulosa	Mesquite	15.5	\$1,350	4	32.6735	-96.58492122				Yes
-63.91133544	Prosopis glandulosa	Mesquite	15.5	\$1,350	4	32.67307	-96.58441022				Yes
-63.91625566	Prosopis glandulosa	Mesquite	15.5	\$1,350	4	32.67243	-96.58868798				Yes
-63.91330991	Prosopis glandulosa	Mesquite	15.5	\$1,350	4	32.6739	-96.58721249				Yes
-63.91564072	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67113	-96.58694357				Yes
-63.9109554	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67332	-96.58427969				Yes
-63.9108379	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67462	-96.58545477				Yes
-63.91056254	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67357	-96.58412868				Yes
-63.90903056	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67424	-96.58326767				Yes
-63.91073258	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67401	-96.58474568				Yes
-63.91066042	Quercus stellata	Post Oak	15.5	\$1,350	4	32.67393	-96.58458788				Yes
-63.90926542	Quercus stellata	Post Oak	15.6	\$1,354	4	32.67408	-96.58334801				Yes
-63.91053236	Quercus stellata	Post Oak	15.8	\$1,359	4	32.67384	-96.58436986				Yes
-63.90991887	Quercus stellata	Post Oak	15.9	\$1,364	4	32.67376	-96.58367669				Yes
-63.91150418	Ulmus crassifolia	Cedar Elm	16.0	\$1,368	4	32.67461	-96.5861123				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.9139284	<i>Juniper virginiana</i>	Juniper	16.0	\$1,368	4	32.67571	-96.58963496				Yes
-63.91648323	<i>Prosopis glandulosa</i>	Mesquite	16.0	\$1,368	4	32.67259	-96.58907293				Yes
-63.91590144	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67109	-96.58698914				Yes
-63.91587748	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67262	-96.58849424				Yes
-63.91580274	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67226	-96.58806602				Yes
-63.91362189	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67583	-96.58945516				Yes
-63.90951986	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.67393	-96.58344825				Yes
-63.91032971	<i>Quercus stellata</i>	Post Oak	16.0	\$1,368	4	32.674	-96.58432747				Yes
-63.91716904	<i>Quercus shumardii</i>	Shumard	16.0	\$1,368	4	32.67439	-96.59155736				Yes
-63.9160592	<i>Juniperus virginiana</i>	Juniper	16.2	\$1,375	4	32.67506	-96.5911167				Yes
-63.91118803	<i>Juniperus virginiana</i>	Juniper	16.3	\$1,377	4	32.67637	-96.58755911				Yes
-63.91319091	<i>Quercus stellata</i>	Post Oak	16.3	\$1,377	4	32.67233	-96.58552126				Yes
-63.91273302	<i>Prosopis glandulosa</i>	Mesquite	16.3	\$1,379	4	32.67288	-96.58561054				Yes
-63.91635427	<i>Quercus stellata</i>	Post Oak	16.4	\$1,382	4	32.67099	-96.58734017				Yes
-63.91126978	<i>Fraxinus berlandieriana</i>	Mexican Ash	16.4	\$1,382	4	32.676	-96.5872665				Yes
-63.91261214	<i>Ulmus crassifolia</i>	Cedar Elm	16.5	\$1,384	4	32.67477	-96.58738075				Yes
-63.91433266	<i>Juniperus virginiana</i>	Juniper	16.5	\$1,386	4	32.67391	-96.58824475				Yes
-63.91406535	<i>Juniperus virginiana</i>	Juniper	16.5	\$1,386	4	32.67567	-96.58973349				Yes
-63.91384985	<i>Prosopis glandulosa</i>	Mesquite	16.5	\$1,386	4	32.67395	-96.58779534				Yes
-63.91075289	<i>Quercus stellata</i>	Post Oak	16.5	\$1,386	4	32.67458	-96.58533325				Yes
-63.91014708	<i>Quercus stellata</i>	Post Oak	16.5	\$1,386	4	32.67373	-96.58388048				Yes
-63.9136468	<i>Prosopis glandulosa</i>	Mesquite	16.7	\$1,393	4	32.67624	-96.58988359				Yes
-63.91544246	<i>Quercus stellata</i>	Post Oak	16.7	\$1,393	4	32.67129	-96.58673086				Yes
-63.91052736	<i>Quercus stellata</i>	Post Oak	16.7	\$1,393	4	32.67397	-96.58449598				Yes
-63.91260573	<i>Quercus stellata</i>	Post Oak	16.8	\$1,395	4	32.67402	-96.58662974				Yes
-63.91572077	<i>Quercus stellata</i>	Post Oak	16.8	\$1,397	4	32.67264	-96.58835611				Yes
-63.91383368	<i>Juniperus virginiana</i>	Juniper	16.9	\$1,400	4	32.67612	-96.58995803				Yes
-63.9111971	<i>Ulmus crassifolia</i>	Cedar Elm	16.9	\$1,400	4	32.67597	-96.5871632				Yes
-63.91106964	<i>Juniperus virginiana</i>	Juniper	17.0	\$1,404	4	32.67612	-96.58718977				Yes
-63.91573792	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.6717	-96.58743661				Yes
-63.91607745	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.67122	-96.58729674				Yes
-63.91498761	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.67149	-96.58648044				Yes
-63.91272308	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.67376	-96.58648754				Yes
-63.91265901	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.674	-96.58665752				Yes
-63.9104664	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.67423	-96.58469201				Yes
-63.90923678	<i>Quercus stellata</i>	Post Oak	17.0	\$1,404	4	32.67404	-96.58328106				Yes
-63.91222155	<i>Quercus stellata</i>	Post Oak	17.3	\$1,413	4	32.67277	-96.58498878				Yes
-63.91099449	<i>Quercus stellata</i>	Post Oak	17.3	\$1,413	4	32.67458	-96.58555655				Yes
-63.91038695	<i>Quercus stellata</i>	Post Oak	17.3	\$1,415	4	32.67366	-96.58404355				Yes
-63.91016895	<i>Quercus stellata</i>	Post Oak	17.3	\$1,415	4	32.67398	-96.58415007				Yes
-63.91395801	<i>Quercus stellata</i>	Post Oak	17.5	\$1,420	4	32.67235	-96.58630367				Yes
-63.91805268	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.67102	-96.58907611				Yes
-63.91536487	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.67211	-96.58747678				Yes
-63.91520213	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.67145	-96.58664967				Yes
-63.91249885	<i>Quercus stellata</i>	Post Oak	17.5	\$1,422	4	32.67411	-96.58660446				Yes
-63.91401666	<i>Populus deltoides</i>	Cottonwood	17.6	\$1,424	4	32.67604	-96.59006015				Yes
-63.91284078	<i>Ulmus crassifolia</i>	Cedar Elm	17.6	\$1,426	4	32.67506	-96.58789883				Yes
-63.91281783	<i>Ulmus crassifolia</i>	Cedar Elm	17.6	\$1,426	4	32.67508	-96.587899				Yes
-63.91613969	<i>Quercus stellata</i>	Post Oak	17.7	\$1,429	4	32.67109	-96.58723092				Yes
-63.91056817	<i>Quercus stellata</i>	Post Oak	17.7	\$1,429	4	32.67407	-96.58463415				Yes
-63.91118241	<i>Ulmus americana</i>	American Elm	17.8	\$1,431	4	32.67689	-96.58807519				Yes
-63.91581067	<i>Quercus stellata</i>	Post Oak	17.8	\$1,431	4	32.67253	-96.58833592				Yes
-63.91102906	<i>Quercus stellata</i>	Post Oak	17.8	\$1,431	4	32.67324	-96.58426465				Yes
-63.91060256	<i>Quercus stellata</i>	Post Oak	17.8	\$1,431	4	32.67439	-96.58499721				Yes
-63.91354512	<i>Populus deltoides</i>	Cottonwood	18.0	\$1,440	4	32.67635	-96.5898904				Yes
-63.91542365	<i>Juniperus virginiana</i>	Juniper	18.0	\$1,440	4	32.67491	-96.59033485				Yes
-63.91292794	<i>Prosopis glandulosa</i>	Mesquite	18.0	\$1,440	4	32.67453	-96.58745365				Yes
-63.91484539	<i>Quercus stellata</i>	Post Oak	18.0	\$1,440	4	32.67222	-96.58706618				Yes
-63.91569245	<i>Quercus stellata</i>	Post Oak	18.0	\$1,440	4	32.6724	-96.58808914				Yes
-63.91511659	<i>Quercus stellata</i>	Post Oak	18.0	\$1,440	4	32.67175	-96.58686802				Yes
-63.91496677	<i>Quercus stellata</i>	Post Oak	18.0	\$1,440	4	32.67197	-96.58693396				Yes
-63.91439555	<i>Quercus stellata</i>	Post Oak	18.0	\$1,440	4	32.67167	-96.58607036				Yes
-63.91135594	<i>Quercus stellata</i>	Post Oak	18.0	\$1,440	4	32.67432	-96.58567487				Yes
-63.91072301	<i>Quercus stellata</i>	Post Oak	18.1	\$1,444	4	32.67393	-96.58465315				Yes
-63.91106862	<i>Ulmus crassifolia</i>	Cedar Elm	18.3	\$1,449	4	32.67499	-96.58605371				Yes
-63.91098808	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67338	-96.58437178				Yes
-63.91073528	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67383	-96.58457009				Yes
-63.91064387	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67349	-96.58412906				Yes
-63.91058914	<i>Quercus stellata</i>	Post Oak	18.3	\$1,449	4	32.67467	-96.58526148				Yes
-63.91080829	<i>Quercus stellata</i>	Post Oak	18.3	\$1,451	4	32.67402	-96.58482928				Yes
-63.91581228	<i>Quercus stellata</i>	Post Oak	18.4	\$1,454	4	32.6724	-96.58820916				Yes
-63.91114918	<i>Ulmus crassifolia</i>	Cedar Elm	18.4	\$1,454	4	32.67548	-96.58662847				Yes
-63.91237104	<i>Quercus stellata</i>	Post Oak	18.4	\$1,454	4	32.67293	-96.58530336				Yes
-63.9109902	<i>Ulmus crassifolia</i>	Cedar Elm	18.5	\$1,458	4	32.67544	-96.58642895				Yes
-63.91513855	<i>Juniperus virginiana</i>	Juniper	18.5	\$1,458	4	32.67358	-96.58872332				Yes
-63.9154703	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67139	-96.58686126				Yes
-63.91541761	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67171	-96.58712719				Yes
-63.91479107	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67157	-96.58635831				Yes
-63.91446096	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67174	-96.58619859				Yes
-63.9124277	<i>Quercus stellata</i>	Post Oak	18.5	\$1,458	4	32.67274	-96.58516798				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If			Preserved Area	Conservation Easement	Roads	Lots
					Preserved	Lat	Long				
-63.91064632	<i>Quercus stellata</i>	Post Oak	18.7	\$1,465	4	32.67529	-96.58593672				Yes
-63.91080459	<i>Quercus stellata</i>	Post Oak	18.7	\$1,465	4	32.67431	-96.58511771				Yes
-63.9100548	<i>Quercus stellata</i>	Post Oak	18.8	\$1,469	4	32.67371	-96.58376509				Yes
-63.91001835	<i>Quercus stellata</i>	Post Oak	18.9	\$1,472	4	32.67367	-96.58369268				Yes
-63.91625139	<i>Quercus marilandica</i>	Blackjack Oak	19.0	\$1,476	4	32.67192	-96.58817145				Yes
-63.9115769	<i>Ulmus crassifolia</i>	Cedar Elm	19.0	\$1,476	4	32.67524	-96.58682139				Yes
-63.91274798	<i>Juniperus virginiana</i>	Juniper	19.0	\$1,476	4	32.67631	-96.58906032				Yes
-63.91687798	<i>Juniperus virginiana</i>	Juniper	19.0	\$1,476	4	32.67459	-96.59146947				Yes
-63.91468786	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67159	-96.5862827				Yes
-63.91691835	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67257	-96.58948861				Yes
-63.91667497	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67241	-96.58908134				Yes
-63.91595029	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67262	-96.58856778				Yes
-63.91509381	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67171	-96.58680771				Yes
-63.91470651	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67197	-96.5866727				Yes
-63.91418322	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67176	-96.58594156				Yes
-63.91282604	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67375	-96.58657595				Yes
-63.91277764	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67395	-96.58672949				Yes
-63.9127193	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67307	-96.58578491				Yes
-63.91215188	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67441	-96.58656193				Yes
-63.9116383	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.67452	-96.58615389				Yes
-63.91064796	<i>Quercus stellata</i>	Post Oak	19.0	\$1,476	4	32.6746	-96.58524839				Yes
-63.91574499	<i>Quercus stellata</i>	Post Oak	19.1	\$1,480	4	32.67248	-96.58822177				Yes
-63.91153636	<i>Quercus stellata</i>	Post Oak	19.1	\$1,480	4	32.67456	-96.58609691				Yes
-63.91174812	<i>Quercus stellata</i>	Post Oak	19.2	\$1,483	4	32.67458	-96.58633133				Yes
-63.91072701	<i>Quercus stellata</i>	Post Oak	19.3	\$1,485	4	32.67438	-96.58511035				Yes
-63.91160777	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67309	-96.58470183				Yes
-63.91131964	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67321	-96.58452489				Yes
-63.91041614	<i>Quercus stellata</i>	Post Oak	19.5	\$1,494	4	32.67532	-96.58573804				Yes
-63.91132621	<i>Fraxinus berlandieriana</i>	Mexican Ash	19.7	\$1,501	4	32.67629	-96.58762046				Yes
-63.91623524	<i>Juniperus virginiana</i>	Juniper	20.0	\$1,512	8	32.67452	-96.59075684				Yes
-63.91499637	<i>Juniperus virginiana</i>	Juniper	20.0	\$1,512	8	32.67522	-96.59021766				Yes
-63.91430105	<i>Juniperus virginiana</i>	Juniper	20.0	\$1,512	8	32.67558	-96.58987735				Yes
-63.9163219	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67117	-96.58749097				Yes
-63.91574739	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.6721	-96.58784355				Yes
-63.91559726	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67167	-96.58727184				Yes
-63.91536337	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67164	-96.5870064				Yes
-63.91265792	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67401	-96.58666485				Yes
-63.9118926	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67402	-96.58591341				Yes
-63.91160083	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67351	-96.58511519				Yes
-63.91112029	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67324	-96.58436076				Yes
-63.91086328	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67443	-96.58529058				Yes
-63.9108036	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67432	-96.5851224				Yes
-63.91089794	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67425	-96.58514846				Yes
-63.9105125	<i>Quercus stellata</i>	Post Oak	20.0	\$1,512	8	32.67391	-96.58441913				Yes
-63.91482172	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67195	-96.5867721				Yes
-63.9151116	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67186	-96.58697166				Yes
-63.91158033	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67357	-96.58514766				Yes
-63.91058002	<i>Quercus stellata</i>	Post Oak	20.5	\$1,530	8	32.67455	-96.58513102				Yes
-63.91537882	<i>Juniperus virginiana</i>	Juniper	20.8	\$1,539	8	32.67498	-96.5903572				Yes
-63.91161222	<i>Ulmus crassifolia</i>	Cedar Elm	21.0	\$1,546	8	32.67522	-96.58683475				Yes
-63.91454243	<i>Juniperus virginiana</i>	Juniper	21.0	\$1,548	8	32.67544	-96.58998693				Yes
-63.91181789	<i>Quercus stellata</i>	Post Oak	21.0	\$1,548	8	32.67409	-96.58591102				Yes
-63.91335414	<i>Quercus stellata</i>	Post Oak	21.0	\$1,548	8	32.67216	-96.58551483				Yes
-63.91257164	<i>Quercus stellata</i>	Post Oak	21.0	\$1,548	8	32.67385	-96.58642609				Yes
-63.91584979	<i>Quercus stellata</i>	Post Oak	21.3	\$1,557	8	32.67268	-96.58853407				Yes
-63.91221237	<i>Quercus stellata</i>	Post Oak	21.3	\$1,557	8	32.67279	-96.58500644				Yes
-63.9121648	<i>Quercus stellata</i>	Post Oak	21.5	\$1,566	8	32.67274	-96.58490506				Yes
-63.91120208	<i>Quercus stellata</i>	Post Oak	21.5	\$1,566	8	32.67415	-96.58535194				Yes
-63.91526273	<i>Quercus stellata</i>	Post Oak	21.5	\$1,566	8	32.67196	-96.58722659				Yes
-63.91188452	<i>Prosopis glandulosa</i>	Mesquite	21.8	\$1,575	8	32.67426	-96.58614636				Yes
-63.91542362	<i>Quercus stellata</i>	Post Oak	21.8	\$1,575	8	32.67184	-96.58726267				Yes
-63.91638679	<i>Quercus marilandica</i>	Blackjack Oak	22.0	\$1,584	8	32.67193	-96.58832041				Yes
-63.911105	<i>Ulmus crassifolia</i>	Cedar Elm	22.0	\$1,584	8	32.67554	-96.58664527				Yes
-63.91479797	<i>Juniperus virginiana</i>	Juniper	22.0	\$1,584	8	32.6753	-96.59010192				Yes
-63.91280173	<i>Juniperus virginiana</i>	Juniper	22.0	\$1,584	8	32.67452	-96.58731851				Yes
-63.91297531	<i>Prosopis glandulosa</i>	Mesquite	22.0	\$1,584	8	32.67463	-96.58760638				Yes
-63.91651109	<i>Quercus stellata</i>	Post Oak	22.0	\$1,584	8	32.67281	-96.58932302				Yes
-63.91613236	<i>Quercus stellata</i>	Post Oak	22.0	\$1,584	8	32.67123	-96.58736126				Yes
-63.91384547	<i>Quercus stellata</i>	Post Oak	22.0	\$1,584	8	32.67191	-96.58576027				Yes
-63.91168377	<i>Quercus stellata</i>	Post Oak	22.0	\$1,584	8	32.67347	-96.58515285				Yes
-63.91272716	<i>Quercus stellata</i>	Post Oak	22.3	\$1,593	8	32.67349	-96.58621968				Yes
-63.91592268	<i>Quercus stellata</i>	Post Oak	22.5	\$1,602	8	32.67114	-96.58706455				Yes
-63.91190943	<i>Quercus stellata</i>	Post Oak	22.5	\$1,602	8	32.67446	-96.58636586				Yes
-63.91100327	<i>Quercus stellata</i>	Post Oak	22.5	\$1,602	8	32.67565	-96.58665782				Yes
-63.91099176	<i>Quercus stellata</i>	Post Oak	23.0	\$1,620	8	32.67482	-96.58581409				Yes
-63.91654515	<i>Prosopis glandulosa</i>	Mesquite	23.5	\$1,638	8	32.67202	-96.58856651				Yes
-63.91432427	<i>Quercus stellata</i>	Post Oak	23.5	\$1,638	8	32.67182	-96.58614104				Yes
-63.9116039	<i>Quercus stellata</i>	Post Oak	23.5	\$1,638	8	32.67419	-96.58579428				Yes
-63.91424248	<i>Quercus stellata</i>	Post Oak	24.0	\$1,656	8	32.67179	-96.58603097				Yes
-63.91497106	<i>Quercus stellata</i>	Post Oak	24.3	\$1,665	8	32.67186	-96.58682793				Yes

Preserved Roads Lots

Tree Number	Tree Type (Scientific)	Tree Type (Common)	DBH (in)	Tree Mitigation Costs	Tree Credit If Preserved	Lat	Long	Preserved Area	Conservation Easement	Roads	Lots
-63.9185456	<i>Quercus stellata</i>	Post Oak	24.8	\$1,683	8	32.67097	-96.58751232				Yes
-63.91486374	<i>Juniperus virginiana</i>	Juniper	25.0	\$1,692	8	32.67554	-96.5904075				Yes
-63.9112637	<i>Prosopis glandulosa</i>	Mesquite	25.0	\$1,692	8	32.67584	-96.5871021				Yes
-63.91630431	<i>Quercus stellata</i>	Post Oak	25.0	\$1,692	8	32.672	-96.58830648				Yes
-63.91616246	<i>Quercus stellata</i>	Post Oak	25.0	\$1,692	8	32.67185	-96.58801512				Yes
-63.91476006	<i>Quercus stellata</i>	Post Oak	25.0	\$1,692	8	32.67188	-96.5866423				Yes
-63.914407	<i>Quercus stellata</i>	Post Oak	25.0	\$1,692	8	32.67217	-96.58657525				Yes
-63.91358336	<i>Quercus stellata</i>	Post Oak	25.0	\$1,692	8	32.67204	-96.58562203				Yes
-63.91257319	<i>Quercus stellata</i>	Post Oak	25.0	\$1,692	8	32.67297	-96.58553952				Yes
-63.91182274	<i>Quercus stellata</i>	Post Oak	25.3	\$1,701	8	32.67404	-96.58585936				Yes
-63.91632298	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67145	-96.58777316				Yes
-63.91604904	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67147	-96.5875227				Yes
-63.91581605	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67196	-96.5877803				Yes
-63.91565401	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67198	-96.58763155				Yes
-63.91438775	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67223	-96.5866151				Yes
-63.91176569	<i>Quercus stellata</i>	Post Oak	26.0	\$1,728	10	32.67344	-96.58520202				Yes
-63.91560531	<i>Quercus stellata</i>	Post Oak	26.5	\$1,746	10	32.67205	-96.58765625				Yes
-63.91092008	<i>Juniperus virginiana</i>	Juniper	27.0	\$1,764	10	32.67657	-96.58749119				Yes
-63.91676007	<i>Quercus stellata</i>	Post Oak	27.0	\$1,764	10	32.67178	-96.58853589				Yes
-63.91108069	<i>Quercus stellata</i>	Post Oak	27.0	\$1,764	10	32.67318	-96.58426202				Yes
-63.91628777	<i>Quercus stellata</i>	Post Oak	27.0	\$1,764	10	32.6728	-96.58908418				Yes
-63.91672001	<i>Quercus stellata</i>	Post Oak	28.0	\$1,800	10	32.67199	-96.58871276				Yes
-63.91658259	<i>Quercus stellata</i>	Post Oak	28.0	\$1,800	10	32.67141	-96.5879968				Yes
-63.91165577	<i>Quercus stellata</i>	Post Oak	28.0	\$1,800	10	32.67299	-96.58464242				Yes
-63.91282075	<i>Quercus stellata</i>	Post Oak	29.0	\$1,836	10	32.67253	-96.58535226				Yes
-63.9126095	<i>Quercus stellata</i>	Post Oak	29.3	\$1,845	10	32.67425	-96.5868605				Yes
-63.91391128	<i>Quercus stellata</i>	Post Oak	30.0	\$1,872	10	32.6724	-96.58631437				Yes
-63.91107881	<i>Quercus stellata</i>	Post Oak	30.3	\$1,883	10	32.6754	-96.58647767				Yes
-63.9132455	<i>Quercus stellata</i>	Post Oak	31.5	\$1,926	10	32.6723	-96.58554159				Yes
-63.91296547	<i>Quercus stellata</i>	Post Oak	32.0	\$1,944	18	32.67414	-96.58710077				Yes
-63.91373712	<i>Quercus stellata</i>	Post Oak	33.8	\$2,007	18	32.67241	-96.58614584				Yes
-63.9114612	<i>Quercus stellata</i>	Post Oak	38.0	\$2,160	20	32.67435	-96.58580807				Yes

50' (TYP)

LOT LINE

PROP. TREE



HOUSE PAD
(2,840 SF.)

5'

62'

110' (TYP)

40'

BUILDING SETBACK LINE

PROP. TREE



PROP. TREE



DRIVEWAY

R.O.W.

20'

9.5'

5' SIDEWALK

BACK OF CURB

NOT TO SCALE

JOB NO. 70060-02

DATE FEBRUARY 2017

DESIGNER

CHECKED DW DRAWN JV

SHEET 9C

SHADY OAKS, PH-2

DALLAS, TEXAS

TYPICAL LOT LAYOUT

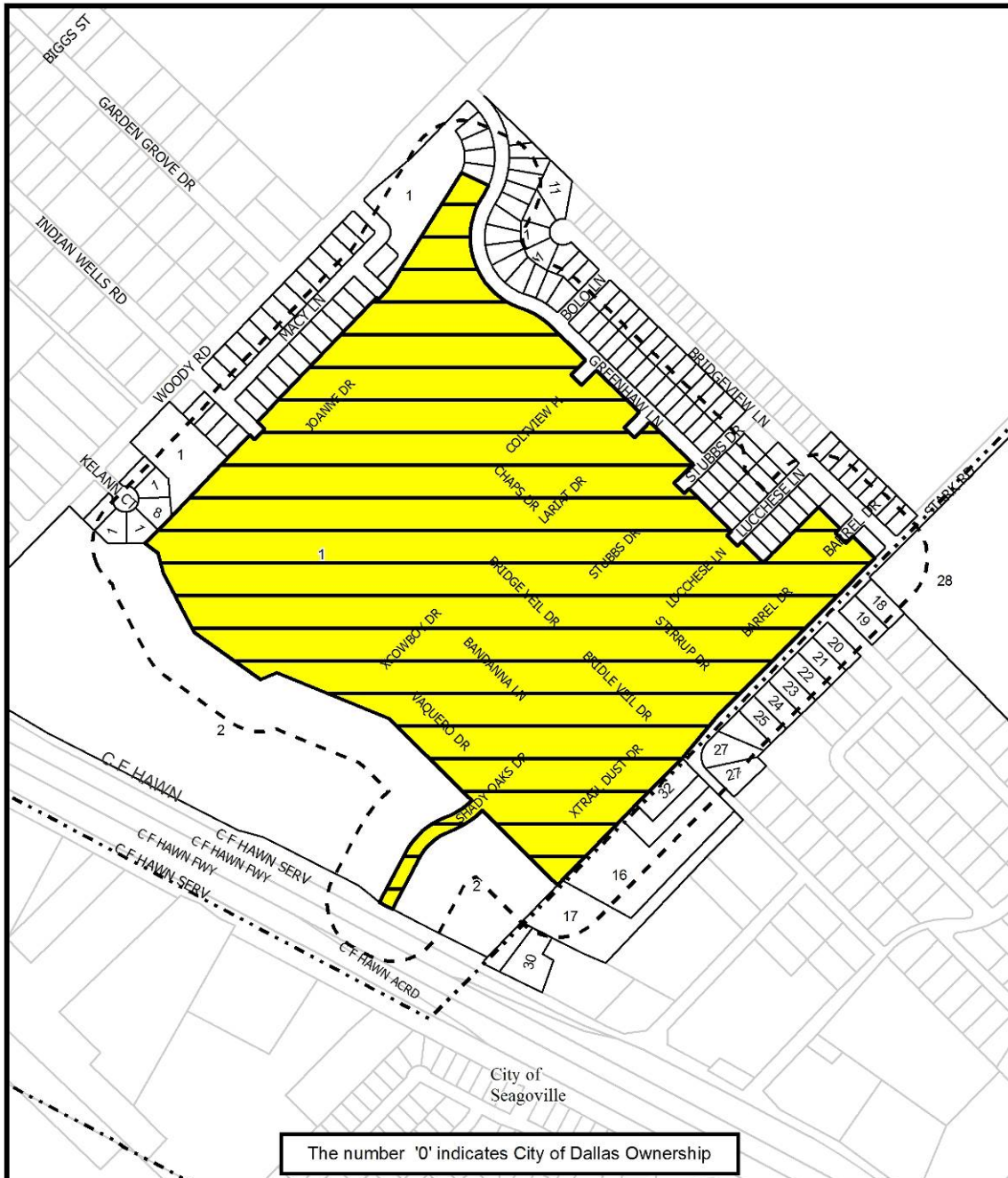
**PAPE-DAWSON
ENGINEERS**

5700 W. PLANO PKWY. | PLANO, TEXAS 75083 | PHONE: 214.420.8484
SUITE 2500 | FAX: 214.420.8488

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

Date: Feb 22, 2017, 11:18am User ID: Rowing
File: H:\Projects\70060\02\2.0 Design\2.4 Civil\2.4.4 Exhibits\TYP LOT LAYOUT.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN UNWITTINGLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



 1:6,000	<h2>NOTIFICATION</h2>	Case no: BDA167-056
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">32</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 4/19/2017

Notification List of Property Owners

BDA167-056

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1700 WOODY RD	SHADY OAKS TB LTD
2	3100 U S HWY 175	UDF ASH CREEK LP
3	1446 MACY LN	VELASQUEZ IRENE
4	1442 MACY LN	SAVANNAH JOCELYN DENISE
5	1438 MACY LN	CASIANO GLENDA
6	1430 MACY LN	MOODY LACY &
7	1418 MACY LN	CULPEPPER CHASTITY
8	14115 KELANN CT	SALVA MARY J &
9	14107 KELANN CT	PHILLIPS YOLANDA
10	14120 INDIAN WELLS RD	MARTINEZ ISMAEL &
11	14125 GREENHAW LN	SHEPHERD PLACE HOMES INC
12	14129 GREENHAW LN	BANK OF AMERICAN N A
13	14235 GREENHAW LN	SHEPHERD PLACE HOMES INC
14	14247 GREENHAW LN	FIVE STAR 2006 LP
15	1437 MACY LN	ANDERSON TERSA D
16	3013 E STARK RD	MILLER JAMES & ASHLEY
17	3011 E STARK RD	CLARK BOBBY &
18	404 STARK RD	COUCH BARBARA
19	402 STARK RD	COUCH BARBARA E
20	328 STARK RD	VERGARA MARIA
21	326 STARK RD	ZMARRIPA YEVERINO
22	324 E STARK RD	HOUSE DEARL
23	322 STARK RD	JENSEN RAYMOND L & MARY REVOCABLE TRUST
24	320 E STARK RD	KOH BLAS A ADRIAN &
25	318 E STARK RD	COWAN DAVID
26	316 E STARK RD	WILLIAMS BETHEL E JR &

04/19/2017

Label #	Address	Owner
27	314 E STARK RD	WOFFORD TERRY L &
28	408 STARK RD	WAGLIARDO CARMEN ET AL
29	3018 N U S HWY 175	CLARK BOBBY & CLARK AMANDA
30	3014 US HWY 175	PATRICK DANIEL RAY
31	3015 STARK RD	NOLEN LISA JO
32	3015 STARK RD	BOULTINGHOUSE BETTY JEAN

FILE NUMBER: BDA167-062(SL)

BUILDING OFFICIAL'S REPORT: Application of James A. Watt, represented by John Nedderman, for a special exception to the single family use regulations at 9823 Preston Road. This property is more fully described as Lot 4, Block 2/5515, and is zoned R-10(A), which limits the number of dwelling units to one. The applicant proposes to construct and maintain an additional dwelling unit, which will require a special exception to the single family zoning use regulations.

LOCATION: 9823 Preston Road

APPLICANT: James A. Watt
Represented by John Nedderman

REQUEST:

A request for a special exception to the single family use development standard regulations is made to construct and maintain a 2-story recreation addition structure /additional "dwelling unit" structure on a site developed with a 2-story main single family home/dwelling unit structure.

STANDARD FOR A SPECIAL EXCEPTION TO THE SINGLE FAMILY USE DEVELOPMENT STANDARDS REGULATIONS TO AUTHORIZE AN ADDITIONAL DWELLING UNIT:

The board may grant a special exception to the single family use development standards regulations of the Dallas Development Code to authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

In granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to authorize an additional dwelling unit since the basis for this type of appeal is when in the opinion of the board, the additional dwelling unit will not: 1) be used as rental accommodations; or 2) adversely affect neighboring properties.

BACKGROUND INFORMATION:

Zoning:

Site: R-10(A) (Single family district 10,000 square feet)
North: R-10(A) (Single family district 10,000 square feet)
South: R-10(A) (Single family district 10,000 square feet)
East: R-10(A) (Single family district 10,000 square feet)
West: R-10(A) (Single family district 10,000 square feet)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- This request for a special exception to the single family use development standard regulations focuses on constructing and maintaining a 2-story recreation addition structure /additional “dwelling unit” structure on a site developed with a 2-story main single family home/dwelling unit structure.
- The site is zoned R-10(A) where the Dallas Development Code permits one dwelling unit per lot.
- The single family use regulations of the Dallas Development Code state that only one dwelling unit may be located on a lot, and that the board of adjustment may grant a special exception to this provision and authorize an additional dwelling unit on a lot when, in the opinion of the board, the special exception will not: 1) be contrary to the public interest; or 2) adversely affect neighboring properties.
- The Dallas Development Code defines “single family” use as “one dwelling unit located on a lot;” and a “dwelling unit” as “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- The Dallas Development Code defines “kitchen” as “any room or area used for cooking or preparing food and containing one or more ovens, stoves, hot plates, or microwave ovens; one or more refrigerators; and one or more sinks. This definition does not include outdoor cooking facilities.”
- The Dallas Development Code defines “bathroom” as “any room used for personal hygiene and containing a shower or bathtub, or containing a toilet and sink.”

- The Dallas Development Code defines “bedroom” as “any room in a dwelling unit other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sun rooms, and other similar rooms are considered bedrooms.”
- The submitted site plan denotes the locations of two building footprints, the larger of the two denoted as “existing two story residence” and the smaller of the two with denoted as “recreation addition”.
- The submitted floor plan of the “recreation addition” denotes a number of rooms that Building Inspection has determined makes it an additional dwelling unit - that is per Code definition: “one or more rooms to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.”
- This request centers on the function of what is proposed to be inside the smaller structure on the site – the “recreation addition” structure, specifically its collection of rooms.
- On March 7, 2017, the applicant emailed the Board Administrator the following: “As the general building contractor I can represent to the Board with certainty that, should our request for an exception be denied, the proposed Recreational Structure can be constructed and maintained merely with the modifications to function/inside use” (see Attachment A).
- The applicant has the burden of proof in establishing that the additional dwelling unit will not be used as rental accommodations (by providing deed restrictions, if approved) and will not adversely affect neighboring properties.
- If the Board were to approve this request, the Board may choose to impose a condition that the applicant comply with the site plan if they feel it is necessary to ensure that the special exception will not adversely affect neighboring properties. But granting this special exception request will not provide any relief to the Dallas Development Code regulations other than allowing an additional dwelling unit on the site (i.e. development on the site must meet all required code requirements).
- The Dallas Development Code states that in granting this type of special exception, the board shall require the applicant to deed restrict the subject property to prevent the use of the additional dwelling unit as rental accommodations.

Timeline:

March 21, 2017: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

April 11, 2017: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel C.

April 11, 2017: The Board Administrator emailed the applicant’s representative the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 26th deadline to

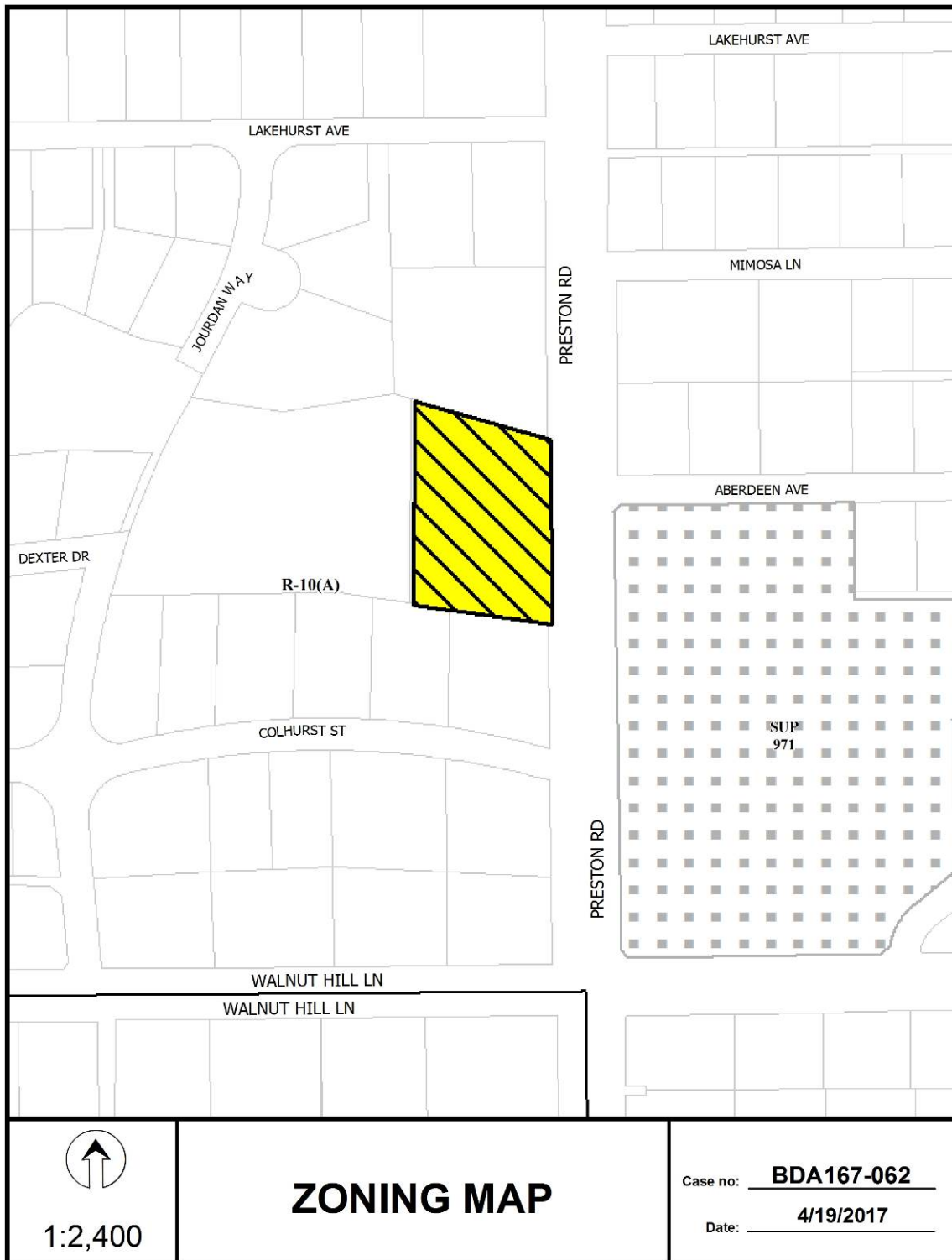
submit additional evidence for staff to factor into their analysis; and the May 5th deadline to submit additional evidence to be incorporated into the Board's docket materials;

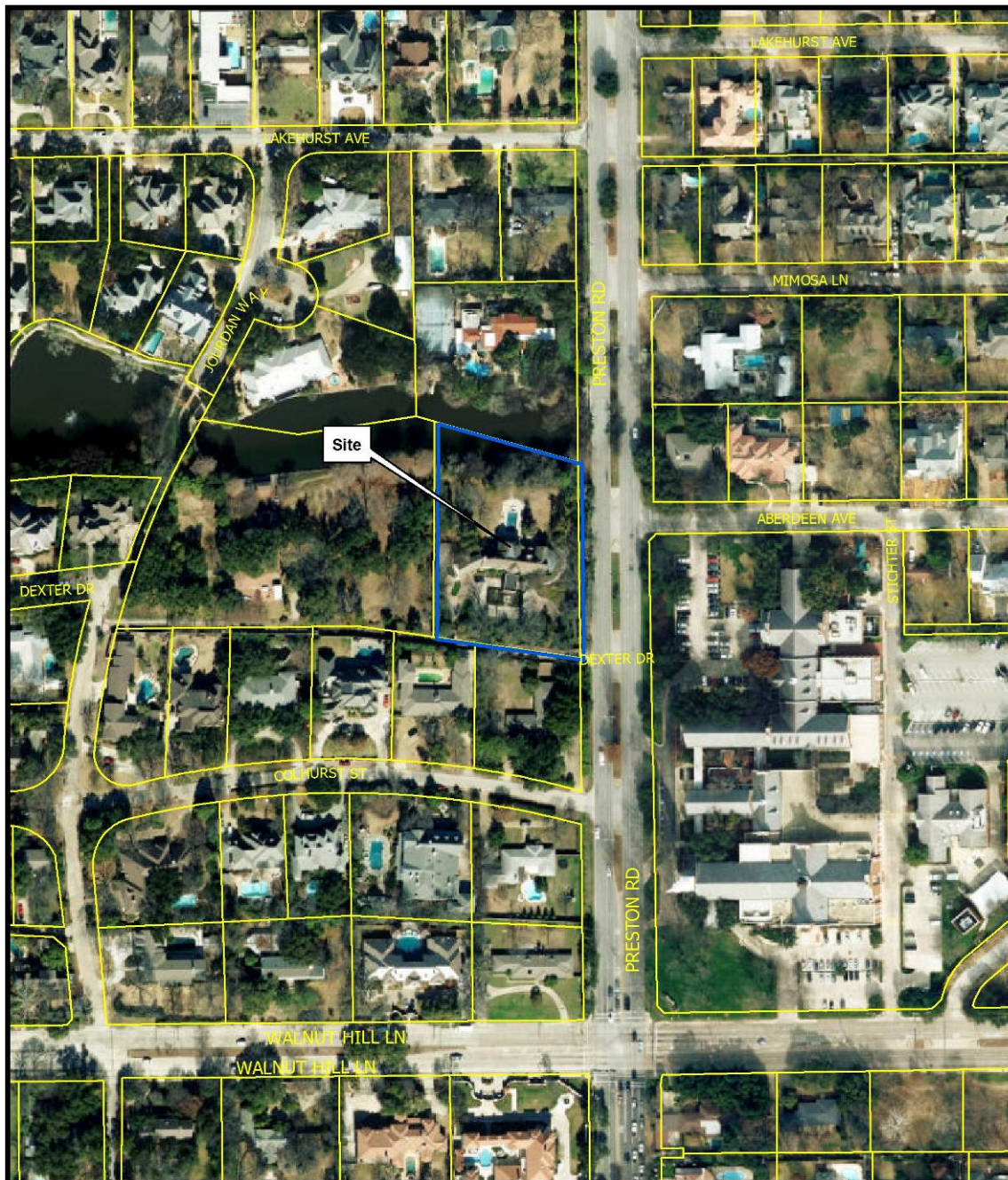
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 11, 2017: The applicant's representative submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

May 2, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Director of Sustainable Development and Construction, the Building Official, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.





1:2,400

AERIAL MAP

Case no: BDA167-062

Date: 4/19/2017

BDA167-062
Attach A pg 1

Long, Steve

From: John Nedderman <JohnN@nedderman.net>
Sent: Tuesday, April 11, 2017 2:31 PM
To: Long, Steve
Cc: Duerksen, Todd; Gary Skotnicki; Watt James; ParkCitiesPrimeConstruction@gmail.com
Subject: RE: BDA167-062, Property at 9823 Preston Road

Mr Long:

Thank you for sending the information related to our application with the Board of Adjustment. I will review it carefully.

Regarding your last question (in red, below) – As the general building contractor I can represent to the Board with certainty that, should our request for an exception be denied, the proposed Recreational Structure can be constructed and maintained merely with the modifications to function/inside use that you referred to.

Thank you again for your assistance in this matter.

John Nedderman

John F Nedderman
JOHN NEDDERMAN CO INC
8511 Glencrest Lane
Dallas TX 75209
johnN@nedderman.net
John's Cell 469-569-6971

From: Long, Steve [<mailto:steve.long@dallascityhall.com>]
Sent: Tuesday, April 11, 2017 2:05 PM
To: John Nedderman <JohnN@nedderman.net>
Cc: Duerksen, Todd <todd.duerksen@dallascityhall.com>
Subject: BDA167-062, Property at 9823 Preston Road

Dear Mr. Nedderman,

Here is information regarding the board of adjustment application referenced above that you are representing for James A. Watt:

1. The submitted application materials- all of which will be emailed to you, city staff, and the board of adjustment members in a docket report about a week ahead of your tentatively scheduled May 15th Board of Adjustment Panel C public hearing.
2. The single family use provisions from the Dallas Development Code that provides: a) the regulation from which you are seeking special exception from (51A-4.209(6)(A)); b) the standard as to how the board is able to grant a special exception to this regulations (51A-4.209(6)(E)(v)); and c) the accessory structure provisions (51A-4.209(6)(vii)).
3. A sample deed restriction template that you would be required to submit after your public hearing once and if the request is granted by the board.
4. A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board.

BDA 167-062
Attach A p 2

5. The board's rule pertaining to documentary evidence.

Please carefully review the attached application materials to make sure they are complete, and within these materials, the Building Official's Report/second page of the application (page 2 of 9 in these attached materials). Please contact Todd Duerksen at 214/948-4475 or at todd.duerksen@dallascityhall.com no later than 1 p.m., Wednesday, April 26th with regard to any amendment that you feel is necessary to address the issue at hand. (Note that the discovery of any additional appeal needed beyond the requested single family use development standards special exception will result in postponement of the appeal until the panel's next regularly scheduled public hearing).

Lastly, would you be able to represent to the board that if this special exception request were denied, that the "Recreation Addition" structure could be constructed and maintained as shown on your submitted document/sheet "C" with merely modifications to the function/use inside it or to what is shown on your submitted "A1" document since the structure as it is represented on document/sheet "C" complies with all other applicable zoning code development standards other than the single family use provisions in Chapter 51A since no other request has been made to any other zoning code provision?

Please write or call me at 214/670-4666 if you have any questions/concerns, or if I can be of any additional assistance to you on this application.

Thank you,

Steve

PS: If there is anything that you want to submit to the board on this application beyond what you have included in your application materials, please feel free to email it to steve.long@dallascityhall.com or mail it to me at the following address:

Steve Long, Board of Adjustment Administrator
City of Dallas Sustainable Development and Construction
1500 Marilla Street, Room 5BN
Dallas, Texas



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-062

Data Relative to Subject Property:

Date: 03/21/2017

Location address: 9823 Preston Rd

Zoning District: ~~F-7~~ R-10(A)

Lot No.: 4 Block No.: 2/5515 Acreage: 1.6300

Census Tract: 76.05

Street Frontage (in Feet): 302 ~~340~~ ft on Preston Road only

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): James A & Virginia M Watt

Applicant: James A ~~and Virginia M Watt~~

Telephone: 281-468-4681

Mailing Address: 9823 Preston Rd Dallas

Zip Code: 75230

E-mail Address: JA Watt@sbcglobal.net

Represented by: John F Nedderman Co Inc

Telephone: 469-569-6971

Mailing Address: 8511 Glencrest Ln Dallas

Zip Code: 75209

E-mail Address: johnN@nedderman.net

Affirm that an appeal has been made for a Special Exception, of ~~allowing two (2) Structures on one lot, each of which could function as a stand-alone residence.~~ An additional dwelling unit.

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: The Owners consider the requested exception necessary to accomplish their residential goals, consider the added structure an extension of their main house and will gladly deed-restrict the property to use only by the family occupying the main house.

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

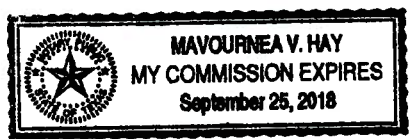
Before me the undersigned on this day personally appeared James who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: James Watt Virginia M Watt
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 21st day of MARCH, 2017

Mavournea V. Hay
Notary Public in and for Dallas County, Texas

(Rev. 08-01-11)



City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

Street address.

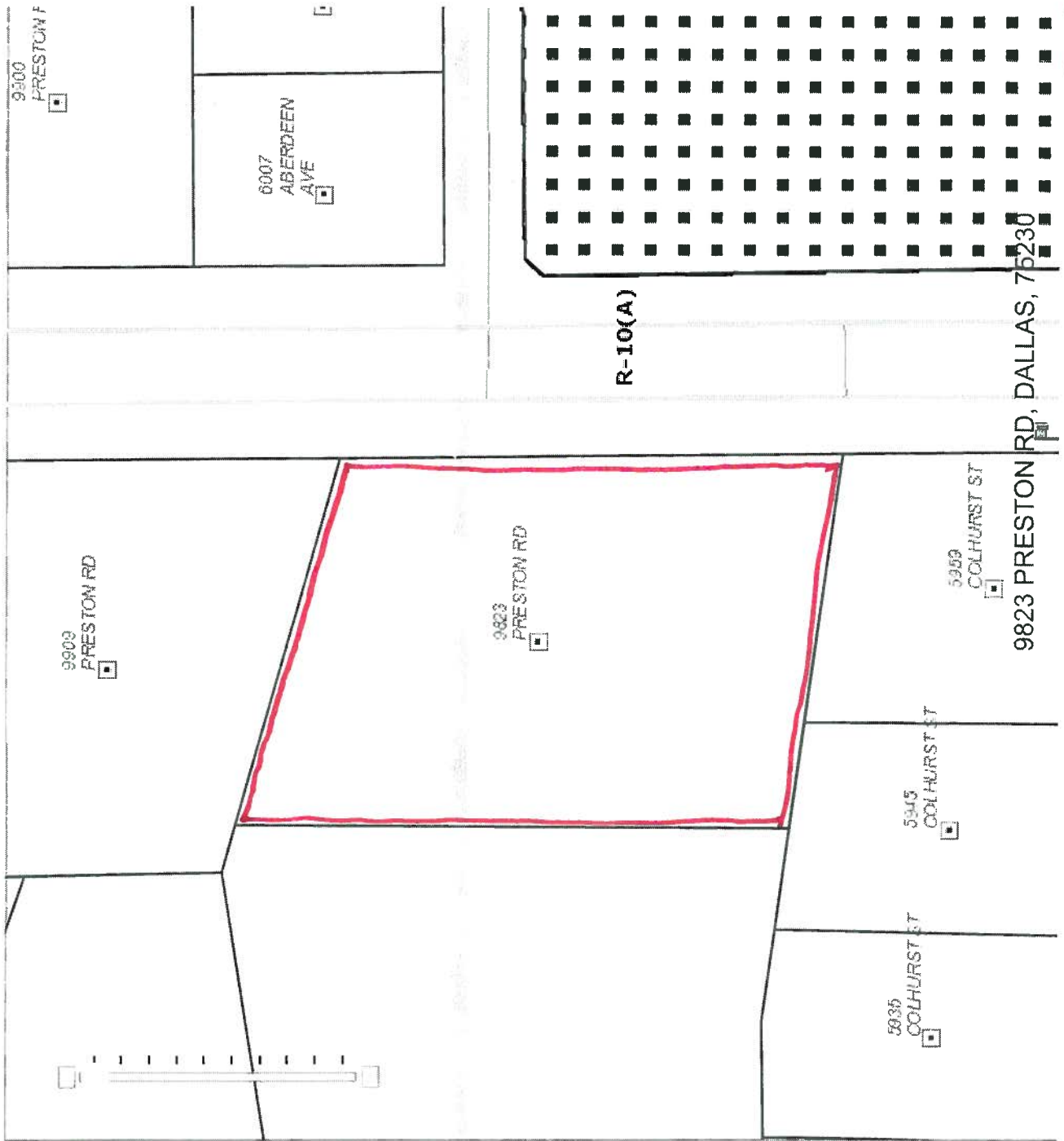
9823 preston

Locate

OR

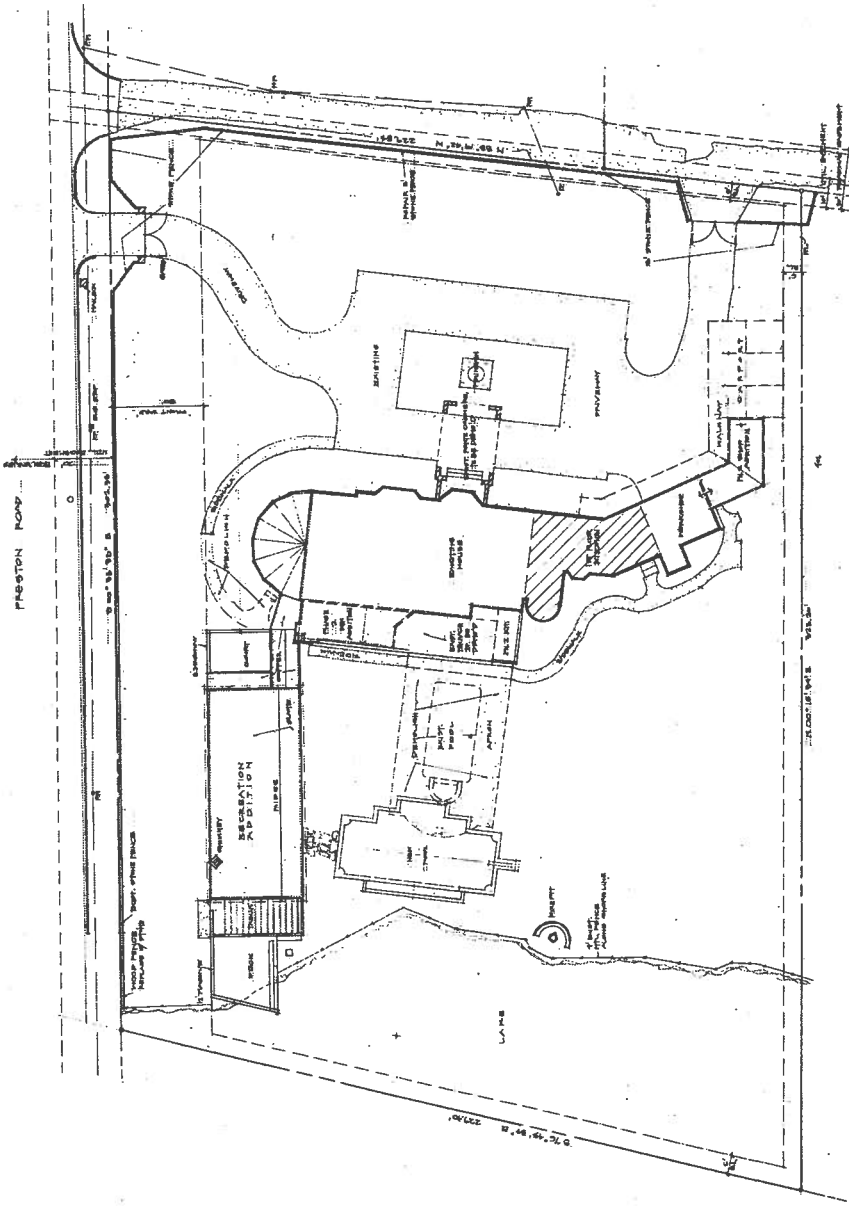
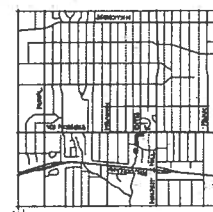
Parcel address.
Use street type for better results

Locate

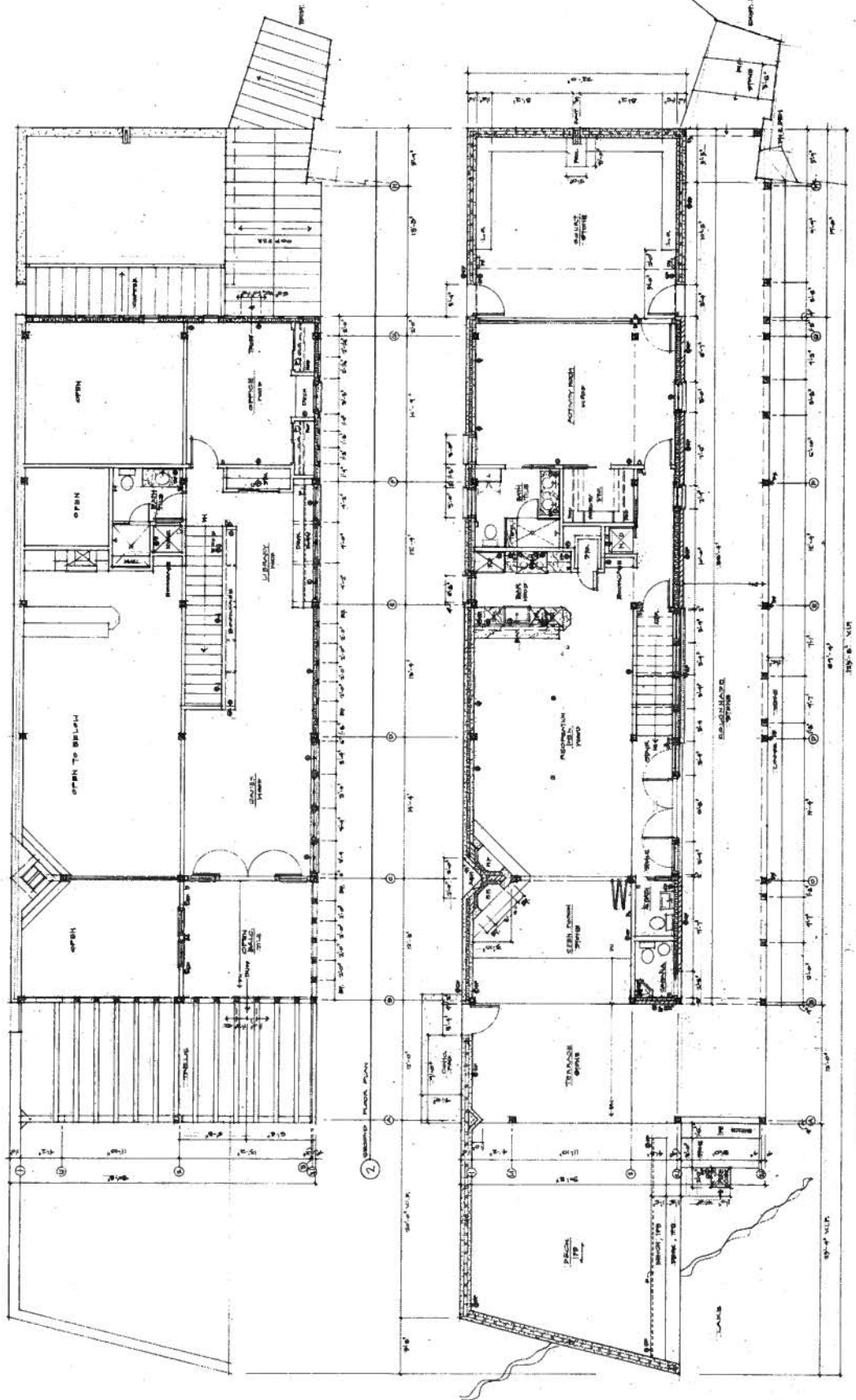


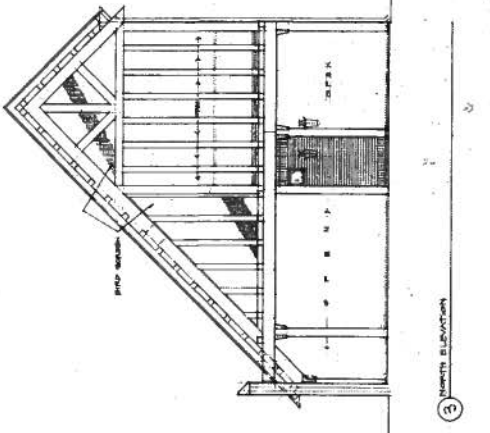
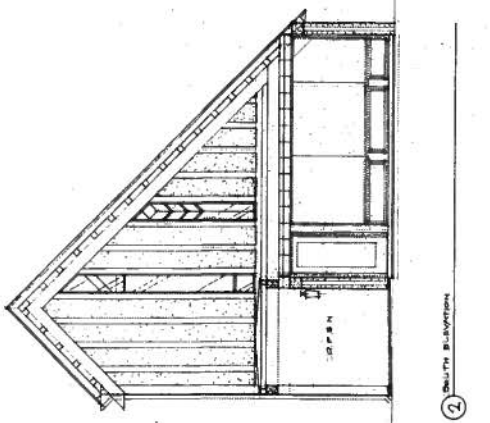
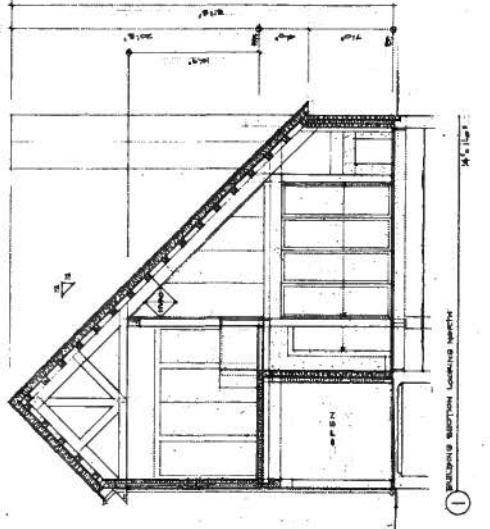
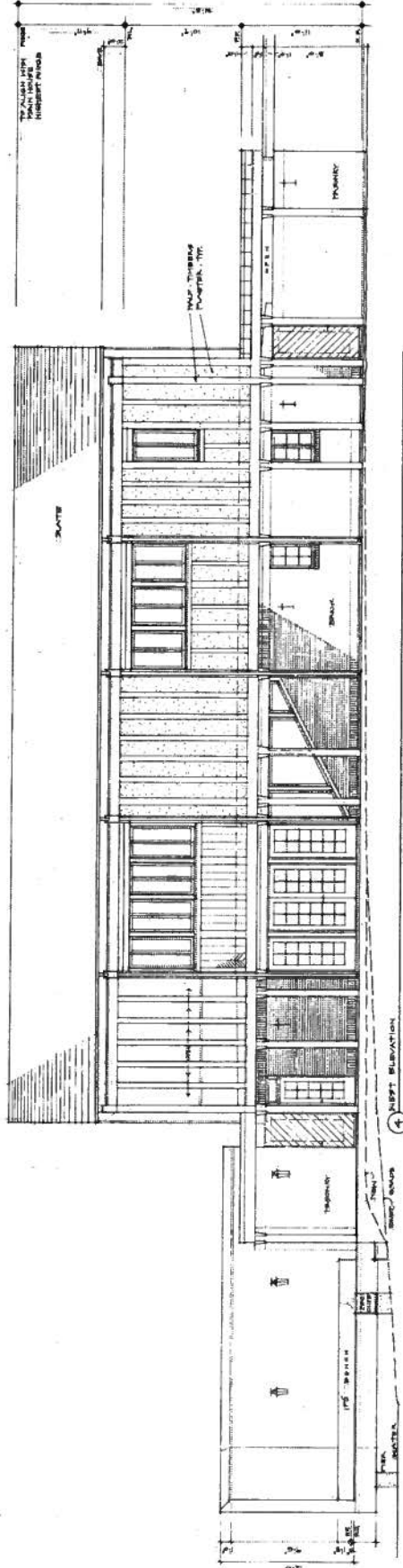
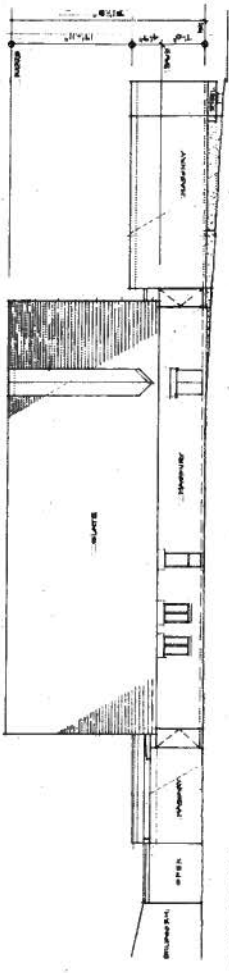
PROJECT DATA

DATE:	02/13/17
CLIENT:	MR. & MRS. WATT
PROJECT:	1433 FRESTON RD.
ARCHITECT:	SOLO ARCHITECTURE
ARCHITECT'S LICENSE NO.:	11-6116
PROJECT NO.:	1433-FR-17
DATE:	02/13/17
SCALE:	1/8" = 1'-0"
PROJECT NO.:	1433-FR-17
DATE:	02/13/17
SCALE:	1/8" = 1'-0"

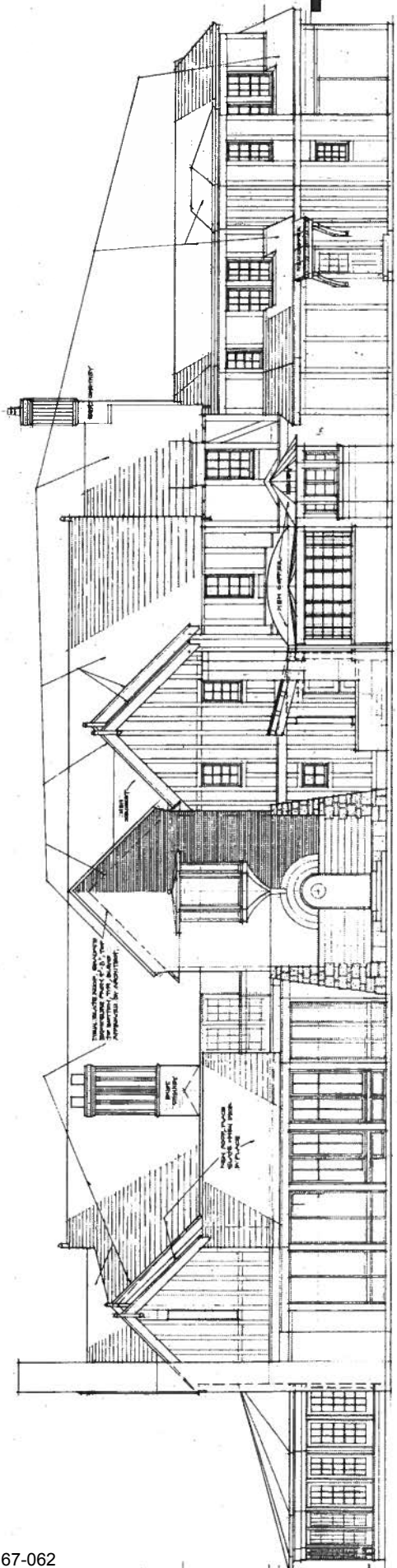


① SITE PLAN - PORTIONS OF LOTS 8-4, 8-5, 8-6 & 8-7 OF BLOCK 8, S. OF PALM LANE



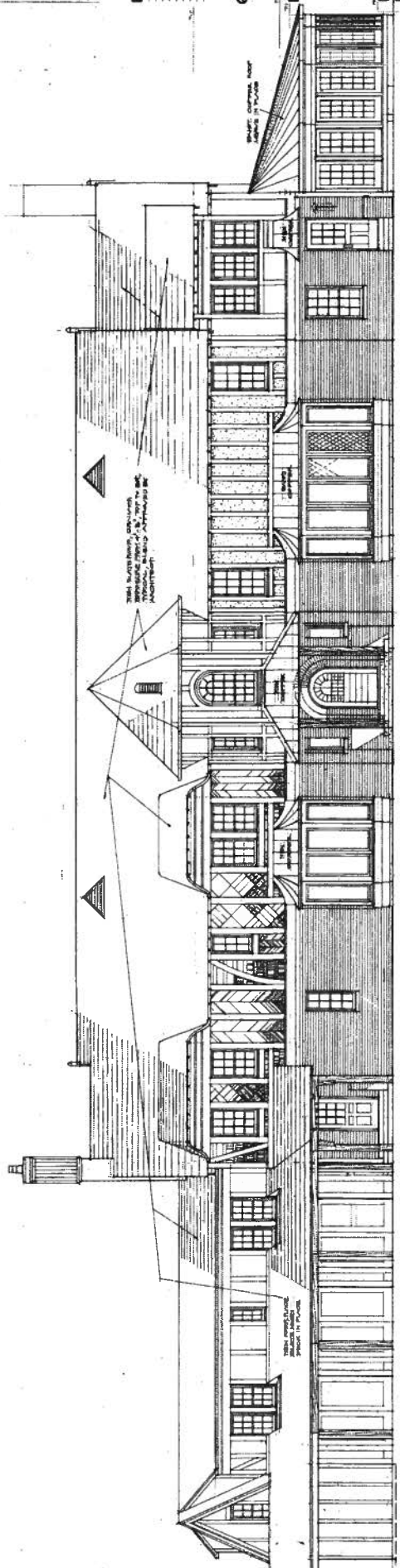


THE WATT RESIDENCE
1825 PHEONAN RD.
PALMDALE TEXAS



BDA 167-062

SP
1001
1002
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1008
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1010
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1020



3-16

SOUTH ELEVATION - FRONT

A4



March 23, 2017

Mr. Todd Duerksen
320 E. Jefferson Blvd., Room 105
Dallas, Texas 75203

BDA 167-062

Dear Mr. Duerksen,

I am writing this letter to add as an addendum to the Application/Appeal to the Board of Adjustment for the existing residence at 9823 Preston Road to better describe the reason for the appeal. The Owners would like to include a kitchen in the allowed east accessory building addition strictly for their personal use. The Owners feel that this kitchen would not adversely affect the neighboring properties in any way.

This pool house addition will contain a den and activity room with adjoining restrooms, storage, porches, patio, deck, court and colonnade, as well as a stair to a game area, library, office and balcony in the loft above. The addition will look exactly the same on the exterior, with or without the kitchen, and the Owners intend it only for family recreational use. I hope this further clarifies the reason for our appeal and please let me know if I can provide any more information.

Thanks again,

A handwritten signature in black ink, appearing to read "Gary Skotnicki". The signature is fluid and cursive, with a long horizontal line extending to the right.

Gary Skotnicki,
Architect

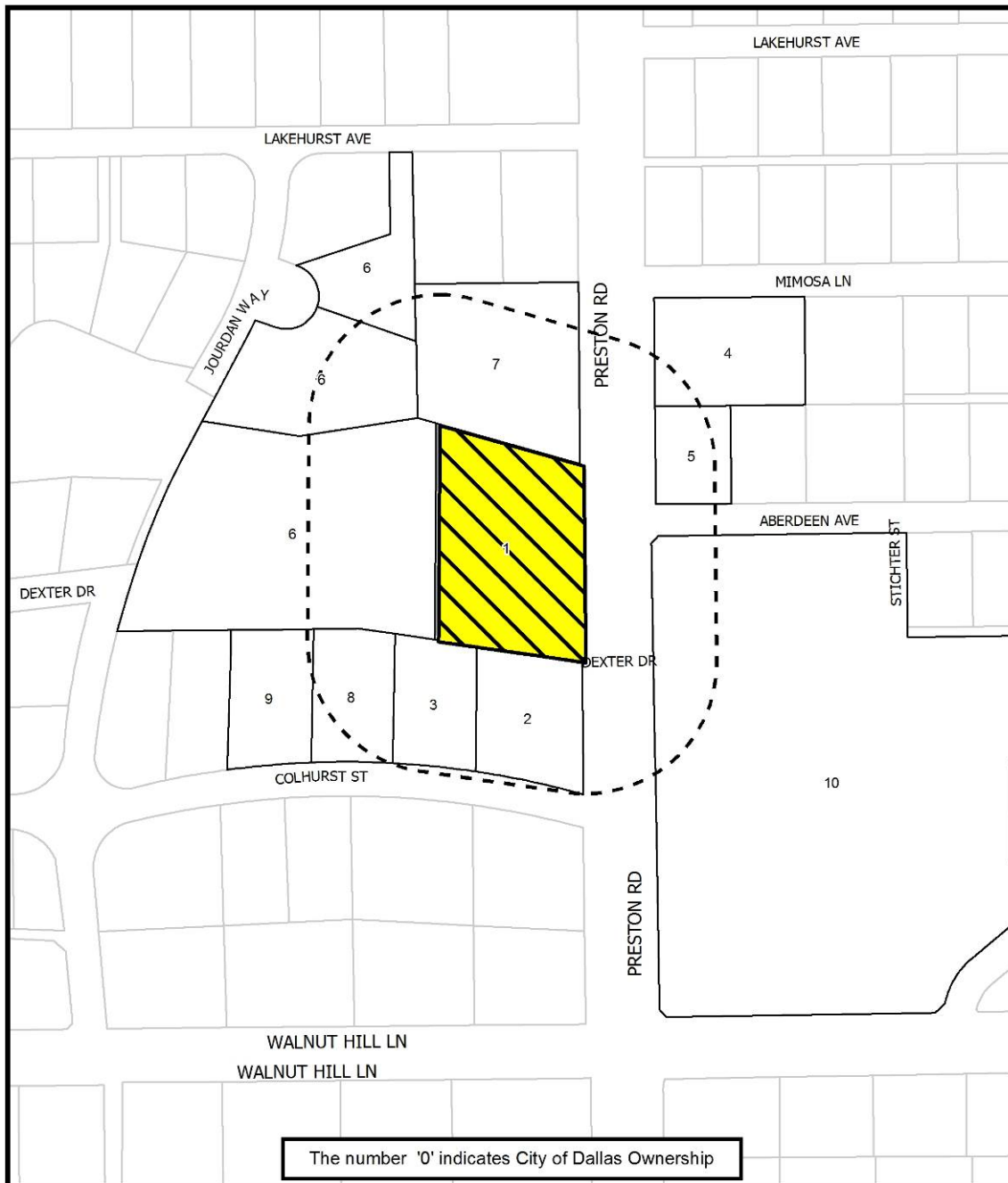
Gary Skotnicki, Architect

4310 University Blvd.
Dallas, Texas 75205

email: garyskotnicki@gmail.com

214-868-8442

www.skotnickistudio.com



 1:2,400	<h2>NOTIFICATION</h2>	Case no: BDA167-062
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">10</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 4/19/2017

Notification List of Property Owners

BDA167-062

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9823 PRESTON RD	NEW YORK COMMUNITY BANK
2	5959 COLHURST ST	EED ALIA
3	5945 COLHURST ST	VICHYASTIT KITTICHAJ &
4	9900 PRESTON RD	WEISBROD LES
5	6007 ABERDEEN AVE	DUKE ELIZABETH B
6	9912 JOURDAN WAY	BYRD D HAROLD JR
7	9909 PRESTON RD	DORFMAN LOUIS
8	5935 COLHURST ST	WAGNER SHERWOOD N
9	5925 COLHURST ST	PROTON PRC LTD &
10	9800 PRESTON RD	PRESTON HOLLOW

FILE NUMBER: BDA167-052(SL)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin of Baldwin and Associates to appeal the decision of the administrative official at 6027 Vanderbilt Avenue. This property is more fully described as Lot 7 & part of Lot 6, Block 8/2853, and is zoned CD 11, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in denying the approval of a conservation district work review.

LOCATION: 6027 Vanderbilt Avenue

APPLICANT: Robert Baldwin of Baldwin and Associates

REQUEST:

A request is made to appeal the decision of the administrative official, in the particular application, the Building Official. The submitted application states that "an appeal of an administrative official's decision" is made and that "The single family structure, built in 1938, had single hung windows. We are requesting to allow replacement windows to be single hung windows".

STANDARD FOR APPEAL FROM DECISION OF AN ADMINISTRATIVE OFFICIAL:

Dallas Development Code Sections 51A-3.102(d)(1) and 51A-4.703(a)(2) state that any aggrieved person may appeal a decision of an administrative official when that decision concerns issues within the jurisdiction of the Board of Adjustment.

The Board of Adjustment may hear and decide an appeal that alleges error in a decision made by an administrative official. Tex. Local Gov't Code Section 211.009(a)(1).

Administrative official means that person within a city department having the final decision-making authority within the department relative to the zoning enforcement issue. Dallas Development Code Section 51A-4.703(a)(2).

BACKGROUND INFORMATION:

Zoning:

Site: CD 11 (Conservation District)
North: R-7.5(A) (Single family residential, 7,500 square feet)
South: CD 11 (Conservation District)
East: CD 11(Conservation District)
West: CD 11(Conservation District)

Land Use:

The subject site is developed with a single family use. The areas to the north, south, east and west are developed with single family uses.

Zoning/BDA History:

There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

GENERAL FACTS/STAFF ANALYSIS:

- The board shall have all the powers of the administrative official on the action appealed. The board may in whole or in part affirm, reverse, or amend the decision of the official.

Timeline:

February 22, 2017: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

April 11, 2017: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.

April 11, 2017: The Board Administrator emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the April 26th deadline to submit additional evidence for staff to factor into their analysis (with a notation that staff does not form a recommendation on this type of application); and the May 5th deadline to submit additional evidence to be incorporated into the Board’s docket materials;
- the outline of procedure for appeals from decisions of the building official to the board of adjustment; and
- the Board of Adjustment Working Rules of Procedure pertaining to “documentary evidence.”

May 2, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Director of Sustainable Development and Construction, the Building Official, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction

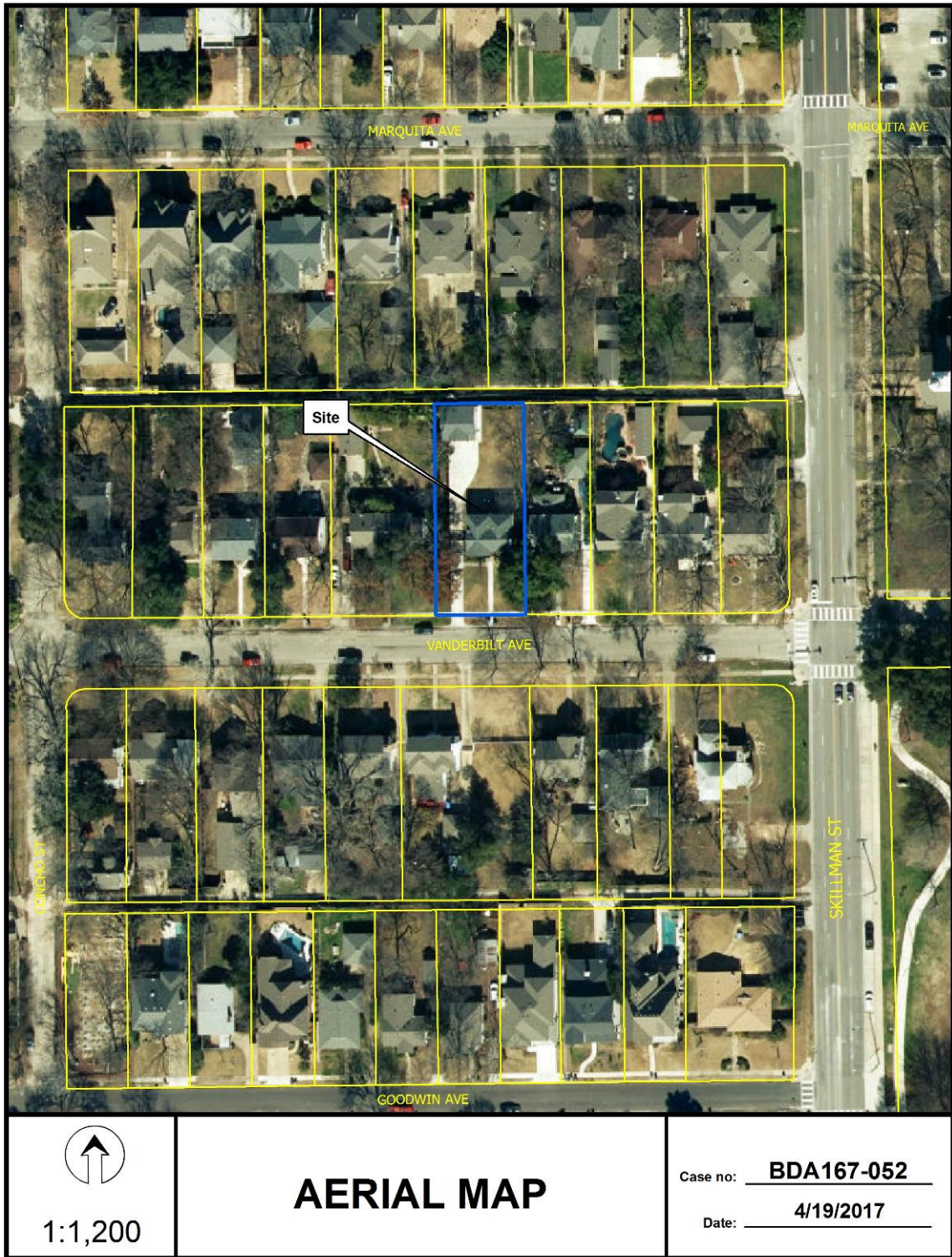
Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

May 3, 2017: The Assistant City Attorney assisting the Building Official on the application submitted additional documentation on this application to the Board Administrator (see Attachment A).

May 5, 2017: The applicant submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment B).







May 3, 2017

Via Email to Board of Adjustment Administrator
steve.long@dallascityhall.com

Board of Adjustment, Panel C
1500 Marilla St., 5BN
Dallas, Texas 75201

Re: City's Brief in the Appeal of the Building Official's denial of application for single hung windows at **6027 Vanderbilt Avenue**

Dear Board Members:

Below is a summary the of key points that will be addressed by the City in response to the appeal of the denial of the application for single hung windows at 6027 Vanderbilt Avenue.

I. Facts

The single family structure identified as a "Colonial Revival" located at 6027 Vanderbilt, in the M Streets Conservation District and is regulated by Ordinance 25474. On January 28, 2017, an application for proposed work at 6027 Vanderbilt was submitted and the work approved with conditions, which included the following: "4. Windows to be Jeld Wen Sitrine, double-hung, 6/6, with muntins, mullions, and sashes expressed at least ¼" from the outside face of the glass." (Exhibit A). At that time, the approval was for a "new second story addition" to the structure and the plans indicated that no work was to be done to the existing structure.

On February 14, 2017, an inspection of 6027 Vanderbilt was conducted, during which it was discovered that all windows on the existing structure had been replaced with single hung windows in violation of the M Streets Conservation District Regulations. (Exhibit B). Subsequently, on February 27, 2017, an application was submitted and the proposed work to "replace existing double-hung windows with single-hung windows on the front façade and wrap-around" was denied by the Building Official. (Exhibit C).

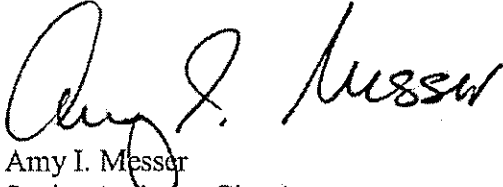
II. Reason for denial

On February 27, 2017, the Building Official denied the proposed work because the proposal did not meet the requirements in Ordinance 25474(f)(5)(A), which requires windows to be double hung with multi-pane sashes. (Exhibits C and D). Ordinance 25474(f)(1)(C) is clear that the architectural standards apply to the front façade and wrap-around. (Exhibit D, pp. 7, 9, 15, and 16).

III. Relief

It is requested the Board of Adjustment - Panel C affirm the Building Official's decision in this appeal. The Building Official's determination denying the installation of single hung windows on the front façade and wrap-around at 6027 Vanderbilt was proper based on Ordinance 25474.

Respectfully,



Amy I. Messer
Senior Assistant City Attorney
214-670-3950
amy.messer@dallascityhall.com

Conservation District Work Certificate



BDA167-052
Attach A
Pg 3

M Streets East Conservation District

City of Dallas

Date Applied: 01/28/16

Date Reviewed: 02/22/16

Address: 6027 VANDERBILT AVE

Applicant: KOVAR, BILL
P.O. BOX 264
CRANDELL, TX 75114
214/537-6943

Architectural Style: Colonial Revival

Proposed Work: Other - requires permit
New Second Story Addition

Permit is required: YES

Work is Approved with Conditions

1. Porte cochere must maintain a 5' side yard setback.
2. Driveway may not exceed 10' in width per Ord. 25474(d)(17)(D).
3. Side and rear yard fences may not exceed 9' in height per Ord. 25474(d)(18)(F).
4. Windows to be Jeld Wen Sitrine, double-hung, 6/6, with muntins, mullions, and sashes expressed at least 1/4" from the outside face of the glass.
5. No further work is approved.

Philip Sikes, Building Official

The application was reviewed for compliance with the development standards and design requirements for this Conservation District Ordinance.

This certificate applies only to the work identified on this document. Additional work will have to be reviewed separately.

This certificate shall be posted at job site

Page 1 of 1



* Only remaining issue is window operability.
↳ double hung approved but single hung installed
Homeowner indicates they have a hearing about this in April

RESIDENTIAL PLAN REVIEW CHECK LIST NEW CONSTRUCTION AND ADDITIONS

DATE 03/07/16

REVIEWER	HOPPY THETFORD		2nd REVIEWER	<u>[Signature]</u>			
ADDRESS	<u>6027 WARDER BLVD AVE</u>		LOT	<u>119-500</u> BLK <u>8/2953</u>			
ZONING DISTRICT	<u>CD11</u>		USE/ZONE	<u>119-500</u>			
BUILDING AREA	<u>2746</u>	LAND AREA	<u>12240</u>	MAPSCO			
REQUIRED PLATTING/BUILDING SITE (S1A-4.601) YES	<input checked="" type="radio"/> NO		SHARED ACCESS DEVELOPMENT (Ordinance No. 29338)	YES <input checked="" type="radio"/> NO			
"ANNEX"	_____		CONSERVATION DISTRICT	YES <input checked="" type="radio"/> NO <input checked="" type="radio"/> CD11			
USE PERMITTED	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>	HISTORICAL DISTRICT	YES <input checked="" type="radio"/> NO <input checked="" type="radio"/>			
DEED RESTRICTIONS	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>	THOROUGHFARE PLAN	YES <input checked="" type="radio"/> NO <input checked="" type="radio"/>			
CORNER LOT/DOUBLE FRONTAGE	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>	ACCESSORY STRUCTURE 25%/50% or LESS	YES <input checked="" type="radio"/> NO <input checked="" type="radio"/>			
REQUIRED SCREENING/S1A-4.602	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/> H/A	SQ FT	<u>625</u>			
FLOOD PLAIN AREA/S1A-5.100	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>	SYSB	<u>5792</u>			
STRUCTURE OVER 7,500 SQ FT (TOTAL)	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>	RYSB	<u>3</u>			
			HT	<u>3</u>			
	REQUIRED	PROPOSED	REQUIRED	PROPOSED			
FRONT YARD SETBACK/S1A-4.401	<u>Req 94'</u>	<u>46'</u>	PARKING/S1A-4.301	<u>2</u>			
SIDE YARD SETBACK/S1A-4.402	<u>5/10</u>	<u>5/12</u>	STORIES	<u>2</u>			
REAR YARD SETBACK/S1A-4.403	<u>20</u>	<u>63</u>	MAX HEIGHT/S1A 4.108	<u>30</u> <u>26'1"</u>			
LOT COVERAGE/S1A-4.407	<u>40%</u>	<u>22.43%</u>	DWELLING	<u>1</u>			
LOT SIZE	<u>10000</u>	<u>12240</u>	FLOOR AREA	<u>2800</u>			
DRIVEWAY (ENCLOSED PARKING 20 FT REQ.)	YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>	<u>286</u>	NO			
FIRE HYDRANT LOCATION TO CORNER OF PROPERTY	_____		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
CERTIFIED COPY OF COUNTY PLAT	_____		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
IN-FILL WAIVER	_____		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
GREEN	<u>2 6111 522</u>		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
LANDSCAPING (S1A-10.125)	_____		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
DEMO PERMIT	_____		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
VALUATION	_____		YES <input checked="" type="radio"/>	NO <input checked="" type="radio"/>			
REQUIRED MISSING DOCUMENTS	1.) _____	2.) _____	3.) _____	4.) _____	5.) _____	6.) _____	N.T.S. _____
H.R. _____	C.R. _____	7.) _____	8.) _____	9.) _____	10.) _____	11.) _____	12.) _____

COMMENTS
121 = green (6-10-16)
131 = yellow (9-7-16)
↳ ok for zoning pending bldg ins
141 = red (12-21-16)

41 on Addition to 3D - permit # 1602241085

checks A4.01, A4.01, and ~~Front~~ Door and Window Schedule

↳ ref. notes on sheets

West & East Elevations
Building Official
BDA 167-052



plus single hung windows installed instead
A4.01 (west/east)
A4.01 (south/east)
A4.01 (door/windows)

Conservation District Denial



BDA167-052
Attach A
Pg 5

M Streets East Conservation District

City of Dallas

Date Applied: 02/27/17

Date Reviewed: 02/27/17

Address: 6027 VANDERBILT AVE

Applicant: Baldwin, Robert
3904 Elm Street
Suite B
Dallas, TX 7522
(214) 824-7949
ROB@BALDWINPLANNING.COM

Architectural Style: Colonial Revival

Proposed Work: Other - no permit required

REPLACE EXITSING DOUBLE-HUNG WINDOWS WITH SINGLE-HUNG WINDOWS
ON THE FRONT FACADE AND WRAP-AROUND

Permit is required: NO

Work is Denied

1. Proposal does not meet the requirements for window operability per Ord. 25474(f)(5)(A), "Windows must be double-hung with multi-pane sashes. Therefore, application is denied.

Philip Sikes

Philip Sikes, Building Official

The application was reviewed for compliance with the development standards and design requirements for this Conservation District Ordinance.
This certificate applies only to the work identified on this document. Additional work will have to be reviewed separately.

DENIED



ORDINANCE NO. 25474

An ordinance changing the zoning classification on the following described property, to wit:

An area generally being bounded by the lots on both sides of McCommas Boulevard on the north, the centerline of Skillman Street on the east, the lots on both sides of Vanderbilt Avenue on the south, and the centerline of Greenville Avenue on the west,

from an R-7.5(A) Single Family District, an R-7.5(A)-MD-1 Single Family District with Modified Delta Overlay District No. 1, an MF-2(A)-MD-1 Multifamily District with Modified Delta Overlay District No. 1, and a CR-MD-1 Community Retail District with Modified Delta Overlay District No. 1 to Conservation District No. 11 (the M Streets East Conservation District); approving the conceptual plan; providing procedures and regulations for this conservation district; providing for preservation of overlay zoning districts; providing a purpose statement; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Section 2 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable



ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Approval of the conceptual plan. That the conceptual plan for the M Streets East Conservation District, attached to this ordinance as Exhibit B, is approved.

SECTION 2. Creation of the conservation district. That the zoning ordinances of the City of Dallas, as amended, are amended by changing the zoning classification from an R-7.5(A) Single Family District, an R-7.5(A)-MD-1 Single Family District with Modified Delta Overlay District No. 1, an MF-2(A)-MD-1 Multifamily District with Modified Delta Overlay District No. 1, and a CR-MD-1 Community Retail District with Modified Delta Overlay District No. 1 to Conservation District No. 11 (the M Streets East Conservation District) on the following described property, to wit:

An area generally being bounded by the lots on both sides of McCommas Boulevard on the north, the centerline of Skillman Street on the east, the lots on both sides of Vanderbilt Avenue on the south, and the centerline of Greenville Avenue on the west, and specifically containing:

Lots 1-8 of City Block 2878/C,
Lots 1-19 of City Block 2874/C,
Lots 6-14 of City Block 2876/A,
Lots 3-12 of City Block 2149/4,
City Block 2873/A,
City Block 2873/B,
City Block 2164/1,
City Block 2150/5,
City Block 2865/D,
City Block 2864/C,
City Block 2148/3,
City Block 2151/6,
City Block 2862/A,
City Block 2861/H,
City Block 2863/B,
City Block 2860/G,
City Block 2147/2,
City Block 2152/7,
City Block 2858/E,

City Block 2859/F,
City Block 2146/1,
City Block 2852/4,
City Block 2153/8,
City Block 2857/D,
City Block 2856/C,
City Block 2168,
City Block 2166/5,
City Block 2154/B,
City Block 2145/6,
City Block 2165/3,
City Block 2167/7, and
City Block 2853/8.

SECTION 3. Preservation of overlay zoning districts. That any existing overlay zoning districts within the M Streets East Conservation District shall remain in full force and effect.

SECTION 4. Purpose. That this conservation district is established to conserve the M Streets East neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations are attached to this ordinance as Exhibit A. The conservation district regulations ensure that new construction and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district.

SECTION 5. Zoning district maps. That the director of the department of development services shall correct Zoning District Map Number H-8 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which

the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000.

SECTION 7. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. Severability clause. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. Effective date. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

By _____
Assistant City Attorney

Passed January 14, 2004 _____

EXHIBIT A

M STREETS EAST CONSERVATION DISTRICT REGULATIONS

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EXHIBIT B: M Streets East Conservation District Conceptual Plan		

(a) Interpretations and definitions.

- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A.
- (2) Unless otherwise stated, the definitions in Chapter 51A apply to this ordinance. In this ordinance:
 - (A) COLONIAL REVIVAL means colonial revival architectural style as shown in Exhibit B.
 - (B) COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
 - (C) CONTRIBUTING means a structure listed as Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor structure in Exhibit B.
 - (D) CORNER LOT means a lot that has frontage on two different streets.
 - (E) CORNERSIDE FACADE means a main building facade facing a side street.
 - (F) CORNERSIDE LOT LINE means the lot line on a side street.
 - (G) CORNERSIDE YARD means a side yard that abuts a street.
 - (H) CRAFTSMAN means craftsman architectural style as shown in Exhibit B.
 - (I) DEMOLITION means the razing of a structure pursuant to a demolition permit.
 - (J) DIRECTOR means the director of the department of development services or the director's representative.
 - (K) DISTRICT means the M Streets East Conservation District.
 - (L) FOCAL WINDOW is a full length window, typically triple-arched or parabolic, and typically with stained glass or leaded glass.
 - (M) FRONT FACADE means the building elevation facing the front street.

- (N) FRONT STREET means McCommas Boulevard, Morningside Avenue, Mercedes Avenue, Monticello Avenue, Marquita Avenue, and Vanderbilt Avenue.
- (O) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, mulch, pavers, or stones.
- (P) HEIGHT means the vertical distance measured from grade to the roof ridge.
- (Q) MAIN STRUCTURE means the building on a lot intended for occupancy by the main use.
- (R) MINIMAL TRADITIONAL means minimal traditional architectural style as shown in Exhibit B.
- (S) NONCONTRIBUTING means a structure listed as an undefined style structure in Exhibit B.
- (T) ONE-AND-ONE-HALF STORY STRUCTURE means a main structure in which the space within the roof structure has been converted to livable space.
- (U) ORIGINAL means a structure or status that existed on the date of creation of this conservation district.
- (V) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (W) PRAIRIE means prairie architectural style as shown in Exhibit B.
- (X) REAR YARD means:
 - (i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
 - (ii) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.

- (Y) REMODEL means improvements or repairs that change the exterior materials or appearance of the front facade or wrap-around of the main structure.
 - (Z) RETAINING WALL means a wall used to prevent the erosion of land.
 - (AA) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.
 - (BB) SIDE-STREET means Greenville Avenue, Matilda Avenue, Delmar Avenue, Concho Street, and Skillman Street.
 - (CC) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."
 - (DD) SPANISH ECLECTIC means spanish eclectic architectural style as shown in Exhibit B.
 - (EE) STREET FACADE means any part of a building that faces a public street.
 - (FF) TUDOR means tudor architectural style as shown in Exhibit B.
 - (GG) WRAP-AROUND means the front 25 feet of each side facade.
- (b) Conceptual plan. The M Streets East Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit B. In the event of a conflict between Exhibit A, the district regulations, and Exhibit B, the conceptual plan, Exhibit A controls.
- (c) Nonconforming structures. Section 51A-4.704(c), "Nonconforming Structures," applies, except:
- (1) as otherwise provided in these regulations, or
 - (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.
- (d) Development standards. Except as otherwise provided, the development standards of the R-7.5(A) Single Family District apply. Except as otherwise

provided, the development standards of the MF-2(A) Multifamily District apply to original multifamily uses in the 5700 block of Morningside Drive and the 5700 block of Marquita Avenue. Original multifamily uses are identified in Exhibit B. Except as otherwise provided, the development standards of the CR Community Retail District apply to Lots 10 and 11 of City Block 2168. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.

- (1) Use.
 - (A) Except for original duplex uses and original multifamily uses, the only use allowed is single-family.
 - (B) Original duplex uses are legal nonconforming uses. Original duplex uses are identified in Exhibit B.
 - (C) Original multifamily uses in the 5700 block of Morningside Drive and the 5700 block of Marquita Avenue are legal conforming uses. Original multifamily uses are identified in Exhibit B.
- (2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.
- (3) Front yard. Minimum front yard is the average of the front yard of the contributing main structures on the block face. The average front yard of contributing main structures on each block face is listed in Exhibit B.
- (4) Side yard. Minimum side yard for main structures is five feet on the west side and 10 feet on the east side.
- (5) Rear yard. Minimum rear yard for main structures is 20 feet.
- (6) Density.
 - (A) The number of dwelling units on a lot may not be increased.
 - (B) If an original duplex use is converted to a single family use, the only use allowed thereafter is single-family.
 - (C) If the number of dwelling units in an original multifamily use is reduced, the number of dwelling units may not thereafter be increased.
- (7) Floor area ratio. No maximum floor area ratio.
- (8) Height. Maximum height for all structures is 30 feet.

- (9) Lot coverage. Maximum lot coverage is 40 percent.
- (10) Lot size. Minimum lot size is 7,500 square feet.
- (11) Stories. Maximum number of stories above grade is two stories for Colonial Revival, Craftsman, Prairie, and Spanish Eclectic structures. Maximum number of stories above grade is one-and-one-half stories for Minimal Traditional and Tudor structures. See Exhibit B.
- (12) Off-street parking and loading.
 - (A) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.
 - (B) Porte cocheres may not be enclosed.
- (13) Environmental performance standards. See Article VI, "Environmental Performance Standards".
- (14) Landscaping. See Article X, "Landscape and Tree Preservation Regulations".
- (15) Signs. See Article VII, "Sign Regulations".
- (16) Accessory structures.
 - (A) Location. Accessory structures must be located to the rear of the main structure.
 - (B) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure.
 - (C) Roof slope. If an accessory structure is visible from a street, the slope of the roof must either match the roof slope of the main structure or comply with the architectural standard for the roof slope for the style of the main structure.
 - (D) Side yard setback.
 - (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum five-foot side yard setback.

- (ii) Except as provided in this subsection, there is no required side yard setback for accessory structures 15 feet or less in height.
 - (iii) On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.
 - (iv) No part of an accessory structure may overhang adjacent property.
 - (v) The minimum cornerside yard setback for all garages that enter from a side street is 20 feet.
- (E) Rear yard setback.
- (i) Accessory structures over 15 feet in height must have a minimum five-foot rear yard setback.
 - (ii) Accessory structures 15 feet or less in height must have at a minimum three-foot rear yard setback.
 - (iii) The minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet.
 - (iv) A replacement accessory structure may be built in the rear yard in the same location as an original accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.
- (F) Original accessory structures. Original accessory structures that are not located to the rear of the main structure may be repaired or maintained, but may not be altered, enlarged, or replaced.
- (17) Driveways and curbing.
- (A) Driveway access is allowed from the front yard, cornerside yard, or alley.
 - (B) Driveways and curbing constructed of asphalt, shredded rubber, or similar materials are not allowed. Unimproved dirt driveways are not allowed.
 - (C) Ribbon driveways are allowed. Circular driveways are allowed.
 - (D) The driveway entry must be between eight and 10 feet wide.

- (E) On corner lots, a driveway entry on the side street may be up to 24 feet wide if it is located behind the rearmost corner of the main structure and provides access to a garage.
- (18) Fences.
- (A) Chain link fences are not allowed in the front yard.
 - (B) Fences in a front yard must be constructed of brick that matches the main structure, decorative wire, hog wire, stone, stucco, wood or material that looks like wood, wrought iron, a combination of these materials, or other compatible materials.
 - (C) Fences in an interior side yard, cornerside yard, or rear yard may be constructed of brick, chain link, decorative wire, hog wire, stone, stucco, wood or material that looks like wood, wrought iron, a combination of these materials, or other compatible materials.
 - (D) Fences in front yards may not exceed four feet in height.
 - (E) Fences in side yards and rear yards may not exceed nine feet in height.
- (19) Front facade. The facade of a main structure containing the front entrance may not face a side street.
- (20) Front yards and parkways.
- (A) No more than 50 percent of the front yard may be paved or hardscaped. The parkway may not be paved or hardscaped except for curb cuts and sidewalk extensions.
 - (B) Mailboxes, pylons, satellite dishes, and other accessory structures are not allowed in the front yard or parkway.
- (21) Roofing materials.
- (A) Corrugated plastic, standing-seam metal, rolled, or tar-and-gravel roofing is not allowed.
 - (B) Copper roofing accents are only allowed on dormers and eyebrows of Tudor style structures.
- (22) Steps.
- (A) Original rolling or waterfall steps leading from the sidewalk to the main structure should be retained. Where original rolling or waterfall steps are damaged and must be replaced, the replacement must match the rolling or waterfall steps.

(23) Walkways.

- (A) Walkways must be constructed of concrete, brick, stone, or a similar material.
- (B) Walkways must lead to the front porch or front entrance.
- (C) Walkways may be straight or curved.

(24) Windows. The following applies to the front facade and cornerside facade.

- (A) Only transparent glass, stained glass, or leaded glass is allowed in windows.
- (B) Metal window frames must have a finish that is indistinguishable from the finish on original wood windows.
- (C) Window air conditioner units are not allowed.
- (D) Glass block may be used in bathroom windows or sidelights of main doors.
- (E) Windows must be typical of the style of the structure. See Exhibit B.

(e) Architectural standards for new construction.

- (1) Except as otherwise provided in this section, the front facade and wrap-around of new construction must be built in the Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor style and must comply with the architectural standards for the style. See Exhibit B.
- (2) After a noncontributing main structure is destroyed by the intentional act of the owner or owner's agent, the front facade and wrap-around of a new main structure may only be built in the Colonial Revival, Craftsman, Minimal Traditional, Prairie, Spanish Eclectic, or Tudor style and must comply with the architectural standards for the style. See Exhibit B.
- (3) After a noncontributing main structure is unintentionally destroyed, a new main structure may be built that replicates the original main structure.

(f) Architectural standards for Colonial Revival structures.

- (1) Applicability.
 - (A) Contributing Colonial Revival structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Colonial Revival style must comply with the following standards. Colonial Revival structures that are remodeled must comply with the applicable standards.
 - (C) These architectural standards apply only to the front facade and wrap-around.

- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Colonial Revival style must incorporate at least four of these features. See Exhibit B.
 - (A) Centered front gable.
 - (B) Centered front main entrance with symmetrically balanced windows.
 - (C) Chimney.
 - (D) Front entry porch with pilasters or columns.
 - (E) Pair of carriage lights flanking the front main entrance.
 - (F) Straight walkway leading to the front main entrance.
 - (G) Wooden shutters.

- (3) Materials.
 - (A) Colonial Revival structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
 - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.

- (4) Roof form. Colonial Revival structures must have a cross or side-gabled roof with a low to moderate roof slope between 20 degrees and 45 degrees. Hipped roofs are not allowed.

- (5) Windows.

- (A) Windows must be double hung with multi-pane sashes.
- (B) Windows on the first floor of the front facade must be rectangular.
- (C) Windows must be typical of the Colonial Revival style of the structure. See Exhibit B.
- (D) Glass in windows and doors on the front facade must be clear or leaded.

(g) Architectural standards for Craftsman structures.

(1) Applicability.

- (A) Contributing Craftsman structures are identified in Exhibit B.
- (B) New construction structures that are built in the Craftsman style must comply with the following standards. Craftsman structures that are remodeled must comply with the applicable standards.
- (C) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate four of these features. See Exhibit B.

- (A) Chimney.
- (B) Decorative roof beams or braces.
- (C) Exposed roof rafter tails.
- (D) Gabled dormer with exposed rafter tails.
- (E) Solid balustrade of brick or wood on the front porch.
- (F) Straight walkway leading to the front main entrance.

(3) Front porches.

- (A) A front porch is required along a minimum of 50 percent of the front facade.
- (B) The front porch roof must be supported by square or tapered columns with a brick or stone base.

- (C) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.
 - (D) Front porches must be open-air.
 - (E) The front entryway must have a Craftsman style wood door.
- (4) Materials.
- (A) Craftsman structures must be clad in brick, wood or material that looks like wood, or a combination of these materials. Stone accents are allowed. Stucco is allowed only in gables.
 - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Porte cocheres. Porte cochere columns must match the porch columns.
- (6) Roof form.
- (A) Craftsman structures must have a cross-gabled, front-gabled, or side-gabled roof with a shallow roof slope between 20 degrees and 45 degrees, with a minimum roof overhang of at least 18 inches.
 - (B) Dormers may be gabled or shed.
- (7) Windows.
- (A) Windows must be double-hung with 1-over-1 or multipaned lights, or must be mission-styled. See Exhibit B.
 - (B) Windows must be grouped in clusters of two or three.
 - (C) Windows must be typical of the Craftsman style of the structure. See Exhibit B.
- (h) Architectural standards for Minimal Traditional structures.
- (1) Applicability.
- (A) Contributing Minimal Traditional structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Minimal Traditional style must comply with the following standards. Minimal Traditional structures that are remodeled must comply with the applicable standards.

- (C) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Minimal Traditional style must incorporate three of these features. See Exhibit B.
 - (A) Chimney.
 - (B) Front facing gable.
 - (C) Projecting front entryway.
 - (D) Straight walkway leading to the front entrance.
- (3) Front porches.
 - (A) A front porch entry feature is required.
 - (B) Front porches may be open-air or enclosed.
 - (C) If front porches are enclosed, at least 75 percent of the material used to enclose the front porch openings must be transparent glass, stained glass, or leaded glass.
- (4) Materials.
 - (A) Minimal Traditional structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
 - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (5) Roof form.
 - (A) Minimal Traditional structures must have a cross-gabled or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees
 - (B) The maximum roof overhang is 12 inches
- (6) Windows.

- (A) Windows must have multi-pane sashes.
 - (B) Windows must be typical of the Minimal Traditional style of the structure. See Exhibit B.
- (i) Architectural standards for Prairie structures.
- (1) Applicability.
 - (A) Contributing Prairie structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Prairie style must comply with the following standards. Prairie structures that are remodeled must comply with the applicable standards.
 - (C) These architectural standards apply only to the front facade and wrap-around.
 - (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Prairie style must incorporate four of these features. See Exhibit B.
 - (A) Broad, flat chimney.
 - (B) Centered dormer on front facade.
 - (C) Decorative casement windows.
 - (D) Massive square porch supports.
 - (E) Straight walkway leading to the front door.
 - (F) Two-story home with a one-story wing.
 - (G) Window boxes.
 - (3) Front porches.
 - (A) A full-width front porch entry feature is required.
 - (B) Front porches must be open-air.
 - (4) Materials.
 - (A) Prairie structures must be clad in brick, stone, wood or material that looks like wood, or a combination of these materials.
 - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.

- (5) Roof form.
 - (A) Prairie structures must have a hipped or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees
 - (B) The minimum roof overhang is 12 inches
- (6) Windows.
 - (A) Windows must be casement or double-hung with multi-pane sashes.
 - (B) Windows must be typical of the Prairie style of the structure. See Exhibit B.
- (j) Architectural standards for Spanish Eclectic structures.
 - (1) Applicability.
 - (A) Contributing Spanish Eclectic structures are identified in Exhibit B.
 - (B) New construction structures that are built in the Spanish Eclectic style must comply with the following standards. Spanish Eclectic structures that are remodeled must comply with the applicable standards.
 - (C) These architectural standards apply only to the front facade and wrap-around.
 - (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Spanish Eclectic style must incorporate four of these features. See Exhibit B.
 - (A) Balconet. "Balconet" means a full length window with a railing without a projecting floor.
 - (B) Balcony with wood or iron railing on the second story of the front facade.
 - (C) Brick or tiled vents on the front facade.
 - (D) Chimney with decorative top.
 - (E) Decorative window grille.
 - (F) Focal window.

- (G) Front door surrounded by spiral columns, pilasters, carved stonework, or pattern tiles.
- (3) Front arches. Doors and windows on the ground floor of the front facade must have arches.
- (4) Front porches.
 - (A) Front porches may be the full width or partial width of the front facade.
 - (B) Front porches must have arches under the porch roof.
- (5) Materials.
 - (A) Spanish Eclectic structures must be clad in brick, stone, stucco, or a combination of these materials.
 - (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (6) Roof form and materials.
 - (A) Spanish Eclectic structures must have a cross-gabled, side-gabled, or combination hipped and gabled roof with a roof slope of less than 45 degrees, with a maximum roof overhang of 18 inches.
 - (B) Only the following roofing materials are allowed: tile and composition shingle.
- (7) Windows.
 - (A) Windows must be focal, casement, or double-hung.
 - (B) Window grilles are permitted.
 - (C) Glass in windows must be transparent, stained, or leaded.
 - (D) Windows must be typical of the Spanish Eclectic style of the structure. See Exhibit B.
- (k) Architectural standards for Tudor structures.
 - (1) Applicability.
 - (A) Contributing Tudor structures are identified in Exhibit B.

- (B) New construction structures that are built in the Tudor style must comply with the following standards. Tudor structures that are remodeled must comply with the applicable standards.
 - (C) These architectural standards apply only to the front facade and wrap-around.
- (2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Tudor style must incorporate four of these features. See Exhibit B.
- (A) Arched front doorway.
 - (B) Decorative chimney on the front facade or wrap-around.
 - (C) Dormers with stained or leaded glass.
 - (D) Front-facing gable with decorative verge board.
 - (E) Multiple arch open-air front porch.
 - (F) Pair of stained glass windows in the front facade.
 - (G) Stone accents.
 - (H) Straight walkway leading to the front main entrance.
- (3) Chimney. New construction Tudor structures must have a massive chimney of at least five feet in width on the front facade or wrap-around. See Exhibit B.
- (4) Front porches.
- (A) Front porches may be open-air or enclosed.
 - (B) If front porches are enclosed, at least 75 percent of the material used to enclose the front porch openings must be transparent glass, stained glass, or leaded glass.
 - (C) Front porches must be at least 25 percent and no more than 50 percent of the width of the front facade.
- (5) Materials.
- (A) Tudor structures must be clad in brick, stucco with wooden half-timbering, or a combination of these materials. Stone accents are allowed.

- (B) Any remodeling must match the original materials in type, color, coursing, joint detailing, mortaring, size, and texture.
- (6) Roof form.
 - (A) Tudor structures must have a side-gabled roof with a roof slope between 45 degrees and 70 degrees, with a maximum roof overhang of 12 inches.
 - (B) Tudor structures must have at least one front-facing gable.
- (7) Windows.
 - (A) Windows must be double-hung or casement.
 - (B) Windows must be clear, stained glass, or leaded glass.
 - (C) Windows must be typical of the Tudor style of the structure. See Exhibit B.
- (l) Demolition of main structures. Contributing main structures may be demolished only if the cost of bringing the structure into compliance with all applicable building code requirements using materials similar to the original materials is greater than 80 percent of the structure's value according to the Dallas Central Appraisal District.
- (m) Procedures.
 - (1) Review form applications. A review form application must be submitted to the Director for any exterior alteration of a front facade or wrap-around and for new construction.
 - (2) Work requiring a building permit.
 - (A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the Director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 30 days after submission of a complete review form application.
 - (B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

- (C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.

(3) Work not requiring a building permit.

- (A) For work not requiring a building permit, the applicant must submit a review form application. The Director shall determine whether the proposed new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 10 days after submission of the review form application.
- (B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application and give written notice to the applicant.
- (C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(4) Appeals.

- (A) An applicant may appeal any decision made by the Director to the board of adjustment. See Section 51A-4.703, "Board of Adjustment Hearing Procedures".
- (B) In considering the appeal, the sole issue before the board of adjustment is whether the Director erred in the decision. The

board of adjustment shall consider the same standards that were required to be considered by the Director.

- (C) Appeal to the board of adjustment is the final administrative remedy.

Long, Steve

From: Jennifer Hiromoto <jennifer@baldwinplanning.com>
Sent: Friday, May 05, 2017 10:38 AM
To: Long, Steve
Cc: Rob Baldwin; Jonathan Shopay
Subject: FW: 6027 Vanderbilt Hearing 5/15 - Letters from Neighbors
Attachments: Windows BeforeAfter.pdf; 6027 Vanderbilt - Letters from Neighbors.pdf

Good morning Steve,
Please accept the attached letters as part of our file for the Board's agenda packet.
Thank you,
Jennifer

Jennifer Hiromoto
Baldwin Associates
3904 Elm Street Suite B
Dallas, TX 75226
Office: 214-824-7949
Cell: 469-275-2414

From: Jon Shopay [mailto:jdshopay@gmail.com]
Sent: Friday, May 5, 2017 10:10 AM
To: Jennifer Hiromoto <jennifer@baldwinplanning.com>
Subject: Fwd: 6027 Vanderbilt Hearing 5/15 - Letters from Neighbors

Jennifer,

I noticed you were left off this email.

Thank you,

Jon

Begin forwarded message:

From: "Long, Steve" <steve.long@dallascityhall.com>
Date: May 5, 2017 at 10:07:47 AM CDT
To: "jdshopay@gmail.com" <jdshopay@gmail.com>
Subject: FW: 6027 Vanderbilt Hearing 5/15 - Letters from Neighbors

From: Long, Steve
Sent: Friday, May 05, 2017 10:06 AM
To: 'Jonathan Shopay '
Cc: 'Rob Baldwin'; Williams, Kanesia; Moorman, Donna
Subject: FW: 6027 Vanderbilt Hearing 5/15 - Letters from Neighbors

Dear Mr. Shopay,

I have requested that your consultant Rob Baldwin touch base with me on this material.

If you have questions, please call me at 214/670-4666.

Thank you,

Steve

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Attach B
Pg 2

From: Long, Steve
Sent: Friday, May 05, 2017 10:04 AM
To: 'Rob Baldwin'
Cc: Williams, Kanesia; Moorman, Donna; Duerksen, Todd
Subject: FW: 6027 Vanderbilt Hearing 5/15 - Letters from Neighbors

Dear Rob,

Would you please call me on this?

Thank you,

Steve

From: Jonathan Shopay [<mailto:jdshopay@gmail.com>]
Sent: Friday, May 05, 2017 10:01 AM
To: Long, Steve
Cc: Robert Baldwin; Jennifer Hiromoto; Sarah Shopay
Subject: 6027 Vanderbilt Hearing 5/15 - Letters from Neighbors

Good Morning Mr. Long,

Attached are 9 additional letters from neighbors showing their support for leaving our windows as is and confirming they agree they fit in with the aesthetic of the neighborhood and the intent of the conservation district. In addition to these letters I have received numerous additional emails informing me that correspondence was sent directly to you via email regarding the same. Based on my count, we should have approximately 15 letters from our neighbors. Additionally, please see the attached PDF with pictures of our original 1938 windows side by side with our new windows. As you will notice it is difficult to tell which are which. Thank you in advance for your time and see you at the hearing.

Sincerely,

Jonathan Shopay
6027 Vanderbilt Ave.,
Dallas, TX 75206
(310) 696-6559



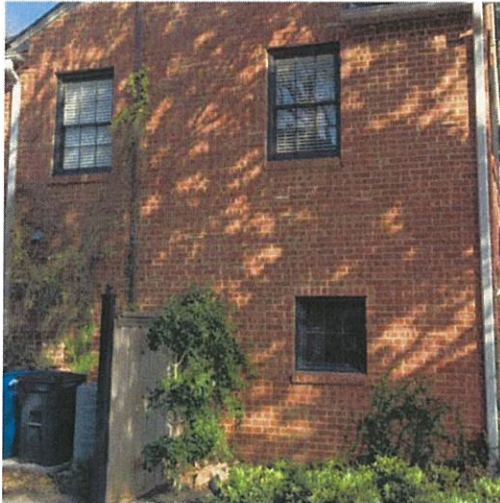
ORIGINAL 1938
SINGLE HUNG

NEW
SINGLE HUNG



ORIGINAL 1938
SINGLE HUNG

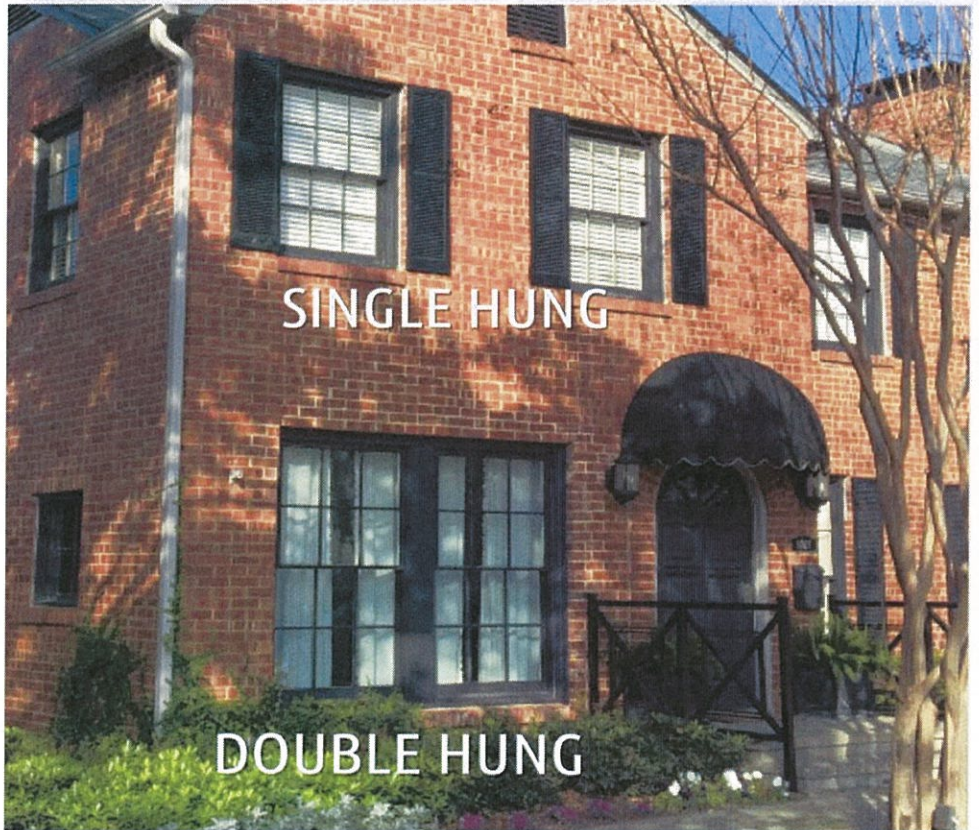
NEW
SINGLE HUNG



ORIGINAL 1938
SINGLE HUNG



NEW
SINGLE HUNG



SINGLE HUNG

DOUBLE HUNG

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Attach B
Pg 5

Brett Stallard
6018 Vanderbilt Ave., Dallas, TX 75206

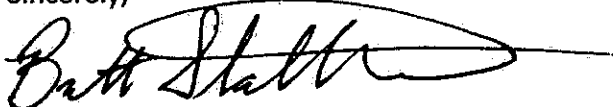
May 4th, 2017

To Whom It May Concern:

RE: Windows at 6027 Vanderbilt Ave., Dallas, TX 75206

My home personal home is located at 6018 Vanderbilt directly across the street from Jonathan and Sarah Shopay' s home at 6027 Vanderbilt Avenue; and have an investment home located at 5901 Vanderbilt Ave (True Renovations LLC). I take great pride in restorations of older homes and in fact have fully restored several historic homes, one being granted landmark status by the Texas Historical Commission. I observed the Shopay's renovation and construction project from the beginning and am confident they have taken great care and effort to maintain the integrity of the neighborhood and the homes architectural characteristics. I have inspected their windows and professionally, these most certainly fit in as an original feature and physical appearance of the home, an excellent choice. You have my full support with a decision to approve "as is" the currently installed windows.

Sincerely,



Brett Stallard

6018 Vanderbilt Ave.

Dallas, TX 75206

972-679-3244

BDA167-052
Attach B
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ALFRED W. ELLIS

TELEPHONE 214/823-5090

6043 VANDERBILT
DALLAS, TEXAS 75206

AL@textrial.com

May 4, 2017

Steve Long
City of Dallas
Board of Adjustments
City Hall
Dallas, TX

RE: 6027 Vanderbilt, Dallas, TX 75206

Dear Mr. Long:

My wife and I are neighbors of Jonathan and Sara Shopay, whose home is located at 6027 Vanderbilt, Dallas, TX 75206. We have seen the windows installed as part of their remodeling project and believe they fit in with the original architecture of the home and the neighborhood. We support leaving the new windows as is.

Best personal regards.

Sincerely yours,



Al Ellis

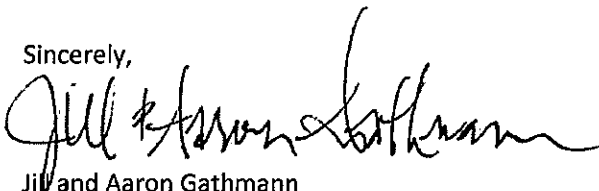
May 3, 2017

To Whom It May Concern:

RE: 6027 Vanderbilt Ave., Dallas, TX 75206

I am one of Jonathan and Sarah Shopay's neighbor's located at 5911 Vanderbilt Avenue. I have seen their windows and believe that they fit in with the original architecture of the home and the neighborhood. I support leaving the new windows as is.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill & Aaron Gathmann". The signature is written in a cursive style with a large initial "J" and "A".

Jill and Aaron Gathmann

5911 Vanderbilt Ave.,

Dallas, TX 75206

James Nunez
6019 Vanderbilt Ave
Dallas, TX 75206

May 4, 2017

Mr. Steve Long:

We live at 6019 Vanderbilt Avenue, next door to Jonathan and Sarah Shopay.

We have not only seen their windows, but their house as well and in my opinion they have by far surpassed the intent of the conservation district ordinance, not only in the window category but the general design of their home as well. Their house is a flagship example of not only following the intent of the ordinance but by far surpassing it.

I would strongly suggest driving by and seeing their home to see firsthand of what a model example the home sets as a quality standard for all to follow.

As a registered professional architect for over 30 years it would not only be an injustice to the Shopay's but it would also be a disruption to the neighborhood as well to have them replace the current single hung windows with double hung windows.

I have read the ordinance, and in my opinion it is an ordinance that deals with visual quality not functionality. There is no visual difference between a single hung window and a double hung window as both have offset sashes.

We support the Shopay's and oppose any measure to have them replace their windows.

Respectfully,

James and Elizabeth Nunez

May 3, 2017

To Whom It May Concern:

RE: 6027 Vanderbilt Ave., Dallas, TX 75206

I am one of Jonathan and Sarah Shopay's neighbors located at 5934 Vanderbilt Avenue. Although I have never personally met the Shopay's, I've been made aware of their current situation regarding the windows in their remodeled home. While the entire neighborhood, the Shopay's and myself included, appreciate the City's efforts to preserve the historic integrity of our street, I strongly encourage the City to employ a common-sense approach to this situation. I have seen their windows and believe that they fit in with the original architecture of the home and the neighborhood. I strongly support leaving the new windows as is, and hope the City adopts the same position.

Sincerely,

A handwritten signature in cursive script that reads "Josh Bays".

Josh Bays

5934 Vanderbilt Ave.,

Dallas, TX 75206

817-269-3026

T. WILLIAM KENNEDY JR.
6007 Vanderbilt Ave
Dallas, TX 75206

May 2, 2017

Board of Adjustments
1500 Marilla St.
5BN
Dallas, Texas 75201
Phone: (214) 670-4209

Re: 6027 Vanderbilt Ave, Dallas, TX 75206

Dear Board,

I am a neighbor of Jonathan and Sarah Shopay, and I am very pleased with the renovations of their home. I remember their home as it stood with the prior owners, and the Shopays have dramatically improved a beautiful home on our block.

I understand that the Shopays are currently disputing a ruling regarding their windows. I have seen the windows on a daily basis as I drive past their home, and I believe that they fit well with the original architecture of the home and neighborhood. I also cannot tell any difference between the Shopays' new windows and their old windows. I urge the Board to allow the Shopays to leave their windows as is.

Sincerely,



T. William Kennedy Jr.
6007 Vanderbilt Ave.

May 5, 2017

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Attach B
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To Whom It May Concern:

RE: 6027 Vanderbilt Ave., Dallas, TX 75206

We are neighbors of Jonathan and Sarah Shopay and we reside 6034 Vanderbilt Avenue. We have been notified of the issue raised by the Conservation District with the replacement of their windows. We have viewed them and are convinced of their 'fit' in with the original architecture of the home and the neighborhood. We support leaving the new windows as is.

Sincerely,

Mr. & Mrs. Mark Mazzanti

6034 Vanderbilt Ave.,

Dallas, TX 75206

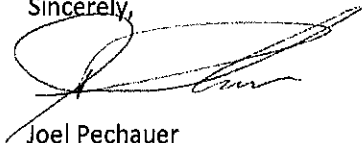
May 2, 2017

To Whom It May Concern:

RE: 6027 Vanderbilt Ave., Dallas, TX 75206

I am one of Jonathan and Sarah Shopay's neighbor's located at 6015 Vanderbilt Avenue. We have been in our home for 18 years and are two houses away. Their renovations are wonderful and add value to our neighborhood. I have seen their windows and believe that they fit in with the original architecture of the home and the neighborhood. I support leaving the new windows as is.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Pechauer", written over a horizontal line.

Joel Pechauer

6015 Vanderbilt Ave.,

Dallas, TX 75206

May 2, 2017

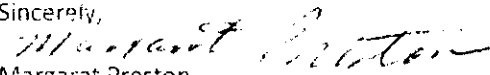
To: Board of Adjustment

To Whom It May Concern:

RE: 6027 Vanderbilt Ave., Dallas, TX 75206

I am one of Jonathan and Sarah Shopay's neighbors. I have lived at 5947 Vanderbilt Ave. since 1977. The Shopay's have done a beautiful job of updating their home and have kept it in keeping with our neighborhood. Their windows fit in with the original architecture of the home and, in fact, they look just like the old ones. I support leaving the new windows as is.

Sincerely,


Margaret Preston

5947 Vanderbilt Ave.



c

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-052

Data Relative to Subject Property:

Date: February 22, 2017

Location address: 6027 Vanderbilt Ave Zoning District: CD-11

Lot No.: 7 & pt 6 Block No.: 8/2853 Acreage: 0.28 acres Census Tract: 2.02

Street Frontage (in Feet): 1) 72 ft 2) _____ 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Jonathan and Sarah Shopay

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 __, of _____
Appeal of an administrative decision

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:
The single family structure, built in 1938, had single hung windows. We are requesting to allow replacement windows to be single hung windows.

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

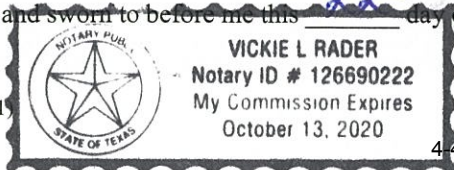
Before me the undersigned on this day personally appeared Robert Baldwin
(Affiant/Applicant's name printed)

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: _____
(Affiant/Applicant's signature)

Subscribed and sworn to before me this 22nd day of February, 2017

(Rev. 08-01-11)



Vickie L. Rader
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

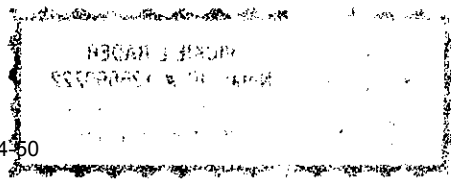
I hereby certify that Robert Baldwin

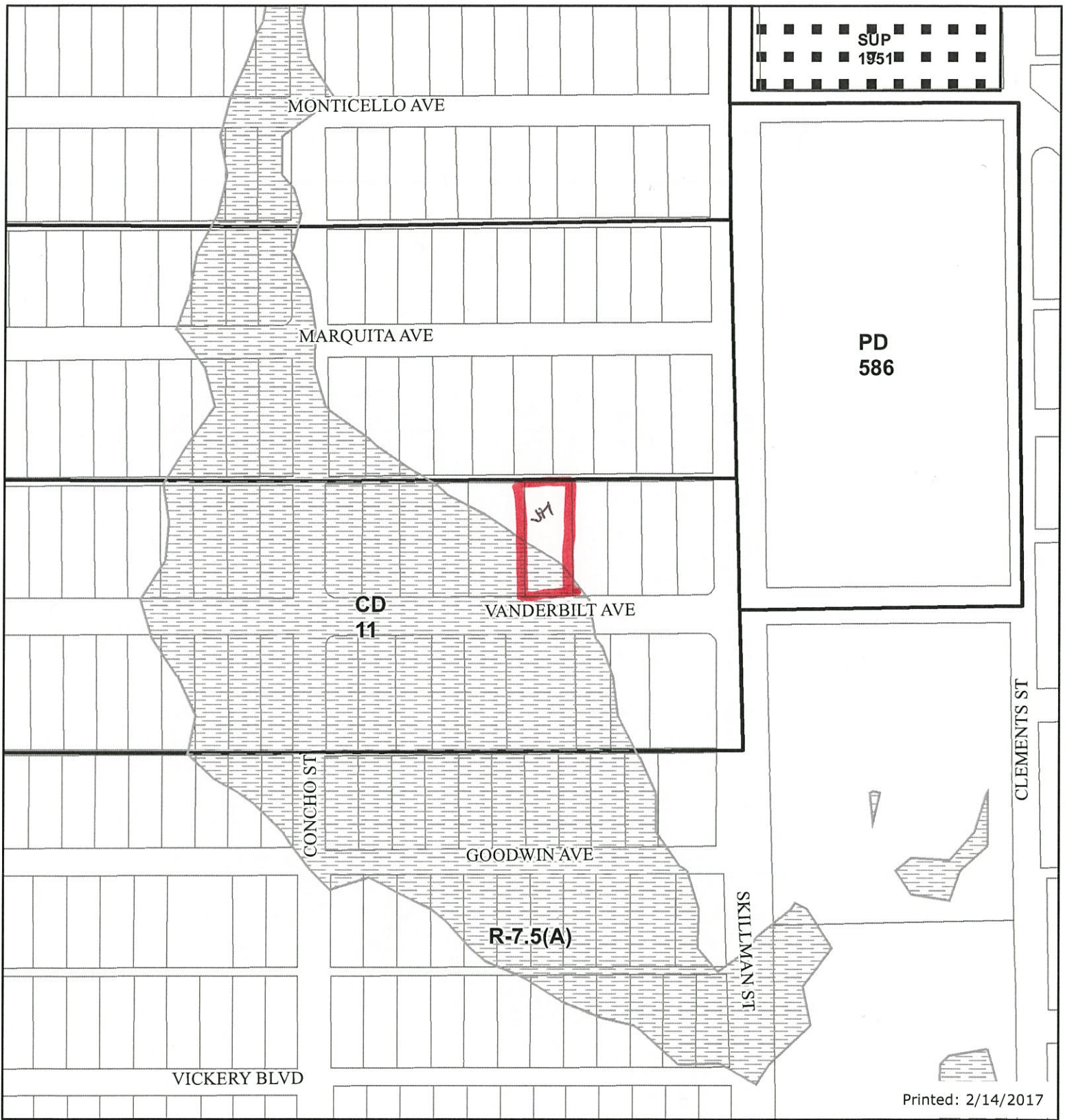
did submit a request to appeal the decision of the administrative official
at 6027 Vanderbilt Avenue

BDA167-052. Application of Robert Baldwin to appeal the decision of the administrative official at 6027 Vanderbilt Avenue. This property is more fully described as Lot 7 & part of Lot 6, Block 8/2853, and is zoned CD-11, which requires compliance with conservation district architectural standards. The applicant proposes to appeal the decision of an administrative official in denying the approval of a conservation district work review.

Sincerely,

Philip Sikes
Philip Sikes, Building Official





Printed: 2/14/2017

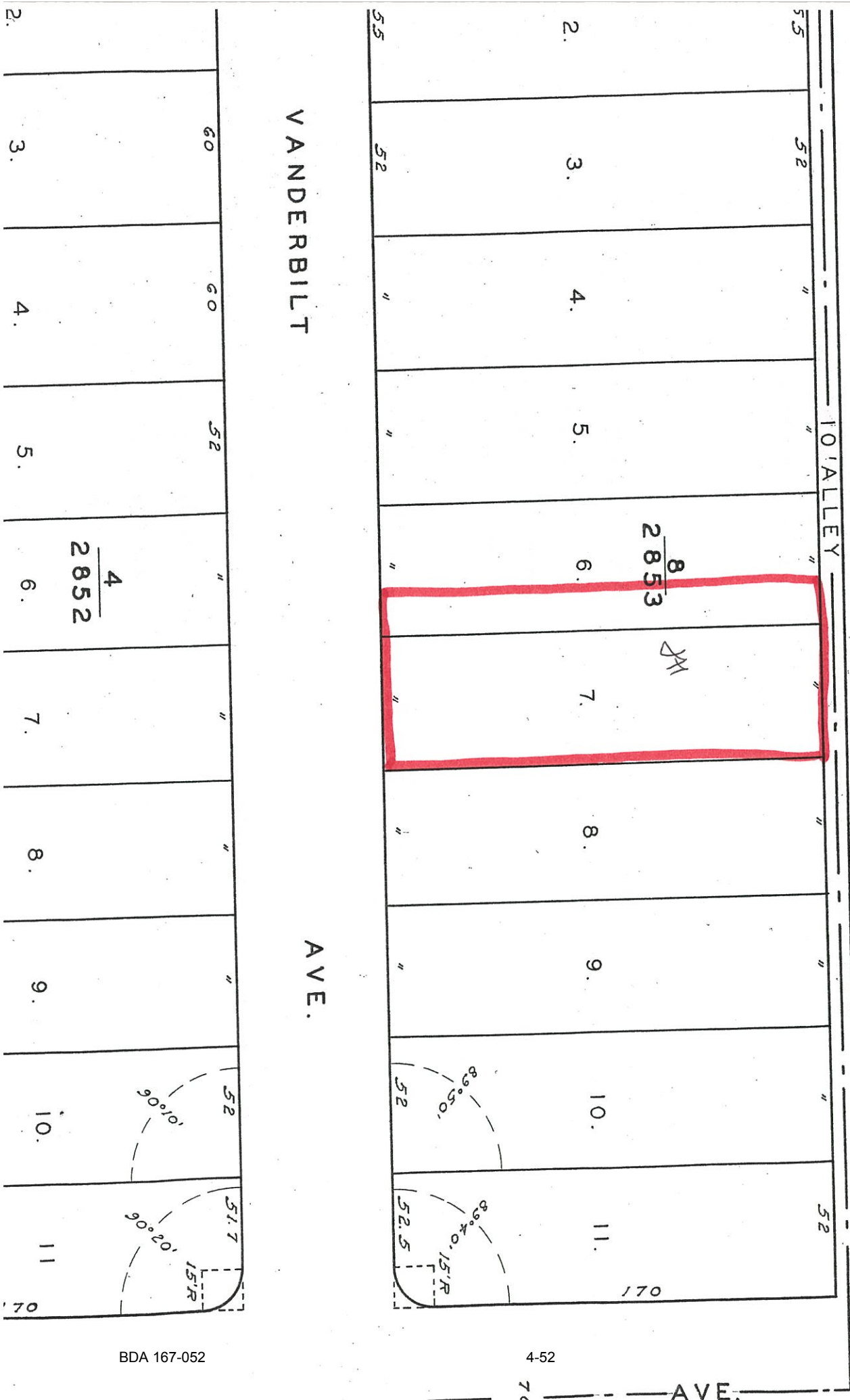
Legend

- | | | | |
|----------------------|--------------------------------|-----------------------|----------------------------|
| City Limits | railroad | Dry Overlay | CD Subdistricts |
| School | Certified Parcels | D | PD Subdistricts |
| Floodplain | Base Zoning | D-1 | PDS Subdistricts |
| 100 Year Flood Zone | PD193 Oak Lawn | CP | NSO Subdistricts |
| Mill's Creek | Dallas Environmental Corridors | SP | NSO_Overlay |
| Peak's Branch | SPSD Overlay | MD Overlay | Escarpment Overlay |
| X Protected by Levee | Deed Restrictions | Historic Subdistricts | Parking Management Overlay |
| Parks | SUP | Historic Overlay | 4-51 Shop Front Overlay |
| | | Height Map Overlay | |

BDA 167-052

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)





Conservation District Denial



M Streets East Conservation District

City of Dallas

Date Applied: 02/27/17

Date Reviewed: 02/27/17

Address: 6027 VANDERBILT AVE

Applicant: Baldwin, Robert
3904 Elm Street
Suite B
Dallas, TX 7522
(214) 824-7949
ROB@BALDWINPLANNING.COM

Architectural Style: Colonial Revival

Proposed Work: Other - no permit required

REPLACE EXITSING DOUBLE-HUNG WINDOWS WITH SINGLE-HUNG WINDOWS
ON THE FRONT FACADE AND WRAP-AROUND

Permit is required: NO

Work is Denied

1. Proposal does not meet the requirements for window operability per Ord. 25474(f)(5)(A), "Windows must be double-hung with multi-pane sashes. Therefore, application is denied.

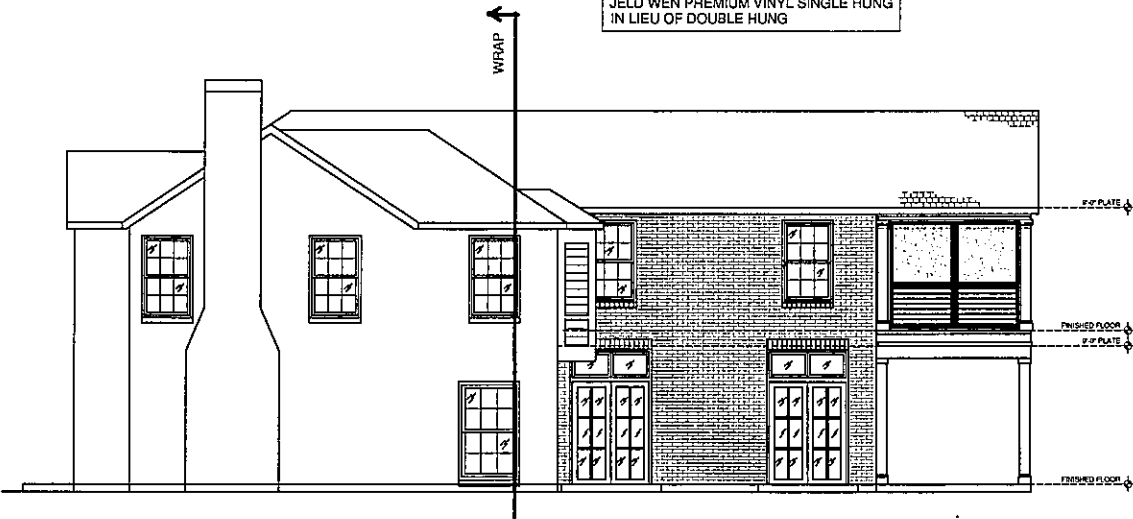
Philip Sikes, Building Official

The application was reviewed for compliance with the development standards and design requirements for this Conservation District Ordinance.

This certificate applies only to the work identified on this document. Additional work will have to be reviewed separately.

DENIED

ALL WINDOWS:
JELD WEN PREMIUM VINYL SINGLE HUNG
IN LIEU OF DOUBLE HUNG



SIDE - EAST ELEVATION

SCALE: 1/8" = 1'-0"

AS BUILT DRAWING

Project:		Kovar Homes, LLC 105 FM 3025 Columbo, TX 75109	
6027 VANDERBILT AVENUE		Job. No. 2016-6	Sheet No. AB-1
PERMIT 1602241085		Date: 2-15-2017	

ALL WINDOWS:
 JELD WEN PREMIUM VINYL SINGLE HUNG
 IN LIEU OF DOUBLE HUNG



REAR - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

AS BUILT DRAWING

Project: 6027 VANDERBILT AVENUE PERMIT 1602241085	Kovar Homes, LLC 185 FM 3039 Gonzale, TX 75159	
	Job No. 2018-6 Date: 2-15-2017	Sheet No. AB-2

ALL WINDOWS:
JELD WEN PREMIUM VINYL SINGLE HUNG



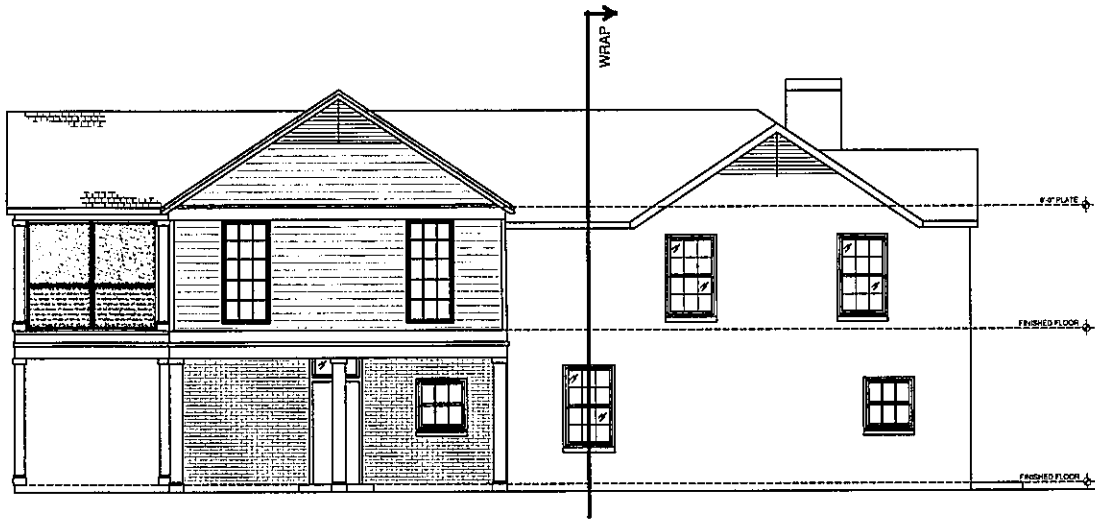
FRONT - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

AS BUILT DRAWING

Project: 6027 VANDERBILT AVENUE PERMIT 1602241085	Kovar Homes, LLC 105 FM 3025 Columbo, TX 75159
	Job No. 2018-6 Date: 2-15-2017

ALL WINDOWS:
JELD WEN PREMIUM VINYL SINGLE HUNG



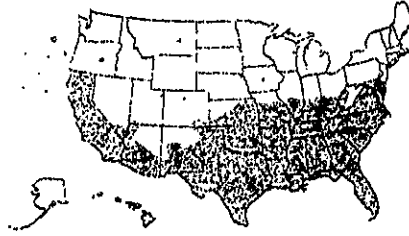
SIDE - WEST ELEVATION

SCALE: 1/8" = 1'-0"

AS BUILT DRAWING

Project: 6027 VANDERBILT AVENUE PERMIT 1602241085	Kovar Homes, LLC 185 FM 3033 Combine, TX 75159	
	Job No. 2016-B	Sheet No. AB-4
	Date: 2-15-2017	

ENERGY STAR Certified in Highlighted Regions
ENERGY STAR® certificado en regiones seleccionadas



■ = Certified / Certificado
 15082049



National Fenestration
 Rating Council®

CERTIFIED

JELD-WEN

WINDOWS & DOORS

Premium Vinyl Side Load
 Single Hung
 Double-glazing with Grid,
 LowE and Argon fill
 JEL-A-543-14019-00003

Ventana de Guillotina
 Vidrio doble con
 Rejilla, Emisividad baja
 con gas Argon

ENERGY PERFORMANCE RATINGS
EVALUACION DE RENDIMIENTO ENERGETICO

U-FACTOR FACTOR-U	SOLAR HEAT GAIN COEFFICIENT COEFICIENTE GANANCIA DE ENERGIA SOLAR
0.29 (U.S./I-P) 1.65 (Metric/SI)	0.20

ADDITIONAL PERFORMANCE RATINGS
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

VISIBLE TRANSMITTANCE TRANSMISION DE LUZ VISIBLE	AIR LEAKAGE INFILTRACION DE AIRE
0.45	<=0.3 (U.S./I-P) / <=1.5 (Metric/SI)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
 Este fabricante estipula que estos valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores son para un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto.

www.nfrc.org



**American Architectural
 Manufacturers Association**

Manufacturer of Certified Products

Manufacturer stipulates conformance to the applicable standards

JELD-WEN Windows & Doors

Premium Vinyl Side Load Single Hung

Class LC-PG35 - Size Tested 48x96 in

Design Pressure = +35/-35 psf

Conforms To: AAMA/WDMA/CSA 101/I.S.2/A440-08

AS BUILT

WARNING: Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Use a respirator or other safeguards to avoid inhaling wood dust.

"Retain this label and accompanying receipts with your tax materials to claim tax credit, if applicable. See www.jeld-wen.com/taxcredit for full details"

1783151 5 05020016 P30037 05/02/16



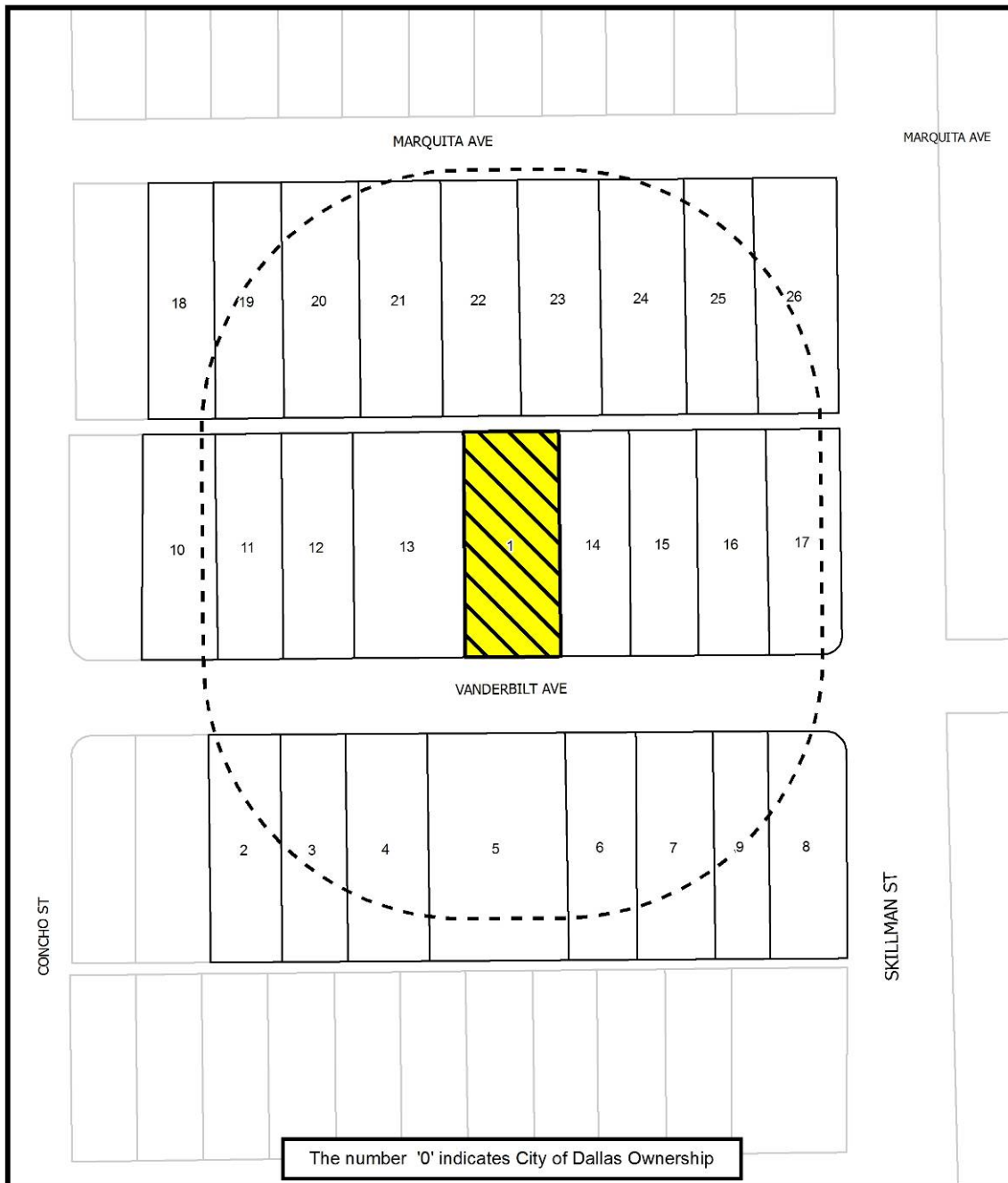
CITY OF DALLAS

Outline of Procedure for Appeals from Decisions of an Administrative Official

An appeal of an administrative official's decision may have very structured procedures that resemble a court hearing, or it may have more informal procedures that resemble a typical case brought before the Board of Adjustment. The parties can decide how they want to present their case. This document accounts for both scenarios. Please note that although there are time limits listed in this outline, the presiding officer reserves the right to alter these time limitations to promote fairness and efficiency.

- I. Explanation of the procedures by the presiding officer
- II. Swearing in of all persons who will testify in the case
- III. Applicant's case: 20 minute limit
 - a. This may resemble a typical Board case where the applicant merely presents his argument to the Board. It may also resemble a court hearing where the applicant gives an opening statement, calls witnesses, and offers evidence.
 - b. If the applicant calls a witness, the administrative official is able to cross examine the witness.
 - c. The applicant may conduct a redirect of his witness.
 - d. The applicant may submit documents to the Board Secretary as long as they comply with the documentary evidence rules set forth in the Board's Rules of Procedures.
 - e. The Board may ask questions at any time. Board member questions will not count towards the time limitation.
- IV. The Administrative Official's case: 20 minute limit
 - a. This may resemble a typical Board case where the administrative official presents his argument to the Board. It may also resemble a court hearing where the administrative official gives an opening statement, calls witnesses, and offers evidence.

- b. If the administrative official calls a witness, the applicant is able to cross examine the witness.
 - c. The administrative official may conduct a redirect of his witness.
 - d. The administrative official may submit documents to the Board Secretary as long as they comply with the documentary evidence rules set forth in the Board's Rules of Procedures.
 - e. The Board may ask questions at any time. Board member questions will not count towards the time limitation.
- V. Rebuttal by the applicant (optional): 3 minutes
- VI. Closing Statements
- a. Applicant's closing statement (optional): 3 minutes
 - b. The administrative official's closing statement (optional): 3 minutes
- VII. Move and second to either affirm, reverse, or amend the administrative official's decision.
- VIII. Open discussion of the case by Board members
- IX. Voting: Four concurring votes are required to reverse or amend the administrative official's decision.



 1:1,200	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 5px auto; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">200'</td> <td style="padding: 2px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px; text-align: center;">26</td> <td style="padding: 2px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: BDA167-052 Date: 4/19/2017
200'	AREA OF NOTIFICATION					
26	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

BDA167-052

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6027 VANDERBILT AVE	SHOPAY JONATHAN D &
2	6010 VANDERBILT AVE	GIESECKE GREGORY D & LINDSEY J
3	6014 VANDERBILT AVE	HILDEBRAND BRODY J & JULIE H
4	6018 VANDERBILT AVE	TRUE RENOVATIONS LLC
5	6022 VANDERBILT AVE	HARDWICK JAMES C
6	6030 VANDERBILT AVE	WILLIAMS DUSTIN BLAKE
7	6034 VANDERBILT AVE	SLAUGHTER REID M
8	6042 VANDERBILT AVE	JEFF BARON HOMES LLC
9	6038 VANDERBILT AVE	PENNINGTON MARCUS & MORGAN
10	6007 VANDERBILT AVE	CANNON SUSAN
11	6011 VANDERBILT AVE	BALL MICHAEL R & ADRIENNE Z
12	6015 VANDERBILT AVE	PECHAUER JOEL D & MARTHA
13	6019 VANDERBILT AVE	NUNEZ JAMES A
14	6033 VANDERBILT AVE	ZABY MANUEL C & ELIZ F
15	6035 VANDERBILT AVE	BALDWIN ROBERT
16	6039 VANDERBILT AVE	BELLINGER CHRISTOPHER J
17	6043 VANDERBILT AVE	ELLIS ALFRED W
18	6004 MARQUITA AVE	HARRELSON DAVID MARK & LACEY LORENE
19	6008 MARQUITA AVE	MOSER SAMUEL & SUSAN
20	6012 MARQUITA AVE	GOULD CHRISTOPHER
21	6018 MARQUITA AVE	HARDY PAUL B
22	6022 MARQUITA AVE	DEAN REVOCABLE TRUST
23	6026 MARQUITA AVE	MJCF PPTIES LP
24	6032 MARQUITA AVE	WINSLOW BETTY LOU
25	6036 MARQUITA AVE	LINTON TERRY A
26	6040 MARQUITA AVE	WOODLING MARK

FILE NUMBER: BDA167-058(SL)

BUILDING OFFICIAL'S REPORT: Application of Greg Baten, represented by Kevin Clark, for a special exception to the fence standards at 4001 Turtle Creek Boulevard. This property is more fully described as Lot 11, Block 1/2062, and is zoned PD 193 (R-7.5), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct and/or maintain an 8 foot 1 inch high fence in a required front yard, which will require a 4 foot 1 inch special exception to the fence standards.

LOCATION: 4001 Turtle Creek Boulevard

APPLICANT: Greg Baten
Represented by Kevin Clark

REQUEST:

A request for a special exception to the fence standards related to height of 4' 1" is made to maintain a fence (a solid CMU fence ranging in height from 70" or 5' 8" to 97" or 8' 1") higher than 4' in height in one of the site's two front yard setbacks (Avondale Avenue) on a site developed with a single family home.

STANDARD FOR A SPECIAL EXCEPTION TO FENCE STANDARDS:

Section 51A-4.602 of the Dallas Development Code states that the board may grant a special exception to the fence standards when, in the opinion of the board, the special exception will not adversely affect neighboring property.

STAFF RECOMMENDATION:

No staff recommendation is made on this or any request for a special exception to the fence standards since the basis for this type of appeal is when in the opinion of the board, the special exception will not adversely affect neighboring property.

BACKGROUND INFORMATION:

Zoning:

Site: PD 193 (R-7.5 Subdistrict) (Planned Development, Single family district 7,500 square feet)
North: PD 193 (R-7.5 Subdistrict) (Planned Development, Single family district 7,500 square feet)
South: PD 350 (Planned Development)
East: PD 193 (R-7.5 Subdistrict) (Planned Development, Single family district 7,500 square feet)

West: PD 193 (R-7.5 Subdistrict) (Planned Development, Single family district 7,500 square feet)

Land Use:

The subject site is developed with a single family home. The areas to the north, south, east, and west are developed with single family uses.

Zoning/BDA History:

1. BDA078-153, Property at 4001 Turtle Creek Boulevard (the subject site) On November 17, 2008, the Board of Adjustment Panel C denied a request for a special exception to the fence height regulations of 7' 8" without prejudice. The case report stated that the request was made to construct and maintain an 11' 7" solid fence along the Avondale Avenue frontage.

GENERAL FACTS/STAFF ANALYSIS:

- The request for a special exception to the fence standards related to height of 4' 1" focuses on maintaining a solid CMU fence ranging in height from 70" or 5' 8" to 97" or 8' 1") higher than 4' in height in one of the site's two front yard setbacks (Avondale Avenue) on a site developed with a single family home.
- The subject site is zoned PD 193 (R-7.5 Subdistrict) which requires a 25' front yard setback.
- The Dallas Development Code states that in all residential districts except multifamily districts, a fence may not exceed 4' above grade when located in the required front yard.
- The site is located at the northwest corner of Avondale Avenue and Turtle Creek Boulevard.
- Given the single family zoning and location of the corner lot subject site, it has two 25' front yard setbacks – a front yard setback along Turtle Creek Boulevard (the shorter of the two frontages of the subject site which is always a front yard in this case) and a front yard setback along Avondale Avenue, (the longer of the two frontages which is typically considered a side yard where on this R-7.5 Subdistrict zoned property a 9' high fence could be erected by right). However the site has a front yard setback along Avondale Avenue in order to maintain continuity of the established front yard setback along this street frontage where lots to the west of the subject site "front" on Avondale Avenue.
- The applicant has submitted a revised site plan/elevation of the proposal/existing fence in the Avondale Avenue front yard setback with notations indicating that the proposal reaches a maximum height of 97" or 8' 1". (The submitted revised site plan only denotes a fence higher than 4' in the Avondale Avenue front yard setback).

- The submitted revised site plan/elevation represents the following additional information:
 - The proposal/existing fence is represented as being approximately 64’ in length parallel to the street, and approximately 20’ in length perpendicular to the street on the west side of the property in the front yard setback.
 - The proposal/existing fence is represented as being located approximately 5’ from the Avondale Avenue front property line or approximately 21’ from the Avondale Avenue pavement line.
 - A row of “existing Holly hedge” is located on the property on the street side of the fence on Avondale Avenue.
- No single family lot fronts the proposal. Immediately south of the subject site is single family development where the homes in this gated front south. This gated development zoned PD 350 has an approximately 6’ high solid fence parallel to Avondale Avenue.
- The Board Administrator conducted a field visit of the site and surrounding area and noted no fence that appeared to be above 4’ in height and located in a front yard setback other than the approximately 6’ high solid fence immediately south of the subject site.
- As of May 5, 2017, no letters had been submitted in support of the request, and one letter had been submitted in opposition.
- The applicant has the burden of proof in establishing that the special exception to the fence standards of 4’ 1” will not adversely affect neighboring property.
- Granting this special exception of 4’ 1” with a condition imposed that the applicant complies with the submitted revised site plan/elevation would require the proposal/existing fence exceeding 4’ in height in the Avondale Avenue front yard setback to be maintained in the location and of the heights and materials as shown on this document.

Timeline:

March 13, 2017: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

April 11, 2017: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C. This assignment was made in order to comply with Section 9 (k) of the Board of Adjustment Working Rule of Procedure that states, “If a subsequent case is filed concerning the same request, that case must be returned to the panel hearing the previously filed case”.

April 11, 2017: The Board Administrator emailed the following information to the applicant’s representative:

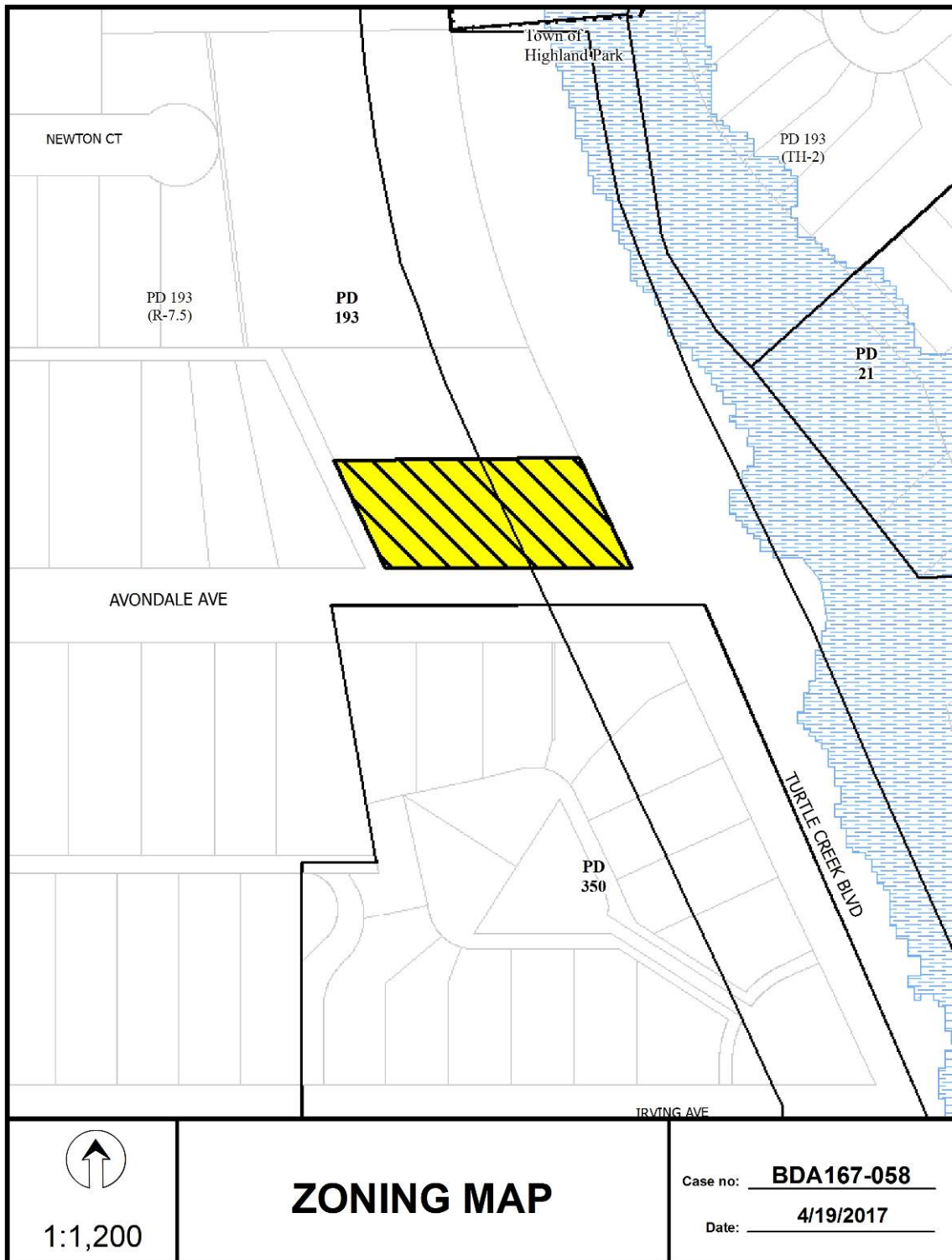
- a copy of the application materials including the Building Official’s report on the application;

- an attachment that provided the public hearing date and panel that will consider the application; the April 26th deadline to submit additional evidence for staff to factor into their analysis; and the May 5th deadline to submit additional evidence to be incorporated into the Board's docket materials;
- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to "documentary evidence."

April 24, 2017: The applicant's representative submitted additional documentation on this application to the Board Administrator beyond what was submitted with the original application (see Attachment A).

May 2, 2017: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for May public hearings. Review team members in attendance included: the Director of Sustainable Development and Construction, the Building Official, the Board of Adjustment Chief Planner, the Building Inspection Chief Planner, the Board Administrator, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Chief Arborist, the Sustainable Development and Construction Department Senior Planner, and the Assistant City Attorney to the Board.

No review comment sheets were submitted in conjunction with this application.

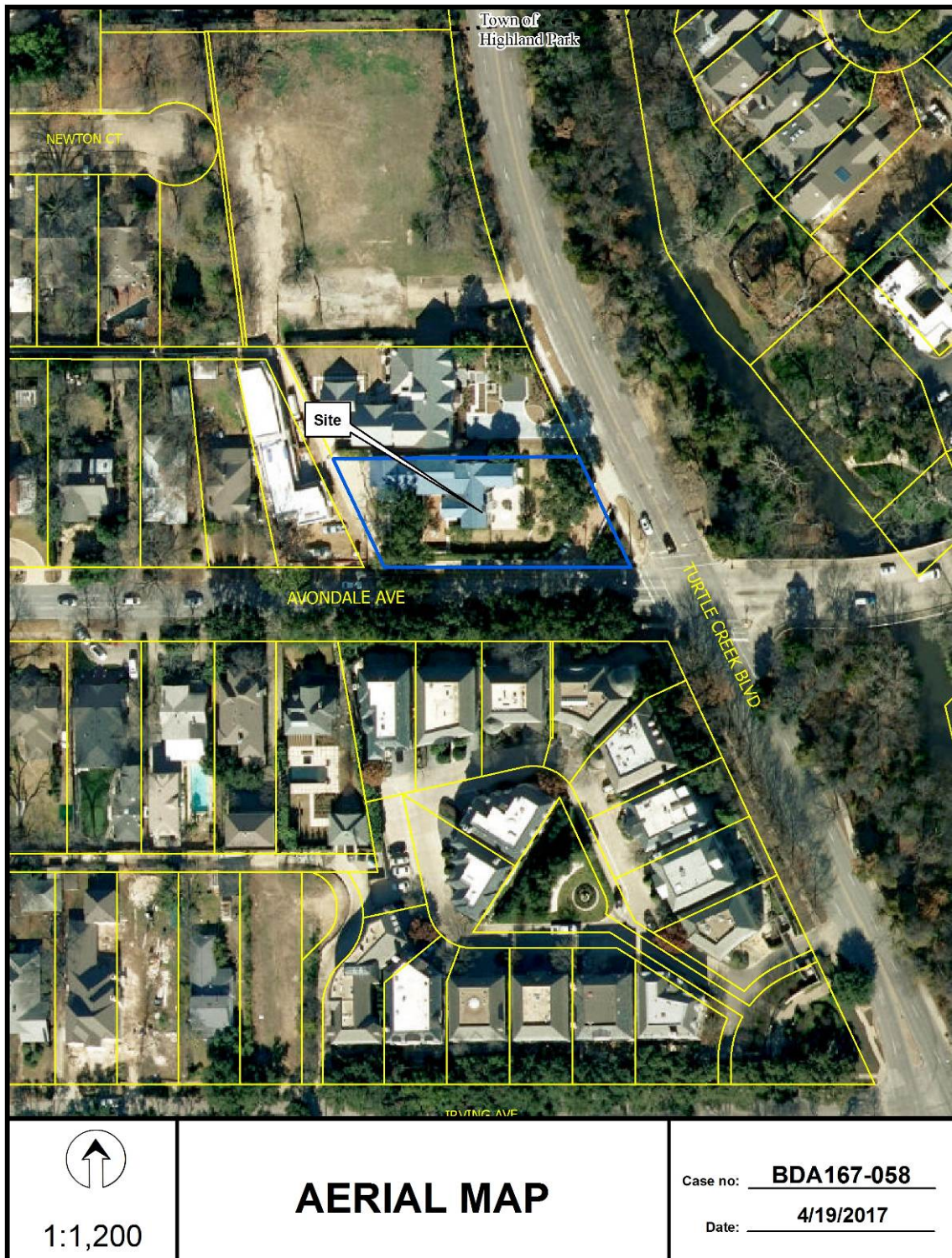


1:1,200

ZONING MAP

Case no: **BDA167-058**

Date: **4/19/2017**





BDA-167-058

Attach A

Pg 1

Suite 500
10100 N. Central Expressway
Dallas, TX 75231
TEL# 214-528-9014

Transmittal

Date: 04/24/2017 Job Number: Baten Residence

Project Name: Baten Residence

To: Steve Long
Board of Adjustment Administrator
City of Dallas Sustainable Development and Construction
1500 Marilla Street, Room 5B
Dallas, TX 75201

We are sending these by

- U.S. Mail
- FedEx (Standard)
- Courier
- Other _____

We are sending you

- Attached
- Under separate cover via _____ *the following items:*
- Shop drawings
- Prints/Plans
- Samples
- Specifications
- Change Orders
- Other _____

<i>Copies</i>	<i>Date</i>	<i>No.</i>	<i>Description</i>
3	4-24-17		Revised Site Plan and Elevations (Unbound)
1	4-24-17		Reduce size: 8.5"x 11" site plan.

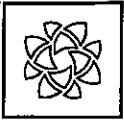
These are transmitted as checked below:

- For your use
- Approved as submitted
- Resubmit
- Copies for approval
- As requested
- Approved as noted
- Submit
- Copies for distribution
- For review and comment
- Returned for corrections
- Return
- Corrected prints

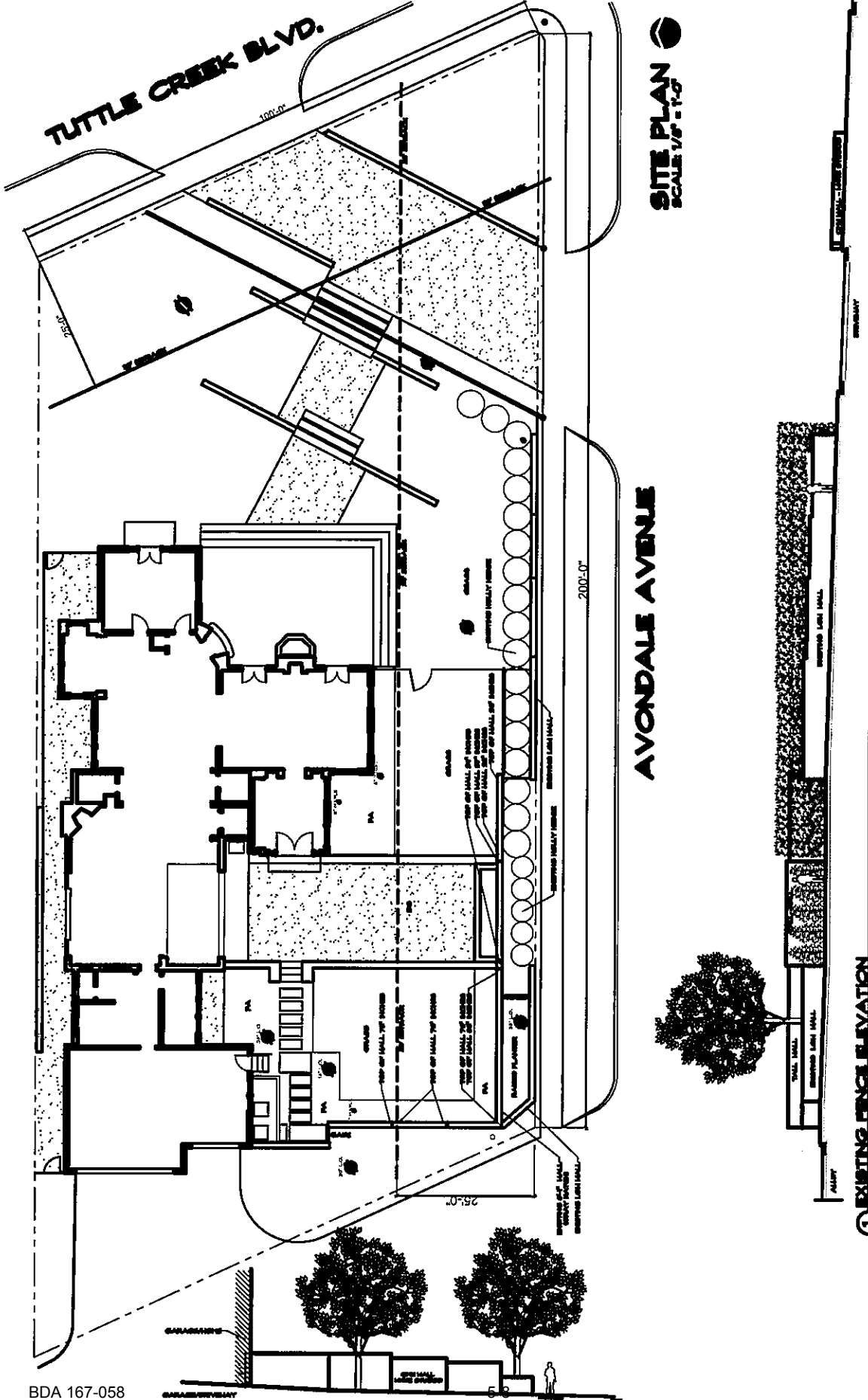
Remarks:

Copy to: _____

Signed: Matt Bukolt



BDA 167-058
 Attach A
 Pg 2



SITE PLAN
 SCALE: 1/8" = 1'-0"

EXISTING FENCE ELEVATION
 SCALE: 1/8" = 1'-0"

EXISTING FENCE ELEVATION
 SCALE: 1/8" = 1'-0"



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 167-058

Data Relative to Subject Property:

Date: 3-13-17

Location address: 4001 Turtle Creek Boulevard Zoning District: PD193(R-7.5)

Lot No.: 11 Block No.: 1/2062 Acreage: .41 ACRES Census Tract: 6.06

Street Frontage (in Feet): 1) 100'-0" 2) 200'-0" 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): GREG BATEM & SUSAN BATEM.

Applicant: GREG BATEM Telephone: 214-797-5709

Mailing Address: 4001 Turtle Creek Boulevard Zip Code: 75219

E-mail Address: greg@batemsteel.com

Represented by: KEVIN CLARK Telephone: 214-528-9014

Mailing Address: 10100 NORTH CENTRAL EXPRESSWAY Zip Code: 75231

E-mail Address: KEVIN@NAVIDBURNETT.COM SUITE 500

Affirm that an appeal has been made for a Variance __, or Special Exception , of 4'-1" for a FENCE WITHIN THE FRONT YARD SETBACK

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:

THE PROPOSED MASONRY FENCE UTILIZES MATERIALS CONSISTENT WITH THE EXISTING HOME. THE APPEARANCE OF THE FENCE WILL BE SOFTENED BY ADDING AN EVERGREEN HEDGE. THE OVERALL HEIGHT OF THE FENCE WILL BE SIMILAR TO THE MASONRY FENCE ON THE ADJACENT PROPERTY. (SOUTH)

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

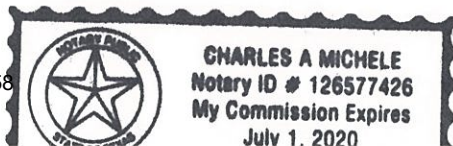
Before me the undersigned on this day personally appeared GREG BATEM (Affiant/Applicant's name printed)

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 1 day of March, 2017

Chal A Mich
Notary Public in and for Dallas County, Texas
5-9



MEMORANDUM OF
ACTION TAKEN BY THE
BOARD OF ADJUSTMENT

Date of Hearing _____

Appeal was--Granted OR Denied

Remarks _____

Chairman

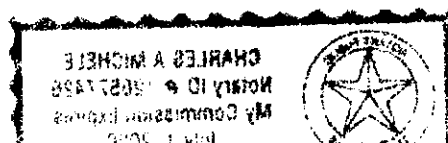
Building Official's Report

I hereby certify that Greg Baten
represented by KEVIN CLARK
did submit a request for a special exception to the fence height regulations
at 4001 Turtle Creek Blvd.

BDA167-058. Application of Greg Baten represented by Kevin Clark for a special exception to the fence height regulations at 4001 Turtle Creek Blvd. This property is more fully described as Lot 11, Block 1/2062, and is zoned PD-193 (R-7.5), which limits the height of a fence in the front yard to 4 feet. The applicant proposes to construct an 8 foot 1 inch high fence in a required front yard, which will require a 4 foot 1 inch special exception to the fence regulation.

Sincerely,

Philip Sikes
Philip Sikes, Building Official



City of Dallas

Internal Development Research Site

Legend

Locate Property

Search by:

GIS Account #

Locate

OR

Street address.

4001 turtle creek

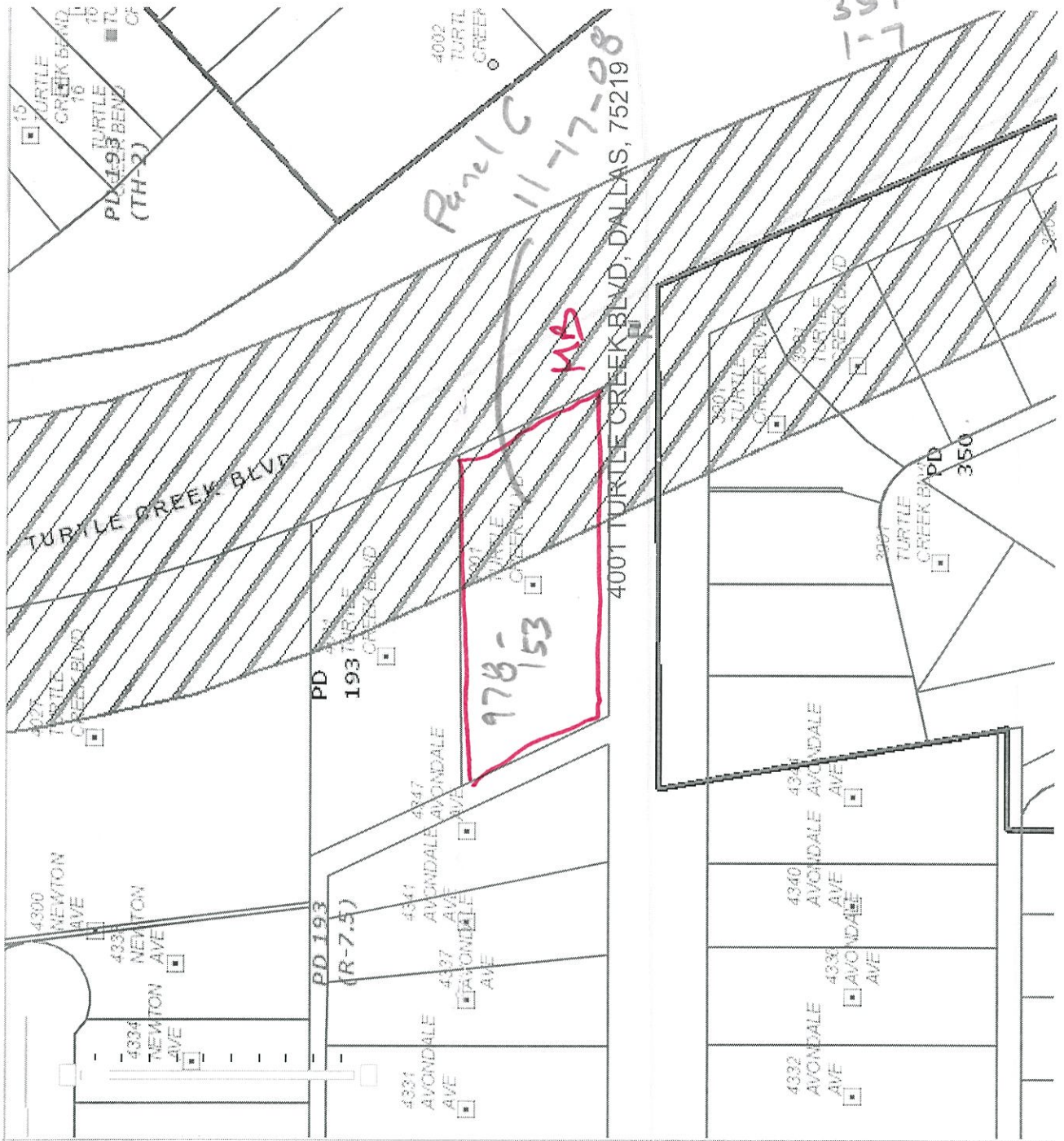
Locate

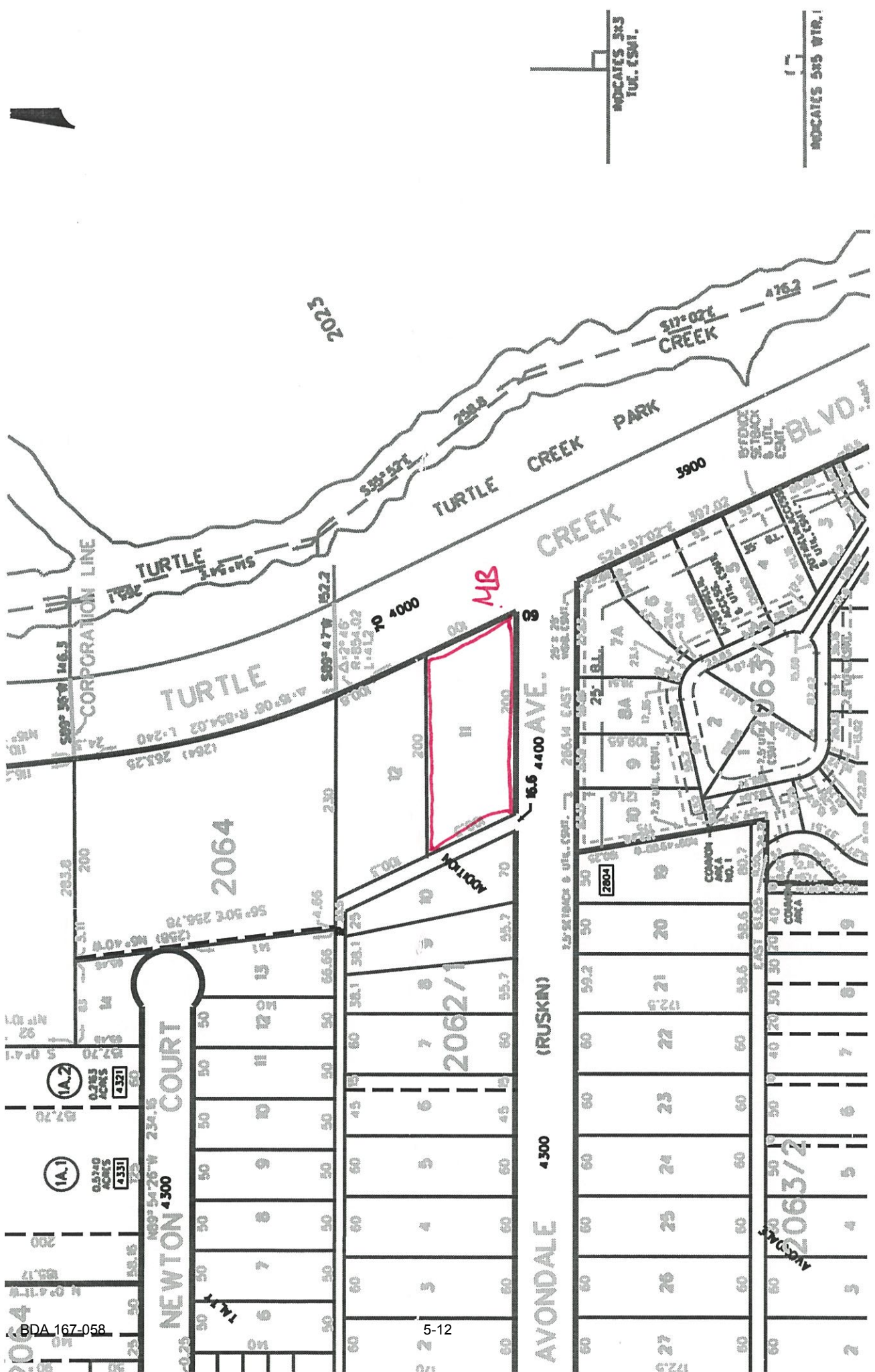
OR

Parcel address.

Use street type for better results

Locate





BDA 167-058

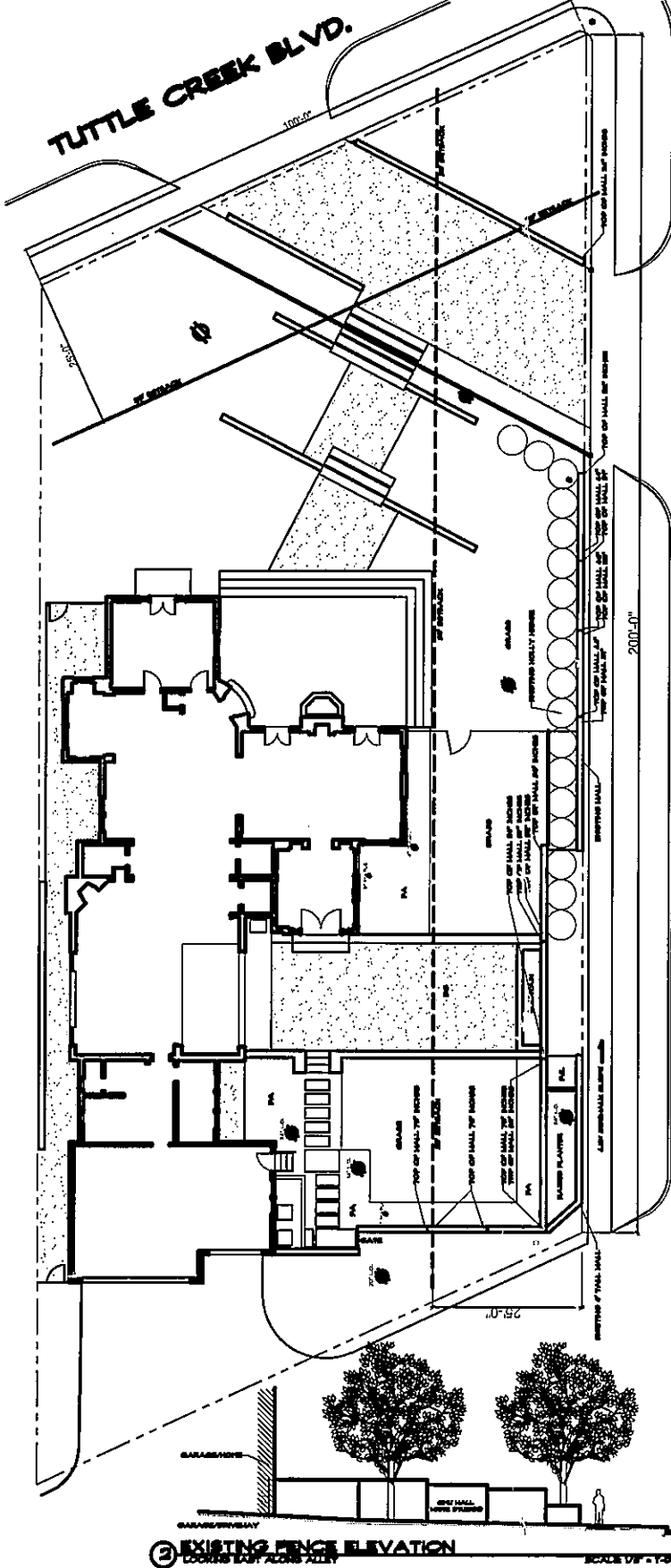
LANDSCAPE ARCHITECTS CONSTRUCTION MANAGEMENT • SITE PLANNING
 KEVIN CLARK NAUD BURNETT
 17121453-8-8014 • 5121453-8-7888
 17100N CENTRAL EXPRESSWAY, SUITE 1000 DALLAS, TX 75231
 1827WWW.MKBNA.COM



LANDSCAPE DEVELOPMENT PLAN FOR
THE BATEN RESIDENCE
 401 TURTLE CREEK BLVD, DALLAS, TEXAS

DATE	
REVISION	

SP-1



SITE PLAN
 SCALE 1/8" = 1'-0"

AVONDALE AVENUE



① EXISTING FENCE ELEVATION
 SCALE 1/8" = 1'-0"

② EXISTING FENCE ELEVATION
 LOOKING EAST ACROSS ALLEY
 SCALE 1/8" = 1'-0"



The number '0' indicates City of Dallas Ownership

 1:1,200	<h2>NOTIFICATION</h2>	Case no: BDA167-058			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">26</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	26	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
26	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

BDA167-058

26 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4001 TURTLE CREEK BLVD	BATEN GREG & SUSAN
2	1 CHRISTOPHER PL	CHRISTOPHER PL ASSN
3	1 TURTLE CREEK BEND	TURTLE CRK BEND HMOWNRS
4	4331 AVONDALE AVE	STREBE SARA & STEPHEN BEHRENS
5	4337 AVONDALE AVE	KHEMCHANDANI RAJESH RATAN
6	4341 AVONDALE AVE	PINK PHILIP R
7	4347 AVONDALE AVE	MILLER STEPHEN W & MARGARET ELLEN
8	4011 TURTLE CREEK BLVD	SCHOLER KAREN GREN &
9	4344 AVONDALE AVE	RISKEY STEVEN
10	4340 AVONDALE AVE	WARD PHYLLIS A
11	4336 AVONDALE AVE	PORTER CHRISTOPHER
12	4027 TURTLE CREEK BLVD	MASON WILSON K III & GWYN
13	4300 NEWTON AVE	PARK CITIES PRESBYTERIAN
14	4334 NEWTON CT	CRONIN TIMOTHY E
15	4338 NEWTON CT	MASON WILSON K III
16	3901 TURTLE CREEK BLVD	PLACE DES VOSGES HOMEOWNERS ASSN
17	3901 TURTLE CREEK BLVD	STEELMAN ALAN W &
18	3901 TURTLE CREEK BLVD	MURPHY EMMETT M & LILA A
19	3901 TURTLE CREEK BLVD	VANDERVALK MARGARET L
20	3901 TURTLE CREEK BLVD	ATWELL ANTHONY & SUSAN
21	3901 TURTLE CREEK BLVD	PARDUN THOMAS & SANDRA REVOCABLE TRUST
22	3901 TURTLE CREEK BLVD	ROBERTS TANYA S
23	3901 TURTLE CREEK BLVD	PLACE DES VOSGES
24	3901 TURTLE CREEK BLVD	FAULCONER VERNON &
25	3901 TURTLE CREEK BLVD	OSBORNE BETTY
26	3901 TURTLE CREEK BLVD	FAULCONER VERNON &