

ZONING BOARD OF ADJUSTMENT, PANEL B
WEDNESDAY, JUNE 15, 2011
AGENDA

BRIEFING	L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET	11:00 A.M.
PUBLIC HEARING	L1FN CONFERENCE CENTER AUDITORIUM 1500 MARILLA STREET	1:00 P.M.

Donnie Moore, Chief Planner
Steve Long, Board Administrator

MISCELLANEOUS ITEM

Approval of the Wednesday, May 18, 2011 Board of Adjustment Public Hearing Minutes	M1
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UNCONTESTED CASES

BDA 101-049	2401 Walnut Ridge Street REQUEST: Application of Sue Markwald for a special exception to the parking regulations	1
BDA 101-051	12909 Midway Road REQUEST: Application of Kristy Tornga for a special exception to the landscape regulations	2

REGULAR CASES

BDA 089-083	4341 Beechwood Lane REQUEST: Application of Larry and Jill Meletio for a special exception to the visual obstruction regulations	3
BDA 101-047	645 N. St. Paul Street REQUEST: Application of Walter Guillaume, represented by Jon Mindrup, for special exceptions to the visual obstruction regulations	4
BDA 101-055	3831 N. Prairie Creek Road REQUEST: Application of Karl A Crawley for a special exception to the tree preservation regulations	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. 1

To approve the Board of Adjustment Panel B May 18, 2011 public hearing minutes.

FILE NUMBER: BDA 101-049

BUILDING OFFICIAL'S REPORT:

Application of Sue Markwald for a special exception to the parking regulations at 2401 Walnut Ridge Street. This property is more fully described as a tract of land in City Block 2/6512 and is zoned IR which requires parking to be provided. The applicant proposes to maintain a structure with commercial cleaning, industrial (inside), and warehouse uses, and provide 46 of the required 56 parking spaces which will require a special exception of 10 spaces.

LOCATION: 2401 Walnut Ridge Street.

APPLICANT: Sue Markwald

REQUEST:

- A special exception to the off-street parking regulations of 10 parking spaces (or an 18 percent reduction of the 56 off-street parking spaces that are required) is requested in conjunction with leasing vacant space within an existing approximately 27,000 square foot structure partially occupied with industrial (inside) use (Advanced Beverage) with commercial cleaning or laundry plant and warehouse uses (Ocean Fresh Laundries). The applicant proposes to provide 46 (or 82 percent) of the required 56 off-street parking spaces in conjunction with the leasing of vacant space with certain uses and the maintenance of existing space/certain uses within the existing structure.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- The special exception of 10 spaces shall automatically and immediately terminate when and the industrial (inside), commercial cleaning or laundry plant, and warehouse uses on the site are changed or discontinued.

Rationale:

- The Sustainable Development Department Project Engineer has no objections to this request.
- The applicant has substantiated how the parking demand generated by the industrial (inside), commercial cleaning or laundry plant, and warehouse uses does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.

STANDARD FOR A SPECIAL EXCEPTION TO THE OFF-STREET PARKING REGULATIONS:

- 1) The Board of Adjustment may grant a special exception to authorize a reduction in the number of off-street parking spaces required under this article if the board finds, after a public hearing, that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the special exception would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets. The maximum reduction authorized by this section is 25 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights. For the commercial amusement (inside) use and the industrial (inside) use, the maximum reduction authorized by this section is 50 percent or one space, whichever is greater, minus the number of parking spaces currently not provided due to already existing nonconforming rights.
- 2) In determining whether to grant a special exception, the board shall consider the following factors:
 - (A) The extent to which the parking spaces provided will be remote, shared, or packed parking.
 - (B) The parking demand and trip generation characteristics of all uses for which the special exception is requested.
 - (C) Whether or not the subject property or any property in the general area is part of a modified delta overlay district.
 - (D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.
 - (E) The availability of public transit and the likelihood of its use.
 - (F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.
- 3) In granting a special exception, the board shall specify the uses to which the special exception applies. A special exception granted by the board for a particular use automatically and immediately terminates if and when that use is changed or discontinued.
- 4) In granting a special exception, the board may:
 - (A) establish a termination date for the special exception or; otherwise provide for the reassessment of conditions after a specified period of time;
 - (B) impose restrictions on access to or from the subject property; or
 - (C) impose any other reasonable conditions that would have the effect of improving traffic safety or lessening congestion on the streets.
- 5) The board shall not grant a special exception to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.
- 6) The board shall not grant a special exception to reduce the number of off-street parking spaces expressly required in the text or development plan of an

ordinance establishing or amending regulations governing a specific planned development district. This prohibition does not apply when:

- (A) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes references to the existing off-street parking regulations in Chapter 51 or this chapter; or
- (B) the regulations governing that specific district expressly authorize the board to grant the special exception.

GENERAL FACTS:

- The Dallas Development Code requires the following off-street parking requirement:
 - Industrial (inside) use: 1 space for 600 square feet of floor area.
 - Commercial cleaning or laundry plant use: 1 space per 300 square feet of floor area.
 - Warehouse use: 1 space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet.The applicant proposes to provide 46 (or 82 percent) of the required 56 off-street parking spaces in conjunction with the site being leased/maintained with a combination of the uses mentioned above.
- The applicant submitted information beyond what was submitted with the original application (see Attachment A).

BACKGROUND INFORMATION:

Zoning:

Site: IR (Industrial Research)
North: IR (Industrial Research)
South: IR (Industrial Research)
East: IR (Industrial Research)
West: IR (Industrial Research)

Land Use:

The subject site is currently developed an approximately 27,000 square foot structure that is partially developed/leased with an “industrial (inside)” use (Advanced Beverage) and partially vacant. The vacant portion of the existing structure is proposed to be leased with “commercial laundry” and “warehouse” uses (Ocean Fresh Laundries). The area to the north is undeveloped; the areas to the east and south are developed with office/warehouse uses; and the area to the west is developed with a freeway (Stemmons Freeway).

Zoning/BDA History:

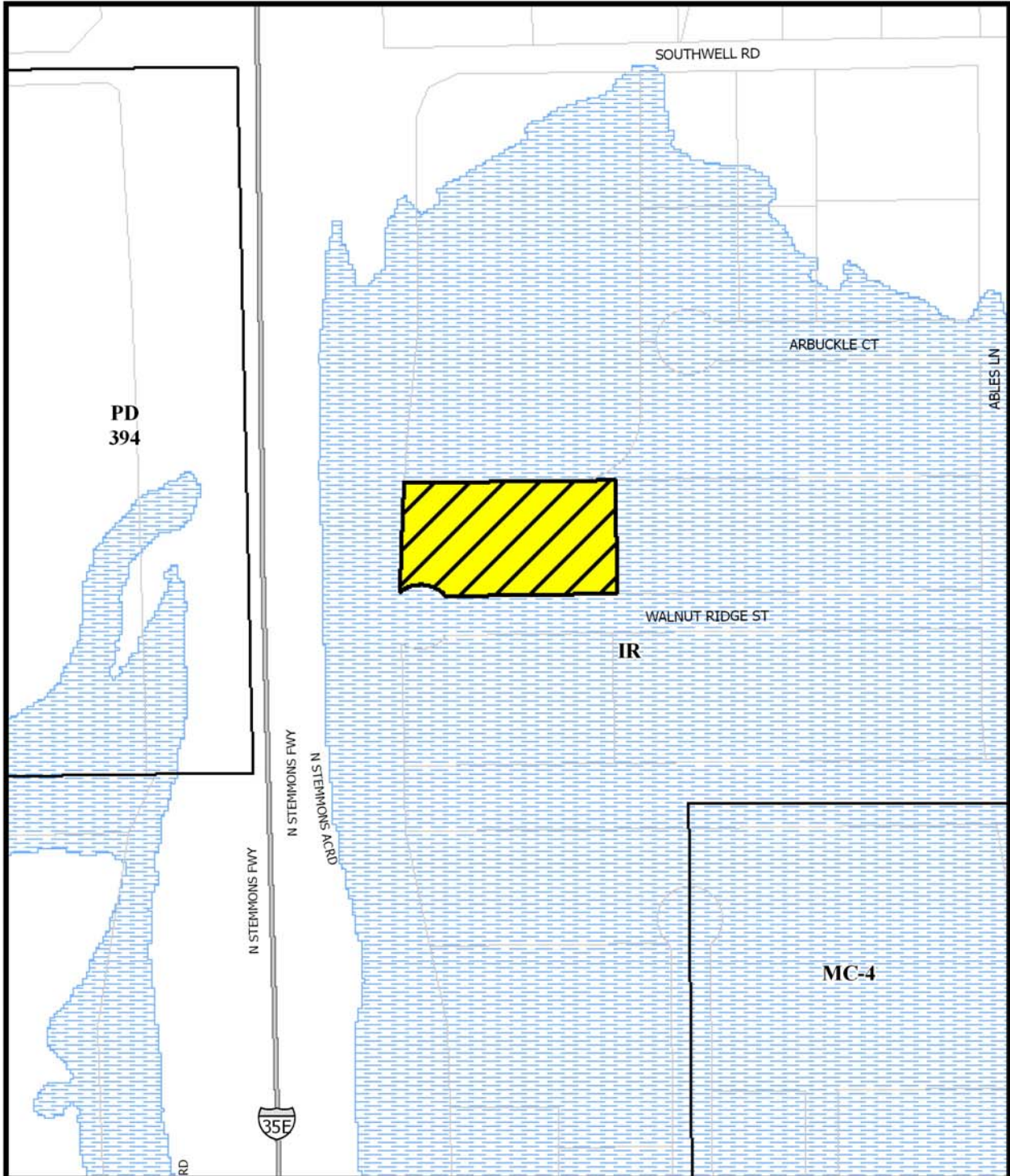
There has not been any recent related board or zoning cases recorded either on or in the immediate vicinity of the subject site.

Timeline:

- April 15, 2011: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 18, 2011: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- May 19, 2011: 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 May 26th deadline to submit additional evidence for staff to factor into their analysis; and the June 3rd 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 25, 2011: The applicant forwarded additional information beyond what was submitted with the original application (see Attachment A).
- May 31, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner, the Board Administrator, the Board of Adjustment Senior Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorneys to the Board.
- June 6, 2011: The Sustainable Development and Construction Department Project Engineer submitted a review comment sheet marked “Has no objections” with the following comments: “See attached email dated June 6, 2011.” (A copy of this email has been included in this case report, and is entitled “Attachment B.”)

STAFF ANALYSIS:

- This request focuses on the applicant's proposal to lease vacant space within an existing approximately 27,000 square foot structure partially occupied with industrial (inside) use (Advanced Beverage) with commercial cleaning or laundry plant and warehouse uses (Ocean Fresh Laundries), and to provide 46 (or 82 percent) of the required 56 off-street parking spaces.
- The Sustainable Development and Construction Department Project Engineer has submitted a review comment sheet marked "Has no objections" and references part of his approval on things mentioned in an email to him from the marketing/leasing director with the property stating that the proposed commercial cleaning or laundry plant/warehouse use will not take deliveries from third parties at the facility, and where its delivery trucks will generally be loaded around 5 a.m. in the morning, come back to the facility once during the day, and then return at the end of the day and parked on the facility overnight.
- The applicant has the burden of proof in establishing the following:
 - The parking demand generated by the existing and proposed industrial (inside), commercial cleaning or laundry plant, and warehouse uses does not warrant the number of off-street parking spaces required, and
 - The special exception of 10 spaces (or 18 percent reduction of the required off-street parking spaces) would not create a traffic hazard or increase traffic congestion on adjacent and nearby streets.
- If the Board were to grant this request, subject to the condition that the special exception of 10 spaces shall automatically and immediately terminate if and when the industrial (inside), commercial cleaning or laundry plant, and warehouse uses are changed or discontinued, the applicant would be allowed to lease/maintain the site with these specific uses and provide only 46 of the 56 code required off-street parking spaces.



 1:2,400	<h1>ZONING MAP</h1>	Map no: <u> F-5 </u> Case no: <u> BDA101-049 </u>
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DATE: May 24, 2011



1:2,400

AERIAL MAP

Map no: F-5

Case no: BDA101-049

DATE: May 24, 2011



City of Dallas

BDA101-049

Attach A

pg 1

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-049

Data Relative to Subject Property:

Date: 4-15-2011

Location address: 2401 ~~Walnut Ridge~~ Walnut Ridge Zoning District: IR

Lot No.: - Block No.: 2/6512 Acreage: 1.29 Census Tract:

Street Frontage (in Feet): 1) 375' 2) 205' 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property/or Principal: First Industrial Texas LP

Applicant: Sue Markwald Telephone: 972.419.5727

Mailing Address: 4505 Excel Pkwy Zip Code: 75001

Represented by: Telephone:

Mailing Address: Zip Code: SM

Affirm that a request has been made for a Variance , or Special Exception X, of 15 parking spaces for Ocean Fresh, 2419 Walnut Ridge, occupying a tenant is a commercial laundry and only has 10 employees and will not have more than 15. + from 61 reqd.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

Tenant will not ever have more than 15 employees in operation of the facility. Building location and flood zone limit adding additional parking to the land.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

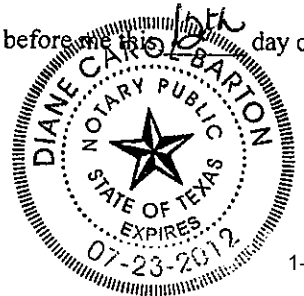
Respectfully submitted: Susan Markwald Applicant's name printed SUSAN MARKWALD Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Susan Markwald 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.

Susan Markwald Affiant (Applicant's signature)

Subscribed and sworn to before me this 15th day of April, 2011



Diane Carol Barton Notary Public in and for Dallas County, Texas

2403-2419 Walnut Ridge Parking Analysis

2403-2419 Walnut Ridge Parking Requirement

Address	DBA	Use	SF	Ratio	Required
2403	Advanced Beverages	Industrial (inside)	14,610	600	24.35
2419	Ocean Fresh Laundry	Commercial Cleaning or Laundry Plant	8,190	300	27.30
		Warehouse	4,320	1000	4.32
Total			27,120		55.97

56 Total required

2403-2419 Walnut Ridge Parking Provided

Off-street parking spaces provided	43
BDA approved parking special exception	10
Off-street parking spaces provided at 2406-2416 Walnut	3

56 Total provided

2406-2416 Walnut Ridge

Address	DBA	Use	SF	Ratio	Required
2406	Donimion Equipment Parts	Office	2,496	333	7.50
		Warehouse	16,391	1000	16.39
2414	XL Parts	Office	1,026	333	3.08
		Warehouse	7,275	1000	7.28
2416	Security Products Distribution	Office	1,270	333	3.81
		Warehouse	11,392	1000	11.39
Total			39,850		49.45

49 Total required

49 Total provided

Total parking required for both lots: 105

Total parking provided for both lots: 105

BDA 101-049

Attach A

ps 3

Long, Steve

From: Susan Markwald [smarkwald@firstindustrial.com]
Sent: Wednesday, May 25, 2011 12:08 PM
To: Duerksen, Todd; Long, Steve; Moore, Donnie
Cc: Svec, Jerry; gerry@oceanfreshlaundries.com
Subject: BDA 101-049, Property at 2401 Walnut Ridge Street

Thank you for meeting with me today Todd and Steve. With the change of the warehouse square footage by the City of Dallas, this reduces the amount of parking that is required. In addition, this then reduces are parking reduction request from 15 to 10. We note today that this does not hinder any tenant within the park and especially Ocean Fresh. The future tenant Ocean Fresh does not have clients nor will have more than 15 employees.

We thank all for all the assistance you have given us along this task!

Sue Markwald
First Industrial Realty Trust

BDA101-049
Attn A
Pg 4

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 SUE MARKWALD

did submit a request for a special exception to the parking regulations
at 2401 Walnut Ridge Street

BDA101-049. Application of Sue Markwald for a special exception to the parking regulations at 2401 Walnut Ridge Street. This property is more fully described as a tract of land in city block 2/6512 and is zoned IR, which requires parking to be provided. The applicant proposes to construct a nonresidential structure for a commercial and business service use and provide 46 of the required 56 parking spaces, which will require a 10 space special exception (18% reduction) to the parking regulation

Sincerely,

Batsheba Antebi
Batsheba Antebi, Building Official

Svec, Jerry

From: Robert Allen [rallen@firstindustrial.com]
Sent: Monday, June 06, 2011 11:14 AM
To: Svec, Jerry
Cc: Gerry Hudson; Susan Markwald
Subject: 2401 Walnut Ridge Parking Reduction

BDA 101-049

Jerry,

I appreciate the call back this morning.

I was able to talk to the tenant and get an understanding of their delivery truck usage.

Ocean Fresh Laundries uses company owned vehicles and they will not take delivery of laundry from third parties at the facility. They plan to have four company owned delivery trucks at the facility. Three will be actively used every day and a fourth is a back up in case a truck goes down or there is heavier than anticipated volume. The trucks are generally loaded around 5 a.m. at the facility and depart for pick up and deliveries. They will come back to the facility once during the day and then at the end of the day. The trucks will be parked at the facility overnight.

Please let me know if you need any additional information on the delivery truck usage.

Thanks

Robert Allen
Marketing Leasing Director
First Industrial Realty Trust, Inc.
4505 Excel Parkway, Suite 600
Addison, TX 75001
972-419-5715 - Direct
972-386-4540 - Fax
214-288-8684 - Mobile
rallen@firstindustrial.com
www.firstindustrial.com



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-049

Data Relative to Subject Property:

Date: 4-15-2011

Location address: 2401-~~2419~~ Walnut Ridge Zoning District: IR

Lot No.: - Block No.: 2/6512 Acreage: 1.29 Census Tract: _____

Street Frontage (in Feet): 1) 375' 2) 205' 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

Owner of Property/or Principal: First Industrial Texas LP

Applicant: Sue Markwald Telephone: 972.419.5727

Mailing Address: 4505 Excel Pkwy Zip Code: 75001

Represented by: _____ Telephone: _____

Mailing Address: _____ Zip Code: _____

Affirm that a request has been made for a Variance , or Special Exception X, of 15 parking spaces for Ocean Fresh, 2419 Walnut Ridge, occupancy. Tenant is a commercial laundry and only has 10 employees and will not have more than 15. + from 61 req'd.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

Tenant will not ever have more than 15 employees in operation of the facility. Building location and flood zone limit adding additional parking to the land.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: Susan Markwald SUSAN MARKWALD
Applicant's name printed Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Susan Markwald 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.

Susan Markwald
Affiant (Applicant's signature)

Subscribed and sworn to before me this 15th day of April, 2011



Diane Carol Barton
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 SUE MARKWALD

did submit a request for a special exception to the parking regulations
at 2401 Walnut Ridge Street

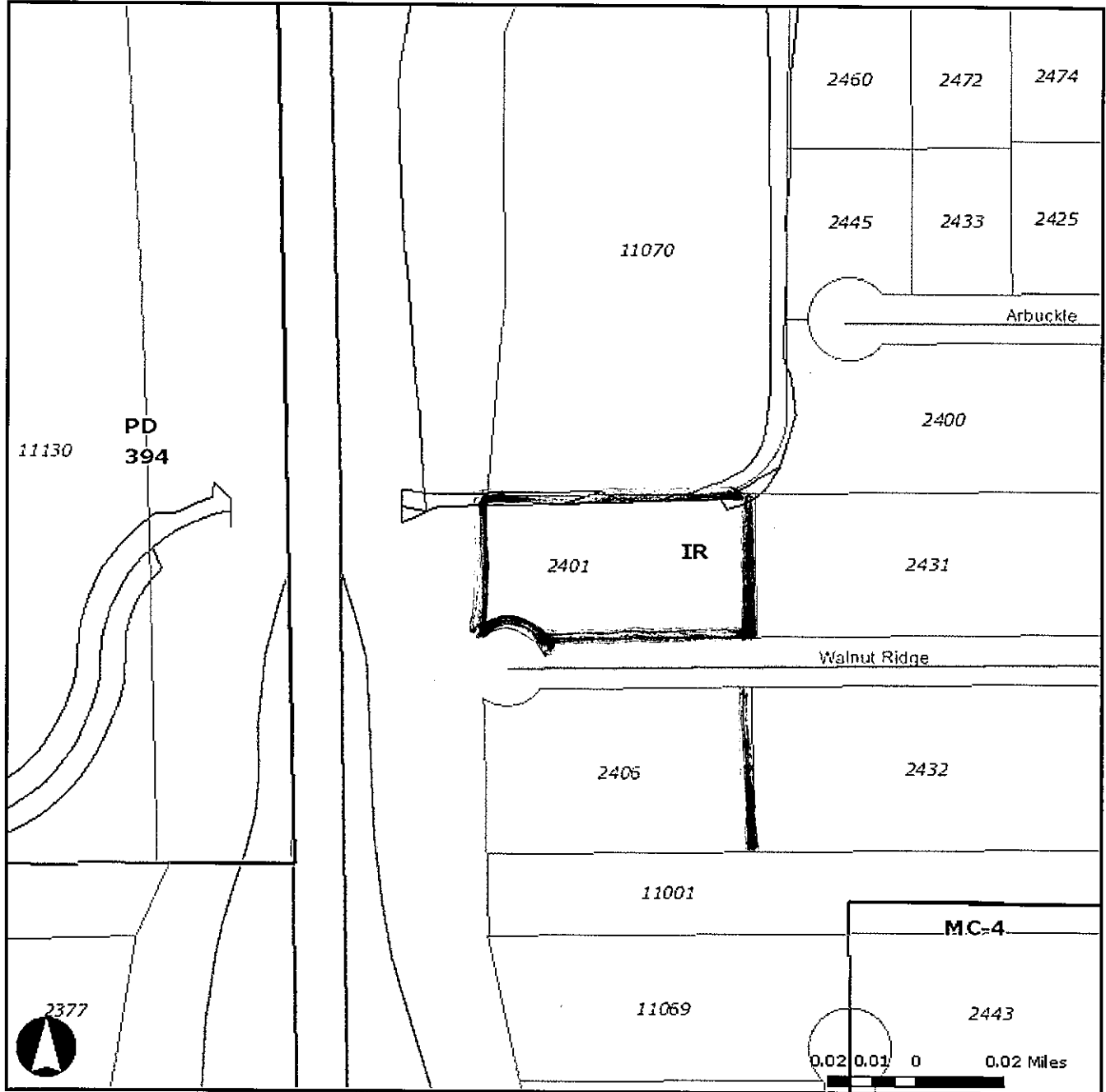
BDA101-049. Application of Sue Markwald for a special exception to the parking regulations at 2401 Walnut Ridge Street. This property is more fully described as a tract of land in city block 2/6512 and is zoned IR, which requires parking to be provided. The applicant proposes to construct a nonresidential structure for a commercial and business service use and provide 46 of the required 61 parking spaces, which will require a 15 space special exception (25% reduction) to the parking regulation

Sincerely,

Batsheba Antebi
Batsheba Antebi, Building Official



City of Dallas Zoning



City Boundaries



County



Certified Parcels



DISD Sites



Council Districts



Waterways



SUP



Dry Overlay



Historic Overlay



Historic Subdistricts



NSO Overlay



PD193 Oak Lawn



PDS Subdistricts



Base Zoning

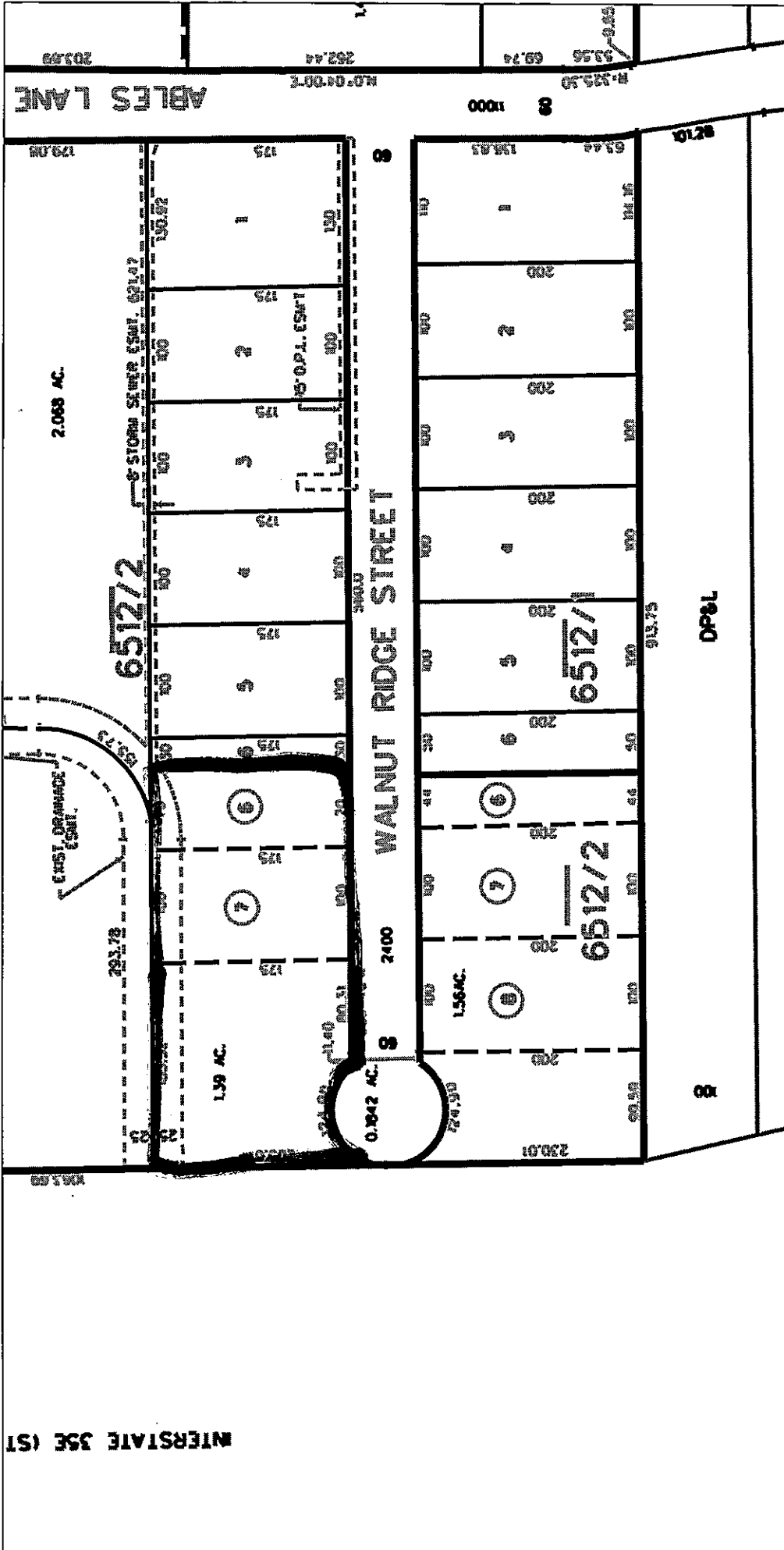


Pedestrian Overlay



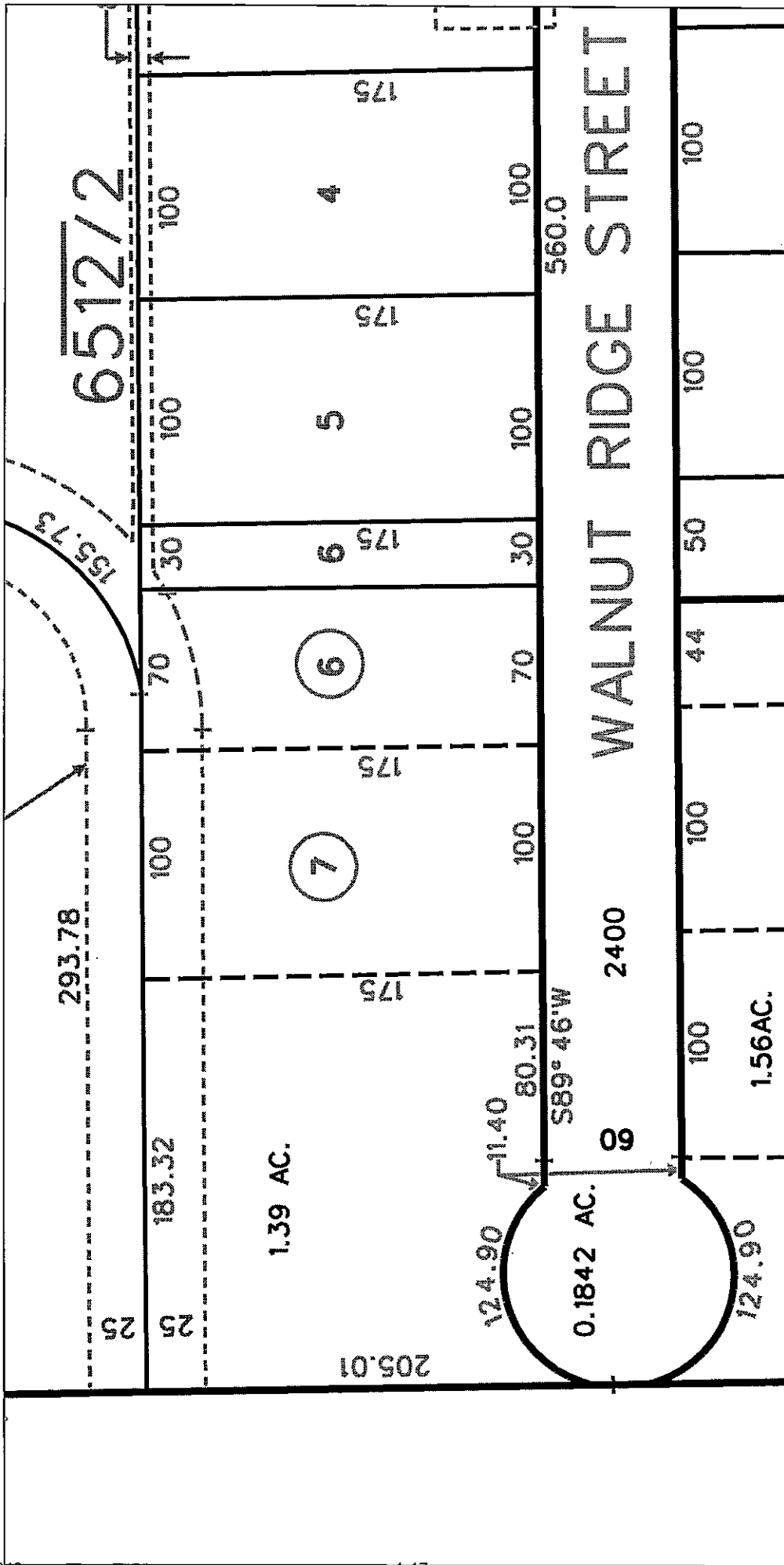
Environmental Corridors

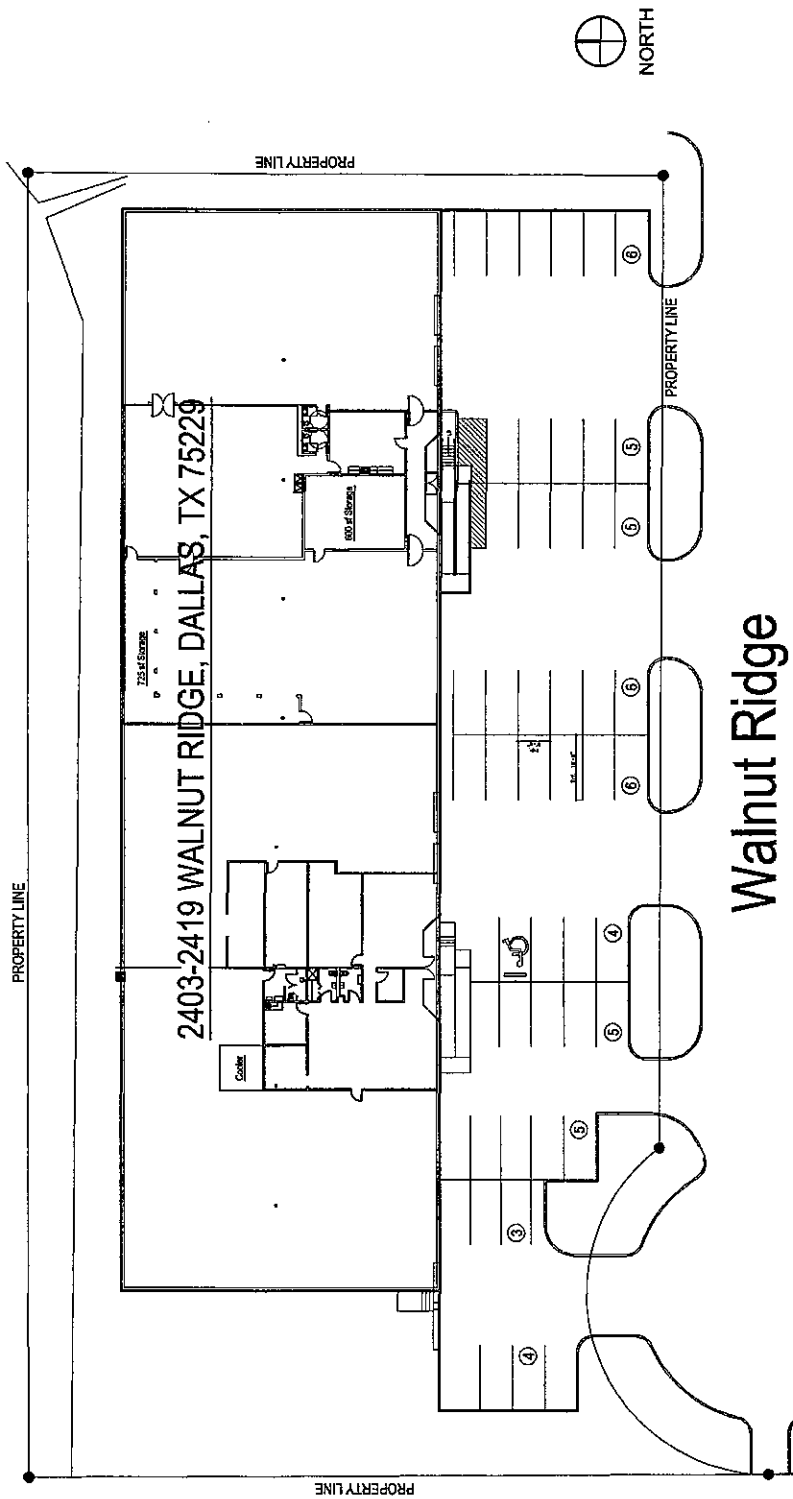




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Handwritten signature





Walnut Ridge

April 15, 2011

Special Exception for 15 Parking Spaces

First Industrial is requesting the exception of (25%) 15 parking space at 2403-2419 Walnut Ridge, Dallas, TX for the occupancy of Ocean Fresh Laundries at 2419 Walnut Ridge, Dallas, TX.

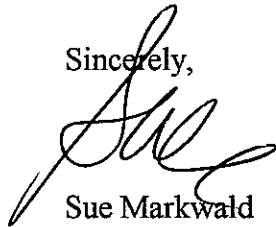
Ocean Fresh Laundries is a commercial laundry company for many hotels and hospitals in the City of Dallas and expanding rapidly. They have currently outgrown their current location and looking forward to occupancy in 2419 Walnut Ridge. The occupancy is mostly for equipment. Ocean Fresh only has 10 current employees and runs two shifts. A total of 35 parking spaces would never be used in any one given shift.

In addition to Ocean Fresh, First Industrial has owned these buildings for over 10 years and all occupants have never completely filled the current lot.

City of Dallas has stated the building and land is in a flood zone which then hinders First Industrial from additional expansion of parking on the side of the building. TXDot also took a portion of the building in 2009 due to growth of the 35 Highway.

We encourage acceptance of the parking reduction and current use of parking for Ocean Fresh and their business. This is a great economic gain for the City of Dallas and First Industrial.

Sincerely,



Sue Markwald
Sr. Property Manager
First Industrial

2403-2419 Walnut Ridge Parking Requirement

Address	DBA	Use	SF	Ratio	Required
2403	Advanced Beverages	Industrial (inside)	14,610	600	24.35
2419	Ocean Fresh Laundry	Commercial Cleaning or Laundry Plant	10,530	300	35.10
		Warehouse	1,980	1000	1.98

Total 27,120 61.43

61 Total required

2403-2419 Walnut Ridge Parking Provided	
Off-street parking spaces provided	43
BDA approved parking special exception	15
Off-street parking spaces provided at 2406-2416 Walnut	3

61 Total provided

2406-2416 Walnut Ridge

Address	DBA	Use	SF	Ratio	Required
2406	Donimion Equipment Parts	Office	2,496	333	7.50
		Warehouse	16,391	1000	16.39
2414	XL Parts	Office	1,026	333	3.08
		Warehouse	7,275	1000	7.28
2416	Security Products Distribution	Office	1,270	333	3.81
		Warehouse	11,392	1000	11.39

Total 39,850 49.45

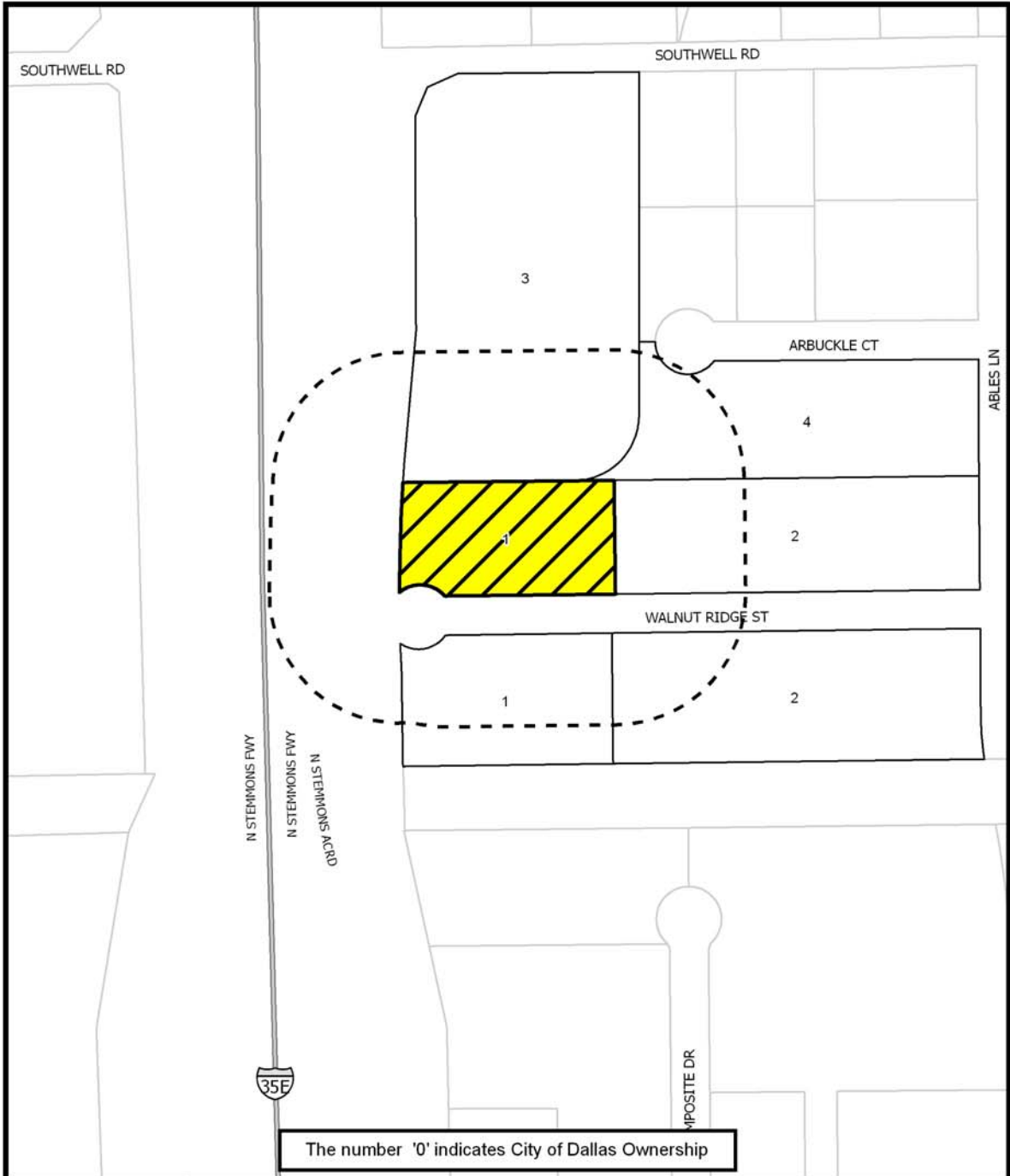
49 Total required

49 Total provided

Total parking required for both lots: 110

2403-2419 Walnut Ridge Parking Analysis

Total parking provided for both lots: 110



 1:2,400	NOTIFICATION	Map no: <u> F-5 </u>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">4</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	4	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
4	NUMBER OF PROPERTY OWNERS NOTIFIED				

DATE: May 24, 2011

Notification List of Property Owners

BDA101-049

4 Property Owners Notified

Label #	Address	Owner
1	2406 WALNUT RIDGE	FIRST INDUSTRIAL TEXAS LP STE 400
2	2432 WALNUT RIDGE	DOUBLE R WALNUT MANAGEMENT LLC
3	11070 STEMMONS	EASTGROUP PROPERTIES LP ATTN: DALLAS
4	2400 ARBUCKLE	FELDER GRAN PACIFIC VENTURES INC

FILE NUMBER: BDA 101-051

BUILDING OFFICIAL'S REPORT:

Application of Kristy Tornga for a special exception to the landscape regulations at 12909 Midway Road. This property is more fully described as Tract 2 in City Block A/8391 and is zoned CR which requires mandatory landscaping. The applicant proposes to construct a structure and provide an alternate landscape plan which will require a special exception.

LOCATION: 12909 Midway Road

APPLICANT: Kristy Tornga

REQUEST:

- A special exception to the landscape regulations is requested in conjunction with the constructing and maintaining an approximately 3,800 square foot "restaurant with drive-through service" use/structure (In-N-Out Burger) on a site currently developed as a vacant restaurant structure/shopping center use, and not fully meeting the landscape regulations.

STAFF RECOMMENDATION:

Approval, subject to the following condition:

- Compliance with the submitted alternate landscape plan is required.

Rationale:

- The City's Chief Arborist supports the request with the submitted alternate landscape plan imposed as a condition. The City's Chief Arborist states that the low-level landscaping provided on the alternate landscape plan demonstrates significant compensation for the reduction of other required landscaping on the site.
- The applicant has substantiated how strict compliance with the requirements of the Landscape Regulations of the Dallas Development Code will unreasonably burden the use of the property, and that the special exception will not adversely affect neighboring property. In this case the applicant has submitted an alternate landscape plan with minimal deficiencies to the Landscape Regulations (whereby a few parking spaces on the site would not be within 120' from a large canopy tree and whereby 4 trees would be ½ inch smaller in caliper size than what the code requires) while meeting or exceeding all other landscape regulations on the site.

STANDARD FOR A SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:

The board may grant a special exception to the landscape 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.

GENERAL FACTS:

- The Dallas Development Code requires full compliance with the landscape 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.

An alternate landscape plan has been submitted which according to the City of Dallas Chief Arborist is deficient from meeting the landscape requirements of Article X, more specifically, from the mandatory parking lot and site tree requirements.

- The City of Dallas Chief Arborist submitted a memo to the Board Administrator and the Chief Board of Adjustment Planner (see Attachment A). The memo stated the following:
 - The applicant is requesting a special exception to the landscape requirements of Article X: The Landscape Regulations, more specifically from the mandatory requirements 51A-10.125(b)(5) Parking lot trees and 51A-10.125(b)(3)(A) Site trees.
 - Trigger:
 - New construction on a previously developed site.
 - Deficiencies – the proposed landscape plan is deficient in compliance with Article X with the following exceptions:
 - Parking lot trees: No required parking space may be located more than 120 feet from the trunk of a large canopy tree. The proposed plan

places crepe myrtle trees (small trees) in proximity of the parking spaces west of the primary structure. A Chinese pistache (large canopy tree) addresses compliance for many of the spaces. Only the western most groups of parking spaces (at least 5 spaces) are not in compliance to a large canopy tree.

- Site trees: One tree having a caliper of at least two inches must be provided for each 4,000 square feet of lot area. The proposed plan provides 5 trees at 3 inches, and 4 trees at 1.5 inches on the property. Five trees are in compliance with code requirements for number of site trees at the minimum size.
- Factors for consideration:
 - The property is adjacent to a highway off-ramp that does not require street trees.
 - The property would be deficient the 10 required site trees by only one if the four crepe myrtles were 2 inches or greater in size. The use of crepe myrtles is requested to help maintain visibility of the property and adjacent lot signage.
- Recommendation: Approval. Additional low-level landscaping demonstrates significant compensation for the reduction of other required landscaping.

BACKGROUND INFORMATION:

Zoning:

- Site: CR (Community Retail)
- North: CR (Community Retail)
- South: CR (Community Retail)
- East: CR (Community Retail)
- West: MF-1(A) (Multifamily district)

Land Use:

The site is currently developed with a vacant restaurant structure (China King) that is part of the property developed as a shopping center. The area to the north is developed with a freeway (LBJ Freeway), the area to the east is developed with retail use; and the areas to the south and west are developed with multifamily 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.

Timeline:

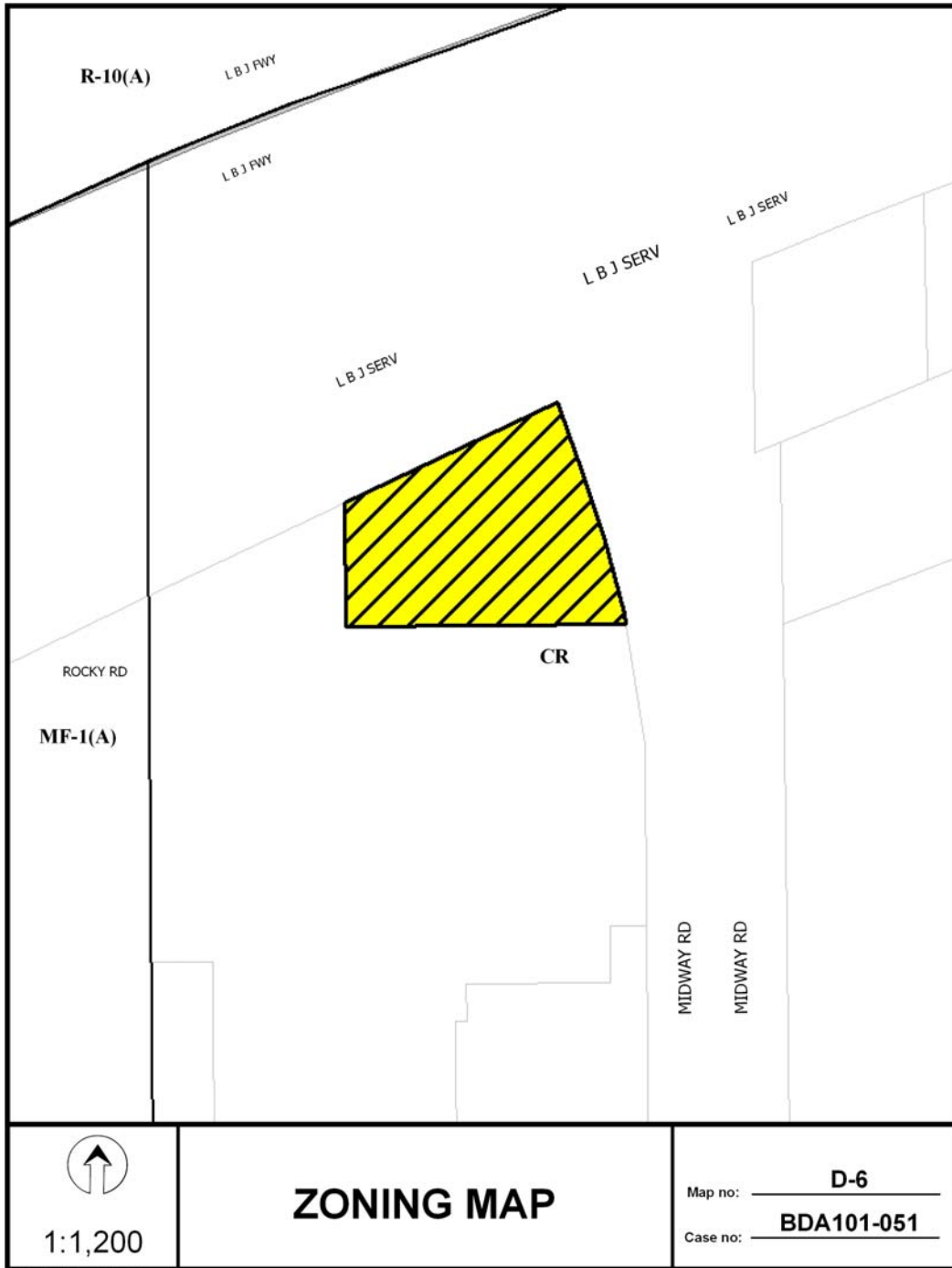
- April 21, 2011: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 18, 2011: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- May 19, 2011: The Board Administrator emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the May 26th deadline to submit additional evidence for staff to factor into their analysis; and the June 3rd 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 31, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner, the Board Administrator, the Board of Adjustment Senior Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorneys to the Board.
- June 2, 2011: The Sustainable Development Department Project Engineer submitted a review comment sheet marked “Has no objections if certain conditions are met” with the following comments: “Comply with all C.O.D visibility requirements.”
- June 3, 2011: The Chief Arborist submitted a memo pertaining to the application to the Board Administrator and the Board of Adjustment Chief Planner (see Attachment A).

STAFF ANALYSIS:

- This request focuses on constructing and maintaining an approximately 3,800 square foot “restaurant with drive-through service” use/structure (In-N-Out Burger) on a site currently developed as a vacant restaurant structure/shopping center use, and not fully meeting the landscape regulations, more specifically parking lot and site tree requirements.
- The City of Dallas Chief Arborist supports the request (with the condition that the applicant comply with the submitted alternate landscape plan) largely given the additional low-level landscaping provided on the alternate

landscape plan demonstrates significant compensation for the reduction of other required landscaping on the site.

- The applicant has the burden of proof in establishing the following:
 - Strict compliance with the requirements of the Landscape Regulations of the Dallas Development Code will unreasonably burden the use of the property; and
 - The special exception will not adversely affect neighboring property.
- If the Board were to grant this request and impose the submitted alternate landscape plan as a condition, the site would be minimally “excepted” from full compliance with the landscape buffer requirements of Article X: The Landscape Regulations (whereby a few parking spaces on the site would not be within 120’ from a large canopy tree and whereby 4 trees would be ½ inch smaller in caliper size than what the code requires) while meeting or exceeding all other landscape regulations on the site (in this case, with low-level landscaping that demonstrates significant compensation for the reduction of other required landscaping).

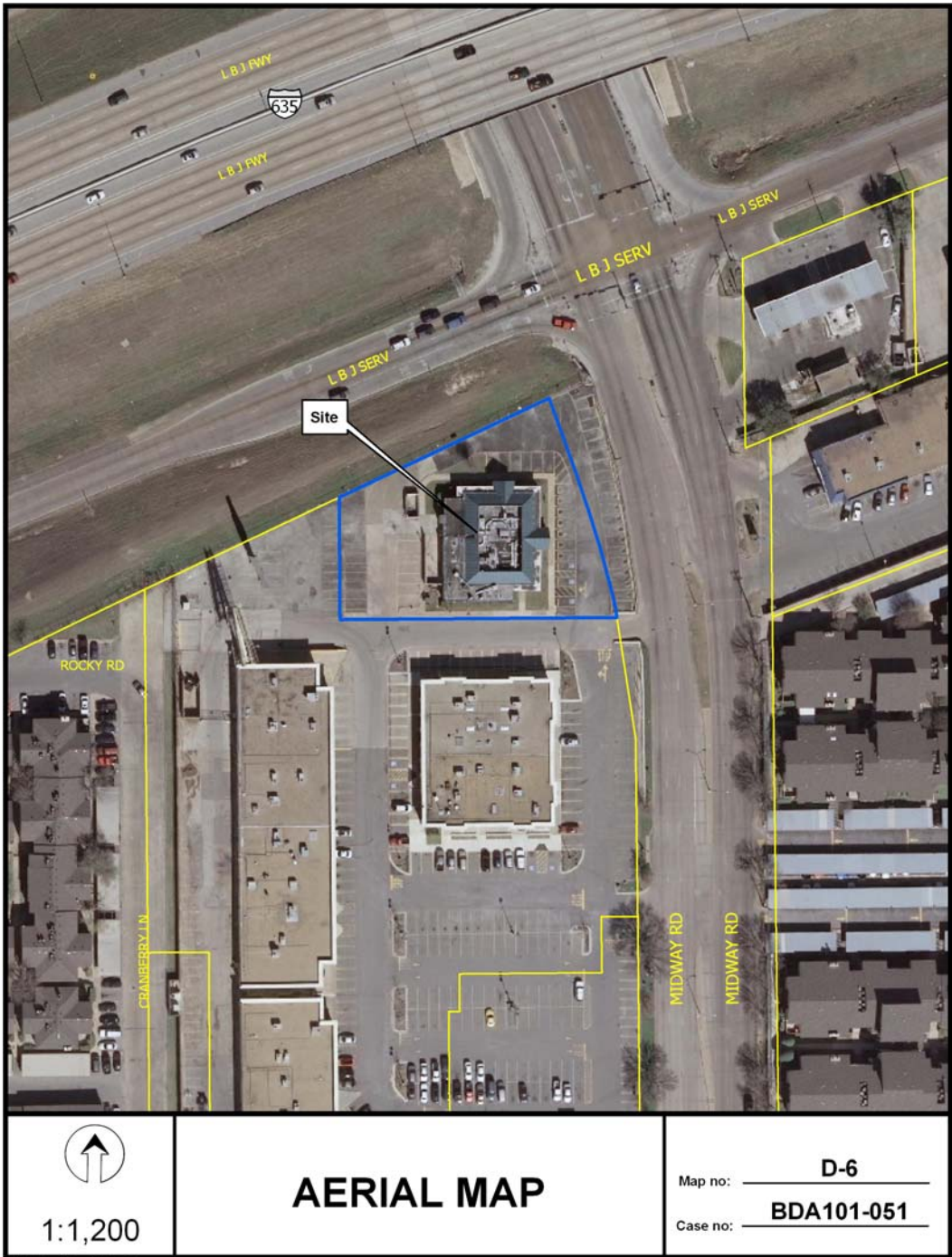


1:1,200

ZONING MAP

Map no: D-6
 Case no: BDA101-051

DATE: May 24, 2011



Memorandum



CITY OF DALLAS

DATE June 3, 2011
TO Donnie Moore, Chief Planner
Steve Long, Board of Adjustment Administrator
SUBJECT # BDA 101 · 051 12909 Midway Road

The applicant is requesting a special exception to the landscape requirements of Article X. More specifically, the request is for an exception from the mandatory requirements of 51A-10.125(b)(5), Parking lot trees, and 51A-10.125(b)(3)(A), Site trees.

Trigger

New construction on a previously developed lot.

Deficiencies

The proposed landscape plan is in compliance with Article X landscape code with the following exceptions:

51A-10.125(b)(5) Parking lot: No required parking space may be located more than 120 feet from the trunk of a large canopy tree. The proposed plan places crepe myrtle trees (small trees) in proximity of the parking spaces west of the primary structure. A Chinese pistache (large canopy tree) addresses compliance for many of the spaces. Only the western most groups of parking spaces (at least 5 spaces) are not in compliance with proximity to a large canopy tree.

51A-10.125(b)(3)(A) Site trees: One tree having a caliper of at least two inches must be provided for each 4,000 square feet of lot area, The proposed plan provides 5 trees at 3 inches, and 4 trees at 1.5 inches, on the property. Five trees are in compliance with code requirements for number of site trees at the minimum size.

Factors

The property is adjacent to a highway off-ramp that does not require street trees.

The property would be deficient the ten required site trees by only one site tree if the four crepe myrtle trees were 2 inches or greater in size. The use of crepe myrtles is requested to help maintain visibility of the property and adjacent lot signage.

Recommendation

Approval. Additional low-level landscaping demonstrates significant compensation for the reduction of other required landscaping.

Philip Erwin, ISA certified arborist #TX-1284(A)
Chief Arborist



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-051

Data Relative to Subject Property:

Date: 4-21-11

Location address: 12909 Midway Road, Dallas, TX Zoning District: CR

Lot No.: TR 2 Block No.: A/839-1 Acreage: 8.08 Acres Census Tract: 96.08

Street Frontage (in Feet): 1) 364.82 2) 973.08 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment :

NEZ

Owner of Property/or Principal: Prescott Interests Midway Plaza

Applicant: ~~GHA Architects~~/ Kristy Tornga Telephone: 214-461-9632

Mailing Address: 14110 N Dallas Pkwy, Ste 300, Dallas Zip Code: 75254

Represented by: same Telephone: same

Mailing Address: same Zip Code: same

Affirm that a request has been made for a Variance _____, or Special Exception X, of _____ City of Dallas Landscape code requirement for larger trees. The new business, In N Out Burger, is pleased to meet _____ necessary amount of trees but is asking for a special exception to allow a different type and size, specifically single trunk crepe myrtles.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

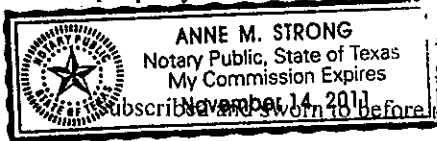
This request is made in an effort to provide an aesthetically pleasing landscape plan that will not adversely affect the existing development. There is an existing shared-tenant sign and a billboard on site that is within a visibility easement that restricts any structures taller than 20'. If the larger trees are planted per code, they will block the signage and buildings for many existing businesses in this development. We would also like to avoid excessive trimming that would be required to allow the existing signage to remain visible.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: Kristy Tornga Kristy Tornga
Applicant's name printed Applicant's signature

Affidavit

Before me the undersigned on this day personally appeared Kristy Tornga 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.



Kristy Tornga
Affiant (Applicant's signature)

Subscribed and sworn to before me this 19th day of April, 2011

Anne M. Strong
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 Kristy Tornga

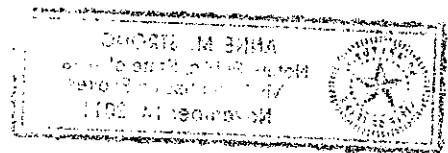
did submit a request for a special exception to the landscaping regulations

at 12909 Midway Road

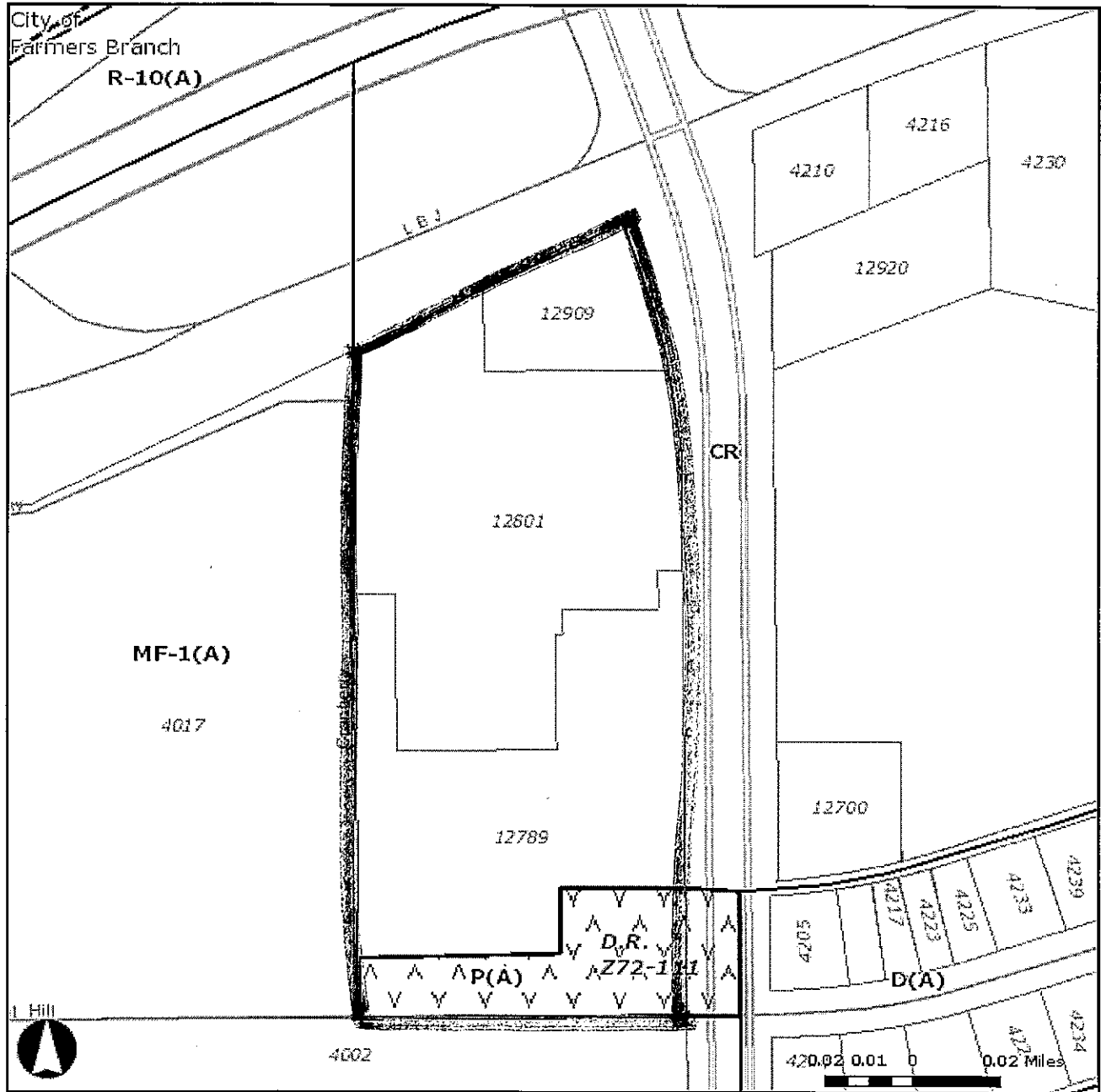
BDA101-051. Application of Kristy Tornga for a special exception to the landscaping regulations at 12909 Midway Road. This property is more fully described as Tract 2 in city block A/8391 and is zoned CR, which requires mandatory landscaping. The applicant proposes to construct a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

Sincerely,

Batsheba Antebi
Batsheba Antebi, Building Official



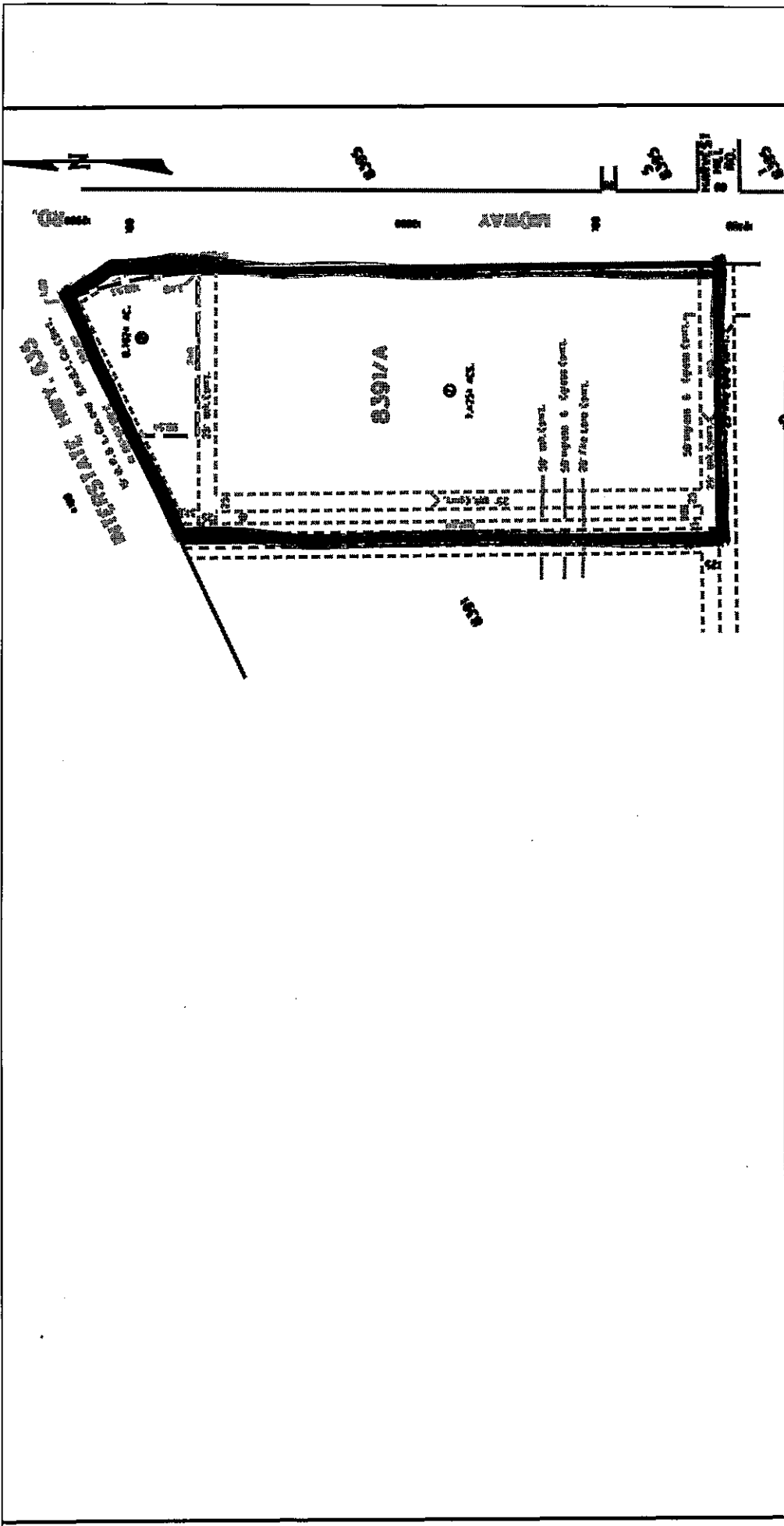
City of Dallas Zoning

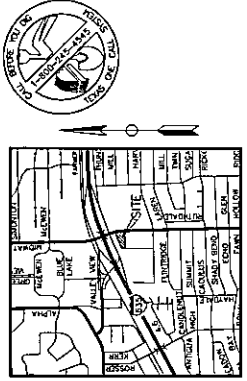


- | | | |
|--|---|---|
| <ul style="list-style-type: none"> City Boundaries County Certified Parcels DISD Sites Council Districts Waterways Parks | <ul style="list-style-type: none"> Dry Overlay D D-1 Historic Overlay Historic Subdistricts NSO Overlay NSO Subdistricts MD Overlay | <ul style="list-style-type: none"> Base Zoning Floodplain 100 Flood Zone Mill's Creek Peak's Branch X PROTECTED BY LEVEE Pedestrian Overlay CP SP Environmental Corridors |
|--|---|---|



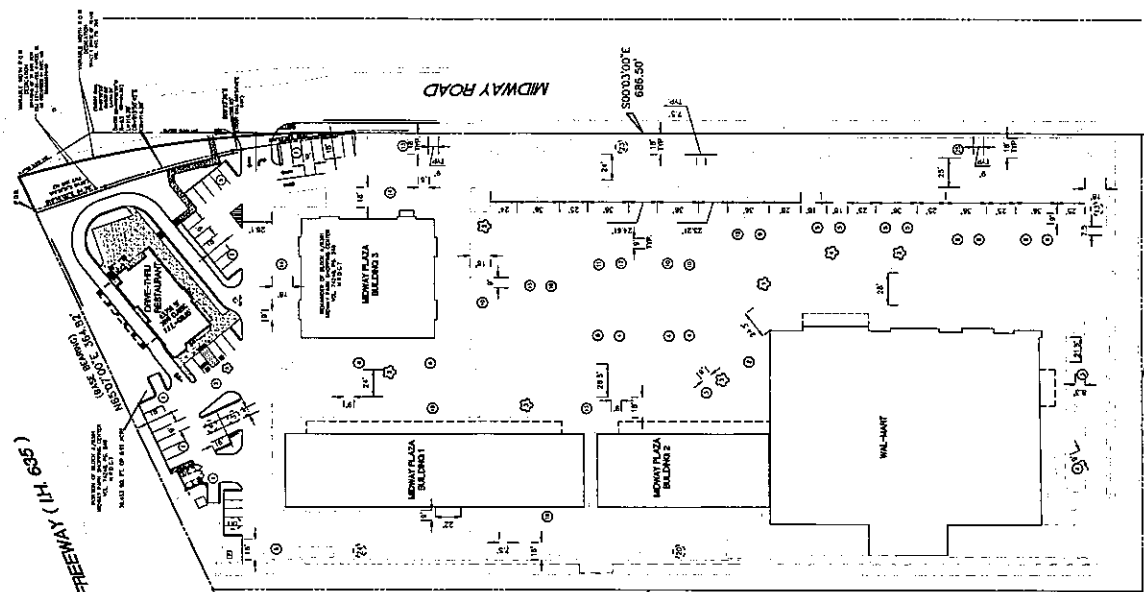
7





Vicinity Map
NOT TO SCALE

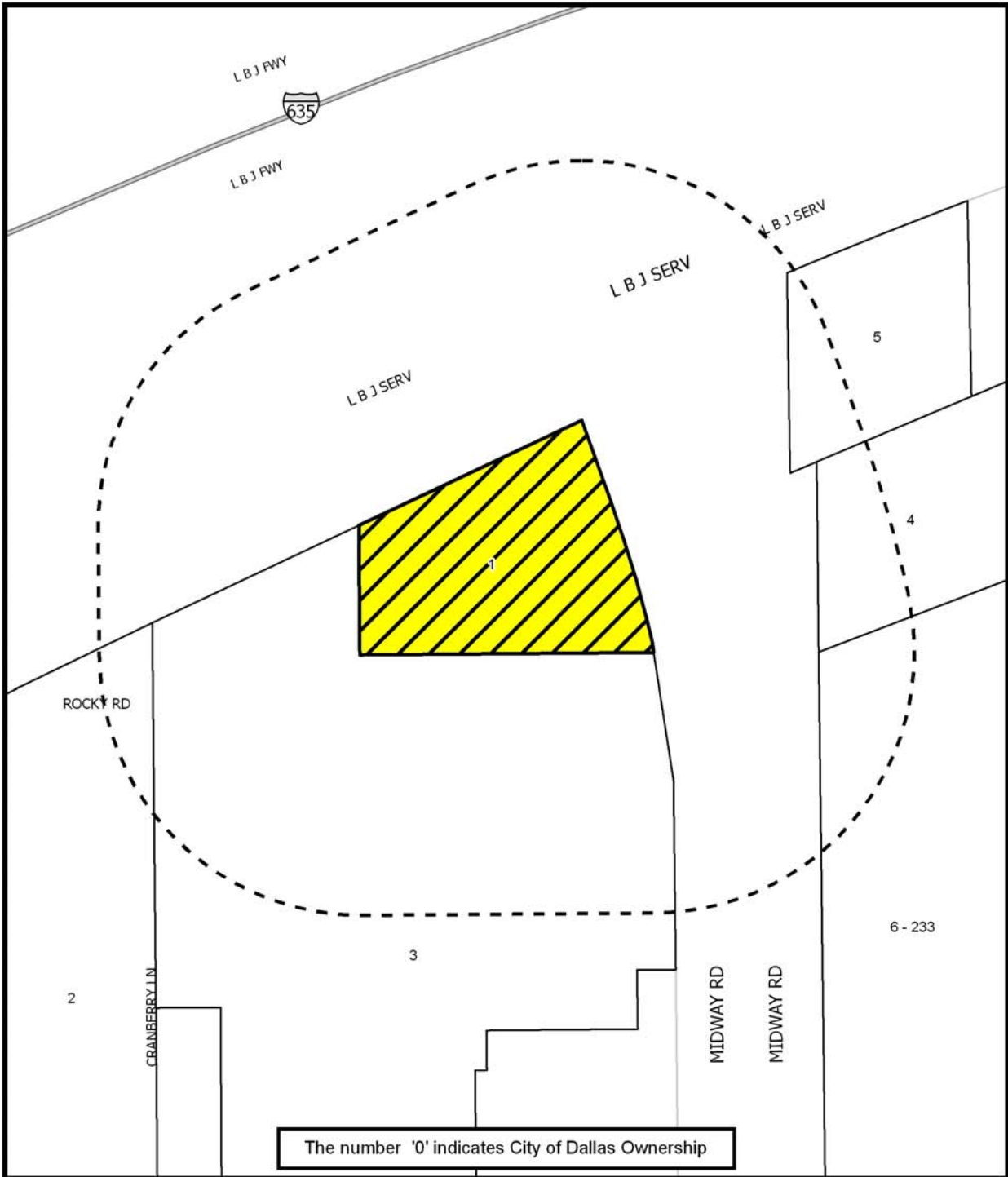
- LEGEND**
- (H) HANDICAP PARKING SPACES
 - (C) COMPACT CAR PARKING SPACES
 - (R) REGULAR PARKING SPACES
- NOTE: TOTAL COMPACT SPACES PROVIDED = 92
PROJECT TOTAL PARKING SPACES



OVERALL PARKING ANALYSIS TABLE

USE	BUILDING AREA (SQ. FT.)	PARKING RATIO REQUIRED	PARKING REQUIRED	PARKING PROVIDED
GROCERY	42344	1 / 200	212	212
DRIVE-THRU RESTAURANT	3750	1 / 100	38	38
MIDWAY PLAZA:				
RETAIL TRADE	1265	1/700	6	
DRY CLEANING OR LAUNDRY STORE	787	1 / 200	4	
ANIMAL SHELTER OR CLINIC	2500	1 / 200	13	
PERSONAL SERVICE USE	1407	1 / 200	7	
FINANCIAL INSTITUTION W/O DRIVE-THRU	1787	1 / 200	6	
RETAIL TRADE	2380	1 / 200	12	
MEDICAL CLINIC OR AMBULATORY SURGICAL	1585	1 / 200	7	
OFFICE BUILDING	1787	1 / 333	4	
GENERAL MERCHANDISE OR FOOD STORE < 3500 SQ.FT.	2689	1 / 200	13	
PERSONAL SERVICE USE	988	1 / 200	5	
DOMINO'S PIZZA CARRY OUT	1351	1 / 200	7	
PERSONAL SERVICE USE	4555	1 / 200	23	
RETAIL TRADE	4379	1 / 200	22	
RESTAURANT & BAR	5356	1 / 100	54	
RETAIL TRADE	2238	1 / 200	11	
OFFICE BUILDING	1227	1 / 333	4	
OFFICE BUILDING	1541	1 / 333	5	
RETAIL TRADE	1454	1 / 200	7	
PERSONAL SERVICE USE	600	1 / 200	3	
TOTAL (MIDWAY PLAZA)			212	214
TOTAL FOR OVERALL SITE			462	464

BID SET
 DATE
 SHEETS
 OF
 LOTS
 1
 OF
 1
LE GRE, LLC
 Engineering Associates, Inc.
 12000 MIDWAY ROAD, SUITE 100
 DALLAS, TEXAS 75244
 TEL: (214) 343-2222
 FAX: (214) 343-2227
OVERALL SITE PLAN
 12000 MIDWAY ROAD
 DALLAS, TEXAS
 DATE: 11/11/09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: F-2554



 1:1,200	<h2>NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 233 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	<p>Map no: <u> D-6 </u></p> <p>Case no: <u> BDA101-051 </u></p>
--	--	---

DATE: May 24, 2011

Notification List of Property Owners

BDA101-051

233 Property Owners Notified

Label #	Address	Owner
1	12909 MIDWAY	PRESCOTT INTERESTS MIDWAY PLAZA LTD
2	4017 HARVEST HILL	SPANISH POINT LP
3	12801 MIDWAY	PRESCOTT INTERESTS MIDWAY
4	12920 MIDWAY	AMERICAN PAWN & JEWELRY INC
5	4210 LBJ	TETCO STORES LP #608 ATTN GUY FRENCH
6	12818 MIDWAY	LANGAN GLENN P
7	12818 MIDWAY	YUNG CYNTHIA
8	12818 MIDWAY	SOPIANAC IVANA S
9	12818 MIDWAY	CRUZ MARIA ROSA UNIT 1087
10	12818 MIDWAY	EBERLY CHRISTINA SZECSEY
11	12818 MIDWAY	YUEN CHONG C FONG SUET
12	12818 MIDWAY	COOLEY H B & TANA L
13	12830 MIDWAY	MASCOLO SUSAN
14	12818 MIDWAY	LAPPA JARED
15	12818 MIDWAY	LAS COLONITAS CONDOS
16	12818 MIDWAY	EZEOHA FORTUNE & LINDA
17	12818 MIDWAY	SPENCER CAROL M BLDG B UNIT 1078
18	12818 MIDWAY	FREI GARY STEPHEN UNIT 2076 BLDG B
19	12818 MIDWAY	OH YOUNG JA
20	12818 MIDWAY	GARGIULO TYLER &
21	12818 MIDWAY	MEDRANO PAULINE I &
22	12818 MIDWAY	ELLMER FAYE
23	12818 MIDWAY	RIFE RONALD & DORIS SUITE 1082
24	12818 MIDWAY	DELURINTU ILIE
25	12818 MIDWAY	MARULL IVONNE M APT 633
26	12818 MIDWAY	GRAHAM LINDA R #2081

Label #	Address	Owner
27	12818 MIDWAY	RIFE GREGORY A UNIT 2082
28	12818 MIDWAY	ROGERS DAVID T & BARBARA
29	12818 MIDWAY	MAINARD KENNETH RAY
30	12818 MIDWAY	ALBERTS DAVID M & STACY
31	12818 MIDWAY	VEERARAGHAVEN LIMITED PS
32	12818 MIDWAY	SIPPEL WARREN L JR
33	12818 MIDWAY	CHAMBERS CLARENCE CARL UNIT # 2073
34	12818 MIDWAY	CHAMBERS CLARENCE CARL
35	12818 MIDWAY	MISDOM RICHARD A
36	12818 MIDWAY	VASQUEZ MARIA C & ERIC E TALAMANTES
37	12818 MIDWAY	TOVAR LAWRENCE & IRENE
38	12818 MIDWAY	MELLENDEZ JOSE L
39	12834 MIDWAY	SORNOFF ADAM
40	12818 MIDWAY	VEERARAGHAVAN LIMITED PS
41	12818 MIDWAY	MENGUEME ALAIN MAASHE
42	12818 MIDWAY	PATRICK RUSS
43	12818 MIDWAY	WEAVER JOHN ROBERT UNIT 2070
44	12818 MIDWAY	BRZEZINSKI ALICIA
45	12816 MIDWAY	ALCANTARA JOSE A B & ORTA JUANA
46	12816 MIDWAY	BRZEZINSKI ARTUR & ALICIA BLDG F UNIT 1060
47	12816 MIDWAY	PRASCIENIUS MARIUS
48	12816 MIDWAY	KUHATAPARUKS SUPRANEE BLDG F UNIT 2059
49	12816 MIDWAY	SALAZAR TANIA RODRIGUEZ BLDG F UNIT 2060
50	12816 MIDWAY	KAWA ELIZABETH
51	12816 MIDWAY	THE GENESIS LIVING TRUST
52	12816 MIDWAY	KHAN AMANULLAH
53	12816 MIDWAY	ROSE TERESA A BLDG G UNIT 1065
54	12816 MIDWAY	NICHOLS ALICE A
55	12816 MIDWAY	BISHOP JAMES W
56	12816 MIDWAY	MUSTARD ROBERT R JR BLDG 6 UNIT 2064

57	12816	MIDWAY	HORTON YONG C UNIT 2065
58	12816	MIDWAY	RIOS MARIA C
59	12816	MIDWAY	GALLAGHER CECILY A
60	12816	MIDWAY	DAVIS VIVIAN LARUE UNIT 1057 BLDG H
61	12816	MIDWAY	DOMINQUEZ CHERYL
62	12816	MIDWAY	BAUROTH FRANCIS R
63	12816	MIDWAY	CRUZ JULIO A UNIT 2057
64	12816	MIDWAY	BREZEINSKI ARTUR &
65	12816	MIDWAY	COLE CAROLE J
66	12816	MIDWAY	WLUSEK ELZBIETA
67	12816	MIDWAY	HOWARD DENISE ANN
68	12816	MIDWAY	RIVA ATOLINA F # 1055
69	12816	MIDWAY	CASTILLO IRMA T UNIT 2052 BLDG I
70	12816	MIDWAY	BERHANE TEKLE H
71	12810	MIDWAY	HANSON PATRICIA S
72	12810	MIDWAY	DELURINTU ILIE
73	12810	MIDWAY	CLARK KI SUN BLDG J UNIT 1043
74	12810	MIDWAY	ADEGBUYI BIOLA A
75	12810	MIDWAY	SIMMONS DEBORAH A
76	12810	MIDWAY	JACKSON TRAVIS UNIT 2043
77	12822	MIDWAY	RITTER AIDA M
78	12816	MIDWAY	BOOTH BARRY M
79	12816	MIDWAY	WILLIAMS JAMES D
80	12816	MIDWAY	NUNEZ GRANT CRISTINA M UNIT 1050
81	12816	MIDWAY	TAILLAT JEANNIE
82	12816	MIDWAY	ROBERTS RAYMOND D JR
83	12816	MIDWAY	GARZA JOE
84	12816	MIDWAY	GAUTREAUX MARCELIAN II
85	12810	MIDWAY	BETANCOURT OBDULIA
86	12810	MIDWAY	SUTTERFIELD ODIS R TR & MARY SUTTERFIELD TR
87	12810	MIDWAY	FORTUNATO GIOVANNI BLDG N UNIT 1047
88	12810	MIDWAY	ALBERTS DAVID M

Label # Address

Owner

89	12810	MIDWAY	CYGAN PIOTR T
90	12810	MIDWAY	WHITE DANIEL S BLDG N UNIT 2045
91	12810	MIDWAY	CRES HOLDINGS INC
92	12810	MIDWAY	LAS COLONITAS CONDOMINIUM ASSOCIATION
93	12810	MIDWAY	STEF RADU A & MARIA BLDG O UNIT 1032
94	12810	MIDWAY	BURTON WANDA R
95	12810	MIDWAY	OPREA ANCA ALEXANDRA BLDG O UNIT 2031
96	12810	MIDWAY	SMITH ROSE M UNIT 2032 BLDG O
97	12806	MIDWAY	ALVAREZ CARLOS MANUEL
98	12806	MIDWAY	NGUYEN LIEN UNIT 2030
99	12810	MIDWAY	HERNANDEZ MANUEL
100	12810	MIDWAY	BEDNARCZYK JOLANTA B UNIT 1039
101	12810	MIDWAY	YBARRA MARTHA & ROBERTO L
102	12810	MIDWAY	KARPENKO RUSSELL E UNIT 2038 BLDG Q
103	12810	MIDWAY	SADIQ MOHAMMED
104	12810	MIDWAY	CARDOZA CARLOS
105	12810	MIDWAY	JENKINS JOSHUA
106	12810	MIDWAY	BERNARDEZ JORGE RICARDO BLDG R UNIT 1036
107	12810	MIDWAY	RILA BARBARA
108	12810	MIDWAY	SWIEBODA GRACE C
109	12810	MIDWAY	FANNIE MAE
110	12806	MIDWAY	MENDOZA JUAN J BLDG S #1022
111	12806	MIDWAY	ANOZIE CHRISTIAN I BLDG S UNIT 1023
112	12834	MIDWAY	WILLIAMS JAMES DAVID
113	12806	MIDWAY	HATCHER RICHARD A BLDG S UNIT 2022
114	12806	MIDWAY	JOHNSON DAVID JR ETAL BLDG S UNIT 2023
115	12806	MIDWAY	EDWARDS MICHAEL TR
116	12806	MIDWAY	HOWARD DARIN W
117	12806	MIDWAY	AGUINAGA XOCHITL & AGUINAGA ARMANDO
118	12806	MIDWAY	BLANCO ANA O

119	12806	MIDWAY	CULP MIEKO W
120	12806	MIDWAY	MARTINEZ ISMAEL SANTIAGO& MARIA VASQUEZ
121	12834	MIDWAY	SHAAF HESAM
122	12806	MIDWAY	CAWLEY RICHARD E
123	12806	MIDWAY	LOPEZ LILIA A UNIT 2029
124	12806	MIDWAY	NAGY CATHEY UNIT 1020
125	12806	MIDWAY	JOSIPOVIC MARKO & RUZA UNIT 1021
126	12806	MIDWAY	SANTA CRUZ THOMAS J & ELIZABETH T
127	12806	MIDWAY	PIKULA JEMMELIT A
128	12806	MIDWAY	KIM SUNG HO
129	12806	MIDWAY	EZEOHA EMINENCE J
130	12806	MIDWAY	DELURINTU ANETA
131	12802	MIDWAY	SCHARFF NANCY CLAIRE
132	12802	MIDWAY	MARTINEZ SILVESTRE P & DAISY A VARGAS
133	12802	MIDWAY	QUY PIKEAV L
134	12802	MIDWAY	GOLDSTON STEVEN D &
135	12802	MIDWAY	FORTUNATO GIOVANNI
136	12802	MIDWAY	RAHATLEV LIAT & MIRIAM
137	12802	MIDWAY	VUKSANOVIC ZORAN & ANDREA
138	12802	MIDWAY	STROMP JOHN E
139	12802	MIDWAY	SALAMANCA EDWIN APT 2079
140	12802	MIDWAY	ZINK PAT BLDG X UNIT 2014
141	12802	MIDWAY	PULIDO ERIKA
142	12802	MIDWAY	MPOFU MOVEN
143	12802	MIDWAY	ORTIZ ABUNDIO H BLDG X UNIT 2017
144	12802	MIDWAY	ALBERTS DAVID M & STACY J
145	12802	MIDWAY	MARIN ILDA BLDG Y UNIT 1006
146	12802	MIDWAY	VAZQUEZ MARIA UNIT 1007
147	12802	MIDWAY	TAFESSE MENASE FIDA & MIMI MEKONNEN
148	12802	MIDWAY	GREEN ARTHUR & MARY ELLEN
149	12802	MIDWAY	MESFIN GHIDEY UNIT 2008
150	12802	MIDWAY	BELLEW PATRICIA

151	12802	MIDWAY	COE BILLY GENE JR
152	12802	MIDWAY	AVILA MARITZA Y
153	12802	MIDWAY	HALPRIN DENNIS L
154	12802	MIDWAY	HENDERSON DERRICK D & MEHRIBAN
155	12822	MIDWAY	MUJKICH HUSO BLDG AA UNIT 1091
156	12822	MIDWAY	RODELY ANDREA
157	12822	MIDWAY	WENDLER WENDY
158	12822	MIDWAY	BERRIOS JOSE A BLDG AA UNIT 2091
159	12822	MIDWAY	BONILLA PEDRO & MARIA LABRADOR
160	12822	MIDWAY	RAMIREZ PEREZ DORA ELIA UNIT 1095
161	12822	MIDWAY	FEDERAL HOME LOAN MORTGAGE CORPORATION
162	12822	MIDWAY	SCOLASTICO JEFFREY P BLDG BB UNIT 1098
163	12822	MIDWAY	BRESTOVAC TATIANA & MILAN
164	12822	MIDWAY	F & M PROPERTIES
165	12824	MIDWAY	SORNOFF ADAM P
166	12824	MIDWAY	LI CHUNG FEI
167	12824	MIDWAY	DUNMORE BRENDA LOU
168	12824	MIDWAY	CLORE GREGORY D
169	12824	MIDWAY	ROMERO ALBA G
170	12824	MIDWAY	BARNETT SHARIE HOPE UNIT 2143
171	12824	MIDWAY	CHAMBERS CLARENCE CARL UNIT 2073
172	12824	MIDWAY	NARDOZZA LAURA
173	12824	MIDWAY	LUSK ELSA FLORENDO
174	12824	MIDWAY	RAMIREZ CRISPIN & EDELMIRA
175	12824	MIDWAY	HARRIS PHILLIP MICHAEL SUITE 2131
176	12824	MIDWAY	BISHOP MARTIN BLDG EE UNIT 2132
177	12830	MIDWAY	ENTRUST RETIREMENT SERVICES INC FBO YOGANANTHAN
178	12830	MIDWAY	ZUBAIR S FOUAD
179	12830	MIDWAY	HERRERA PAZ
180	12830	MIDWAY	RUIZ KATHLEEN H BLDG FF UNIT 2126
181	12830	MIDWAY	DENNIS GARY RONALD

182	12830	MIDWAY	BANKS ERNIE BLDG FF UNIT 2128
183	12830	MIDWAY	LIENARD ARMAND V
184	12830	MIDWAY	CASTILLO FRANCISCO J & ROMUALDA CASTILLO
185	12830	MIDWAY	HERNANDEZ MARTHA BLDG GG UNIT 1123
186	12830	MIDWAY	TATYREK GOGI S BLDG GG UNIT 1124
187	12830	MIDWAY	FARLAND RUSSELL L
188	12830	MIDWAY	BAIRD ROBERT B &
189	12830	MIDWAY	KEY RENEE W
190	12830	MIDWAY	YIRDAW HENOK B
191	12830	MIDWAY	MCNEELY JERALD D SUITE 1118
192	12830	MIDWAY	MOORE SARAH C
193	12830	MIDWAY	CRISTEA VASILE DANIEL P BLDG HH UNIT 2118
194	12830	MIDWAY	SYKES RALPH A III
195	12830	MIDWAY	SYKES RALPH A
196	12830	MIDWAY	ZAK GAYLE E TR THE DOROTHY GROSS TRUST
197	12830	MIDWAY	CHO SONGSHAN UNIT 2116 BLDG II
198	12830	MIDWAY	GARCIA RAYMUNDO
199	12834	MIDWAY	KAMPANAT MOOLMING
200	12834	MIDWAY	WHITE DANIEL S BLDG JJ UNIT 1114
201	12834	MIDWAY	PUNZI ANGELA APT 60
202	12834	MIDWAY	JOSEPH SABA S UNIT 2111
203	12834	MIDWAY	LONGEST JOEL S
204	12834	MIDWAY	PAYNE KENNETH D
205	12834	MIDWAY	ROMO DAVID GLASGOW
206	12834	MIDWAY	APEX FINANCIAL CORPORATION
207	12834	MIDWAY	ANGUIANO JUANA MARTINEZ
208	12834	MIDWAY	BENNETT CLAYTON E
209	12834	MIDWAY	MUELLER ERIC JR UNIT 2110 BLDG KK
210	12834	MIDWAY	CABRERA XOCHIL BEATRIZ
211	12834	MIDWAY	EDGAR ROBERT A BLDG LL UNIT 1104

212	12834	MIDWAY	LAND DANA KIM
213	12834	MIDWAY	HOANG THUONG
214	12834	MIDWAY	RODRIGUEZ JULIO D
215	12834	MIDWAY	VORA RUPESH
216	12834	MIDWAY	LINDSEY MARY LOUISE
217	12834	MIDWAY	RODRIGUEZ JUAN & LUZ E RODRIGUEZ
218	12834	MIDWAY	NICANOR GARICA & MORAINA BARRIOS
219	12834	MIDWAY	RODRIGUEZ JUANA M
220	12824	MIDWAY	MITCHELL JAMES L JR
221	12824	MIDWAY	COPELAND GLORIA M # 1138
222	12824	MIDWAY	PARKER JACK H BLDG NN
223	12824	MIDWAY	DENISON ANITA M UNIT 1140 BLDG NN
224	12824	MIDWAY	RAQUIZA LUZ
225	12824	MIDWAY	HERNANDEZ EDGARDO UNIT 2140
226	12824	MIDWAY	SADER KENNETH H
227	12824	MIDWAY	DONNELL LAMON S
228	12824	MIDWAY	VARGAS ALEJANDRO UNIT 1135
229	12824	MIDWAY	BORUFF KAY MERKEL UNIT 1136
230	12824	MIDWAY	ORR EDITH P
231	12830	MIDWAY	VEERARAGHAVEN LTD PS
232	12830	MIDWAY	CZAJKOWSKI GRAZYNA MARIA & ROBERT
233	12830	MIDWAY	BEYNE CHRISTINE

FILE NUMBER: BDA 089-083

BUILDING OFFICIAL'S REPORT:

Application of Larry and Jill Meletio for a special exception to the visual obstruction regulations at 4341 Beechwood Lane. This property is more fully described as lot 71 in City Block 5542 and is zoned R-10(A) which requires a 45 foot visibility triangle at street intersections. The applicant proposes to maintain items in the required visibility obstruction triangle which will require a special exception.

LOCATION: 4341 Beechwood Lane

APPLICANT: Larry and Jill Meletio

REQUEST:

- A special exception to the visual obstruction regulations is requested in conjunction with maintaining what is represented on the submitted application/site plan/elevation as three, 21' high trees located in the 45' visibility triangle at the intersection of Beechwood Lane and Crestline Avenue on a site developed with a single family home.

STAFF RECOMMENDATION:

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends denial of this request.
- The applicant has not substantiated how the location of the items in the 45' visibility triangle at the intersection of Beechwood Lane and Crestline Avenue does not constitute a traffic hazard.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

The Board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the Board, the item will not constitute a traffic hazard.

GENERAL FACTS:

- The Dallas Development Code states the following with regard to visibility triangles: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (45-foot visibility triangles at intersections and 20-foot visibility triangles at drive approaches on properties zoned single family); and
 - between 2.5 – 8 feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).

A site plan has been submitted that shows three circles assumed to be representative of trees mentioned on the application and that were observed on the site by the Board Administrator on a May 11, 2011 field trip located in the 45' visibility triangle at Beechwood Lane and Crestline Avenue. An elevation has been submitted that appears to be a representation of these trees. The submitted elevation denotes the height of four coned-shaped trees to be 21' high. (Note that while the site plan and elevation denote 4 trees/circles, the submitted site plan represents that only 3 of the 4 are located in the 45' visibility triangle at Beechwood Lane and Crestline Avenue).

- The applicant submitted additional information beyond what was submitted with the original application (see Attachments A, B, C, and D).

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-1ac(A) (Single family district 1 acre)
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, east, south, and west are developed with single family uses.

Zoning/BDA History:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. BDA 089-057, Property at 4341 Beechwood Lane (the subject site) | <p>On May 20, 2009, the Board of Adjustment Panel B denied requests for special exceptions to the visual obstruction regulations without prejudice. The case report stated the requests were made “in conjunction with maintaining vegetation in the properties 45 foot visibility triangle at the</p> |
|---|--|

street intersection and 20 foot visibility triangles at driveway approaches.”

Timeline:

May 27, 2009: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.

July 9, 2009: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B. 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.”

May 19, 2011: 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 May 26th deadline to submit additional evidence for staff to factor into their analysis; and the June 3rd 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 23 & 26, & June 3, 2011: The applicant forwarded additional information beyond what was submitted with the original application (see Attachments A, B, C, and D).

May 31, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner, the Board Administrator, the Board of Adjustment Senior Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorneys to the Board.

June 3, 2011: The Sustainable Development Department Project Engineer submitted a review comment sheet marked “Recommends that this be denied” commenting “The code requires a 45’ x 45’ visibility clip; we measured the existing clip to be 34’ x

34' today with a substandard street. In the future, as the trees grow, the visibility clip will continue to be diminished.”

STAFF ANALYSIS:

- This request for a special exception to the visual obstruction regulations focuses on maintaining (according to what is represented on the submitted application/site plan/elevation) three, 21' high trees located in the 45' visibility triangle at the intersection of Beechwood Lane and Crestline Avenue on a site developed with a single family home.
- The Sustainable Development and Construction Department Project Engineer recommends denial of this request stating that “the code requires a 45' x 45' visibility clip; we measured the existing clip to be 34' x 34' today with a substandard street. In the future, as the trees grow, the visibility clip will continue to be diminished.”
- The applicant has the burden of proof in establishing how granting the request for a special exception to the visual obstruction regulations to maintain trees in the 45' visibility triangle at the intersection of Beechwood Lane and Crestline Avenue will not constitute a traffic hazard.
- If the Board chooses to grant this request, subject to compliance with the submitted site plan and elevation, the items shown on these documents (in this case, what is represented on the submitted application/site plan/elevation as three, 21' high trees) would be “excepted” into the 45' visibility triangle at the intersection of Beechwood Lane and Crestline Avenue.
- Note that the applicant is aware of the fact that granting his request for a special exception to the visual obstruction regulations to maintain items in the 45' visibility triangle at Beechwood Lane and Crestline Avenue will not provide any relief to any existing/proposed condition on the site that is/would become in noncompliance with the Code’s visual obstruction regulations elsewhere on the site.



1:2,400

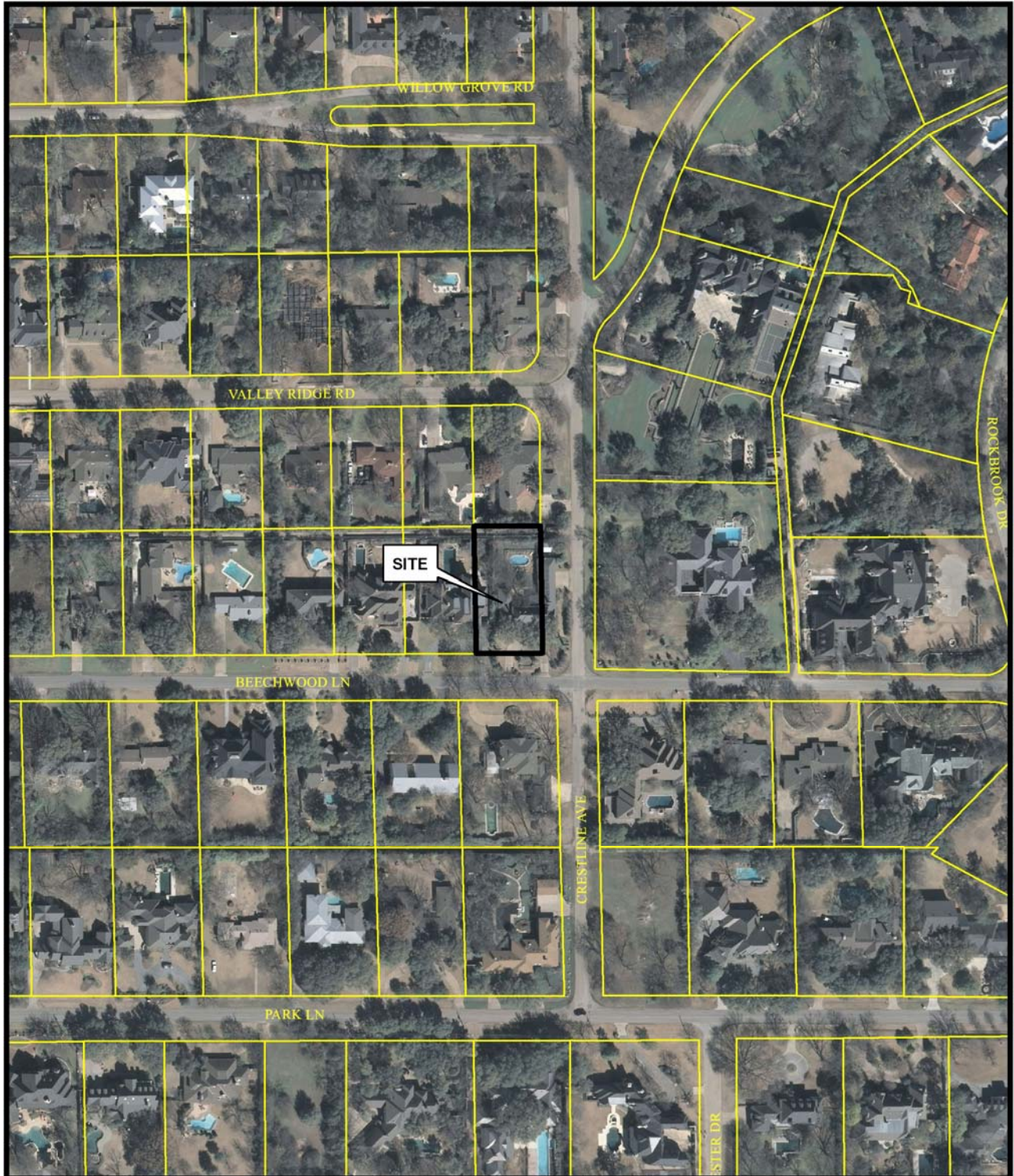
ZONING MAP

Map no: F-6

Case no: BDA089-083 SL

DATE: July 13, 2009

GIS Tech: SHolyoak



1:2,400

AERIAL MAP

Map no: F-6

Case no: BDA089-083 SL

DATE: July 13, 2009

GIS Tech: SHolyoak

Long, Steve

From: pro3g@aol.com
Sent: Monday, May 23, 2011 8:14 AM
To: Long, Steve
Subject: Meletio Letters

Attach A
pg 1

Attachments: Letters_To_City.pdf; City of Dallasroe.doc



Letters_To_City.pdf
(407 KB)

City of
Dallasroe.doc (20 KB)

Mr Long, Please add these letters to the file.

Thank you

Larry and Jill Meletio

BDA089-083

Attach A

Pg 2

Subj: (no subject)
Date: 5/18/2009 9:03:41 P.M. Central Daylight Time
From: PRO3G
To: MetaPsyLeo

DAVID LEROY LOVING, III

Attorney & Counselor at Law
310 W. Jefferson Street
Waxahachie, Texas 75165
972.923.3344
fax 972,923,9955

May 18, 2009

Dallas City Council
City Hall
Dallas, Texas

Re: 4341 Beechwood

Dear City Council:

I write this letter in support of Larry and Jill Meletio.

I have been familiar with the Crestline and Beechwood intersection since my youth. In the last several years I am at the Meletio house once a week from about 7:30 p.m. to 10:00 p.m., and I arrive and depart through the intersection at issue. I arrive northbound, and leave going south on Crestline. I have never had any problem with visibility at the intersection.

If a driver stops at the southbound stop sign and looks both ways before proceeding on, there is no problem whatsoever. Whether trees were growing on the Meletio property or not on that corner, any problems are the result of failure to obey the stop sign or keep a proper look out. The trees on the Melitio property do not interfere with the traffic, and do not block a driver's sight line properly stopped at the stop sign.

I urge the council to grant the Melitios' request and leave their trees as they are.

Sincerely,

David Leroy Loving, III

DLIII/

We found the real 'Hotel California' and the 'Seinfeld' diner. What will you find? Explore WhereItsAt.com.

BDA-089-083

Attach A
PS 3

Subj: FW: board meeting
Date: 5/18/2009 11:40:19 A.M. Central Daylight Time
From: kyra.blackston@dallascityhall.com
To: MetaPsyL.co@aol.com

Kyra Blackston, MPA
Senior Planner,
Development Services Department— City of Dallas
Current Planning
1500 Marilla St. Room 5BN
Dallas, Texas 75201
kyra.blackston@dallascityhall.com
Telephone 214-671-8911
Fax 214-670-4210



From: Robyn Boehrer [<mailto:rhorsager@sbcglobal.net>]
Sent: Saturday, May 16, 2009 10:33 AM
To: Blackston, Kyra
Subject: board meeting

Kyra-

I received a letter regarding the application submitted by Larry and Jill Meletio (4341 Beechwood Lane) regarding an exception to the visibility obstruction. Is there a possibility of just making the intersection of Crestline and Beechwood a 4-way stop by installing a stop sign on Beechwood? That way all vehicles would come to a stop and the issue of visibility at an intersection where cars aren't stopping is no longer a problem. Currently it can be difficult to see around trees, but my preference would be to install a stop sign and NOT cut back the trees.

Robyn Boehrer
4331 Beechwood Lane
Dallas, TX 75220
214-350-0006

Tuesday, May 19, 2009 AOL: MetaPsyL.co

BDA 089-083

Attach A

pg 4

Subj: Trees
Date: 5/18/2009 4:59:18 P.M. Central Daylight Time
From: karensh1207@yahoo.com
To: metapsyleo@aol.com

This is such a joke with the City of Dallas saying that your trees are obstructing the view of the intersection of NW corner of Beechwood and Crestline. I travel that area a lot in the course of my business of Mobile pet grooming and even with my van being very tall, I have never had a problem with seeing on coming traffic or the trees brushing the top of my van. However there are quite a few intersections in the area that could certainly stand to have their attention that are truly causing problems with the view of on coming traffic, as well as the condition of numerous streets in the area. It seems that someone is trying to abuse their authority and that maybe wants to feel like they have the power to change things just to have a rush. I have seen many neighborhoods that could certainly use some advise on the upkeep of their property but it seems to slip through the system, maybe they should use their energy in a more positive area. If all residents took as good a care of their property as you do I would not hesitate to say this city would require a lot less attention and expense for employees that just ride around and want to feel important at the expense of taxpayers.

Karen McRorey

BDA-089-083
Attach A
pg 5

Law Firm of Lawrence G. Newman, P.C.

3402 McFarlin Blvd., Suite 200
Dallas, Texas 75205-1828
(214) 522-7444
Fax: (214) 522-7715
E-Mail: lgn@newman-law.com

May 20, 2009

Board of Adjustment
City of Dallas
City Hall
Dallas, Texas

Re: 4341 Beechwood Lane

Dear Ladies and Gentlemen:

I have personally driven through the intersection of Beechwood and Crestline approximately two to three times per month for the past five years, both at night and during the day, both going north and south on Crestline and east and west on Beechwood. The trees at the corner of Beechwood and Crestline on the Meletio have never impaired my view of the stop sign or the oncoming traffic. I believe that the trees and the intersection are safe as they are. If anything the trees add to the safety of the intersection. I always stop at the stop sign. The road does not have a right angle intersection, but a circular paving. After I stop it is easy to roll along the circular paving and see all oncoming traffic. In addition the trees substantially enhance the beauty of the neighborhood. I have never seen anyone have a problem with that intersection and the trees on the Meletio's yard. To the contrary, I have often heard compliments about the trees.

Accordingly, I urge you to grant the Meletio's a variance and leave the trees where they are.

Yours very truly,



Lawrence G. Newman

4340 Beechwood Lane
Dallas, Texas 75220

BDA-089-083

Attach A

pg 6

Attention: City of Dallas, Street Services

This letter is concerning the visibility at the corner of Crestline Dr. and Beechwood Lane.

It was brought to my attention that there is some concern as to the ability for drivers to view approaching traffic around certain trees and bushes at the northwest corner lot.

I have lived in the house on the southwest lot for approximately two years. My brother has owned the property for many years. It is my opinion that the fir trees do not cause the visibility problem. The larger bush at the corner of the driveway is the one that is difficult to see around. The stop sign is back from the intersection quite a ways causing an initial stop. Then a driver edges forward until able to see any oncoming traffic. My experience, in driving along that street many times, is that I am far forward of the trees and still cannot see the traffic.

I would suggest moving the stop sign a bit forward into the intersection. It would also be beneficial if the larger bush was trimmed to allow for better viewing of oncoming traffic.

Sincerely,

Blane Jarchow

BDA-089-083

Attach A
Pg 7

Subj: Letter for the City on behalf of Beechwood resident
Date: 4/1/2009 9:30:44 P.M. Central Daylight Time
From: dallasjenibaldwin@hotmail.com
To: metapsyleo@aol.com

To Whom It May Concern:

I drive south down Crestline each day from Walnut Hill to Beechwood Ln., where I turn right on Beechwood Ln. and head to my home. I take this route home Monday through Friday from work as I have for the last five years.

I have never once had any problems seeing oncoming traffic on Beechwood. I have never even given the corner a second thought. There is no reason whatsoever for the Meletio's to remove any trees from the corner. The trees do not obstruct the driver's view nor have any accidents occurred at this corner.

Please call me to verify my letter. Jeni Baldwin 214 566 5825 7 1/2 year resident of 4198 Beechwood Dr., Dallas, TX 75220

Jeni Baldwin

=

Sunday, May 17, 2009 AOL: MetaPsyLeo

BDA089-083

Subj: Fwd: Intersection of Beechwood and Crestline
Date: 5/19/2009 3:47:25 P.M. Central Daylight Time
From: PRO3G
To: MetaPsyLeo

Attach A
pg 8

From: clayburr@clayburrassociates.com
To: pro3g@aol.com
Sent: 5/19/2009 11:06:46 A.M. Central Daylight Time
Subj: intersection of Beechwood and Crestline

To whom it concerns,
The view of oncoming traffic at the intersection of Crestline going south where it is intersected by Beechwood is totally unaffected by the trees there on the north west corner. It is my opinion that those existing Leyland Cypresses have no bearing on whether a car stops or not and therefore should not have to be cut down or transplanted

Clay Burr
Clay Burr & Associates, Inc.
7701 Ronnie Dr.
Dallas, TX 75252
972-248-0117 Phone
972-248-6089 Fax

Recession-proof vacation ideas. [Find free things to do in the U.S.](#)

BDA 089-083

Attachment A

PS 9

Subj: Fwd: Intersection
Date: 5/18/2009 10:01:43 P.M. Central Daylight Time
From: PRO3G
To: MetaPsyLeo

From: mthieberg@sbcglobal.net
To: pro3g@aol.com
Sent: 5/18/2009 9:23:21 P.M. Central Daylight Time
Subj: Intersection

To whom it may concern,
I have crossed the intersection of Crestline and Beechwood, heading south on a weekly basis for the past five years. I have not experienced any visibility problems at this intersection during this time.
Mark Thieberg
Dallas, TX
Sent via BlackBerry by AT&T

Recession-proof vacation ideas. [Find free things to do in the U.S.](#)

BDA089-083

Attach A
PJ 10

Subj: Fwd: (no subject)
Date: 5/18/2009 8:54:31 P.M. Central Daylight Time
From: PRO3G
To: MetaPsyLeo

Forwarded Message:

Subj: (no subject)
Date: 5/18/2009 8:38:59 P.M. Central Daylight Time
From: Jocito
To: PRO3G

Hello Larry,

I drove by your house to see for myself, why the city of Dallas would want you to take down your beautiful trees? They are absolutely not any kind of obstruction that I can see. It makes much more sense to move the stop sign if they need something to do. It would be a waste of time and our tax money. If the city wants to see obstructions or distractions, they should come to my neighborhood and try checking out these hispanic snack carts that stop kids in the middle of the street to sell food and drinks that they don't even have a health permit for. I think it is ridiculous for you to have to deal with the city and go through this crap when they don't even recognize there are a lot more serious things to deal with.
Good luck and talk to you soon,

Joe B. D'Angelo
Heritage Highland Finance Company
Executive Chef

Recession-proof vacation ideas. Find free things to do in the U.S.

BDA-089-083

Attach A

PS 11

Subj: mh
Date: 5/18/2009 9:08:15 P.M. Central Daylight Time
From: PRO3G
To: MetaPsyLeo

To Whom It May Concern:

I have been asked to comment on my observations of the traffic safety at the Beechwood and Crestline intersection in Dallas.

In early December, 2006, I joined a band that rehearses weekly at the home of Larry and Jill Meltic. As a result, I have driven to their home at the corner of Beechwood and Crestline once a week on average for the past 2 and one half years. I usually arrive around 7pm and leave around 10:30pm

Since I have begun driving into their neighborhood I have the following observations:

1. Each time I have driven in the neighborhood automobile traffic has been extremely light. It is very rare that I have even seen another moving car or truck.
2. I have rarely seen another car in the intersection.
3. I have never seen a car or truck that didn't completely stop and look before driving thru the intersection.
4. I have never seen a car appear to speed on either of these two streets and I've never seen a vehicle fail to stop at the intersection.
5. The greatest volume of traffic includes people walking or jogging, people pushing strollers, or people riding bicycles.
6. While I don't personally find safety to be a problem at that intersection, I could see officially making the intersection a 4-way stop and/or moving the stop signs closer to the paved intersection.

As a footnote to these observations, on numerous occasions as I am leaving to go home after rehearsal (usually around 10:30pm), there is often a police cruiser parked off Crestline a block or two north of Beechwood. While I don't know what hours the cruiser is in the neighborhood, I imagine it might contribute to the quietness of the neighborhood traffic.

I hope these observations are of help.

Sincerely,
Mike Hunter

We found the real 'Hotel California' and the 'Seinfeld' diner. What will you find? [Explore WhereItsAt.com](http://ExploreWhereItsAt.com).

BDA-089-083
Attach A
Pg 12

To Whom It May Concern:

I have never had any problems crossing the intersection, that includes heading south on crestline and turning west on Beechwood. I would never consider this to be a dangerous intersection. Please do not disturb the Meletto's beautiful trees, as they are not an issue.

Mrs. Betty Grant

Betty Grant


petsfly.com
a division of the pet chauffeur

5536 Southfork Dr N

Royse City, Texas 75189

Phone - 972-754-7678 - Fax - 972-636-0594

www.petsfly.com

bobby@petsfly.com

May 15, 2009

To Whom It May Concern,

My business has brought me to North Dallas often where I have found need to travel south on Crestline several times a month. During these trips in this neighborhood, I find the trees on the northwest corner of Beechwood and Crestline to be neither a hindrance nor a safety issue when turning right on Beechwood. They are rather a beautiful addition to a very impressive area.

Thanks,

Bobby Caldwell

BDA-089-083

Attach A

pg 13



5536 Southfork Dr N
Royse City, Texas 75189
Phone -- 972-754-7678 - Fax -- 972-636-0594
www.petsfly.com
bobby@petsfly.com

May 15, 2009

To Whom It May Concern,

My husband's business takes him to North Dallas on a regular basis. At times I travel there with him. We have on several occasions this year passed the intersection of Beechwood and Crestline and find the trees on the northwest corner to be beautiful. We have also concluded that in our opinion, they are no safety issue when turning westbound on Beechwood from southbound Crestline.

Thanks,

Janie Caldwell

BDA 089-083
Attach A
pg 14

BDA-089-083

Attch A

pg 15

Subj: Re: From Jill Meletio
Date: 5/20/2009 6:32:29 A.M. Central Daylight Time
From: tina.king@att.net
To: MetaPsyLeo@aol.com

I am in the area where the Meletio family resides almost daily. I have not had any issues with the trees around their home. The trees have not had an affect on me being able to see vehicles passing through.

-- On Mon, 5/18/09, MetaPsyLeo@aol.com <MetaPsyLeo@aol.com> wrote:

From: MetaPsyLeo@aol.com <MetaPsyLeo@aol.com>
Subject: From Jill Meletio
To: tina.king@att.net
Date: Monday, May 18, 2009, 7:04 PM

Tina,

I think Larry told you that we really need the letter by tomorrow ... just wanted to be sure. Sorry about the short notice! Thanks again.

Jill

A Good Credit Score is 700 or Above. See Yours in Just 2 Easy Steps!

BDA 089-083

Attch A

pg 16

Subj: Re: From Jill Meletio
Date: 5/20/2009 6:32:29 A.M. Central Daylight Time
From: tina.king@att.net
To: MetaPsyLeo@aol.com

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-- On Mon, 5/18/09, MetaPsyLeo@aol.com <MetaPsyLeo@aol.com> wrote:

From: MetaPsyLeo@aol.com <MetaPsyLeo@aol.com>
Subject: From Jill Meletio
To: tina.king@att.net
Date: Monday, May 18, 2009, 7:04 PM

Tina,

I think Larry told you that we really need the letter by tomorrow ... just wanted to be sure. Sorry about the short notice! Thanks again.

Jill

A Good Credit Score is 700 or Above. See Yours in Just 2 Easy Steps!

BDA089-083

Attach A

pg 17

City of Dallas

From: Roe Cree <roecree007@hotmail.com>

roecree007@hotmail.com To: Jill Meletio <metapsyleo@aol.com>; Larry Meletio
<pro3g@aol.com>

Date: Sat, May 21, 2011 3:09 am

To Those It May Concern,

I am a long time friend of the Meletio's of Beechwood Lane @ Crestline Dallas Texas. I have been to their home hundreds of times over many years. I am baffled to hear of controversy regarding danger at that intersection due to what I have always regarded as some beautiful landscape and Leland Cypress trees. Or to forme I say I notice beauty there with never a thought or concern of danger to traffic or pedestrian problems at that location. I do not consider this any type of distraction.

H.M. Cree III

6238 Azalea Lane

Dallas Tx 75230

214-227-8655

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N. LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512/424-2000

www.txdps.state.tx.usLAMAR BECKWORTH
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Dallas City Council
Dallas Planning and Zoning
Dallas Code Enforcement

I am writing this letter at the request of Larry Meletio of 4341 Beachwood Street, Dallas, TX. I was contacted by Mr. Meletio on Monday, June 15, 2009 in reference to the design and safety of the intersection of Beachwood and Crestline Streets. I traveled to this location on Saturday, June 20, 2009 at approximately 3:30pm and conducted a design and safety evaluation of the intersection. After my evaluation I concluded that the intersection of Beachwood and Crestline as now designed is a safe intersection.

My name is Mark Lockridge and I have been employed with the Texas Department of Public Safety for twenty-seven years as a uniformed Trooper (18 years) and a Sergeant (9 years) responsible for traffic law enforcement. This includes the investigation of hundreds of motor vehicle accidents and as a Sergeant in charge of reviewing and approving motor vehicle accident investigations. I have attended many accident investigation schools. I have twenty-seven years of experience evaluating motor vehicle drivers, motor vehicles, and streets/roadways/intersections. I have reported design flaws in roadways and intersections to local offices of city managers/street departments and the local office of the Texas Department of Transportation.

On the Saturday I met with Mr. Meletio I first drove on both streets approaching the intersection. I then walked both streets approaching the intersection. I then measured the width of the streets and corner aprons at this intersection. I measured the positions of the Stop Signs and Stop Sign Stripes in relation to the intersection. I discovered that Crestline is not a straight street. It is off set. The north side of intersection is a few feet father west than the south side of the intersection. I noted Crestline on the north side of the intersection is also many feet wider than the south side of the intersection. The Stop Stripe is three feet closer to Beachwood Street on the south side of the intersection. This means that if a vehicle is traveling northbound on Crestline Street and the vehicle stops at the Stop Stripe the driver has a better view of traffic traveling on Beachwood than vehicles traveling southbound on Crestline. I looked for any design flaws either natural or man made in the approach to or at the intersection. I did not detect any. If the Stop Stripe on Crestline on the north side of the intersection was moved closer to the intersection I believe the safety of the intersection could be improved.

Mr. Meletio asked me if the trees on his property near the intersection are a hazard to the motoring public. My evaluation determined they are not. He asked did the trees on his property near the intersection block driver's view approaching the intersection and thus created a hazard.

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N. LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001
512/424-2000

www.txdps.state.tx.us



LAMAR BECKWORTH
DIRECTOR



COMMISSION
ALLAN B. POLUNSKY, CHAIR
C. TOM CLOWE, JR.
ADA BROWN
JOHN STEEN
CARIN MARCY BARTH

Again my evaluation determined they are not. If motor vehicle drivers approaching the intersection on either Beachwood or Crestline Streets follow the posted speed limits and obey the traffic signs there would not be a reason for accident at this intersection. The trees on Mr. Meletio's property do not play a part in the traffic flow at this intersection if the motor vehicle drivers follow the design of the intersection and the traffic laws in place at this time.

My conclusion is that the design of the intersection at this time is safe. In relation to Mr. Meletio's trees there is not a motor vehicle safety reason that the trees on Mr. Meletio's property should be removed. If there is a desire to make the intersection safer for the motoring public then my recommendation is to design and put in place Stop Signs and Stop Stripes on Beachwood on both sides of the intersection with Crestline. This would make the intersection what is commonly called a Four Way Stop Intersection. This would be safer than the Two Way Stop Intersection in place now. If you have any questions about this evaluation or need any other information from me please do not hesitate to contact me. My cell telephone number is (214) 949-0180 and my office telephone number is (972) 923-6672.

Mark A. Lockridge,
Sergeant, Highway Patrol Service,
1720 E. Main,
Waxahachie, TX 75165

MELETIO NOTES: IN REFERENCE TO DPS LETTER

FIG 1901 – This photo shows the view going eastbound where the vehicle is turning onto Beechwood exiting Crestline. The line of sight is not obstructed in any way as described by the DPS letter and the trees presently do not create nor have ever been a traffic hazard. The view is clear over 900 ft. in both directions, as well as both sides of the street.

FIG 1902 – This photo is the view from the driver exiting Crestline onto Beechwood where the field of vision is clear to over 900 ft. where there has never been any obstructed view or hazard caused by our trees as described in the DPS letter.

FIG 1903 – This photo is the view from the driver stopping at the stop sign and entering the intersection to go westbound. There is clearly not an obstructed view or traffic hazard present and never has been as described in the DPS letter,

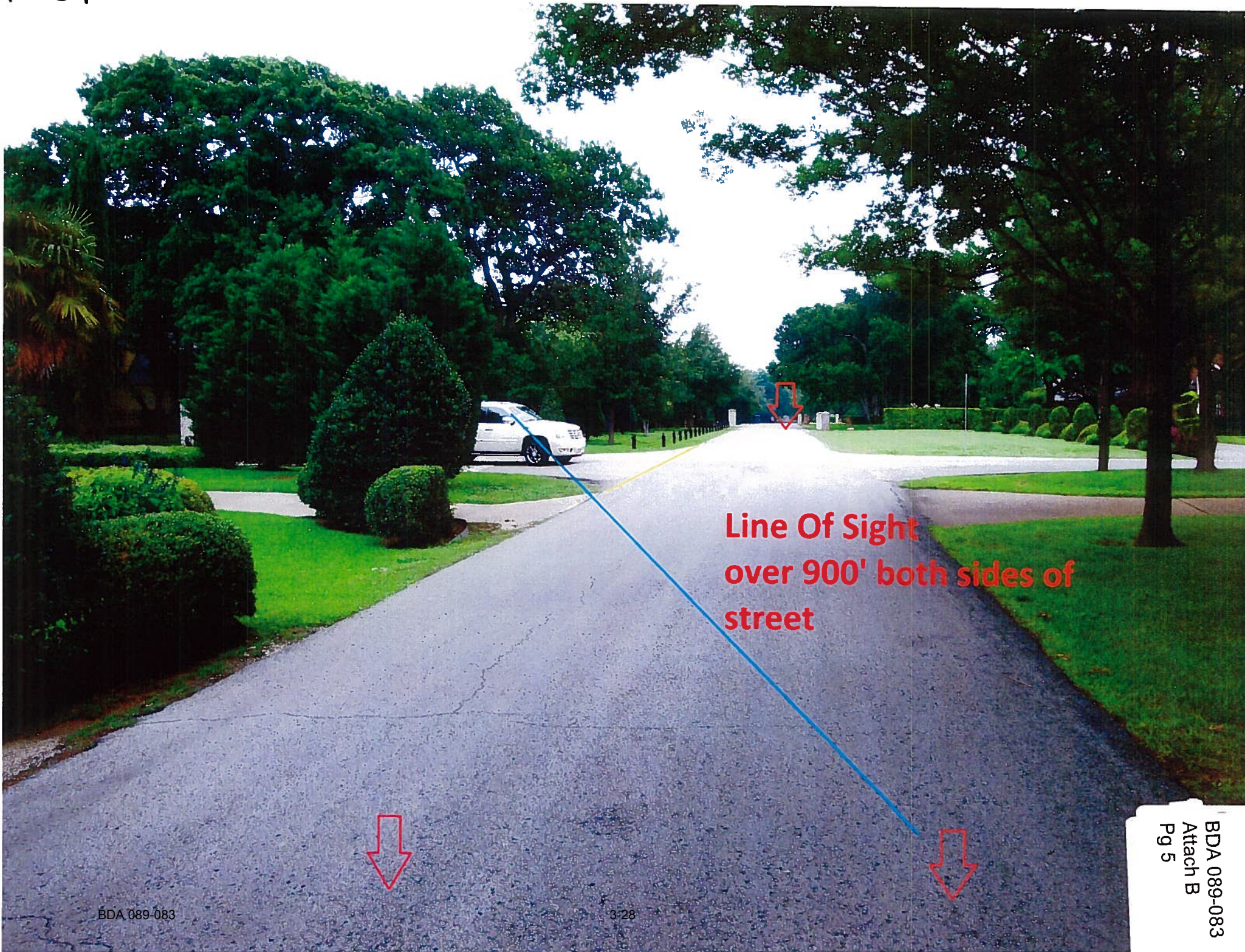
FIG1904 – This photo is the view from the driver after stopping and then approaching the intersection with a clear view of 175 ft. as described in the DPS letter which clearly states this intersection is safe now and always has been. These trees at the corner presently do not create nor have ever been a traffic hazard. However, it could become safer with a 4 way stop with the increase of new families and children.

FIG 1905, 1906, 1907 – These photos are the views from a pedestrian, cyclist or car approaching the intersection eastbound from 175 ft., 400 ft., and 105 ft. where you can clearly see the intersection and the car turning east onto Beechwood. The trees at the corner are not a traffic hazard or visual obstruction as stated by the DPS letter.

FIG 1908, 1909, 1910 – These arial photos clearly show how the apron has encroached toward our property line and has caused the stop sign to be placed further west and north. This anomaly was detected in the DPS letter and can be seen from the arial view. This gives more rise to the importance of a 4 way stop as an alternate suggestion in the DPS letter.

FIG 1911 – This photo starts to define the anomaly detected in the DPS letter. The stop sign is clearly 9 ft. from the edge of the street on the northwest side. This view is looking northbound on Crestline.

FIG 1912 – This photo shows the stop sign across the street at the southeast corner and how close it is to the street, being only 2 ft. from the edge, improving visibility and safety. The 200 ft. marker shows the distance between the stop ahead sign and the stop sign which clearly warns of a stop ahead. Again, this gives rise to installing a 4 way stop as suggested as an alternative by the DPS letter.



**Line Of Sight
over 900' both sides of
street**





Crest

140'

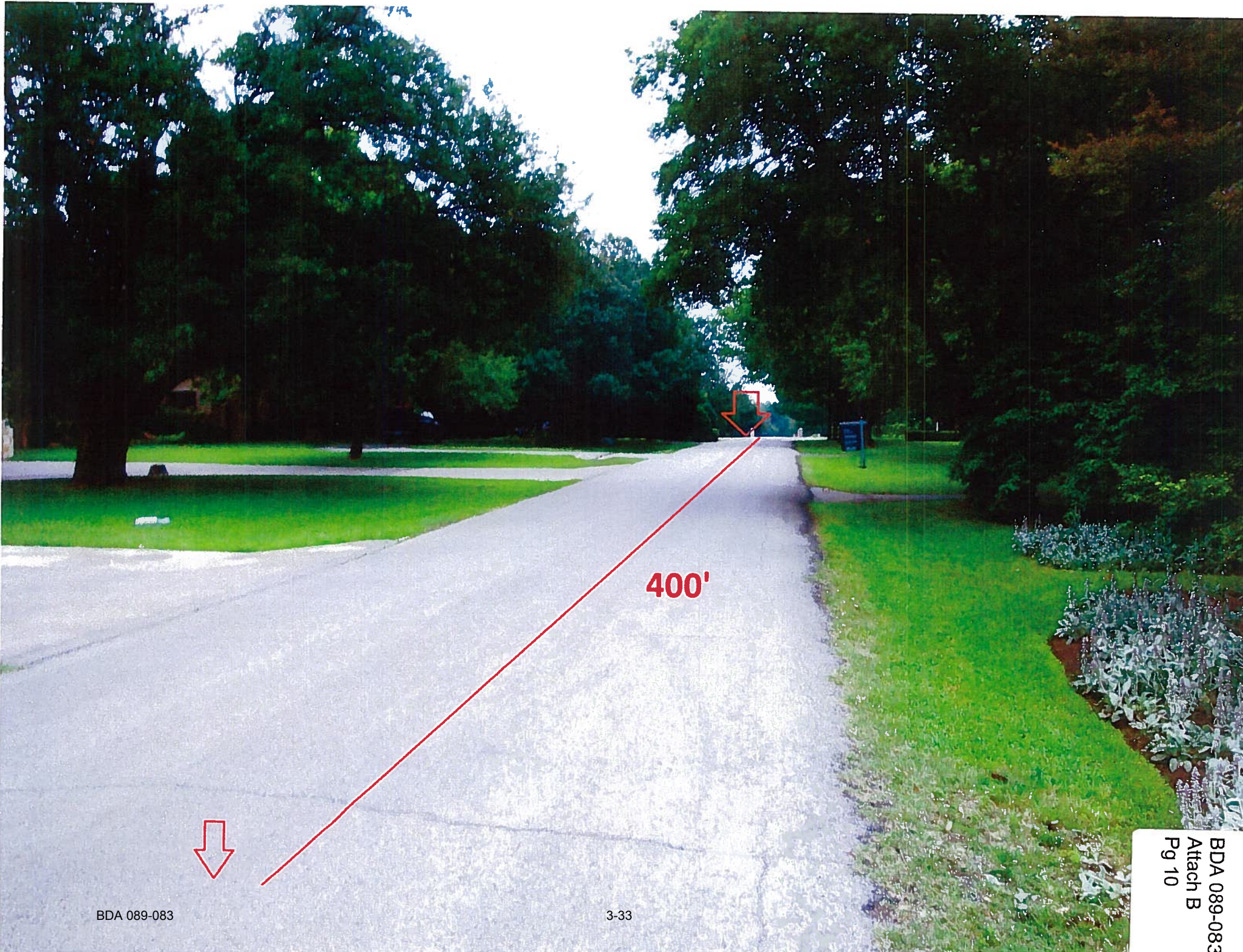


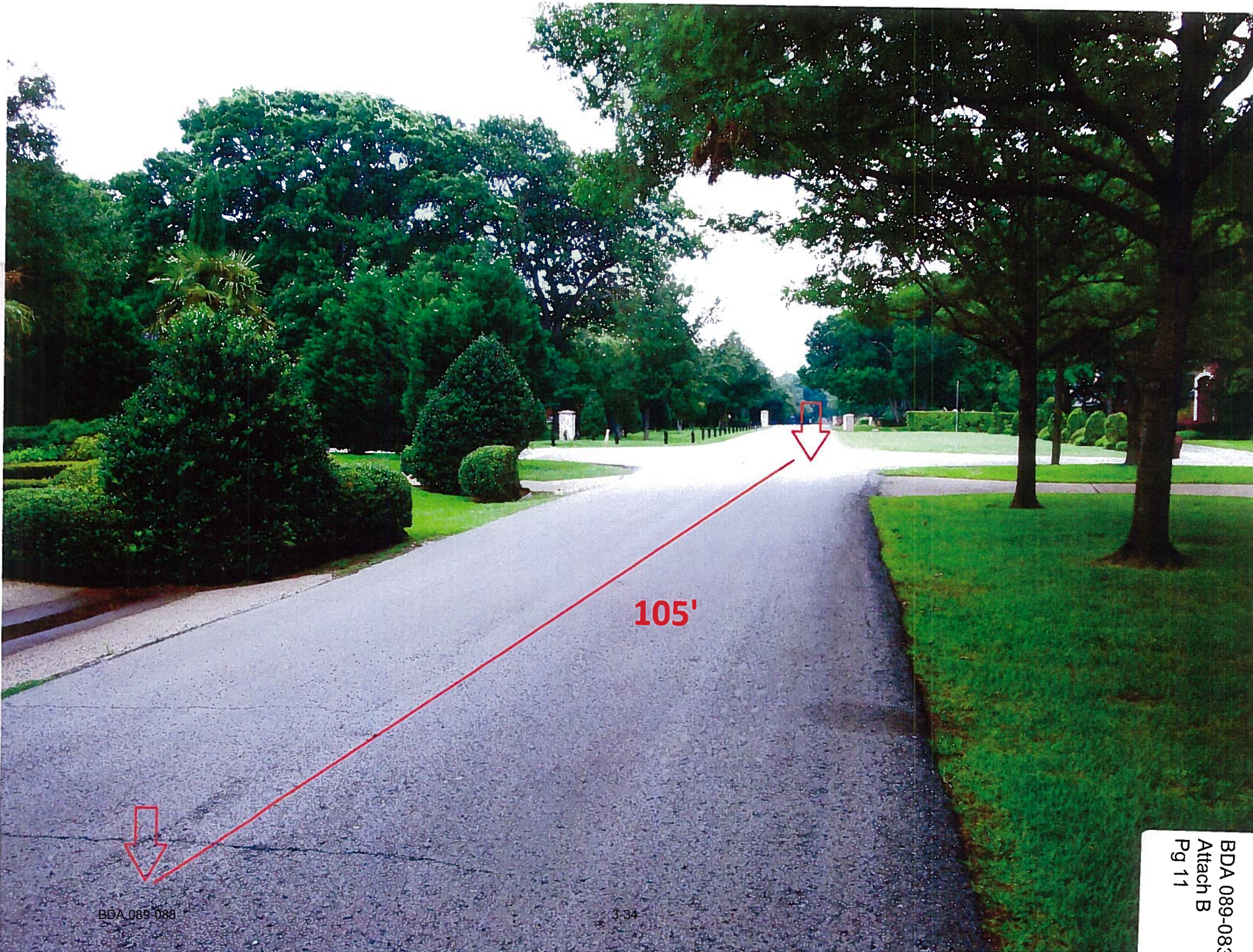
BDA 089-083

8-31



175'





4341 Beechwood Ln, Dallas, TX 75220

N



©2010 Google

32°52'32.46" N 96°50'04.29" W elev 51 ft

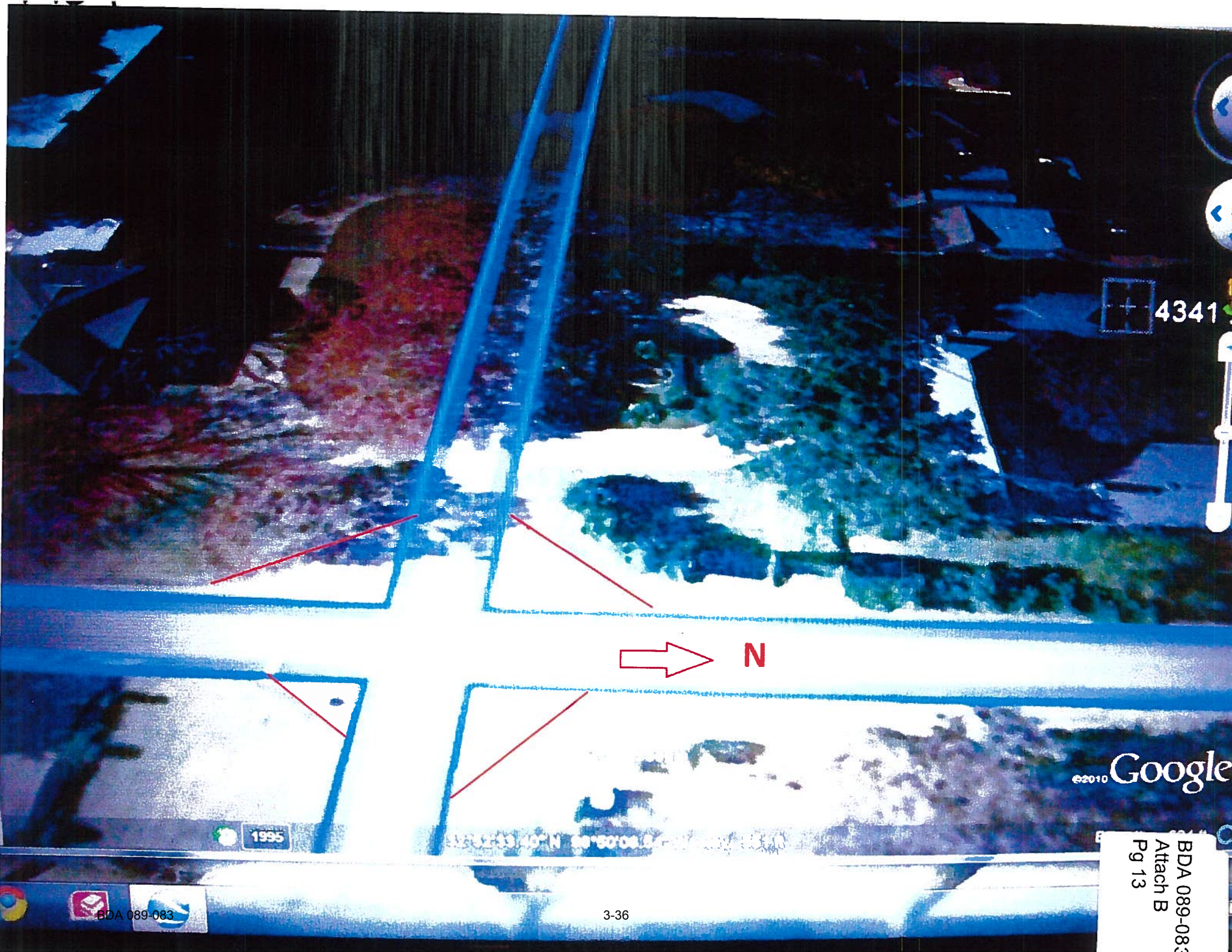
1995

BDA 089-083

3-35

Eye

BDA 089-08:
Attach B
Pg 12



4341

N

©2010 Google

33°55'33.40"N 80°50'08.8...

BDA 089-083
Attach B
Pg 13

4341 Beechwood Ln, Dallas, TX 75220

N



02010011

32°52'32.46" N 96°50'04.29" W 111 ft

1995

BDA 089-083

3-37

Eye

BDA 089-083
Attach B
Pg 14





Bee wood

STOP

200'

2'

5'

Long, Steve

From: pro3g@aol.com
Sent: Thursday, May 26, 2011 11:37 PM
To: Long, Steve
Subject: Re: FW: BDA 089-083, Property at 4341 Beechwood Lane

BDA 089-083
Attach C
Pg 1

Attachments: Letters to city 1.pdf



Letters to city 1.pdf
(185 KB)...

Mr Long, Please add these files to the folder.

-----Original Message-----

From: Long, Steve <steve.long@dallascityhall.com>
To: Duerksen, Todd <todd.duerksen@dallascityhall.com>; Moore, Donnie <donnie.moore@dallascityhall.com>; Svec, Jerry <jerry.svec@dallascityhall.com>; Vandenberg, Bert <bert.vandenberg@dallascityhall.com>; Palomino, Tammy <Tammy.Palomino@dallascityhall.com>; Erwin, Philip <philip.erwin@dallascityhall.com>
Cc: pro3g <pro3g@aol.com>
Sent: Wed, May 25, 2011 1:39 pm
Subject: FW: BDA 089-083, Property at 4341 Beechwood Lane

Attached are additional submittals from Mr. and Mrs. Meletio (the applicants) all of which will be added to the file, discussed at the staff review team meeting next Tuesday, and incorporated in the docket that is assembled / emailed to you, the applicant, and the board members near/on June 6th. Please write or call me at 670-4666 if you have questions or concerns. Thanks, Steve

From: Long, Steve
Sent: Thursday, May 19, 2011 7:26AM
To: 'pro3g@aol.com'
Cc: Moore, Donnie; Duerksen, Todd; Svec, Jerry
Subject: BDA 089-083, Property at 4341 Beechwood Lane

Dear Mr. Meletio, Here is information regarding your application to the board of adjustment at the address referenced above, most of which I believe you are familiar with given our discussions on the phone and at your property last week: Your application materials- all of which will be forwarded to you and the board of adjustment members about a week ahead of the scheduled June 15th public hearing

The provision from the Dallas Development Code pertaining to visual obstruction regulations including the standard as to how the board can grant a special exception to these regulations (51A-4.602(d)(3));

A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board; and

The board's rule pertaining to documentary evidence. Please carefully review the Building Official's Report/back side of the application and contact Donnie Moore, Board of Adjustment Chief Planner, at 214/670-4130 no later than noon, Thursday, May 26th with regard to any amendment to this report that you feel may be necessary. 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.

Thanks,

Steve PS: If there is anything that you want to submit to the board beyond what you have included in your attached 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 5BNDallas, Texas 75201

-----Original Message-----
From: Long, Steve

Sent: Friday, May 13, 2011 3:02 PM

To: 'pro3g@aol.com'

Subject: RE: FW: BDA 089-083, Property at 4341 Beechwood Lane Great.

Got it. Are you wanting to add your petition that you mentioned, too? -----Original

Message-----From: pro3g@aol.com [mailto:pro3g@aol.com] Sent: Friday, May 13, 2011 2:39 PM

To: Long,

SteveSubject: RE: FW: BDA 089-083, Property at 4341 Beechwood Lane Sorry about that here it is. Larry Meletio -----Original

Message-----From: Long, Steve <steve.long@dallascityhall.com>; To:

pro3g <pro3g@aol.com>; Sent: Fri, May 13, 2011 12:45 pmSubject: RE:

FW: BDA 089-083, Property at 4341 Beechwood Lane Ok. Do you have the DPS letter, and if so, I did not get it as an attachment in your email just now. S. -----Original

Message-----From: pro3g@aol.com

[mailto:pro3g@aol.com] Sent: Friday, May 13, 2011 2:39 PM To: Long,

SteveSubject: Re: FW: BDA 089-083, Property at 4341 Beechwood Lane Mr Long, I met with Jerry Svec PE and Phil the City's arborist today.

They came by unexpectedly and I visited with both. Mr Svec's conclusion is that the intersection does have a visibility obstruction and is recommending denial. The arborist also said trimming the trees to any further degree would damage them. Mr Svec said that the stop sign design also needed attention. I believe that now is the time to add to my application the DPS Letter so please do so. Mr Svec is only interested in the ordinance as written and that is his job, however I believe my letter will help in the board's decision making process. Thank You, Larry Meletio -----Original Message-----From: Long, Steve

<steve.long@dallascityhall.com>; To: pro3g <pro3g@aol.com>; Cc:

Moore, Donnie <donnie.moore@dallascityhall.com>; Sent: Fri, May 13,

2011 8:58 amSubject: FW: BDA 089-083, Property at 4341 Beechwood Lane Dear Mr. Meletio,

Attached for your review are the application materials that you submitted in conjunction with your application to the board referenced above. As you and I discussed on your property on Wednesday, you will be able to add things to your application (such as a petition of those in support of your request, and perhaps, the letter that you mentioned that you might submit from DPS) by mail or email to me up through May 26th for staff review purposes or June 3rd for board docket purposes. Please write or call me at

214/670-4666 if I can assist you in any other way on this matter. Thanks, Steve From: Long,

Steve Sent: Wednesday, April 27,

2011 8:45 AM To: Duerksen, Todd; Moore, Donnie; Svec, Jerry Cc:

'pro3g@aol.com' Subject: BDA 089-083, Property at 4341 Beechwood Lane Attached are the application materials regarding this BDA case that is to be scheduled for June 15th. I have had a conversation with Mr. Meletio this morning regarding his application where he will be touching base with me by next Monday as to whether he will let his application stay as merely a singular special exception to the visual obstruction regulations for items to be maintained in the 45' intersection visibility triangle at Beechwood and Crestline, or amend the application to also include special exceptions to the visual obstruction regulations for items to be maintained in 20'

drive approach visibility triangles. Please write or call me at 214/670-4666 if you have concerns or questions. Thanks, Steve

May 26, 2011

City of Dallas

To Whom It May Concern:

Hello my name is Randall Calhoun and this letter is being written to give my opinion of the intersection of Beechwood and Crestline. I have never had an issue in this intersection, neither entering or exiting has been an problem. I don't find the trees that are present to be any sort of problem for visibility. In fact I find the trees to be a thing of beauty and would consider it to be a travesty if they where disturbed in any way. If there are any changes or improvements needed in that intersection, might I suggest a 4 way stop to help control traffic flow. If you have any questions or concerns please feel free to contact me @ (214) 717-2357.

Thank You

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

Randall A. Calhoun

To Those It May Concern,
I am a long time friend of the Meletio's of Beechwood Lane @ Crestline Dallas Texas. I have been to their home hundreds of times over many years. I am baffled to hear of controversy regarding danger at that intersection due to what I have always regarded as some beautiful landscape and Leland Cypress trees. Or to forme I say I notice beauty there with never a thought or concern of danger to traffic or pedestrian problems at that location. I do not consider this any type of distraction.

H.M. Cree III
6238 Azalea Lane
Dallas Tx 75230
214-227-8655

Aubianne M. Poultter

VISION DRAMATIC ARTISTS
audio drama on the edge

2554 LINCOLN BOULEVARD #780 VENICE, CALIFORNIA 90291
writer / transgressive fiction / los angeles

Telephone
424 298.6219

Email
AUBIANNE@GMAIL.COM

May 22, 2011

Jill and Larry Meletio
4341 Beechwood Lane
Dallas, Texas 75220

Dear Jill and Larry Meletio,

It seems that you're having a spot of bother regarding the suitability of your flora - particularly, the lovely trees that line your front and side yard of your Beechwood home - and the visibility of the street corner. This is a shame, as I've heard it's not only time-consuming, but also costly to maintain such beautiful landscaping.

Needless to say, I hope it's all sorted soon enough; especially in time for the summer, as we love coming to town and enjoying your wonderful Texas hospitality. Personally, I can't say my husband, or myself, have ever had any trouble coming or going from it. The intersection seems clearly marked, and the trees far enough from the signage to not be considered problematic, correct? Of course, this is hardly an area in which I have any knowledge; I can only offer a humble, lay opinion.

All the same, I wish you both the best and certainly hope that you aren't requested to cut them, as there's so little rich, beautiful foliage like that anymore. It's so nice to see it when there is.

Sincerely,
Aubianne Poultter

BDA 089-083
Attach C
Pg 5

Aubianne M. Poulter

ENVISION DRAMATIC ARTISTS
audio drama on the edge

2554 LINCOLN BOULEVARD #780 VENICE, CALIFORNIA 90291

writer / transgressive fiction / los angeles

Telephone
424 298 8219

Email
AUBIANNE@GMAIL.COM

May 22, 2011

To whom it may concern,

Regarding the lovely trees at 4341 Beechwood Lane, (specifically, along the northwest corner of it and Crestline), it seems it has become something of a controversy whether or not they pose a visibility threat. I personally have never had any trouble with them, or any experiences where they have obscured the signage or been any sort of hazard.

Frankly, they are simply beautiful, all too rare these days, costly to maintain - and very time-consuming to cultivate. Are we truly now living in a world where we would rather cut than save, protect, and nurture trees? I certainly hope not!

Thank you for your time in considering my opinion in this matter.

Sincerely,
Aubianne Poulter

Aubianne M. Poulter

ENVISION DRAMATIC ARTISTS
audio drama on the edge

2554 LINCOLN BOULEVARD #780 VENICE, CALIFORNIA 90291
writer / transgressive fiction / los angeles

Telephone
424 298 8219

Email
AUBIANNE@GMAIL.COM

May 22, 2011

To whom it may concern:

I have long been a champion of trees. They are things of beauty and are necessary to control greenhouse gas emissions. I see no reason why the beautiful trees standing at the northwest corner of Beechwood and Crestline should not be allowed to continue to stand. They pose no visibility concern.

Sincerely,
Preston Poulter

BDA 089-083
Attach C
Pg 7

May 1, 2011

BDA 089-083
Attach C
Pg 8

To Whom It May Concern:

By way of introduction my name is Donald Winston Hyde and I am CEO of Art Brokers International. I have known the Meletios for 40 plus years and have been visiting them at their home at 4341 Beechwood over that period of time. It indeed is a shock to learn that some of the most beautiful landscaping in Dallas might be in jeopardy because some over zealous city employee decided that these trees are a hazard; far from it I say because this corner has always maintained beautiful, massive vegetation – evidenced by their maturity – that they were established long before the Meletios purchased the property in 1975. In 1977, I personally, added a few pine trees at that corner from my landscaping company to help balance the mature height of the Cypresses. I can assure you that these trees are not a hazard of any kind, as they compel people to stop and look both ways before proceeding. In other words, the existence of these trees PROMOTE SAFETY rather than hinder it. I only hope that somewhere in your vast bureaucracy that someone has the clarity to see that what I have related in this letter is fact. These trees must remain as an asset to the community and are NOT a hazard.

Sincerely,

Donald W. Hyde

City Councilwoman Ann Margolin

5/21/2011

Dallas City Hall
1500 Marilla Street
Room 5FS
Dallas, TX 75201

Dear Councilwoman Margolin:

I am joining the Meletio family petitioning the City of Dallas to **NOT** remove the trees at the corner of Beechwood and Crestline. Over the past 30 years to present, I have never had a visual problem traversing the street at the corner of Beechwood and Crestline. Removing them would destroy the beauty and value within the residential neighborhood.

I am **stunned** that the City of Dallas has nothing more substantial to focus on. As a taxpayer, I would prefer to see my money spent on projects that have substantial worth to the entire community. If you would like a list of a dozen or so "real" problem intersections, please let me know; I'm happy to help you locate them. By the way, does anyone at City Hall realize there is real drug problem at Bachman Lake? The drug dealers are having field day! Maybe diverting some of these wasted monies to increasing police patrols for that area? Stop wasting my money. Do something for the entire community!

Sincerely,

Alanna K. Whelan

May 24, 2011

To Whom It May Concern:

I drive delivery from Whole Foods to the Meletio's home at 4341 Beechwood Lane twice a week with absolutely NO visual problems or intersection difficulty involving their trees/vegetation on the corner of their property. Please leave these beautiful trees alone!

Sincerely,


5/24/11

To Whom It May Concern:

Driving through the intersection at Beechwood and Crestline I have never experienced the trees on the property at 4341 Beechwood Lane to be a traffic hazard. They are gorgeous and add beauty to the neighborhood. I hope the city will leave these wonderful trees alone.

Sincerely,


Carlos Ordoz 

5/24/11

To Whom It May Concern:

Driving through the intersection at Beechwood and Crestline I have never experienced the trees on the property at 4341 Beechwood Lane to be a traffic hazard. They are gorgeous and add beauty to the neighborhood. I hope the city will leave these wonderful trees alone.

Sincerely,



Peter Tran

5/24/11

To Whom It May Concern:

Driving through the intersection at Beechwood and Crestline I have never experienced the trees on the property at 4341 Beechwood Lane to be a traffic hazard. They are gorgeous and add beauty to the neighborhood. I hope the city will leave these wonderful trees alone.

Sincerely,

Paul Kim 

Long, Steve

From: pro3g@aol.com
Sent: Friday, June 03, 2011 5:59 PM
To: Long, Steve
Subject: Re: FW: BDA 089-083, Property at 4341 Beechwood Lane

BDA 089-083
Attach D
Pg 1

Attachments: meletioaffid[1].pdf; mr_svec_document[1].doc



meletioaffid[1].pdf (191 KB)
mr_svec_document [1].doc (25 KB...)

Mr Long, Please add these files to the folder.

Thank You

Larry and Jill Meletio

-----Original Message-----

From: Long, Steve <steve.long@dallascityhall.com>
To: Duerksen, Todd <todd.duerksen@dallascityhall.com>; Moore, Donnie <donnie.moore@dallascityhall.com>; Svec, Jerry <jerry.svec@dallascityhall.com>; Vandenberg, Bert <bert.vandenberg@dallascityhall.com>; Palomino, Tammy <Tammy.Palomino@dallascityhall.com>; Erwin, Philip <philip.erwin@dallascityhall.com>
Cc: pro3g <pro3g@aol.com>
Sent: Wed, May 25, 2011 1:39 pm
Subject: FW: BDA 089-083, Property at 4341 Beechwood Lane

Attached are additional submittals from Mr. and Mrs. Meletio (the applicants) all of which will be added to the file, discussed at the staff review team meeting next Tuesday, and incorporated in the docket that is assembled / emailed to you, the applicant, and the board members near/on June 6th. Please write or call me at 670-4666 if you have questions or concerns. Thanks, Steve

From: Long, Steve
Sent: Thursday, May 19, 2011 7:26AM
To: 'pro3g@aol.com'
Cc: Moore, Donnie; Duerksen, Todd; Svec, Jerry
Subject: BDA 089-083, Property at 4341 Beechwood Lane

Dear Mr. Meletio, Here is information regarding your application to the board of adjustment at the address referenced above, most of which I believe you are familiar with given our discussions on the phone and at your property last week: Your application materials- all of which will be forwarded to you and the board of adjustment members about a week ahead of the scheduled June 15th public hearing

The provision from the Dallas Development Code pertaining to visual obstruction regulations including the standard as to how the board can grant a special exception to these regulations (51A-4.602(d)(3));

A document that provides your public hearing date and other deadlines for submittal of additional information to staff/the board; and

The board's rule pertaining to documentary evidence. Please carefully review the Building Official's Report/back side of the application and contact Donnie Moore, Board of Adjustment Chief Planner, at 214/670-4130 no later than noon, Thursday, May 26th with regard to any amendment to this report that you feel may be necessary. 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.

Thanks,

STATE OF TEXAS)

COUNTY OF DALLAS)

AFFIDAVIT OF Harry Timothy Goodrich

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Harry Timothy Goodrich, who, after being duly sworn upon her oath stated as follows:

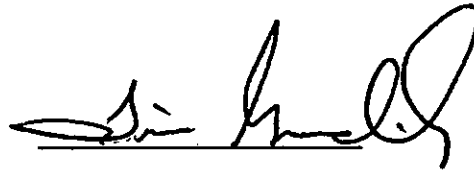
1. My name is Harry Timothy Goodrich. I am not disqualified in any way from executing this affidavit and am competent to do so. I have personal knowledge of the facts contained in this affidavit.

2. My Father Horace Gideon Goodrich represented the Meletio's in a case In the 80's Involving a citation for a visibility obstruction at the corner of Beechwood and Crestline.

3. Horace won this case by identifying, proving and establishing the merits of the Grandfather clause.

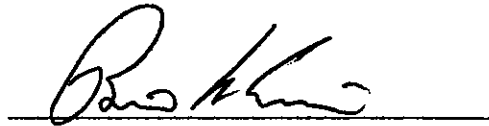
4. The Meletio's have lived at 4341 Beechwood Ln since 1975 to present.

FURTHER AFFIANT SAYETH NOT.



Harry Timothy Goodrich

SWORN TO AND SUBSCRIBED on this the 3rd day of June, 2011.



NOTARY PUBLIC

STATE OF TEXAS

My commission expires: 10-08-2012

STATE OF TEXAS)
)
COUNTY OF DALLAS)

AFFIDAVIT OF Wilma Goodrich

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Wilma Goodrich, who, after being duly sworn upon her oath stated as follows:

1. My name is Wilma Goodrich. I am not disqualified in any way from executing this affidavit and am competent to do so. I have personal knowledge of the facts contained in this affidavit.

2. My Husband Horace Gideon Goodrich represented the Meletio's in a case In the 80's Involving a citation for a visibility obstruction at the corner of Beechwood and Crestline.

3. Horace won this case by identifying, proving and establishing the merits of the Grandfather clause.

4. The Meletio's have lived at 4341 Beechwood Ln since 1975 to present.

FURTHER AFFIANT SAYETH NOT.

Wilma Goodrich

Wilma Goodrich

SWORN TO AND SUBSCRIBED on this the 3 day of June, 2011.



Brian K. Lewis

NOTARY PUBLIC

STATE OF TEXAS

My commission expires:
10-08-2012

STATE OF TEXAS)

COUNTY OF DALLAS)

AFFIDAVIT OF LARRY MELETIO

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Larry Meletio, who, after being duly sworn upon his oath stated as follows:

1. My name is Larry Meletio. I am not disqualified in any way from executing this affidavit and am competent to do so. I have personal knowledge of the facts contained in this affidavit.

2. My wife Jill and I reside at 4341 Beechwood Ln., Dallas, Texas.

3. We have resided at 4341 Beechwood since 1975 to present. We bought our property from the Berry family in 1975. The Berry family had maintained beautiful vegetation at the corner of Beechwood Ln and Crestline. The maintenance of vegetation at these corners existed at the time the first home was built by the Meyerson family in 40's or during the Eisenhower Era.

4. Since 1975 to the present we have maintained the corner of Beechwood and Crestline with the same vegetation that it has had since we purchased the property and only replaced the vegetation in the same location or spot if and when necessary.

5. When our home burned to the ground in 1993 we rebuilt our home on the same piers and location as demonstrated by the oak trees and the maintained cypresses at the corner of Beechwood Ln and Crestline.

6. During the 1980's there were Ordinance changes and a code enforcement

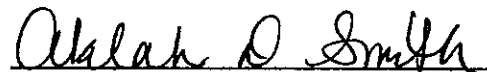
officer cited us requesting that we remove all the foliage on the Beechwood/Crestline corner near the stop sign because of a visibility obstruction. We went to court and our attorney, Horace Gideon Goodrich, won the case with a Grandfather precedent. The citation was dismissed.

FURTHER AFFIANT SAYETH NOT.



Larry Meletio

SWORN TO AND SUBSCRIBED on this the 3rd day of May, 2011.



NOTARY PUBLIC
STATE OF TEXAS



My commission expires: 4-15-2015

STATE OF TEXAS)
)
COUNTY OF DALLAS)

AFFIDAVIT OF JILL MELETIO

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Jill Meletio, who, after being duly sworn upon her oath stated as follows:

1. My name is Jill Meletio. I am not disqualified in any way from executing this affidavit and am competent to do so. I have personal knowledge of the facts contained in this affidavit.

2. My husband, Larry, and I reside at 4341 Beechwood Ln., Dallas, Texas.

3. We have resided at 4341 Beechwood since 1975 to the present.

4. When we purchased the property at 4341 Beechwood Lane in 1975, there was massive foliage on all corners of the property. On the corner of Beechwood and Crestline near the stop sign there were three (3) twenty (20) ft. (size at that time) Italian Cypresses / a twelve (12) ft. Boxwood tree and several tall cedar shrubs surrounded by Nandina bushes. Also, the stop sign was located in the proper position in relation to the streets and properties. From 1975 to present, the corner aprons have significantly encroached the properties - much more significantly on our property at 4341 Beechwood Lane. This has made an extreme difference in the position of the stop sign.

5. During the 1980's there were Ordinance changes and a code enforcement officer cited us requesting that we remove all the foliage on the Beechwood/Crestline corner near the stop sign because of a visibility obstruction. We went to court and our attorney, Horace Gideon Goodrich, won the case with a Grandfather precedent. The citation was dismissed.

FURTHER AFFIANT SAYETH NOT.

Jill Meletio

Jill Meletio

SWORN TO AND SUBSCRIBED on this the 31st day of May, 2011.

Akilah D. Smith

NOTARY PUBLIC

STATE OF TEXAS



My commission expires: 4-14-2015

Mary 25, 2011

Stephen P. Jarchow

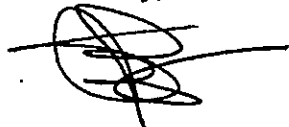
4340 Beechwood

Dallas, TX 75220

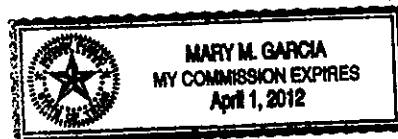
Attn: City of Dallas

I, Stephen P. Jarchow, have resided at 4340 Beechwood, Dallas, Texas 75220, my home, since 1987. My home is situated directly south across the street from Mr. Meletio's residence and I have observed the corner vegetation for the duration of my home ownership.

Sincerely,



Stephen P. Jarchow

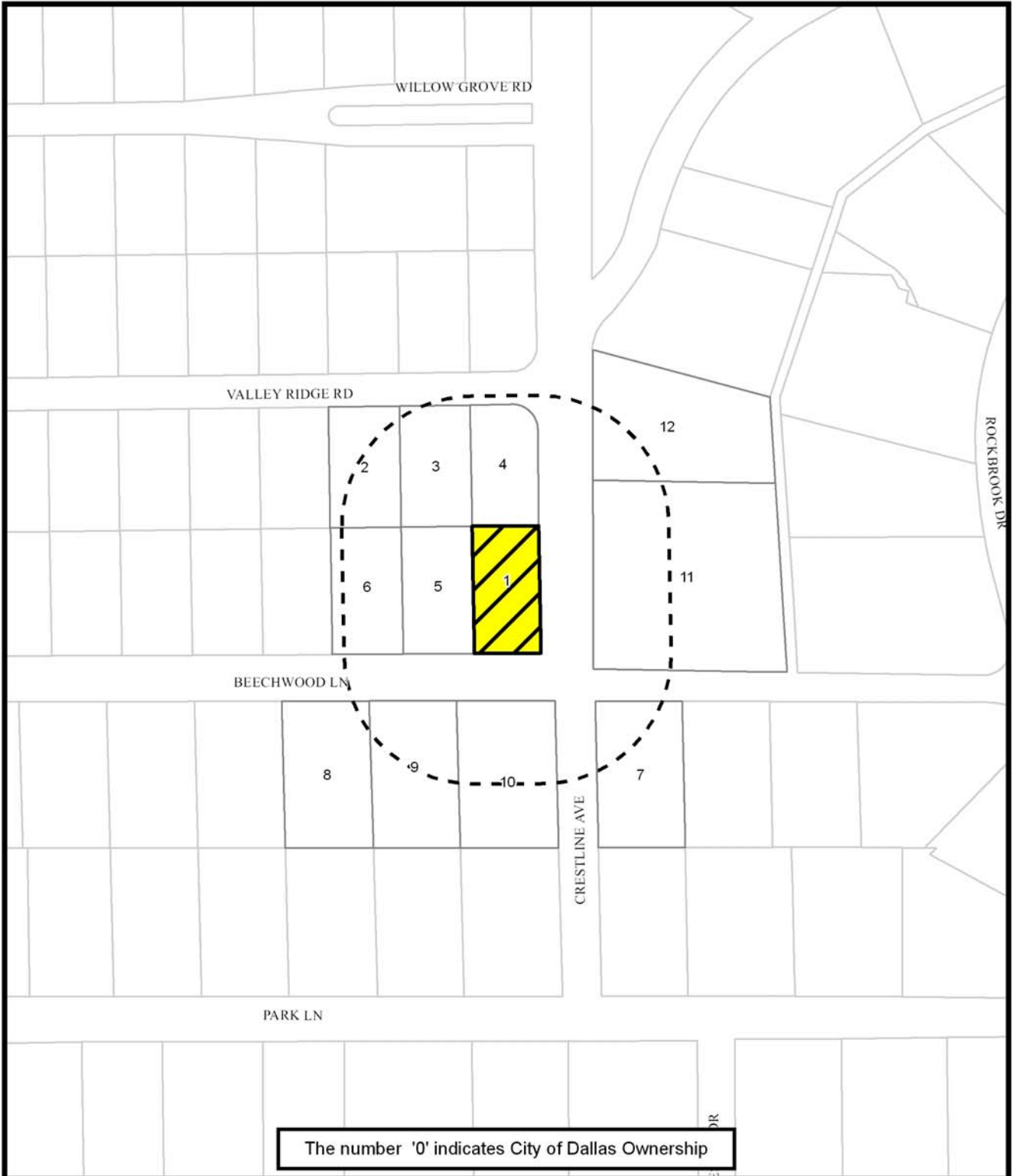


City of Dallas

Mr. Svec, in our conversation you mentioned that you would Grandfather this corner if the vegetation was present in 1988. Our lives have been turned upside down since 1993 when our house burned to the ground and we had to rebuild our lives. It derailed our thinking process, not to mention our lives. After you left, this word Grandfather kept ringing in my head. I now know why, as this corner, along with other vegetation, was Grandfathered in a case between us and the city. Code Enforcement claimed we had to remove the same vegetation in 1988 and we won our case. We haven't heard a word concerning this corner until 25 years later. I had completely forgotten about this until you brought it to my attention. I will have to say that my experience with the city had me thinking in a different direction, however, now that my mind is clear, such important information as is this, has begun to surface.

The attorney was Horace Gideon Goodrich. The citation was for a visibility obstruction at the corner of Beechwood Lane and Crestline for trees and bushes. Mr. Goodrich won this case for us based on the Grandfather clause since we purchased this property in 1975. He stated that the Meletios and other owners before them had always maintained vegetation at that corner and other entries to the property. It increased the value of the property, brought beauty to the neighborhood and established some veil of privacy. He pointed out the maturity of the vegetation appeared to be part of the original prairie landscape. His argument was that it did not matter if those same bushes, trees or other vegetation were present, it only mattered that like or similar vegetation was maintained in the same place, spot or places on the property. It was, therefore, obvious that the chain of vegetation was never broken. No structure, or man made apparatus has ever broken the chain of vegetation. Therefore, the property was protected by the Grandfather clause. He added that this chain appeared to be

unbroken with all of the vegetation on the property as far back as the Eisenhower era. Mr. Goodrich is no longer with us, however, his widow and son are and well remember the case being filed in Municipal court. They are presenting their affidavits and will testify that Horace Goodrich won the case. This precedent already exists on the books. Our affidavit is being filed, along with others, who have observed the same maintained vegetation as when the Berry family lived here before we purchased the property in 1975. The Berry's purchased the property in 1958 from the Meyersons who built in the 1940's.



1:2,400

NOTIFICATION

200'

AREA OF NOTIFICATION

12

NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **F-6**

Case no: **BDA089-083 SL**



City of Dallas

B

NW2A

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 089-083

Data Relative to Subject Property:

Date: 5-27-09

Location address: 4341 BEECHWOOD LANE

Zoning District: R-10(A)

Lot No.: 71 Block No.: 5542 Acreage: 19,982 SQ FT Census Tract: 74.00

Street Frontage (in Feet): 1) 104' 2) 201' 3) 4) 5)

To the Honorable Board of Adjustment :

Owner of Property/or Principal: LARRY & JILL MELETIO

Applicant: SAME Telephone: 214.350-3989

Mailing Address: 4341 BEECHWOOD LANE Zip Code: 75220

Represented By: SAME Telephone: 214-357-2682

Mailing Address: Zip Code: 75220

Affirm that a request has been made for a Variance, or Special Exception V, of VISIBILITY OBSTRUCTION WITHIN THE 45° TRIANGLE & WAIVE THE BOARD OF ADJUSTMENT FEES.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

THESE TREES ARE NOT A TRAFFIC HAZARD THEY DO NOT OBSTRUCT THE VIEW OF THE STREET. RATHER THEY COMPEL ONE TO STOP AT THE STOP SIGN. THEY DO OBSTRUCT THE VIEW OF THE INTERSECTION IN ANY WAY.

Note to applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

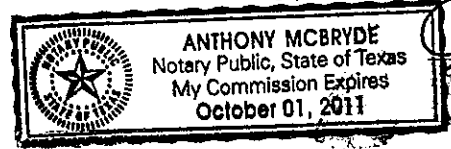
Respectfully submitted: LARRY MELETIO Print name Larry Meletio Signature

Affidavit

Before me the undersigned on this day personally appeared LARRY MELETIO 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.

Larry Meletio Affiant (Applicant's signature)

Subscribed and sworn to before me this 27th day of MAY 2009



Anthony McBryde 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

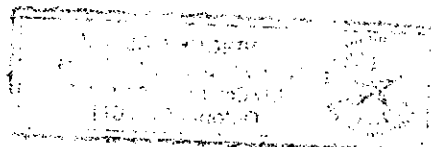
I hereby certify that Larry Meletio

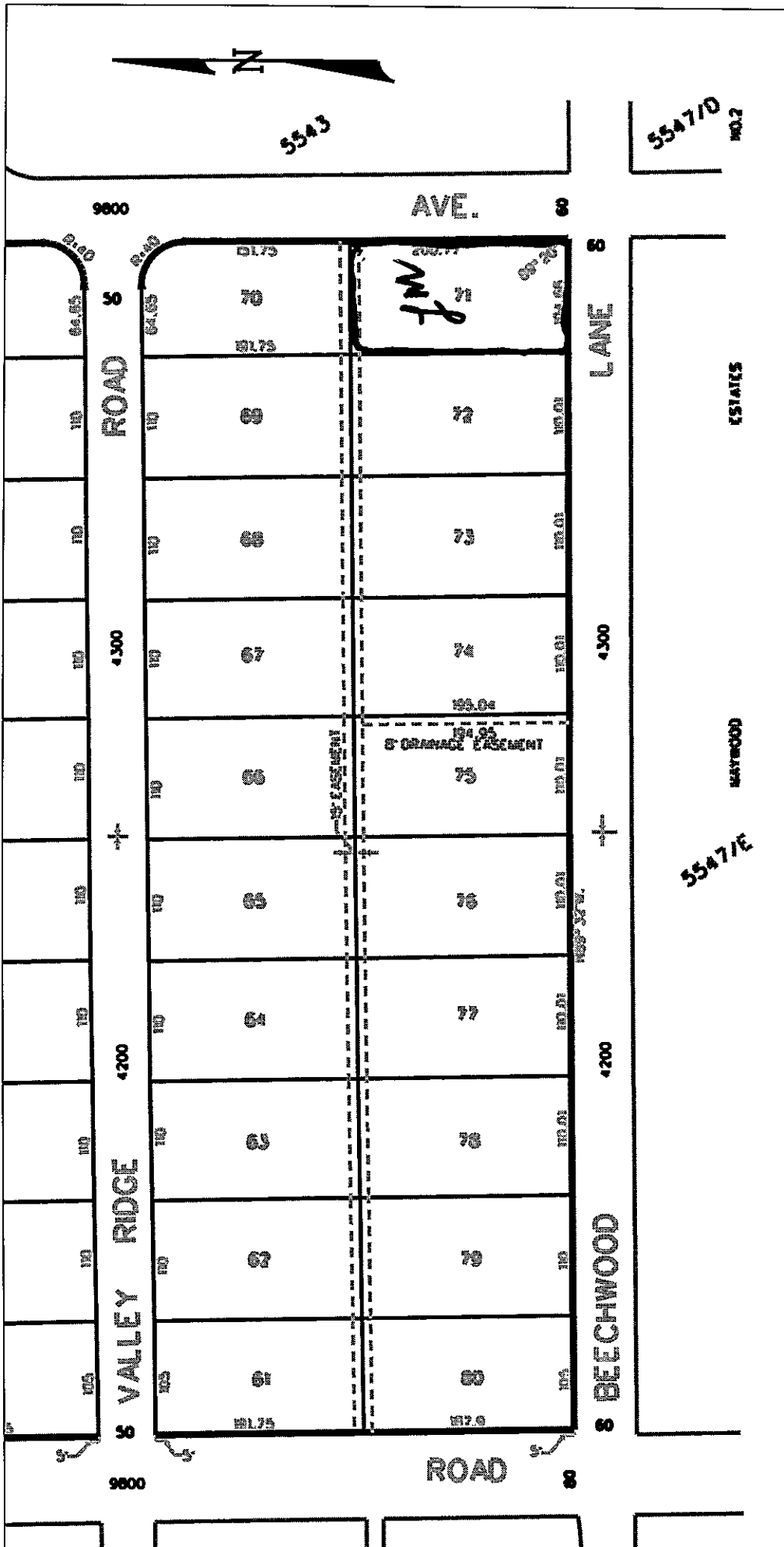
did submit a request for a special exception to the visibility obstruction regulations
at 4341 Beechwood Lane

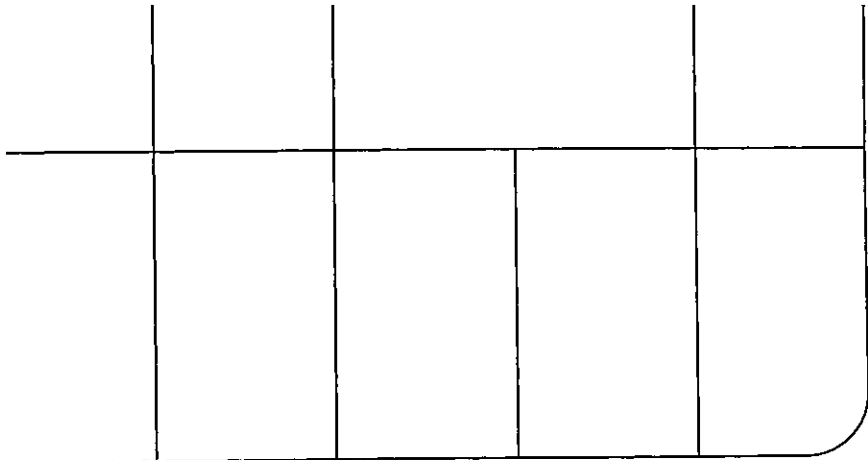
BDA089-083. Application of Larry Meletio for a special exception to the visibility obstruction regulation at 4341 Beechwood Lane. This property is more fully described as lot 71 in city block 5542 and is zoned R-10(A), which requires a 45 foot visibility triangle at street intersections. The applicant proposes to maintain vegetation at a single family residential structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.

Sincerely,

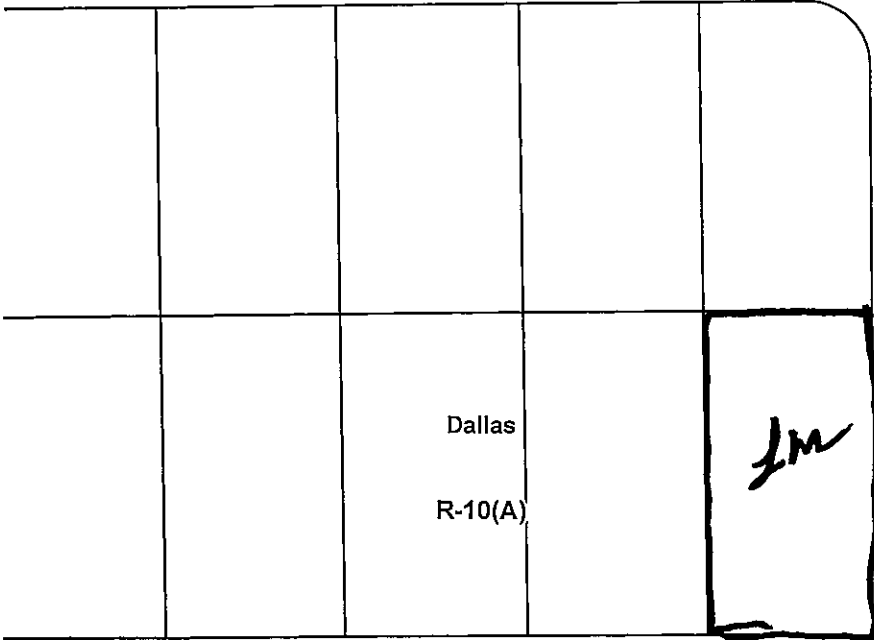

Zaida Basora, Building Official







VALLEY-RIDGE RD

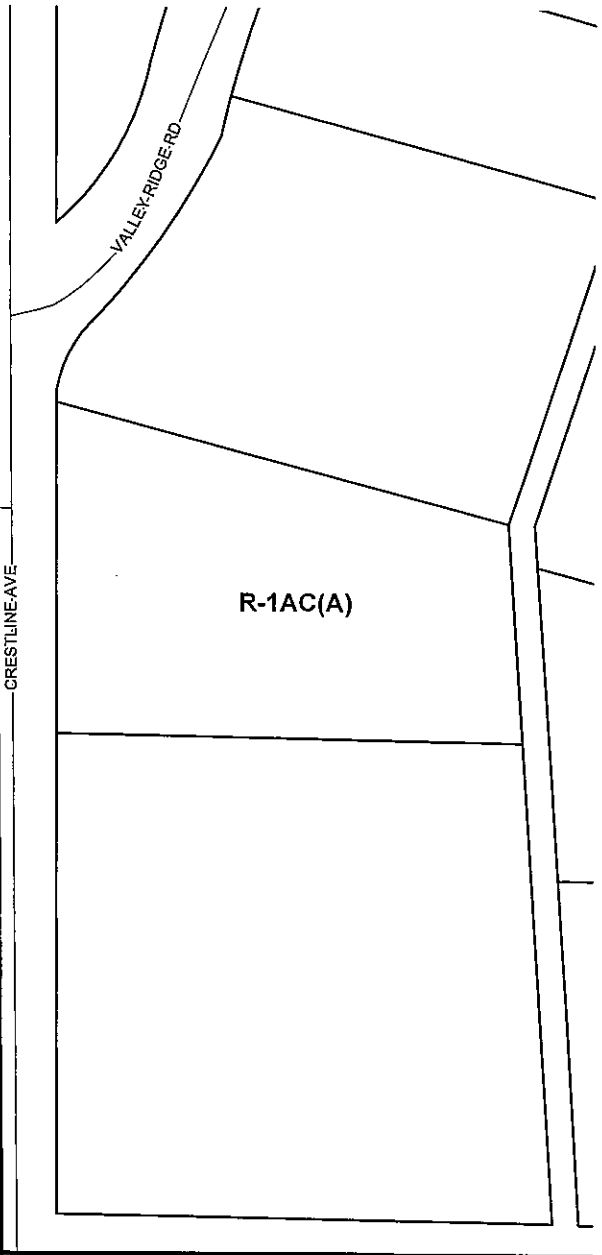
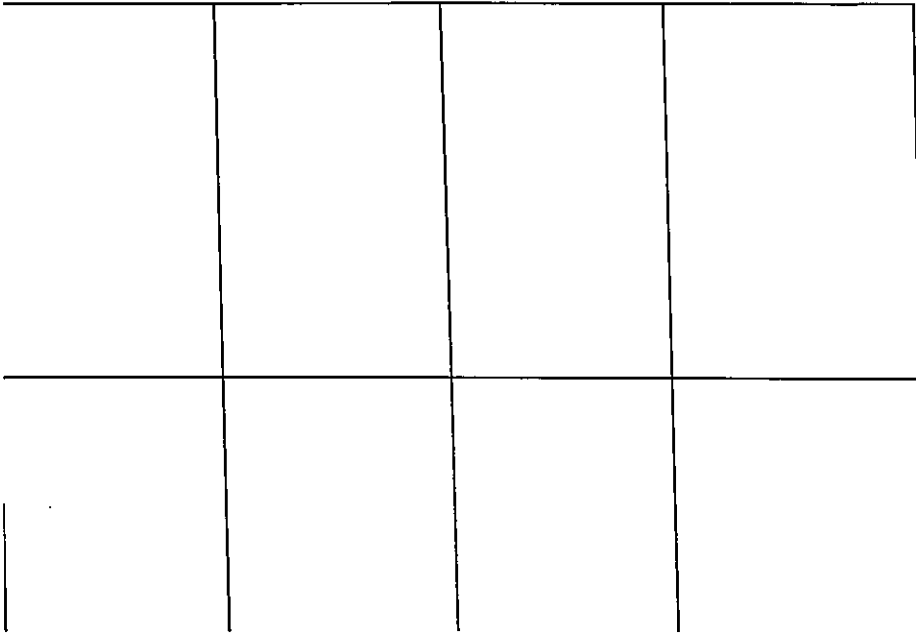


Dallas

R-10(A)

LM

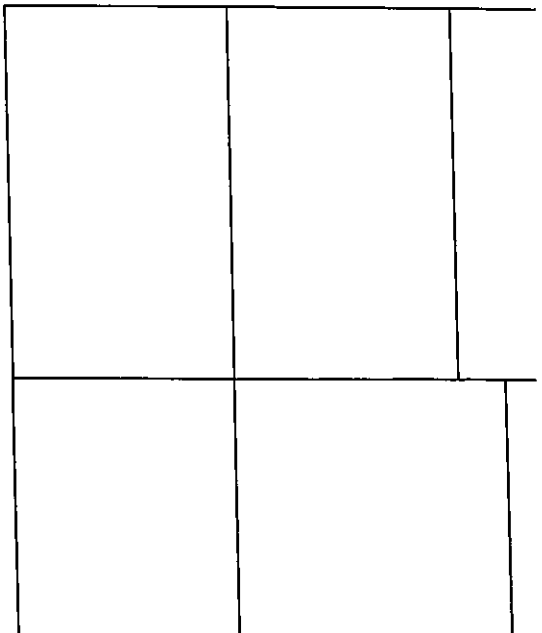
BEECHWOOD LN



VALLEY-RIDGE RD

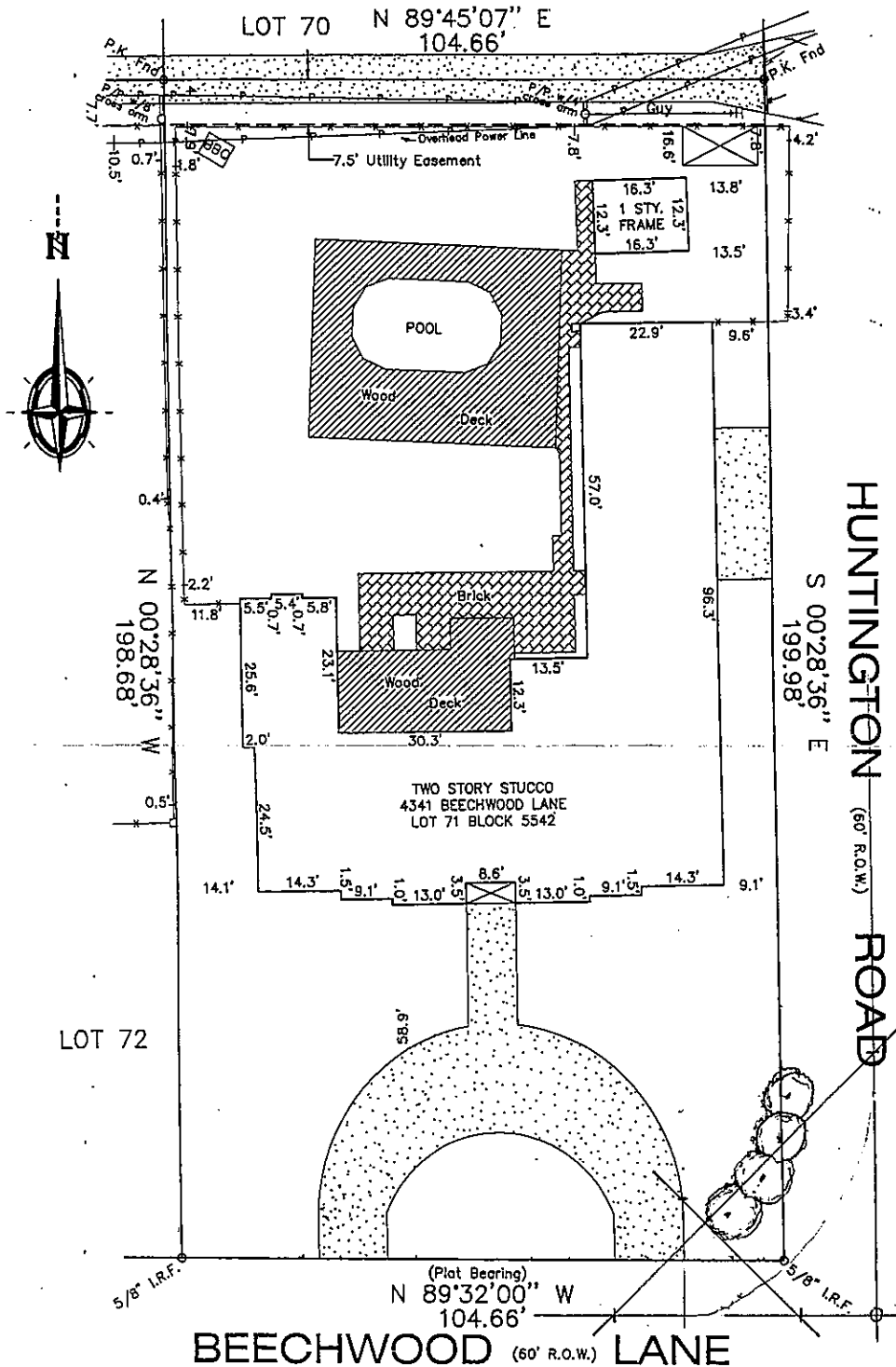
R-1AC(A)

CRESTLINE AVE



SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 4341 Beechwood Lane in the City of Dallas, Texas, Being Lot 71, Block 5542 of MEADOWOOD ESTATES, SECTION 3, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 8, Page 395, of the Map Records of Dallas County, Texas; and corrected plat recorded in Volume 2685, Page 194, Deed Records of Dallas County, Texas.



Property not located in a 100-year flood plain area per FIRM Community Panel No. 48113C00190J (Zone X) Effective Date: August 23, 2001

SURVEY LICENSE AGREEMENT: This survey plat is protected by U.S. copyright law and international treaties. The information shown or indicated in this document is solely the property of the surveyor. All rights reserved. This survey is licensed for a single use only. Your use of this survey shall constitute acceptance of this license agreement. Unauthorized use or copies are illegal.

This survey was performed in connection with the transaction described in GF No. PF03166489 of

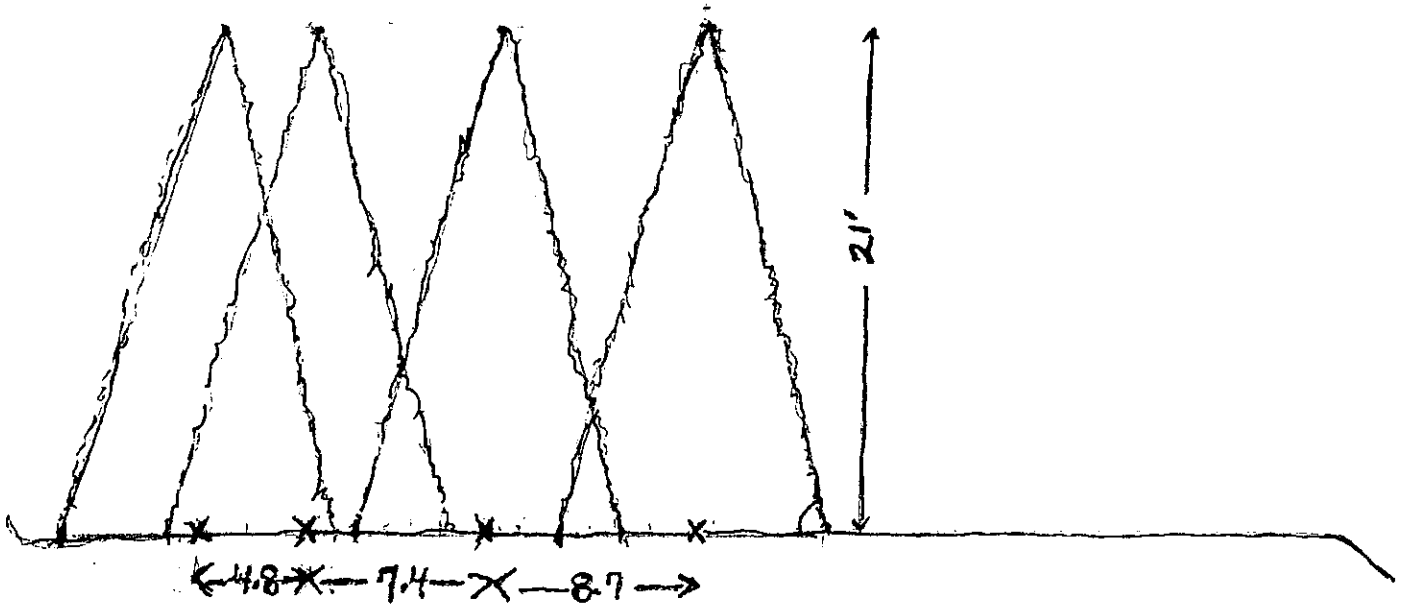
Prime Lending Title Company. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. And the plat hereon is a true, correct, and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, and the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated and that the distance from the nearest intersection street, or road, is as shown on said plat. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS APPARENT ON THE GROUND.

Scale 1" = 20'
Date 6 / 23 / 03
Job 03-891
Drawn by L.L.



Ben D. Ricklin
Registered Professional Land Surveyor 1630
SURVEYING ASSOCIATES
1018 S. Beckley, Dallas, TX 75203
Phone: (214) 948-3324
Fax: (214) 946-7540

LARRY + JILL MELETIO
4341 BEECHWOOD LN
DALLAS, TX 75220



CRESTLINE

SCALE $\frac{1}{8}'' = 1'$

4.8 7.4 8.7

TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N. LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512/424-2000

www.txdps.state.tx.us



LAMAR BECKWORTH
DIRECTOR



COMMISSION
ALLAN B. POLUNSKY, CHAIR
C. TOM CLOWE, JR.
ADA BROWN
JOHN STEEN
CARIN MARCY BARTH

Dallas City Council
Dallas Planning and Zoning
Dallas Code Enforcement

I am writing this letter at the request of Larry Meletio of 4341 Beechwood Ln, Dallas, TX. I was contacted by Mr. Meletio on Monday, June 15, 2009 in reference to the design and safety of the intersection of Beechwood and Crestline Streets. I traveled to this location on Saturday, June 20, 2009 at approximately 3:30pm and conducted a design and safety evaluation of the intersection. After my evaluation I concluded that the intersection of Beechwood and Crestline as now designed is a safe intersection.

My name is Mark Lockridge and I have been employed with the Texas Department of Public Safety for twenty-seven years as a uniformed Trooper (18 years) and a Sergeant (9 years) responsible for traffic law enforcement. This includes the investigation of hundreds of motor vehicle accidents and as a Sergeant in charge of reviewing and approving motor vehicle accident investigations. I have attended many accident investigation schools. I have twenty-seven years of experience evaluating motor vehicle drivers, motor vehicles, and streets/roadways/intersections. I have reported design flaws in roadways and intersections to local offices of city managers/street departments and the local office of the Texas Department of Transportation.

On that Saturday I met with Mr. Meletio I first drove on both streets approaching the intersection. I then walked both streets approaching the intersection. I then measured the width of the streets and corner aprons at this intersection. I measured the positions of the Stop Signs and Stop Sign Stripes in relation to the intersection. I discovered that Crestline is not a straight street. It is off set. The north side of intersection is a few feet father west than the south side of the intersection. I noted Crestline on the north side of the intersection is also many feet wider than the south side of the intersection. The Stop Stripe is three feet closer to Beechwood Ln on the south side of the intersection. This means that if a vehicle is traveling northbound on Crestline Street and the vehicle stops at the Stop Stripe the driver has a better view of traffic traveling on Beechwood than vehicles traveling southbound on Crestline. I looked for any design flaws either natural or man made in the approach to or at the intersection. I did not detect any. If the Stop Stripe on Crestline on the north side of the intersection was moved closer to the intersection I believe the safety of the intersection could be improved.

Mr. Meletio asked me if the trees on his property near the intersection are a hazard to the motoring public. My evaluation determined they are not. He asked did the trees on his property near the intersection block driver's view approaching the intersection and thus created a hazard.

TEXAS DEPARTMENT OF PUBLIC SAFETY

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DIRECTOR

COMMISSION
ALLAN B. POLUNSKY, CHAIR
C. TOM CLOWE, JR.
ADA BROWN
JOHN STEEN
CARIN MARCY BARTH

Again my evaluation determined they are not. If motor vehicle drivers approaching the intersection on either Beechwood or Crestline Streets follow the posted speed limits and obey the traffic signs there would not be a reason for a accident at this intersection. The trees on Mr. Meletio's property do not play a part in the traffic flow at this intersection if the motor vehicle drivers follow the design of the intersection and the traffic laws in place at this time.

My conclusion is that the design of the intersection at this time is safe. In relation to Mr. Meletio's trees there is not a motor vehicle safety reason that the trees on Mr. Meletio's property should be removed. If there is a desire to make the intersection safer for the motoring public then my recommendation is to design and put in place Stop Signs and Stop Stripes on Beechwood and on both sides of the intersection with Crestline. This would make the intersection what is commonly called a Four Way Stop Intersection. This would be safer than the Two Way Stop Intersection in place now. If you have any questions about this evaluation or need any other information from me please do not hesitate to contact me. My cell telephone number is (214) 949-0180 and my office telephone number is (972) 923-6672.

Mark A. Lockridge,
Sergeant, Highway Patrol Service,
1720 E. Main,
Waxahachie, TX 75165

Notification List of Property Owners

BDA089-083

12 Property Owners Notified

Label #	Address	Owner
1	4341 BEECHWOOD	MELETIO LARRY B & JILL
2	4320 VALLEY RIDGE	REBECCA A BARNETT INC
3	4330 VALLEY RIDGE	NOAH RAYMOND DOUGLAS JR & TINA J
4	4340 VALLEY RIDGE	DRUMM DAVID G & ANN M
5	4331 BEECHWOOD	BOEHRER JAMES D & ROBIN H
6	4323 BEECHWOOD	CARDINALE ROGER & MARSA CARDINALE
7	4408 BEECHWOOD	RUNDELL C A JR & SYLVIA S
8	4318 BEECHWOOD	MAGNUSON BRENT A & JILL B
9	4330 BEECHWOOD	VANGEISON KEITH W
10	4340 BEECHWOOD	JARCHOW STEPHEN P STE 650
11	4411 BEECHWOOD	DAVIS RAY & LINDA
12	9826 CRESTLINE	SCHLEGEL ROBERT J & MYRNA D

FILE NUMBER: BDA 101-047

BUILDING OFFICIAL'S REPORT:

Application of Walter Guillaume, represented by Jon Mindrup, for special exceptions to the visual obstruction regulations at 645 N. St. Paul Street. This property is more fully described as Lots 1, 2, 3, 4, 5 and 6 in City Blocks 238, 239 and 240 and is zoned CA-1(A) which requires a 30 foot visibility triangle at street intersections. The applicant proposes to construct and maintain items in required visibility obstruction triangles at street intersections which will require special exceptions.

LOCATION: 645 N. St. Paul Street

APPLICANT: Walter Guillaume
Represented by Jon Mindrup

REQUESTS:

- Special exceptions to the visual obstruction regulations are requested in conjunction with constructing and maintaining a structure (First Baptist Church Dallas Worship Center) part of which is proposed to be located in the 30' visibility triangles at the intersections of Ervay Street and Federal Street on the southwest corner of the site, and St. Paul Avenue and Federal Street at the southeast corner of the site. The site is developed as a church campus (First Baptist Church Dallas).

STAFF RECOMMENDATION:

Denial

Rationale:

- The Sustainable Development and Construction Department Project Engineer recommends denial of these requests.
- The applicant had not substantiated how the location of the proposed structure in the 30' visibility triangles at the intersections of Ervay Street and Federal Street, and St. Paul Avenue and Federal Street does not constitute a traffic hazard.

STANDARD FOR A SPECIAL EXCEPTION TO THE VISUAL OBSTRUCTION REGULATIONS:

The Board shall grant a special exception to the requirements of the visual obstruction regulations when, in the opinion of the Board, the item will not constitute a traffic hazard.

GENERAL FACTS:

- The Dallas Development Code states the following with regard to visibility triangles: A person shall not erect, place, or maintain a structure, berm, plant life or any other item on a lot if the item is:
 - in a visibility triangle as defined in the Code (30-foot visibility triangles at intersections and 20-foot visibility triangles at drive approaches on properties zoned central area districts); and
 - between 2.5 – 8 feet in height measured from the top of the adjacent street curb (or the grade of the portion on the street adjacent to the visibility triangle).

Site plans and elevations have been submitted that show a portion of the proposed worship center structure to be located in the 30' visibility triangles at intersections of Ervay Street/Federal Street and St. Paul Avenue/Federal Street.

BACKGROUND INFORMATION:

Zoning:

Site: CA-1(A) (Central area district)
North: CA-1(A) (Central area district)
South: CA-1(A) (Central area district)
East: CA-1(A) (Central area district)
West: CA-1(A) (Central area district)

Land Use:

The subject site is developed/under development as a church campus use (First Baptist Church Dallas). The areas to the north, east, south, and west are developed mainly as office uses.

Zoning/BDA History:

1. BDA 089-051, Property at 4341 515 N. St. Paul Street & 608 N. St. Paul Street (a site that included a portion of the subject site) On April 15, 2009, the Board of Adjustment Panel B granted requests for special exceptions to the pedestrian skybridge regulations. The case report stated the requests were made in conjunction with locating a proposed pedestrian skybridge over St. Paul Street 166' from a historic overlay district -The Downtown US Post Office (134' closer than the required 300'

distance), and constructing this skybridge with an interior passageway of 21' (or 1' wider than the 20' width allowed by code). The proposed skybridge would connect a proposed new sanctuary use to a proposed new children's education building. The site is currently developed with a church use (First Baptist Church of Dallas) on the southwest side of St. Paul Street and a surface parking lot on the northeast side of St. Paul Street.

Timeline:

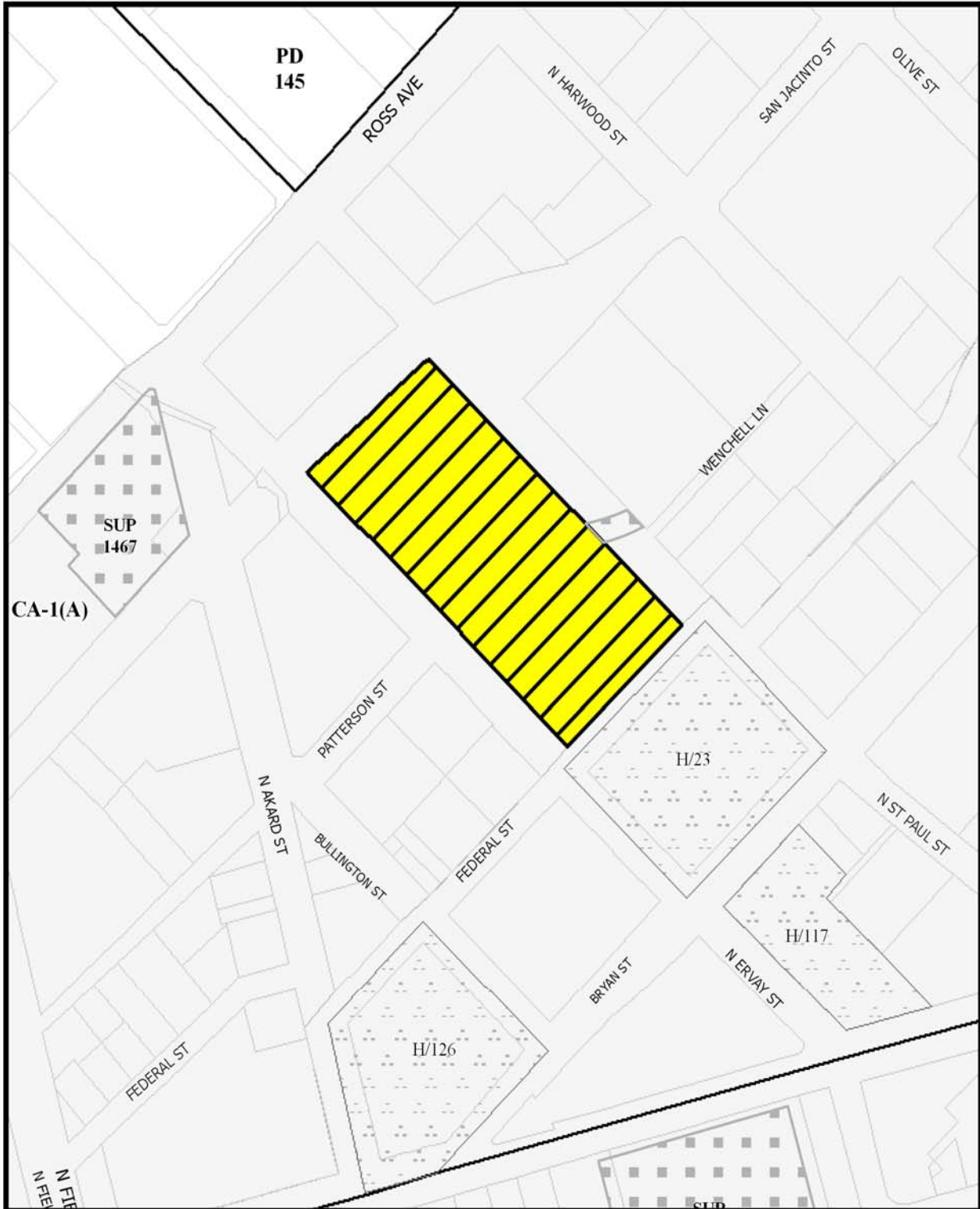
- March 29, 2011: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.
- May 18, 2011: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel B.
- May 19, 2011: The Board Administrator emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the May 26th deadline to submit additional evidence for staff to factor into their analysis; and the June 3rd 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 23, 2011: The City of Dallas Historic Preservation Senior Planner emailed the staff the following: "The U.S. Post Office (a City of Dallas landmark) is across the street (Federal) from the proposed variance and new construction. No adverse effect is anticipated."
- May 31, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner, the Board Administrator, the Board of Adjustment Senior Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and

Construction Department Project Engineer, and the Assistant City Attorneys to the Board.

June 2, 2011: The Sustainable Development Department Project Engineer submitted a review comment sheet marked "Recommends that this be denied" commenting "With no minimal 30 x 30 triangle, not only will the visibility be reduced for traffic, but pedestrians will approach the corner of the building totally blind."

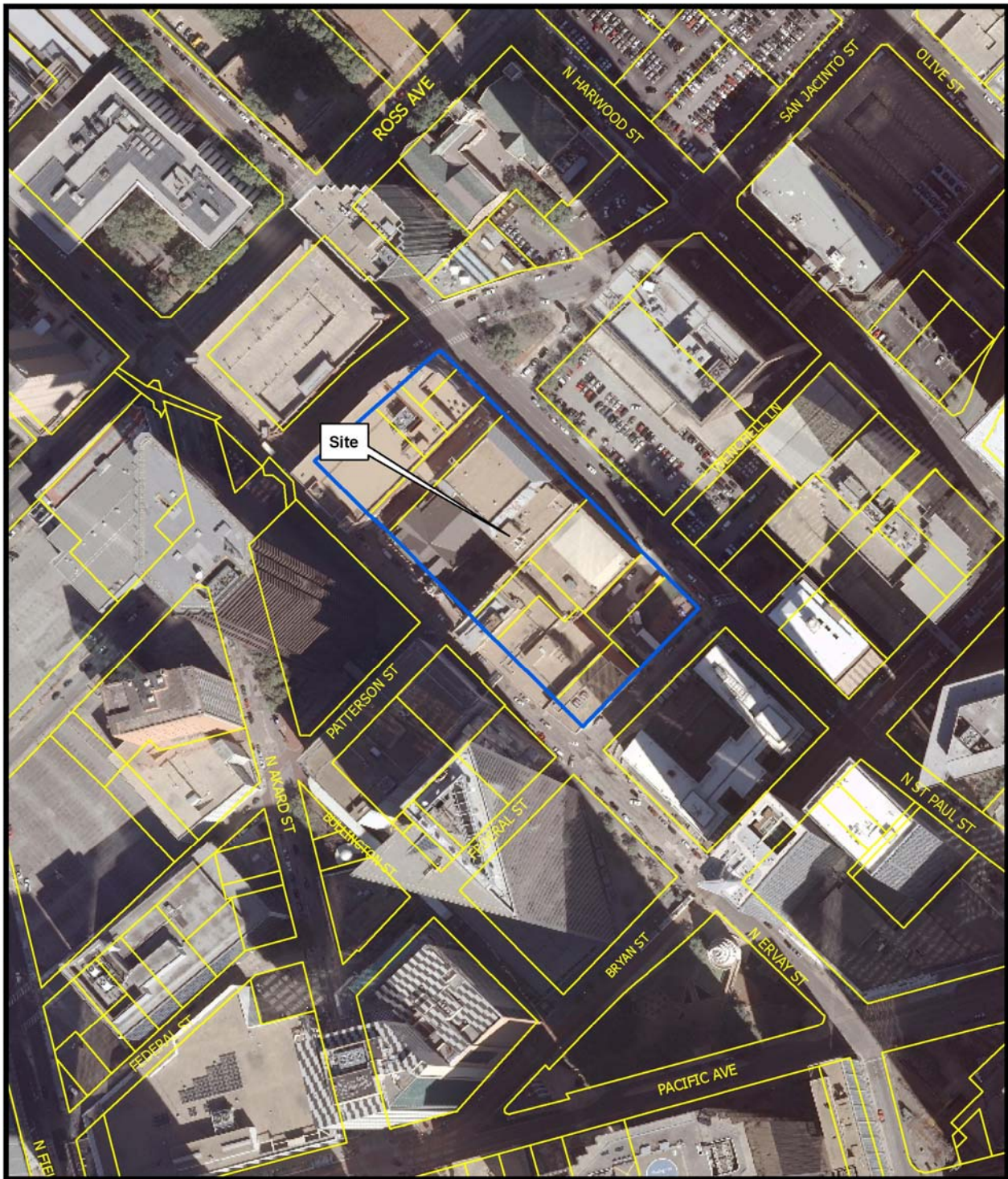
STAFF ANALYSIS:

- These requests focus on constructing and maintaining a structure (First Baptist Church Dallas Worship Center) part of which is proposed to be located in the 30' visibility triangles at the intersections of Ervay Street and Federal Street, and St. Paul Avenue and Federal Street. The site is developed as a church campus (First Baptist Church Dallas).
- According to the calculations taken from the submitted site plan by the Board Administrator, about a 10' length of the structure is proposed to be located in the 30' visibility triangle at the Ervay Street/Federal Street intersection, and about an 8' length of the structure is proposed to be located in the 30' visibility triangle at the St. Paul Avenue/Federal Street intersection.
- The Sustainable Development and Construction Department Project Engineer recommend denial of these requests, commenting "With no minimal 30 x 30 triangle, not only will the visibility be reduced for traffic, but pedestrians will approach the corner of the building totally blind."
- The applicant has the burden of proof in establishing how granting the requests for special exceptions to the visual obstruction regulations to locate and maintain approximately 8' – 10' lengths of a proposed structure in the 30' visibility triangles at the intersections of Ervay Street at Federal Street, and St. Paul Avenue at Federal Street will not constitute a traffic hazard.
- If the Board chooses to grant these requests, subject to compliance with the submitted site plan and elevations, the item shown on these documents (in this case, a portion of a worship center structure) would be "excepted" into the 30' visibility triangles at the intersections of Ervay Street at Federal Street, and St. Paul Avenue at Federal Street.



 1:2,400	<h1>ZONING MAP</h1>	Map no: <u> J-7 </u> Case no: <u> BDA101-047 </u>
--	---------------------	--

DATE: May 24, 2011



1:2,400

AERIAL MAP

Map no: J-7

Case no: BDA101-047

DATE: May 24, 2011



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-047

Data Relative to Subject Property:

Date: 3-29-11

Location address: 645 N. St Paul St.

Zoning District: CA-1 (A)

Lot No.: ^{1,2,3,4,5,6} Block No.: 238, 239, 240 Acreage: 3.56

Census Tract: ~~22-001~~ 21.00

Street Frontage (in Feet): 1) 267.20 2) 582.20 3) 130.57 4) 131.99 5) 7.90

SE 27A

To the Honorable Board of Adjustment :

Owner of Property/or Principal: First Baptist Church of Dallas

Applicant: Walter Guillaume Telephone: _____

Mailing Address: 1707 San Jacinto, Dallas, Texas, 75201 Zip Code: 214-969-0111

Represented by: Jon Mindrup, AIA Telephone: 214-303-6809

Mailing Address: 1807 Ross Ave, Dallas, Texas 75201 Zip Code: 75201

Affirm that a request has been made for a Variance or Special Exception of _____
Allow the encroachment of the sight visibility triangle at two locations. First location is located at the intersection of N. Ervay Street and the second is located at the intersection of Federal Street and St Paul St.

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: Walter Guillaume
Applicant's name printed

Walter Guillaume
Applicant's signature

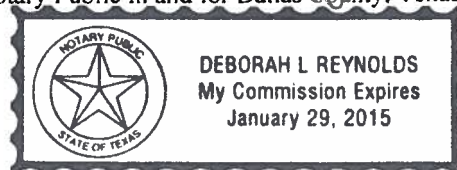
Affidavit

Before me the undersigned on this day personally appeared Walter Guillaume 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.

Walter Guillaume
Affiant (Applicant's signature)

Subscribed and sworn to before me this 22 day of March.

Deborah L. Reynolds
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

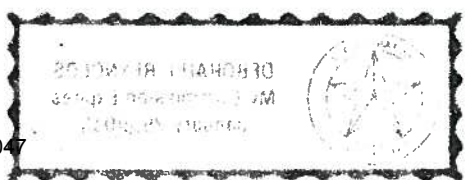
Building Official's Report

I hereby certify that Walter Guillaume
represented by Jon Mindrup
did submit a request for a special exception to the visibility obstruction regulations
at 645 N. St. Paul Street

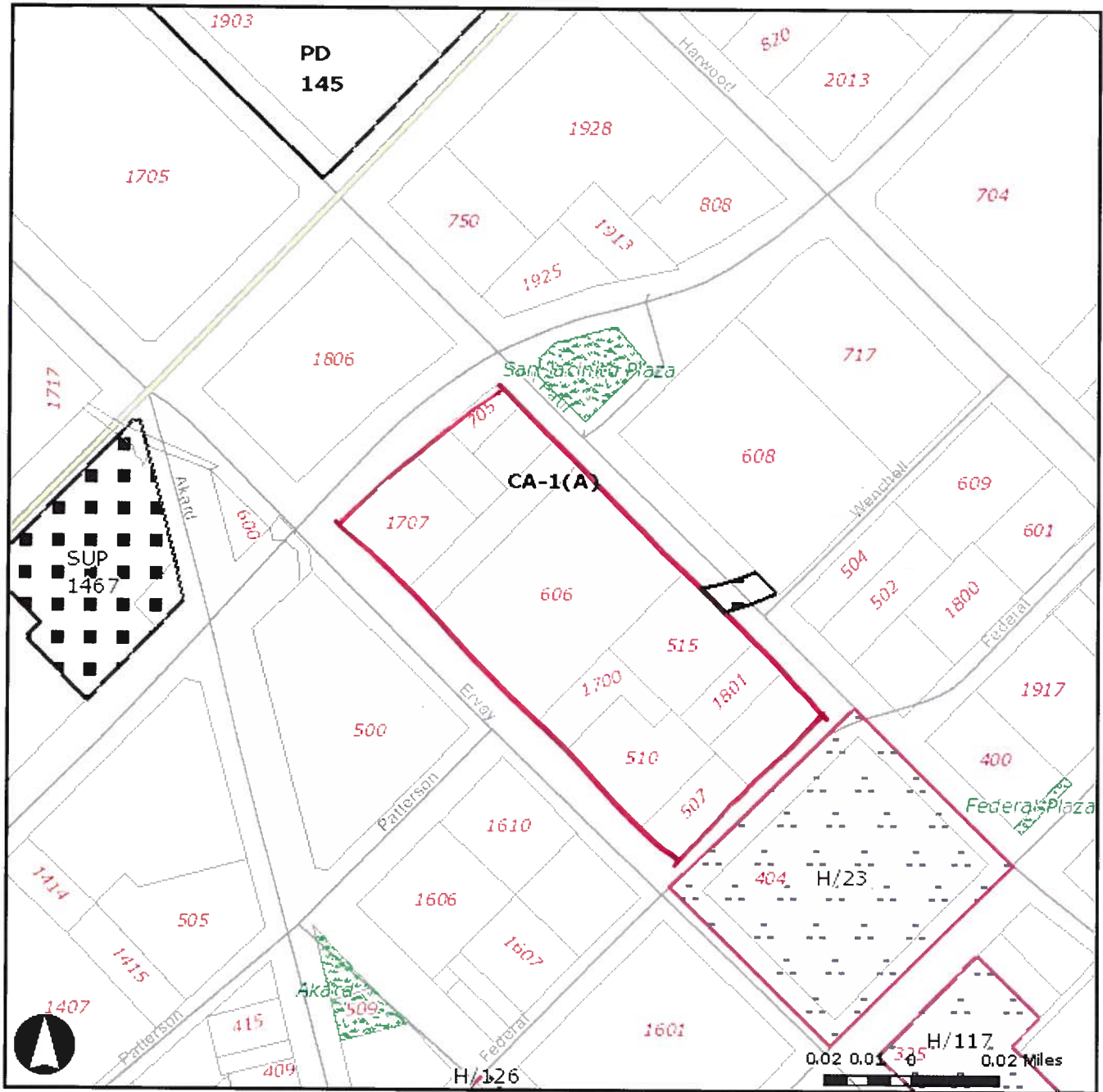
BDA101-047. Application of Walter Guillaume represented by Jon Mindrup for a special exception to the visibility obstruction regulations at 645 N. St. Paul Street. This property is more fully described as Lots 1, 2, 3, 4, 5 and 6 in city blocks 238, 239 and 240 and is zoned CA-1(A), which requires a 45 foot visibility triangle at street intersections. The applicant proposes to construct and maintain a nonresidential structure in required visibility obstruction triangles at street intersections, which will require a special exception to the visibility obstruction regulation.

Sincerely,

Batsheba Antebi
Batsheba Antebi, Building Official



City of Dallas Zoning



City Boundaries



County



Certified Parcels



DISD Sites



Council Districts



Waterways



SUP



Dry Overlay



D



D-1



Historic Overlay



Historic Subdistricts



NSO Overlay



PD193 Oak Lawn



PDS Subdistricts



Base Zoning



Floodplain



100 Flood Zone



Mill's Creek



Peak's Branch



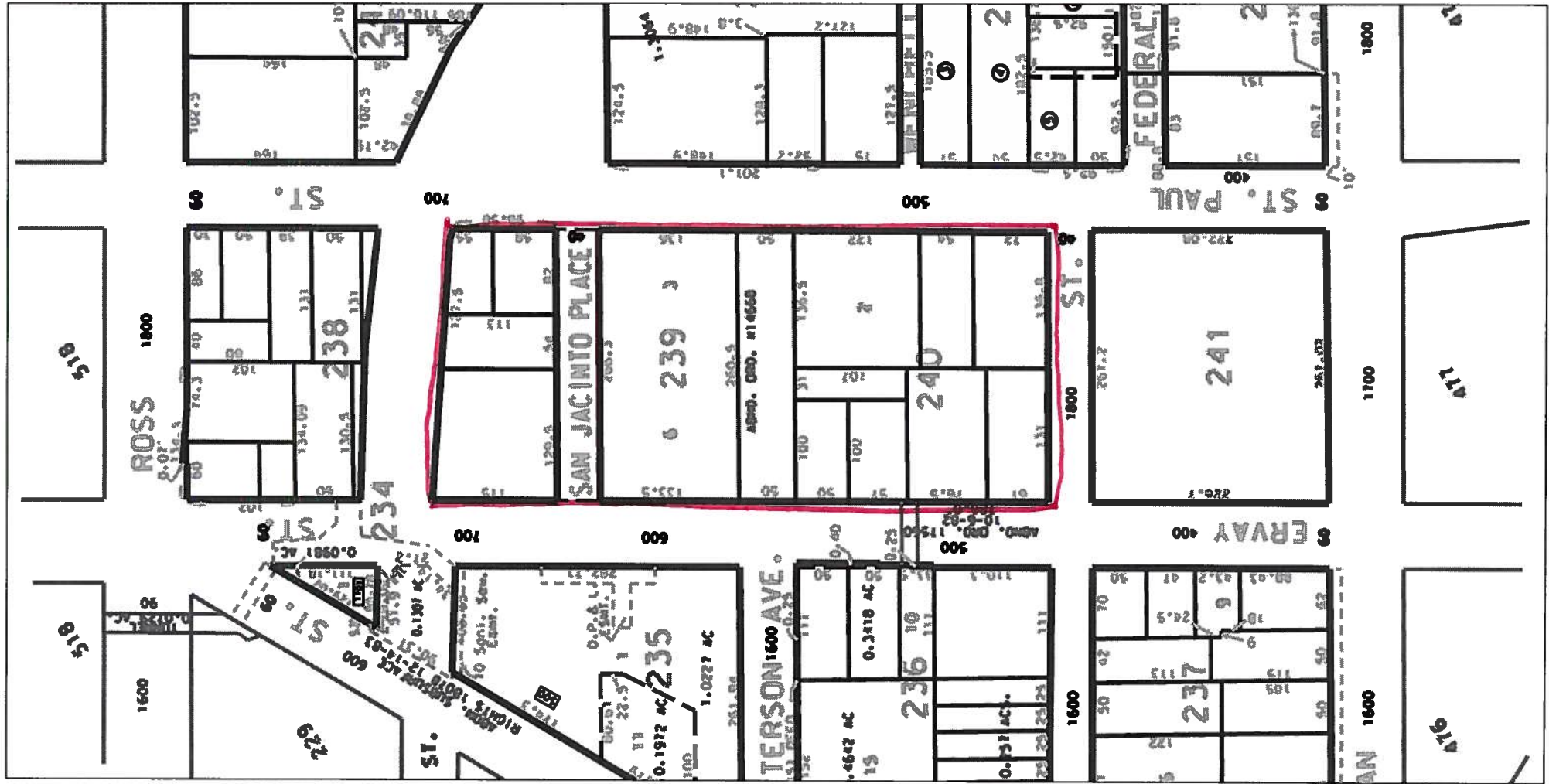
X PROTECTED BY LEVEE



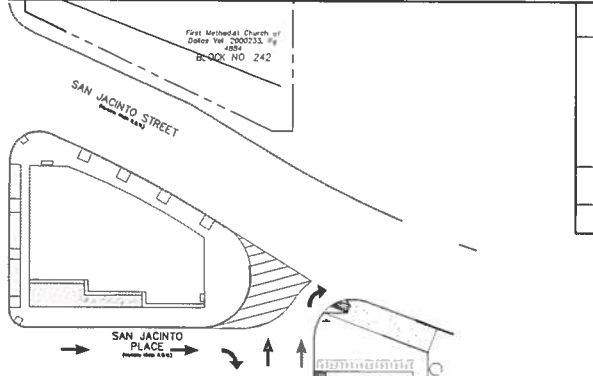
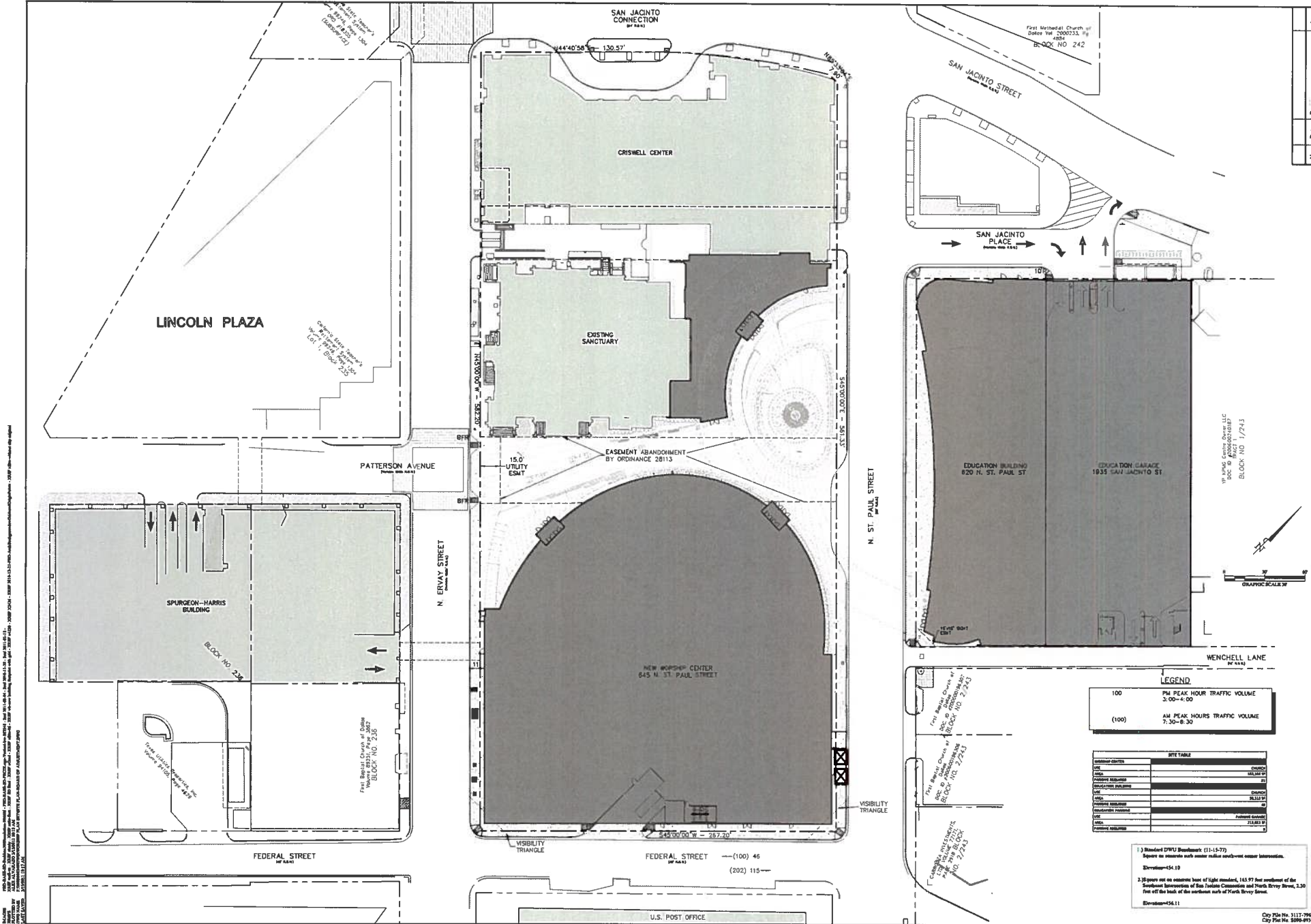
Environmental Corridors



0.02 0.01 0.02 Miles



C:\tax_plats\0234.dgn 3/29/2011 3:05:24 PM



LEGEND

100	PM PEAK HOUR TRAFFIC VOLUME 3:00-4:00
(100)	AM PEAK HOURS TRAFFIC VOLUME 7:30-8:30

DATE TABLE

DATE	DESCRIPTION

1) Standard DWV Benchmark: (11-15-77)
 Report on concrete curb corner radius curb-out corner intersection.
 Elevation=454.10
 2) 10' space over no concrete base of light standard, 165' 97" feet southeast of the
 Southeast Intersection of San Jacinto Connection and North Ervay Street, 5.30
 feet off the back of the southeast curb of North Ervay Street.
 Elevation=456.11

No.	Date	Revisions	App.

HGA
Hart, Gaugler & Associates, Inc.
 Civil Engineering
 1380 N. Central Expressway
 Dallas, TX 75243
 972-299-5111 / 972-298-9045 (Fax)
 1001 RICHARDSON ROAD, SUITE 1000 (FLOOR PLAN)

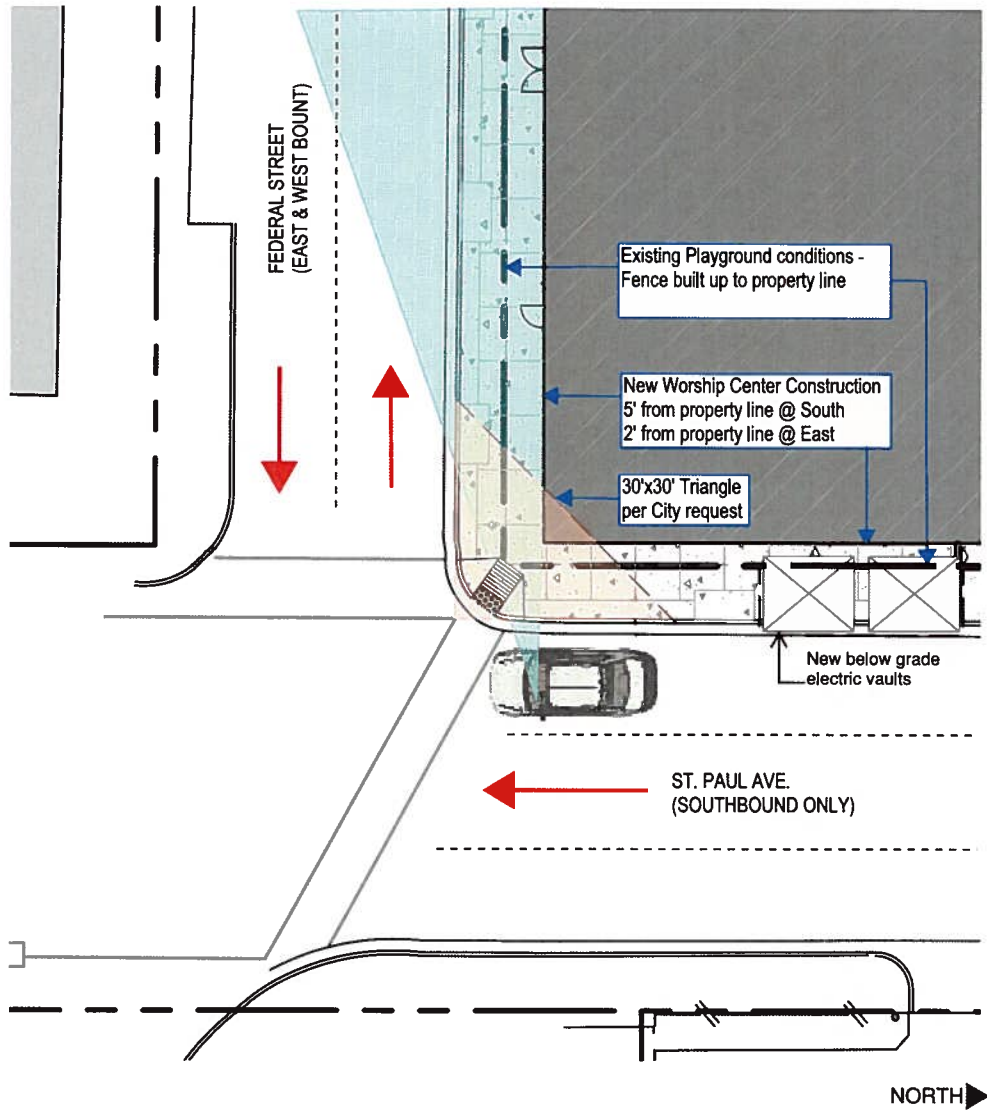
FIRST BAPTIST CHURCH
DALLAS, TEXAS

SITE PLAN

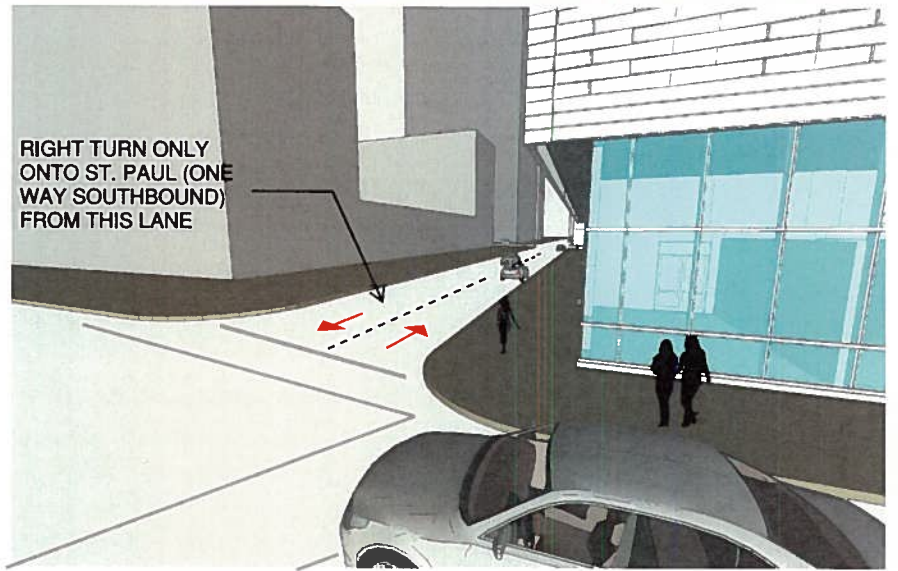
Scale:	AS SHOWN
Designed by:	CSA
Drawn by:	CSA
Checked by:	JMB
Date:	04/26/2011
Project No.:	30004

SHEET

City File No. 3117-7964
 City File No. 3096-073

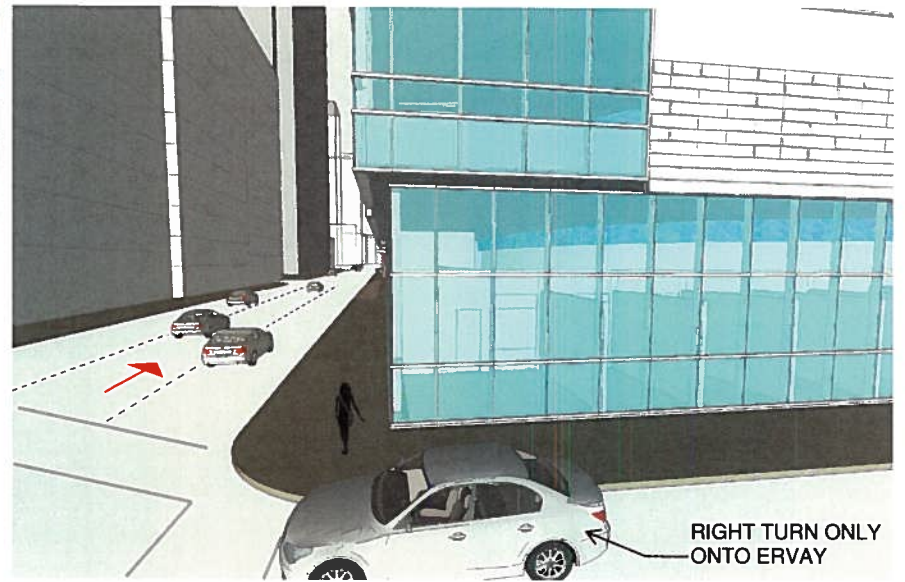
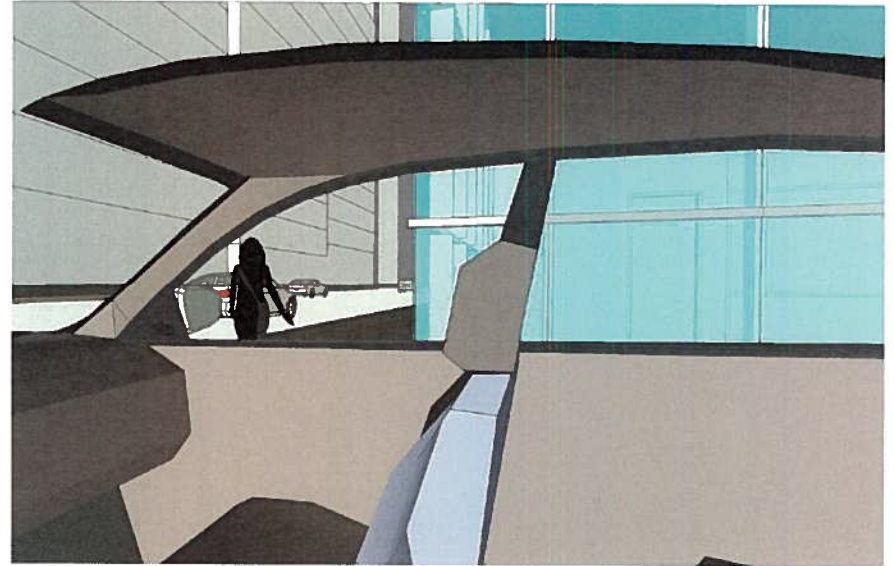
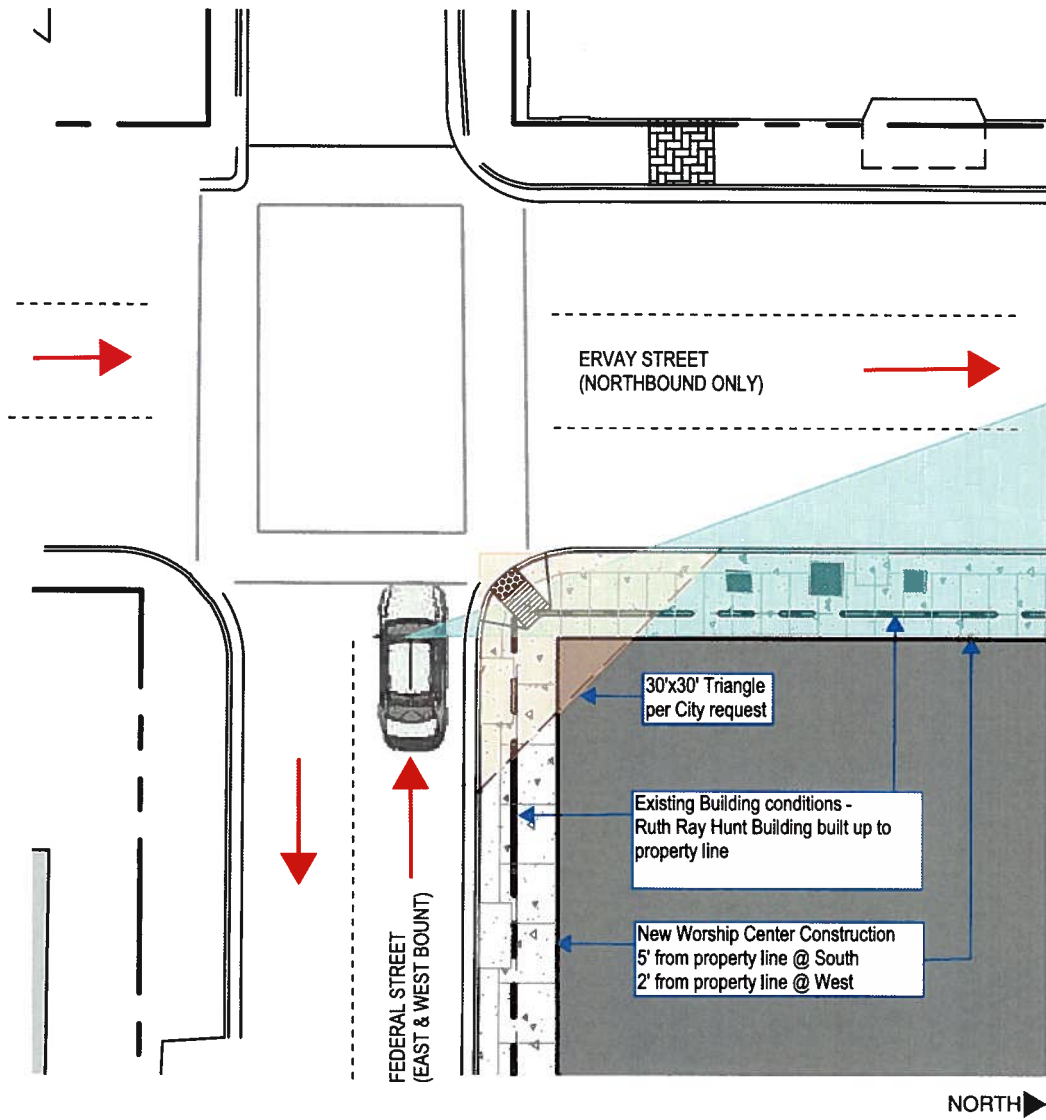


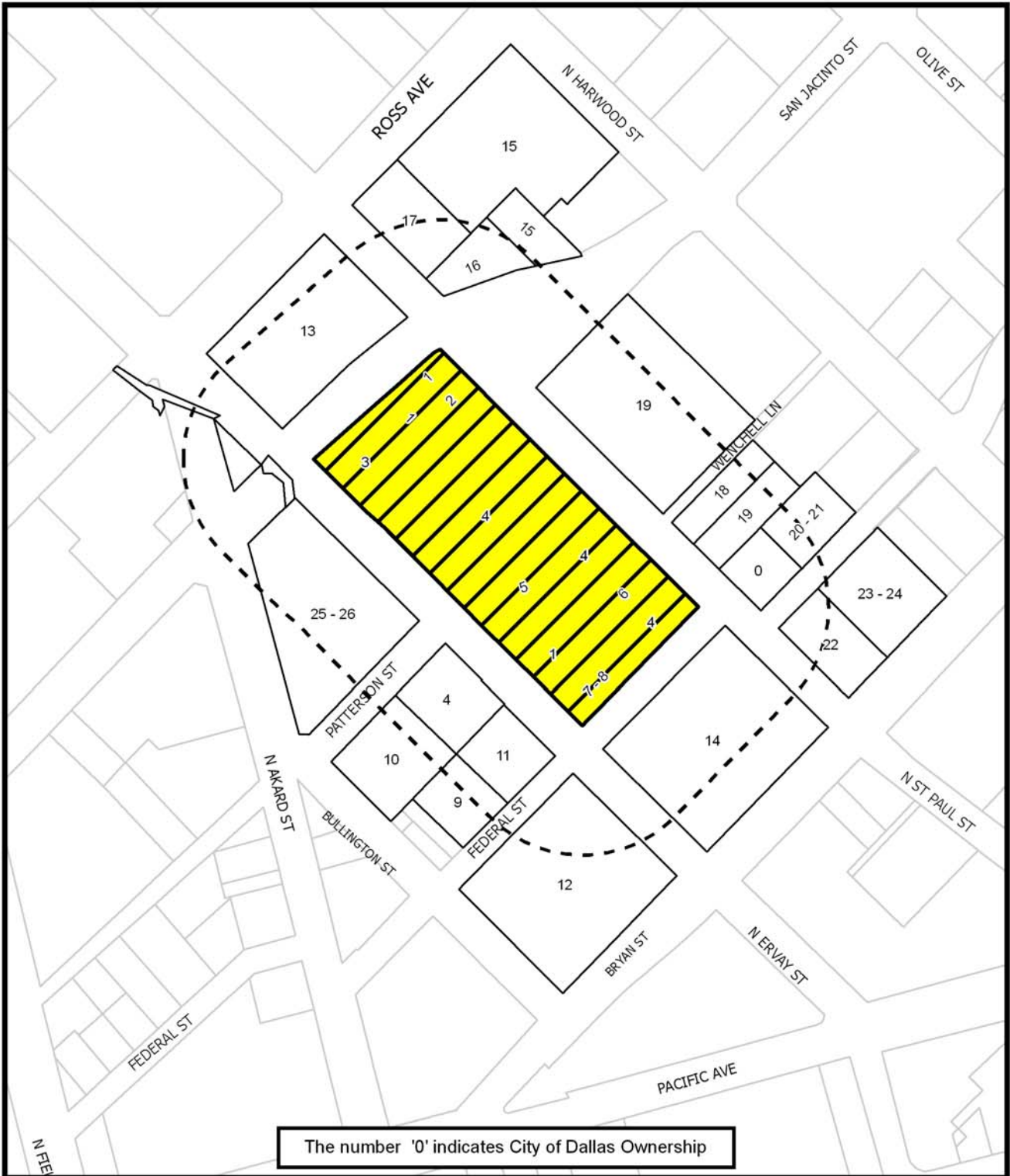
FBCD



VISION TRIANGLE - ST. PAUL AND FEDERAL STREETS







The number '0' indicates City of Dallas Ownership


 1:2,400

NOTIFICATION

200'	AREA OF NOTIFICATION
27	NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: **J-7**
 Case no: **BDA101-047**

DATE: May 24, 2011

Notification List of Property Owners

BDA101-047

27 Property Owners Notified

Label #	Address	Owner
1	705 ST PAUL	FIRST BAPTIST CHURCH OF DALLAS EXEMPT 1974
2	701 ST PAUL	FIRST BAPTIST CHURCH OF DALLAS EXEMPT 1971
3	1707 SAN JACINTO	FIRST BAPTIST CHURCH OF DALLAS EXEMPT 1946
4	606 ST PAUL	FIRST BAPTIST CHURCH OF DALLAS
5	1700 PATTERSON	FIRST BAPTIST CHURCH OF DALLAS EXEMPT 1961
6	1801 FEDERAL	FIRST BAPTIST CHURCH OF DALLAS EXEMPT 1976
7	507 ST PAUL	FIRST BAPTIST CHURCH OF DALLAS
8	717 HARWOOD	DALLAS PT 717 NORTH HARWOOD STREET OFFICE LTD
9	1607 FEDERAL	TEXAS UTILITIES ELEC CO % STATE & LOCAL TAX DEPT
10	1608 PATTERSON	FIRST BAPTIST CHURCH OF DALLAS
11	509 ERVAY	FIRST BAPTIST CHURCH OF DALLAS
12	1601 BRYAN	STATE ST BK & TR CO CT TR DONALD E SMITH VICE PRES
13	600 ROSS	CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM
14	404 ERVAY	POSTAL PARTNER LP
15	1928 SAN JACINTO	FIRST UNITED METHODIST CHURCH
16	1925 SAN JACINTO	FIRST UNITED METHODIST CHURCH OF DALLAS
17	750 ST PAUL	ST PAUL PL ACQUISITION % DMT LLC
18	504 ST PAUL	DALTON WILLIAM E JR ETAL
19	608 ST PAUL	FIRST BAPTIST CHURCH OF %MS SHERRYN CATES

20	1800	FEDERAL	YPI ONE DALLAS CENTRE LLC % YOUNAN PROPERTIES INC
21	1802	FEDERAL	YPI ONE DALLAS CENTRE LLC % YOUNAN PROPERTIES INC
22	400	ST PAUL	JAGN GROUND ACQUISITION LLC SUITE 140 312
23	1917	BRYAN	ONE DALLAS CENTRE ASSOC LP % TAYLOR SIMPSON GRP
24	1909	BRYAN	YPI ONE DALLAS CENTRE LLC % YOUNAN PROPERTIES INC
25	500	AKARD	CALIFORNIA STATE TEACHERS RETIREMENT SYSTEM
26	500	AKARD	CALIFORNIA STATE TEACHERS RETIRMENT SYSTEM
27	700	ERVAY	ONE LINCOLN PLAZA JV

FILE NUMBER: BDA 101-055

BUILDING OFFICIAL'S REPORT:

Application of Karl A Crawley for a special exception to the tree preservation regulations at 3831 N. Prairie Creek Road. This property is more fully described as Lot 1 in City Block A/6780 and is zoned PD-836 which requires mandatory tree mitigation. The applicant proposes to construct a structure and provide an alternate tree mitigation plan which will require a special exception.

LOCATION: 3831 N. Prairie Creek Road.

APPLICANT: Karl A Crawley

REQUEST:

- A special exception to the tree preservation regulations is requested in conjunction with not fully mitigating protected trees removed/to be removed on a site being developed with (according to the application and attached document) an institutional/public middle school use (Ann Richards Middle School).

STAFF RECOMMENDATION:

Denial

Rationale:

- The applicant has not substantiated how strict compliance with the requirements of Tree Preservation Regulations will unreasonably burden the use of the property; and that the special exception will not adversely affect neighboring property.
- The City's Chief Arborist recommends denial of this request.

STANDARD FOR A SPECIAL EXCEPTION TO THE TREE PRESERVATION REGULATIONS:

The board may grant a special exception to the 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.

GENERAL FACTS:

- The Dallas Development Code states that the Tree Preservation, Removal, and Replacement Regulations apply to all property in the city except for: a) lots smaller than two acres in size that contain single family or duplex uses; and b) lots in a planned development district with landscaping and tree preservation regulations that vary appreciably from those in the provisions set forth in Chapter 51A.
- The Dallas Development Code states that if a tree removal application is approved, one or more healthy replacement trees must be planted in accordance with the following requirements:
 1. Quantity. The total caliper of replacement trees must equal or exceed the total caliper of the protected trees removed or seriously injured.
 2. Species. A replacement tree must be one of the specific “approved replacement trees” listed, and no one species of tree may constitute more than 30 percent of the replacement trees planted on a lot or tract.
 3. Location. The replacement trees must be planted on the lot from which the protected tree was removed or seriously injured, except as otherwise allowed by the code as an “alternate method of compliance with tree replacement requirements.” Replacement trees may not be planted within a visibility triangle, a water course, or an existing or proposed street or alley.
 4. Minimum size. A replacement tree must have a caliper of at least two inches.
 5. Timing. Except as otherwise provided in the code, all replacement trees must be planted within 30 days after the removal or serious injury of the protected trees.

If the property owner provides the building official with an affidavit that all replacement trees will be planted within six months, the building official shall permit the property owner to plant the replacement trees during the six-month period.

If the property owner provides the building official with a performance bond or letter of credit in the amount of the total cost of purchasing and planting replacement trees, the building official may permit the property owner up to 18 months to plant the replacement trees with the following restrictions:

- For single family or multifamily developments, at least 50 percent of the total caliper of replacement trees must be planted before 65 percent of the development has received a final building inspection or a certificate of occupancy, and all replacement trees must be planted prior to the completion of the development; and
- In all other cases, the replacement trees must be planted prior to the issuance of a certificate of occupancy.

A replacement tree that dies within two years of the date it was planted must be replaced by another replacement tree that complies with the tree preservation regulations.

- The Dallas Development Code provides the following “alternate methods of compliance with tree replacement requirements” if the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the responsible party to plant a replacement tree on the lot where the protected tree was removed or seriously injured (the “tree removal property”):
 1. Donate the replacement tree to the city’s park and recreation department.
 2. Plant the replacement tree on other property in the city that is within one mile of the tree removal property.
 3. Make a payment into the Reforestation Fund.
 4. Grant a conservation easement to the city.
- The applicant has stated on his application that prior to the construction of the middle school being developed on the site, it had been heavily wooded with the majority of trees being multi-trunk cedars where those that fell into the protected tree size range were approximately 4,400 caliper inches.
- The applicant submitted additional information beyond what was submitted with the original application (see Attachment A).
- The City of Dallas Chief Arborist submitted a memo to the Board Administrator and the Chief Board of Adjustment Planner (see Attachment B). The memo stated the following:
 - The applicant is seeking a special exception to the tree mitigation regulations of Article X.
 - Trigger:
New construction of a new school campus
 - Deficiencies:
Staff has concluded the overall mitigation requirements is 5,710 caliper inches (not 5,868 inches reported by the applicant) after adjustments of trees determined by staff during plan review.
The mitigation was reduced further by credits through PD 836, Section 51P-836.113 (c), “Tree Preservation, Removal, and Replacement,” and with credit (reduction) of 1,119 caliper inches for a total mitigation requirement of 4,591 caliper inches.
After planting 752 caliper inches for landscaping and mitigation on the property, the overall mitigation requirement for the property will be 3,839 caliper inches, or 67.2 percent of the initial requirement.
 - Factors:

City Council approved PD 836 on January 5, 2011. The ordinance modified the provisions of Article X with the following:

“Except as provided in this section, tree preservation, removal, and replacement must be in accordance with Article X.”

Protected trees removed from an approved water detention area are not subject to the mitigation requirements in Sections 51A-10.134 (Replacement) and 51A-10.135 (Alternate Methods of Replacement).

For a public school:

- i. replacement trees may be planted on any DISD site within five miles of the property – Article X limits other properties to one mile.
- ii. Protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches (1/2) of conserved protected tree within a 100-year flood plain; and
- iii. Protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected tree not located in a 100 year floodplain. (- 1,119”)

Historically, the site had been mostly use for agriculture. The majority of tree on the property are considered “pioneer” or early succession stage trees. These are fast growing and rapidly expansive trees that will cover a large area fairly quickly. Aerial imagery dating back to 1956 has shown the advanced tree cover was relatively young and dense. They were established on lands left without management once the agricultural use had ended. Most of the trees were bois-d’arc, cedar, and mesquite which are represented as non-protected in some circumstances in city ordinance. The other primary trees were hackberry and elm and a few select large trees. The larger trees were grouped in the northern and western fringes of the property near the creek. The areas of the most intense protected tree removal were in proximity of the ball fields on the north side nearest the creek. The areas of conservation are also included along the creek. The smaller cedar trees are derived from the larger parents.

The applicant has stated DISD is implementing significant green technologies including geo-thermal energy to reduce its impact of the community energy demands.

The applicant requests to reduce the mitigation to “a minimum of 1,850 inches of trees for the site.” The amount is 32.4 percent of the overall mitigation prior t o PD reductions.

Calculations when removing all cedars:

5,710 – 4,035 = 1,675 caliper inches. Applicant proposes a minimum of 1,850 inches.

1,110 inches subtraction of conservation area (Planned Development)

752 inches for planting on site (Article C per building permit review)

- Recommendation

- Denial.
- The Council-approved Planned Development make no inference toward tree mitigation reduction by a species removal from the protected tree list but does specifically provide exemption for detention areas, credits for preserving trees, and an extension of an existing method of mitigation.
- Alternatively the Chief Arborist recommends exempting from mitigation all “cedar” trees 16 caliper inches or less (Article X protects trees 12 inches and greater). All exemptions and credits per PD 836 would apply.
- Calculations (for informational purposes):
 - 5,710” – 1,868” = 3,842” (All protected cedars 17” and greater = 1,868”).
 - 1,119” subtraction for conservation area (Planned Development)
 - 752” for planting on site (Article X per building permit review)
 - 1,971” to complete per alternate methods under Article X, including PD amended 5-mile planting range.
- The exception would be for definition of protected tree only (51A-10.101).

BACKGROUND INFORMATION:

Zoning:

Site: PD 836 (Planned Development)
North: LI (Light Industrial)
South: R-7.5(A) (Single family 7,500 square feet)
East: R-7.5(A) (Single family 7,500 square feet)
West: R-7.5(A) (Single family 7,500 square feet)

Land Use:

The site is currently being developed with an institutional/public school use (Ann Richards Middle School). The areas to the north and west appear to be undeveloped; and the areas to the east and south are developed with single family uses.

Zoning/BDA History:

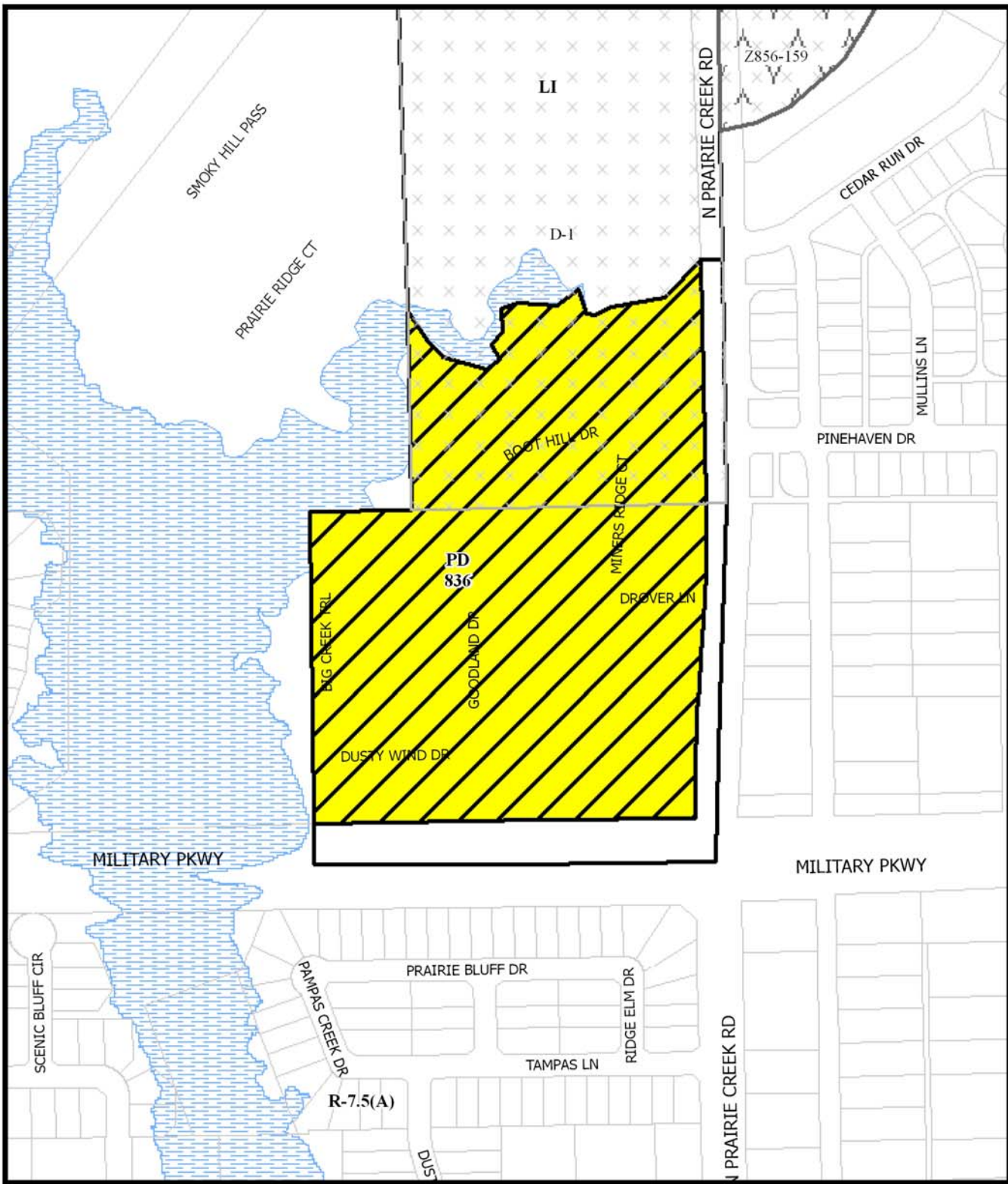
- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Z 045-304, Property at the northwest corner of Military Parkway and N. Prairie Creek Road (the subject site) | <p>On January 5, 2011, the City Council approved Planned Development District 836 on property that had been zoned LI (Light Industrial) and R-7.5(A) (Single family).</p> |
|--|---|

Timeline:

- April 22, 2011: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- May 18, 2011: The Board of Adjustment Secretary randomly assigned this case to Board of Adjustment Panel B.
- May 19, 2011: 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 May 26th deadline to submit additional evidence for staff to factor into their analysis; and the June 3rd 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 26, 2011: The applicant forwarded additional information beyond what was submitted with the original application (see Attachment A).
- May 31, 2011: The Board of Adjustment staff review team meeting was held regarding this request and the others scheduled for June public hearings. Review team members in attendance included: the Board of Adjustment Chief Planner, the Board Administrator, the Board of Adjustment Senior Planner, the Building Inspection Senior Plans Examiner/Development Code Specialist, the Sustainable Development and Construction Department Project Engineer, and the Assistant City Attorneys to the Board.
- June 2, 2011: The Sustainable Development Department Project Engineer submitted a review comment sheet marked “Has no objections if certain conditions are met” with the following comments: “Comply with all C.O.D visibility and floodplain requirements.”
- June 6, 2011: The City of Dallas Chief Arborist submitted a memo that provided his comments regarding the request (see Attachment B).

STAFF ANALYSIS:

- The request focuses on not fully mitigating protected trees removed/to be removed on a site being developed with (according to the application and attached document) an institutional/public middle school use (Ann Richards Middle School).
- The applicant has the burden of proof in establishing the following:
 - Strict compliance with the requirements of the Tree Preservation Regulations of the Dallas Development Code will unreasonably burden the use of the property (in this case, a site that is currently under development as an institutional use (Ann Richards Middle School)); and
 - The special exception will not adversely affect neighboring property.
- The City of Dallas Chief Arborist recommends denial of the request.
- If the Board were to grant this request, the site would be “excepted” from full compliance to the tree preservation regulations of the Dallas Development Code.



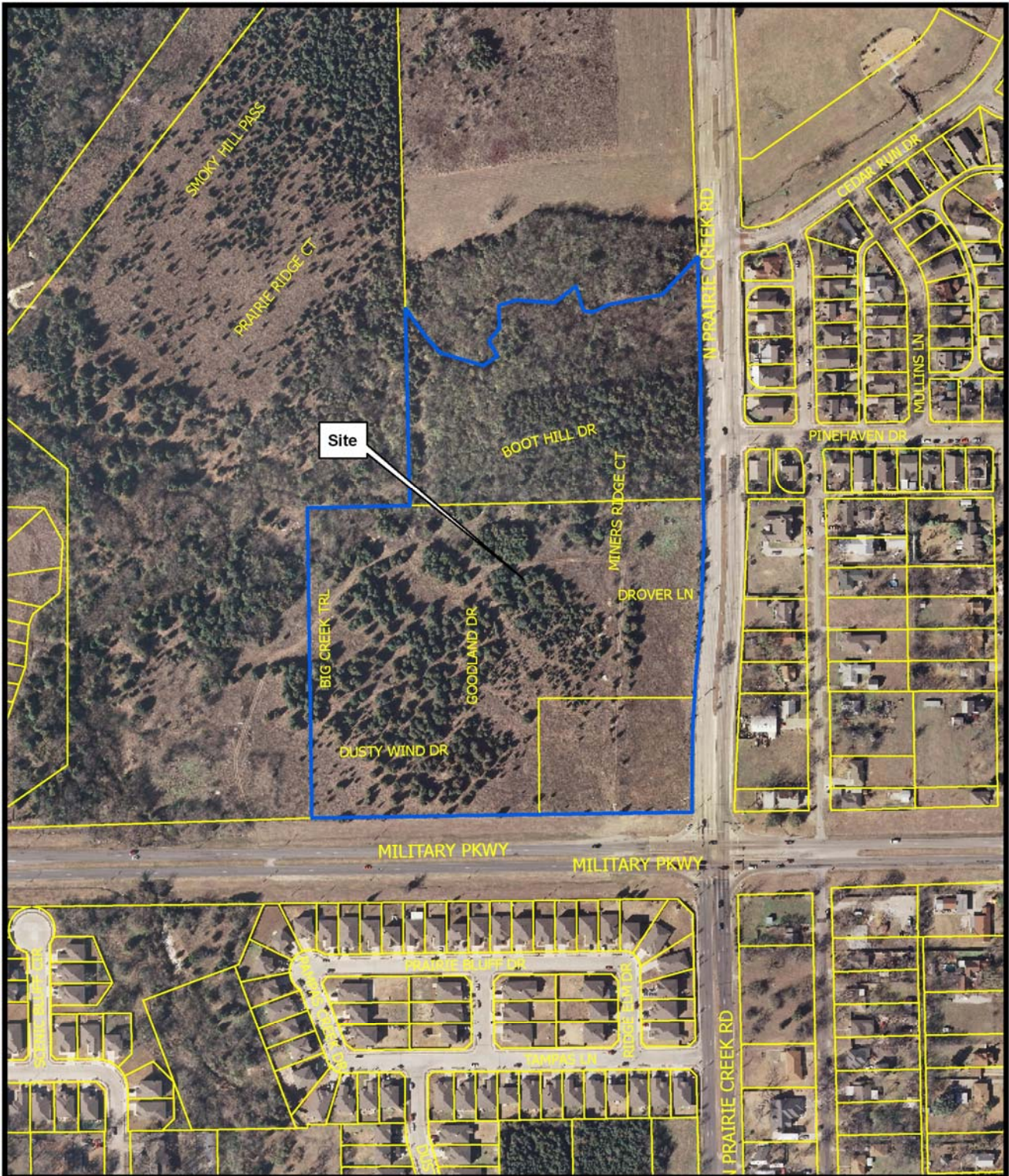
1:3,600

ZONING MAP


Map no: K-10, K-11

Case no: BDA101-055

DATE: May 25, 2011



Site


 1:3,600

AERIAL MAP

Map no: K-10, K-11
 Case no: BDA101-055

DATE: May 25, 2011



May 26, 2011

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

BDA 101-055
Attach A
Pg 1

RE: BDA 101-055; 3831 Prairie Creek Road, Ann Richards Middle School

Mr. Long:

The Dallas Independent School District (DISD) as owner of an approximately 22 acre tract of land at the northwest corner of Prairie Creek Road and Military Parkway, is requesting a Special Exception to Article X of the Dallas Development Code in order to establish an alternate tree mitigation plan. The zoning on the site was recently changed to a Planned Development District to allow the construction of Ann Richards Middle School. The Planned Development did not change the Code requirements for tree mitigation. Upon completing a tree survey and the final layout of the building and Geo-Thermal well system and associated fields the total number of caliper inches to be mitigated was determined. That total was 5868 inches, not including the areas set aside in the PD for Conservation or those areas in easements as allowed by the Code.

The majority of the trees on the site were Cedar trees with by far the largest majority of those trees being multi-trunk Cedars. Many of the multi-trunk Cedars had a main trunk less than either 10" or 12" which would not be counted if it was the only trunk, but with the additional trunk(s) these trees were counted towards the mitigation requirement, per the Code. The total inches of multi-trunk Cedar trees out of the total mitigation is 4035 inches. The remainders of these trees are larger single trunk Cedars and some hardwood trees.

The proposed middle school will include a full complement of athletic facilities, including a baseball field, softball field, two tennis courts, an outdoor basketball court and a regulation football practice field and track. All of these facilities must be free of

MASTERPLAN
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Dallas, Texas 75202

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Development and Zoning Consultants

trees and the majority of them are green open space and non-permeable. This need of open space without trees is further expanded by the energy saving geo-thermal heating and cooling system for the school. The Geo-Thermal system will include over 300 wells which will be used to heat and cool water to be used in the heat exchange system for heating and cooling the school. These wells for the most part will be placed under the athletic fields but other area will need to be aside to accommodate the number of wells. The well field must also be free of trees but will be grass covered open space. The wells and associated pipes are all underground.

The landscaping proposed for the school will comply with Article X with slight modifications in the PD. The number of street and site trees will meet or exceed the Code requirements, the only Special Exception that the District is requesting is the amount of inches that must be mitigated. The Code sets up a set of findings for the Board to judge a Special Exception request. In the following I will go through that list.

(1) "strict compliance with the requirements of this article will unreasonably burden the use of the property" the use of this site for most if not all uses would require the removal of most if not all trees, the use of the site for a public school, in this case a middle school, puts an even bigger requirement on the removal of trees. The mitigation of over 5800 inches could increase the budget for the school and would likely mean a reduction in the facilities available for the students or the elimination of the geo-thermal system.

(2) "the special exception will not adversely affect neighboring property" The school site is bordered on the south and east by major thoroughfares. On the south is Military Parkway with a 200+ foot right-of way with four lanes of pavement; on the east is Prairie Creek with six lanes and 100 feet of right-of-way. As mentioned earlier the Code required street trees are being provided so there will be no affect to the residential areas across these streets. The area to the north is undeveloped land zoned an industrial district. That tract of land is divided from the school site by a 100 year flood plain which is heavily forested and will remain. The area to the west is zoned residential and is separated by an even larger portion of the heavily wooded flood plain.

The Board is also given a set of factors to consider in granting a Special Exception:

(1) "the extent to which there is residential adjacency" As mentioned above there is residential zoning on three sides of the school site. The areas to the south and east are separated from the school by a right-of-way with a minimum width of 100 feet and street trees are located along each of these frontages. The area to the west is separated by a heavily wooded flood plain (mostly more evergreen Cedars) with a

width of approximately 500 feet. This side of the school is also the athletic fields. The reduction in tree mitigation will not affect these areas.

(2) "the topography of the site" The school site slopes approximately 30 feet down from the intersection of Prairie Creek of Military Parkway to the west. This slope will require extensive leveling and benching the site for the school.

(3) "the extent to which landscaping exists for which no credit is given under this article" The District has set up Conservation Areas in the PD in order to receive credit for preserved trees, so they are getting credit for that tree preservation.

(4) the extent to which other existing or proposed amenities will compensate for the reduction of landscaping" As mentioned earlier a large portion of the site is being set aside for athletic facilities which for the most part are green open space. These facilities are available for both school and outside use for the public's benefit. Another large portion of the area which must be cleared of trees is for the before mentioned geo-thermal well field which will provide an alternative "Green" energy source for the school, which will benefit everyone. These amenities and energy reductions more than compensate for a reduction in tree mitigation.

The District is proposing as an alternative to full mitigation to eliminate the requirement to mitigate for multi-trunk Cedar trees. I have attached a listing of the trees which were surveyed on the site and removed to allow the construction of the campus. Of this total of approximately 5800 inches of removed protected trees, 4000+ inches are multi-trunk Cedars. Instead of using a hard to determine guideline of not counting multi-trunk Cedars, at this time I am proposing that the District be required to mitigate a minimum of 1850 inches of trees for the site. The mitigation would have to comply with Code allowed methods as specified in Section 51A-10.135. I believe this alternative meets all of the criteria established for the Board to grant a Special Exception.



Karl A Crawley
President

Point #	Type	Size	Inches to be Mitigated	Multi-trunk cedar
61403	CEDAR ELM	12"	12	
61404	CEDAR ELM	9"	9	
61405	CEDAR ELM	9"	9	BDA 101-055
61626	CEDAR ELM	12"	12	Attach A
61627	CEDAR ELM	12"	12	Pg 4
61672	CREPE MYRTLE	2"	-	
62203	CEDAR	5"/5"	-	
62204	CEDAR	7"/5"	-	
62472	CEDAR	11"	-	
62557	CEDAR ELM	4"/3"	-	
62565	BOIS D'ARC	20"	-	
62566	CEDAR	6"/6"	-	
62579	CEDAR	8"/5"	13	-13
62629	CEDAR	4"/4"/4"	-	
62630	MESQUITE	4"/3"/3"/3"	-	
62635	CEDAR	5"/5"/5"	-	
62638	CEDAR	7"/6"/6"/5"	13	-13
62658	CEDAR	9"/9"	18	-18
62659	CEDAR	6"/5"	-	
62660	CEDAR	6"/5"/5"	-	
62661	CEDAR	6"/5"	-	
62682	CEDAR	6"/6"/6"/5"	12	-12
62686	CEDAR	8"/7"/6"/6"/5"	14	-14
62695	CEDAR	9"/6"/5"/5"	14	-14
62703	CEDAR	8"/7"	15	-15
62708	CEDAR	8"/6"/5"/4"/4"	13	-13
62709	CEDAR	9"/4"/4"	13	-13
62710	CEDAR	8"	-	
62711	CEDAR	10"/7"/6"/5"	16	-16
62715	CEDAR	5"/5"/5"/4"/4"	-	
62716	CEDAR	8"	-	
62717	CEDAR	7"	-	
62718	CEDAR	6"/5"/4"	-	
62719	CEDAR	9"	-	
62720	CEDAR	6"	-	
62721	CEDAR	7"	-	
62723	CEDAR	6"	-	
62786	MESQUITE	7"/7"	-	
62823	MESQUITE	10"	-	
63007	CEDAR	8"	-	
63008	CEDAR	6"	-	
63009	CEDAR	6"	-	
63010	CEDAR	7"	-	
63011	CEDAR	7"	-	
63012	CEDAR	9"	-	
63013	CEDAR	6"	-	
63014	CEDAR	6"	-	
63015	CEDAR	9"	-	
63016	CEDAR	6"	-	
63017	CEDAR	7"	-	
63018	CEDAR	6"/7"	12	
63019	CEDAR	9"	-	
63020	CEDAR	7"/5"/4"	-	
63021	CEDAR	9"	-	
63022	CEDAR	13"	13	
63023	CEDAR	8"	-	
63024	CEDAR	7"/6"	13	
63025	CEDAR	12"/9"	22	-22
63026	CEDAR	6"	-	
63027	CEDAR	6"/6"	-	
63028	CEDAR	6"	-	
63029	CEDAR	7"	-	
63030	CEDAR	7"	-	
63031	CEDAR	9"	-	
63032	CEDAR	8"	-	
63033	CEDAR	6"/4"/3"	-	
63034	CEDAR	7"	-	

63186	HACKBERRY	7"/5"	-	
63188	CEDAR	6"	-	
63189	CEDAR	6"	-	
63190	BOIS D'ARC	6"/6"	-	
63191	CEDAR	8"	-	
63192	HACKBERRY	6"	-	
63193	BOIS D'ARC	6"	-	
63194	CEDAR	6"	-	
63195	BOIS D'ARC	9"/8"/6"	-	
63196	CEDAR	11"	-	
63197	CEDAR	9"	-	
63198	BOIS D'ARC	6"/5"	-	
63199	HACKBERRY	7"	-	
63200	CEDAR	8"	-	
63201	CEDAR	12"	12	
63202	CEDAR	7"	-	
63203	CEDAR	6"	-	
63204	BOIS D'ARC	7"/4"/3"	-	
63205	HACKBERRY	6"	-	
63206	CEDAR	6"	-	
63207	CEDAR	6"	-	
63208	CEDAR	9"	-	
63209	CEDAR	9"	-	
63210	CEDAR	12"	12	
63211	BOIS D'ARC	7"/6"	-	
63212	CEDAR	10"	-	
63213	HACKBERRY	6"	-	
63214	CEDAR	6"	-	
63215	CEDAR	6"/5"	-	
63216	CEDAR	6"	-	
63217	CEDAR	6"	-	
63218	CEDAR	10"	-	
63219	CEDAR	7"	-	
63220	HACKBERRY	7"/5"	-	
63222	CEDAR	6"	-	
63223	CEDAR	7"	-	
63224	CEDAR	11"	-	
63225	HACKBERRY	6"	-	
63226	BOIS D'ARC	12"	-	
63227	CEDAR	12"	12	
63228	HACKBERRY	11"	-	
63229	CEDAR	7"	-	
63230	CEDAR	9"	-	
63231	CEDAR	9"	-	
63232	CEDAR	12"/8"/6"	19	-19
63233	CEDAR	7"	-	
63234	CEDAR	12"	12	
63235	BOIS D'ARC	12"	-	
63236	CEDAR	11"	-	-11
63237	BOIS D'ARC	9"/5"/4"	-	
63238	CEDAR	6"	-	
63239	CEDAR	7"	-	
63240	CEDAR	7"	-	
63241	CEDAR	9"	-	
63242	BOIS D'ARC	9"	-	
63243	CEDAR	8"	-	
63244	CEDAR	8"/6"	14	-14
63245	CEDAR	11"	-	
63246	BOIS D'ARC	6"/6"	-	
63247	CEDAR	12"	12	
63249	CEDAR	15"	15	
63250	CEDAR	15"	15	
63252	CEDAR	12"/11"/10"	21	-21
63253	CEDAR	6"	-	
63254	CEDAR	7"	-	
63255	CEDAR	6"	-	
63256	BOIS D'ARC	10"	-	
63257	HACKBERRY	7"	-	
63258	CEDAR	12"	12	
63259	BOIS D'ARC	8"/7"/5"	-	
63260	CEDAR	8"	-	
63267	CEDAR	14"	14	

63269	CEDAR	12"	12	
63270	CEDAR	12"	12	
63271	CEDAR	12"	12	
63272	CEDAR	9"	-	
63273	BOIS D'ARC	8"	-	
63274	CEDAR	8"	-	
63275	CEDAR	11"/9"	20	-20
63276	CEDAR	8"	-	
63277	CEDAR	8"	-	
63278	CEDAR	14"	14	
63279	CEDAR	8"	-	
63280	CEDAR	11"/9"	20	-20
63281	BOIS D'ARC	8"/4"/4"	-	
63282	CEDAR	12"/10"	22	-22
63283	CEDAR	9"/6"/5"	-	
63284	CEDAR	12"	12	
63285	CEDAR	16"	16	
63286	CEDAR	10"	-	
63287	HACKBERRY	9"	-	
63288	BOIS D'ARC	6"/6"	-	
63289	CEDAR	16"	16	
63290	HACKBERRY	6"	-	
63291	CEDAR	8"	-	
63292	BOIS D'ARC	8"	-	
63293	CEDAR	8"	-	
63294	CEDAR	6"/6"/5"	12	-12
63295	CEDAR	14"/12"	26	-26
63296	CEDAR	11"	-	
63297	CEDAR	7"	-	
63298	CEDAR	11"	-	
63299	BOIS D'ARC	6"/6"/5"/5"	-	
63300	CEDAR	12"/9"/7"	20	-20
63301	CEDAR	10"	-	
63302	BOIS D'ARC	6"	-	
63303	CEDAR	14"	14	
63304	CEDAR	12"	12	
63305	CEDAR	10"	-	
63306	CEDAR	6"	-	
63307	HACKBERRY	6"	-	
63308	CEDAR	21"	21	
63309	CEDAR	18"	18	
63310	BOIS D'ARC	8"/8"/6"	-	
63311	CEDAR	6"	-	
63312	CEDAR	8"	-	
63313	CEDAR	6"	-	
63314	CEDAR	7"	-	
63315	CEDAR	11"	-	
63316	CEDAR	7"	-	
63317	BOIS D'ARC	6"	-	
63318	BOIS D'ARC	7"/3"	-	
63319	BOIS D'ARC	9"	-	
63320	CEDAR	8"	-	
63329	BOIS D'ARC	10"	-	
63330	BOIS D'ARC	6"	-	
63331	HACKBERRY	6"	-	
63332	CEDAR	7"	-	
63333	CEDAR	10"/6"	16	-16
63334	HACKBERRY	7"	-	
63337	CEDAR	6"	-	
63338	BOIS D'ARC	9"	-	
63339	HACKBERRY	6"	-	
63340	HACKBERRY	10"	-	
63341	BOIS D'ARC	6"	-	
63342	HACKBERRY	6"	-	
63346	BOIS D'ARC	6"	-	
63347	BOIS D'ARC	8"/3"	-	
63348	CEDAR	8"	-	
65001	ELM	14"	14	
65002	HACKBERRY	12"	-	
65006	ELM	16"	16	
65013	BOIS D'ARC	8"/8"	-	
65014	BOIS D'ARC	15"	-	

65015	CEDAR	14"	14	
65048	HACKBERRY	10"	-	
65049	HACKBERRY	9"	-	
65050	HACKBERRY	11"	-	
65051	HACKBERRY	12"	-	
65052	HACKBERRY	11"	-	
65055	HACKBERRY	10"	-	
65056	HACKBERRY	12"	-	
65058	HACKBERRY	10"	-	
65059	BOIS D'ARC	10"/6"	-	
65060	HACKBERRY	16"/14"	-	
65061	BOIS D'ARC	6"	-	
65064	HACKBERRY	13"/11"/10"	-	
65065	HACKBERRY	12"	-	
65066	HACKBERRY	10"	-	
65068	BOIS D'ARC	10"/10"	-	
65083	BOIS D'ARC	7"/7"/7"	-	
65084	ELM	6"	-	
65085	ELM	8"	8	
65086	ELM	12"	12	
65088	BOIS D'ARC	12"	-	
65089	CEDAR	6"	-	
65090	CEDAR	6"	-	
65091	CEDAR	10"	-	
65092	CEDAR	6"	-	
65093	CEDAR	6"/8"	14	-14
65094	CEDAR	8"	-	
65095	ELM	10"	10	
65096	ELM	12"	12	
65097	ELM	14"	14	
65098	BOIS D'ARC	8"/8"/6"/6"	-	
65114	ELM	12"/12"/10"/6"	26	-26
65120	CEDAR	10"	-	
65121	ELM	8"	8	
65122	ELM	10"	10	
65123	CEDAR	12"	12	
65124	OAK	24"	24	
65125	CEDAR	12"	12	
65132	CEDAR	6"	-	
65133	CEDAR	10"	-	
65134	CEDAR	10"	-	
65135	CEDAR	10"	-	
65136	HACKBERRY	6"	-	
65137	CEDAR	8"	-	
65141	CEDAR	8"	-	
65142	CEDAR	12"	12	
65143	CEDAR	7"	-	
65144	CEDAR	8"	-	
65145	CEDAR	8"	-	
65148	CEDAR	6"	-	
65150	CEDAR	8"	-	
65151	CEDAR	6"	-	
65153	BOIS D'ARC	14"	-	
65154	CEDAR	6"	-	
65155	CEDAR	6"	-	
65156	CEDAR	6"/2"	-	
65157	CEDAR	7"	-	
65158	CEDAR	6"	-	
65159	CEDAR	6"	-	
65160	CEDAR	6"	-	
65161	CEDAR	8"	-	
65162	CEDAR	12"	12	
65163	CEDAR	10"	-	
65164	CEDAR	10"	-	
65166	HACKBERRY	8"	-	
65168	CEDAR	10"	-	
65173	BOIS D'ARC	6"	-	
65175	CEDAR	8"	-	
65177	ELM	22"	22	
65178	LOCUST	7"	-	
65179	HACKBERRY	6"	-	
65180	HACKBERRY	12"	-	

65181	CEDAR	6"	-
65182	LOCUST	6"	-
65184	ELM	20"	20
65185	BOIS D'ARC	12"/12"/7"	-
65187	BOIS D'ARC	8"/4"/4"	-
65188	WILLOW	12"	12
65191	ELM	20"	20
65193	BOIS D'ARC	7"	-
65194	ELM	20"	20
65195	HACKBERRY	10"	-
65196	BOIS D'ARC	8"	-
65200	CHINABERRY	18"/8"	-
65201	HACKBERRY	6"	-
65211	HACKBERRY	18"	-
65212	HACKBERRY	9"	-
65213	HACKBERRY	10"	-
65214	MESQUITE	10"/9"/8"	-
65215	BOIS D'ARC	14"	-
65216	HACKBERRY	12"	-
65217	HACKBERRY	9"	-
65218	HACKBERRY	12"	-
65219	HACKBERRY	6"	-
65220	HACKBERRY	11"	-
65221	HACKBERRY	6"	-
65222	CEDAR	8"	-
65223	HACKBERRY	10"	-
65224	HACKBERRY	12"	-
65225	HACKBERRY	7"	-
65226	HACKBERRY	10"	-
65227	HACKBERRY	10"	-
65228	CEDAR	14"	14
65229	CEDAR	12"	12
65230	CEDAR	10"	-
65231	CEDAR	15"	15
65232	CEDAR	10"	-
65233	CEDAR	14"	14
65234	HACKBERRY	10"	-
65235	CEDAR	6"	-
65236	CEDAR	12"	12
65237	HACKBERRY	8"	-
65238	CEDAR	9"	-
65239	HACKBERRY	6"	-
65240	BOIS D'ARC	12"	-
65241	CEDAR	20"	20
65242	HACKBERRY	8"	-
65246	HACKBERRY	8"	-
65247	HACKBERRY	8"	-
65248	CEDAR	14"	14
65249	HACKBERRY	10"	-
65251	MESQUITE	14"	-
65254	MESQUITE	8"/8"/8"	-
65255	HACKBERRY	10"	-
65257	BOIS D'ARC	10"/10"	-
65258	HACKBERRY	11"	-
65265	HACKBERRY	10"	-
65266	ELM	9"	9
65267	ELM	9"	9
65268	BOIS D'ARC	10"	-
65269	HACKBERRY	10"	-
65270	WILLOW	16"	16
65271	ELM	32"	32
65272	HACKBERRY	14"	-
65273	ELM	14"	14
66001	BOIS D'ARC	7"/7"	-
66002	BOIS D'ARC	7"	-
66003	BOIS D'ARC	6"	-
66004	CEDAR	13"	13
66005	CEDAR	14"/14"	28
66006	BOIS D'ARC	8"	-
66007	BOIS D'ARC	8"	-
66008	CEDAR	10"	-
66009	BOIS D'ARC	10"	-

66010	CEDAR	12"	12
66011	CEDAR	14"	14
66012	CEDAR	12"	12
66013	CEDAR	10"	-
66014	CEDAR	11"	-
66015	ELM	10"	10
66016	CEDAR	10"/10"	20
66017	HACKBERRY	8"	-
66018	CEDAR	11"	-
66019	BOIS D'ARC	12"	-
66020	CEDAR	10"	-
66021	CEDAR	10"	-
66022	CEDAR	12"	12
66023	CEDAR	9"	-
66024	CEDAR	8"	-
66025	CEDAR	6"	-
66026	CEDAR	6"	-
66027	HACKBERRY	6"	-
66028	BOIS D'ARC	15"	-
66029	BOIS D'ARC	9"	-
66030	CEDAR	11"	-
66032	HACKBERRY	8"	-
66033	CEDAR	8"	-
66034	BOIS D'ARC	12"	-
66035	CEDAR	11"	-
66036	HACKBERRY	8"	-
66037	CEDAR	8"	-
66038	CEDAR	9"	-
66039	CEDAR	10"	-
66040	BOIS D'ARC	12"/12"/12"	-
66041	CEDAR	9"	-
66042	CEDAR	10"	-
66043	CEDAR	8"	-
66044	WILLOW	6"	-
66045	CEDAR	8"	-
66046	CEDAR	6"	-
66047	CEDAR	8"	-
66048	CEDAR	9"	-
66049	BOIS D'ARC	7"	-
66050	BOIS D'ARC	6"/6"/6"/6"	-
66051	CEDAR	8"	-
66054	BOIS D'ARC	10"	-
66056	BOIS D'ARC	7"/7"	-
66057	BOIS D'ARC	7"/6"	-
66058	BOIS D'ARC	9"	-
66059	BOIS D'ARC	9"/6"	-
66060	BOIS D'ARC	8"	-
66062	BOIS D'ARC	9"/7"	-
66063	BOIS D'ARC	9"/7"	-
66064	BOIS D'ARC	7"/7"/7"	-
66065	BOIS D'ARC	8"/7"/7"	-
66067	BOIS D'ARC	8"	-
66068	BOIS D'ARC	9"	-
66069	HACKBERRY	12"	-
66070	HACKBERRY	13"	-
66071	CEDAR	10"	-
66072	HACKBERRY	11"	-
66073	HACKBERRY	10"	-
66075	HACKBERRY	12"	-
66076	BOIS D'ARC	8"	-
66077	BOIS D'ARC	7"/6"/6"	-
66079	HACKBERRY	6"	-
66080	HACKBERRY	6"/7"	-
66081	BOIS D'ARC	8"	-
66084	ELM	12"	12
66085	WILLOW	6"	-
66086	WILLOW	9"	9
66087	TREE (UNABLE TO IDENTIFY)	6"	-
66088	HACKBERRY	10"	-
66089	WILLOW	7"	-
66090	WILLOW	10"/7"/6"	10
66092	HACKBERRY	8"	-

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66093	ASH	6"	-	
66094	BOIS D'ARC	8"	-	
66095	BOIS D'ARC	15"/12"/14"	-	
66096	TREE (UNABLE TO IDENTIFY)	7"	-	
66097	TREE (UNABLE TO IDENTIFY)	6"	-	
66098	TREE (UNABLE TO IDENTIFY)	8"	-	
66100	HACKBERRY	7"	-	
66101	BOIS D'ARC	14"	-	
66102	BOIS D'ARC	9"	-	
66103	BOIS D'ARC	12"/12"	-	
66104	BOIS D'ARC	30"	-	
66105	BOIS D'ARC	8"	-	
66106	HACKBERRY	8"	-	
66107	BOIS D'ARC	20"	-	
66108	HACKBERRY	7"	-	
66109	BOIS D'ARC	20"	-	
66117	HACKBERRY	8"	-	
66119	LOCUST	6"	-	
66120	HACKBERRY	12"	-	
66121	CEDAR	8"	-	
66123	CEDAR	10"	-	
66127	CEDAR	6"	-	
66128	CEDAR	6"	-	
66140	CEDAR	12"	12	
66141	HACKBERRY	12"	-	
66142	ELM	12"	12	
66144	BOIS D'ARC	13"	-	
66154	HACKBERRY	12"	-	
66155	HACKBERRY	7"	-	
66156	CEDAR	10"/10"	-	
66209	CEDAR	12"	12	
66210	CEDAR	10"	-	
66211	CEDAR	13"	13	
66212	BOIS D'ARC	15"	-	
66213	CEDAR	14"	14	
66214	CEDAR	7"/7"	14	-14
66216	CEDAR	15"	15	
66217	BOIS D'ARC	9"	-	
80000	CEDAR	8"/6"	14	-14
80001	CEDAR	6"/4"	-	
80002	CEDAR	8"/6"/6"	14	-14
80003	CEDAR	5"/4"/4"	-	
80004	CEDAR	4"/4"/4"	-	
80005	CEDAR	10"/8"/8"/6"	17	-17
80006	CEDAR	10"/10"/4"	17	-17
80007	CEDAR	8"/6"/6"/4"	14	-14
80008	CEDAR	8"/6"	14	-14
80009	CEDAR	8"/6"/5"/4"	13	-13
80010	CEDAR	8"/7"	15	-15
80011	CEDAR	6"	-	
80012	CEDAR	10"/8"	18	-18
80013	CEDAR	10"/8"	18	-18
80014	CEDAR	6"/6"/5"	-	
80015	CEDAR	6"/6"	-	
80016	CEDAR	8"	-	
80017	CEDAR	10"	-	
80018	CEDAR	6"/5"	-	
80019	CEDAR	12"/6"/5"	17	-17
80020	CEDAR	7"/6"	13	-13
80021	CEDAR	10"/8"/8"/7"/6"/4"/4"	17	-17
80022	CEDAR	8"/6"	14	-14
80023	CEDAR	8"/6"/5"	14	-14
80024	CEDAR	12"/9"	21	-21
80025	CEDAR	14"	14	
80026	CEDAR	8"	-	
80027	CEDAR	6"/5"/4"	-	
80028	CEDAR	6"/6"/5"	-	
80029	CEDAR	10"/8"	18	-18
80030	CEDAR	9"	-	
80031	CEDAR	6"	-	
80032	CEDAR	6"/5"/5"	-	
80033	CEDAR	6"/5"	-	

80034	CEDAR	10"	-	
80035	CEDAR	6"/5"/5"	-	
80036	CEDAR	9"	-	
80037	CEDAR	12"/8"/6"	19	-19
80038	CEDAR	12"	12	
80039	CEDAR	12"/6"/4"	17	-17
80040	CEDAR	10"/8"/6"	-	
80041	CEDAR	7"	17	-17
80042	CEDAR	10"	-	
80043	CEDAR	10"	-	
80044	CEDAR	8"/6"	14	-14
80045	CEDAR	9"/5"/4"	-	
80046	CEDAR	12"/9"/6"	20	-20
80047	CEDAR	12"	12	
80048	CEDAR	10"/6"	16	-16
80049	CEDAR	6"/4"/4"/4"	-	
80050	CEDAR	10"/7"/5"	16	-16
80051	CEDAR	9"/8"/6"	16	-16
80052	CEDAR	8"/6"	14	-14
80053	CEDAR	9"/9"	18	-18
80054	CEDAR	8"/8"	16	-16
80055	CEDAR	6"/5"	-	
80056	CEDAR	9"/7"/6"	15	-15
80057	CEDAR	9"/6"/5"	14	-14
80058	CEDAR	10"/6"	16	-16
80059	CEDAR	10"/10"	20	-20
80060	CEDAR	9"/6"	15	-15
80061	CEDAR	12"/10"	22	-22
80062	CEDAR	7"/6"	13	-13
80063	CEDAR	8"/6"/6"	14	-14
80064	CEDAR	12"/9"	21	-21
80065	CEDAR	10"	-	
80066	CEDAR	10"	-	
80067	CEDAR	11"/7"/6"	17	-17
80068	CEDAR	12"/6"	18	-18
80069	CEDAR	6"/6"	-	
80070	CEDAR	10"	-	
80071	CEDAR	6"/6"	-	
80072	CEDAR	9"/5"/4"	13	-13
80073	CEDAR	6"/4"/4"/4"	-	
80074	CEDAR	11"/6"/4"	16	-16
80075	CEDAR	10"	-	
80076	CEDAR	10"	-	
80077	CEDAR	12"	12	
80078	CEDAR	9"/6"	15	-15
80079	CEDAR	6"	-	
80080	CEDAR	10"	-	
80081	CEDAR	10"	-	
80082	CEDAR	10"	-	
80083	CEDAR	10"	-	
80084	CEDAR	6"/4"	-	
80085	CEDAR	6"/6"	-	
80086	CEDAR	6"/6"	-	
80087	CEDAR	9"	-	
80088	CEDAR	7"	-	
80089	CEDAR	10"	-	
80090	CEDAR	9"/6"	15	-15
80091	CEDAR	9"/6"	15	-15
80092	CEDAR	8"	-	
80093	CEDAR	6"/6"	-	
80094	CEDAR	7"/6"	-	
80095	CEDAR	9"/4"	13	-13
80096	CEDAR	8"/7"/6"/6"	14	-14
80097	CEDAR	8"/6"/4"	13	-13
80098	CEDAR	7"	-	
80099	CEDAR	8"	-	
80100	CEDAR	10"	-	
80101	CEDAR	12"	12	
80102	CEDAR	7"/6"/6"	13	-13
80103	CEDAR	7"/6"/6"	13	-13
80104	CEDAR	8"/7"	15	-15
80105	CEDAR	12"/4"/4"	16	-16

80106	CEDAR	9"7"7"5"	15	-15
80107	CEDAR	12"6"	18	-18
80108	CEDAR	10"5"5"	15	-15
80109	CEDAR	7"7"5"	13	-13
80110	CEDAR	9"6"6"5"	15	-15
80111	CEDAR	9"	-	
80112	CEDAR	12"6"6"	18	-18
80113	CEDAR	8"6"	14	-14
80114	CEDAR	6"6"5"	-	
80115	CEDAR	6"4"4"4"	-	
80116	CEDAR	10"7"6"	16	-16
80117	CEDAR	9"6"	15	-15
80118	CEDAR	7"7"	14	-14
80119	CEDAR	8"	-	
80120	CEDAR	12"10"7"6"	20	-20
80121	CEDAR	12"	12	
80122	CEDAR	7"6"6"6"	13	-13
80123	CEDAR	7"6"5"5"	12	-12
80124	CEDAR	8"8"	16	-16
80125	CEDAR	12"9"9"6"	20	-20
80126	CEDAR	10"8"5"	17	-17
80127	CEDAR	9"6"6"	15	-15
80128	CEDAR	10"	-	
80129	CEDAR	10"9"9"	19	-19
80130	CEDAR	9"9"5"	16	-16
80131	CEDAR	9"	-	
80132	CEDAR	10"9"8"6"	17	-17
80133	CEDAR	9"9"6"	17	-17
80134	CEDAR	9"7"7"	16	-16
80135	CEDAR	10"	-	
80136	CEDAR	10"10"	20	-20
80137	CEDAR	6"	-	
80138	CEDAR	12"10"6"5"	20	-20
80139	CEDAR	9"6"5"	15	-15
80140	CEDAR	10"	-	
80141	CEDAR	10"	-	
80142	CEDAR	8"7"7"	15	-15
80143	CEDAR	12"12"	24	-24
80144	CEDAR	14"	14	
80145	CEDAR	6"4"	-	
80146	CEDAR	6"5"4"	-	
80147	CEDAR	12"6"	18	-18
80148	CEDAR	10"6"	16	-16
80149	CEDAR	10"4"	14	-14
80150	CEDAR	7"7"	14	-14
80151	CEDAR	12"	12	
80152	CEDAR	8"8"7"6"	15	-15
80153	CEDAR	6"	-	
80154	CEDAR	6"	-	
80155	CEDAR	8"	-	
80156	CEDAR	9"	-	
80157	CEDAR	6"6"5"	-	
80158	CEDAR	7"6"	13	-13
80159	CEDAR	8"6"6"	14	-14
80160	CEDAR	8"6"6"	14	-14
80161	CEDAR	9"9"	18	-18
80162	CEDAR	6"4"	-	
80163	CEDAR	8"6"	-	
80164	CEDAR	8"	-	
80165	CEDAR	8"	-	
80166	CEDAR	10"8"6"	17	-17
80167	LOCUST	6"	-	
80168	CEDAR	8"5"	13	-13
80169	CEDAR	8"	-	
80170	CEDAR	6"5"	-	
80171	CEDAR	9"6"6"	15	-15
80172	CEDAR	9"6"6"	15	-15
80173	CEDAR	6"6"	-	
80174	CEDAR	10"10"	20	-20
80175	CEDAR	10"6"	16	-16
80176	CEDAR	10"	-	
80177	CEDAR	9"9"	18	-18

80178	CEDAR	10"/7"	17	-17
80179	CEDAR	10"/7"	17	-17
80180	CEDAR	12"/6"	18	-18
80181	CEDAR	9"/9"	18	-18
80182	CEDAR	10"	-	
80183	CEDAR	10"/8"	18	-18
80184	CEDAR	9"	-	
80185	CEDAR	10"/6"	16	-16
80186	CEDAR	6"/6"/4"	-	
80187	CEDAR	8"/8"/6"/4"	15	-15
80188	CEDAR	10"	-	
80189	CEDAR	10"/9"/6"/6"	17	-17
80190	CEDAR	9"	-	
80191	CEDAR	6"	-	
80192	CEDAR	6"	-	
80193	CEDAR	6"/6"/5"	-	
80194	CEDAR	10"	-	
80195	CEDAR	10"	-	
80196	CEDAR	10"	-	
80197	CEDAR	8"/5"/5"	13	-13
80198	CEDAR	7"/6"/6"	13	-13
80199	CEDAR	8"/6"/4"	13	-13
80200	CEDAR	10"	-	
80201	CEDAR	9"/9"	18	-18
80202	CEDAR	9"/5"	14	-14
80203	CEDAR	9"/9"/6"	17	-17
80204	CEDAR	10"/6"/5"	16	-16
80205	CEDAR	8"/7"/7"/6"/6"	14	-14
80206	CEDAR	10"	-	
80207	CEDAR	8"	-	
80208	CEDAR	8"/4"	-	
80209	CEDAR	10"	-	
80210	CEDAR	8"/8"/6"/6"	15	-15
80211	CEDAR	6"/6"	-	
80212	CEDAR	8"	-	
80213	CEDAR	7"/6"	13	-13
80214	CEDAR	6"/4"	-	
80215	CEDAR	8"	-	
80216	CEDAR	9"/7"	16	-16
80217	CEDAR	9"/9"	18	-18
80218	CEDAR	6"/6"	-	
80219	CEDAR	10"	-	
80220	CEDAR	9"	-	
80221	CEDAR	9"	-	
80222	CEDAR	9"	-	
80223	CEDAR	9"	-	
80224	CEDAR	9"	-	
80225	CEDAR	6"	-	
80226	CEDAR	6"	-	
80227	CEDAR	6"	-	
80228	CEDAR	10"/8"/6"/5"	17	-17
80229	CEDAR	10"/8"/7"/5"/5"	16	-16
80230	CEDAR	8"	-	
80231	CEDAR	10"/5"	15	-15
80232	CEDAR	9"/6"	15	-15
80233	CEDAR	10"	-	
80234	CEDAR	10"	-	
80235	CEDAR	10"	-	
80236	CEDAR	10"	-	
80237	CEDAR	12"	12	
80238	CEDAR	12"	12	
80239	CEDAR	10"/7"/6"	16	-16
80240	CEDAR	7"	-	
80241	CEDAR	8"/5"/4"	-	
80242	CEDAR	6"	-	
80243	CEDAR	6"	-	
80244	CEDAR	9"/7"/6"/6"	15	-15
80245	CEDAR	10"	-	
80246	CEDAR	10"/7"/5"	16	-16
80247	CEDAR	6"	-	
80248	CEDAR	8"	-	
80249	CEDAR	9"/8"	17	-17

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80250	CEDAR	8"/8"	16	-16
80251	CEDAR	6"	-	
80252	CEDAR	7"	-	
80253	CEDAR	8"/6"/4"	13	-13
80254	CEDAR	13"	13	
80255	CEDAR	10"/7"/5"	16	-16
80256	CEDAR	7"/6"/6"	13	-13
80257	CEDAR	8"	-	
80258	CEDAR	12"	12	
80259	CEDAR	12"	12	
80260	CEDAR	10"	-	
80261	CEDAR	10"	-	
80262	CEDAR	12"	12	
80263	CEDAR	6"	-	
80264	CEDAR	10"	-	
80265	CEDAR	10"	-	
80266	CEDAR	13"	13	
80267	CEDAR	8"	-	
80268	CEDAR	10"/8"	-	
80269	CEDAR	7"/6"/5"/5"	-	
80270	CEDAR	9"/6"/6"	15	-15
80271	CEDAR	10"	-	
80272	CEDAR	6"/5"	-	
80273	CEDAR	11"	-	
80274	CEDAR	9"/7"/5"	15	-15
80275	CEDAR	8"/6"/5"	14	-14
80276	CEDAR	6"/6"/4"	-	
80277	CEDAR	10"	-	
80278	CEDAR	10"/8"	18	-18
80279	CEDAR	9"	-	
80280	CEDAR	9"	-	
80281	CEDAR	9"	-	
80282	CEDAR	9"	-	
80283	CEDAR	9"	-	
80284	CEDAR	7"	-	
80285	CEDAR	7"	-	
80286	CEDAR	10"/9"/6"	17	-17
80287	CEDAR	9"	-	
80288	CEDAR	9"	-	
80289	CEDAR	9"	-	
80290	CEDAR	12"	12	
80291	CEDAR	10"/10"	20	-20
80292	CEDAR	10"/9"	19	-19
80293	CEDAR	10"/8"/6"	17	-17
80294	CEDAR	10"/10"/8"	19	-19
80295	CEDAR	7"/4"/4"/4"	-	
80296	CEDAR	10"	-	
80297	CEDAR	7"	-	
80298	CEDAR	10"/6"	16	-16
80299	CEDAR	10"/6"	16	-16
80300	CEDAR	9"/7"/6"	15	-15
80301	CEDAR	11"	-	
80302	CEDAR	12"/10"/5"	20	-20
80303	CEDAR	10"/8"/6"	17	-17
80304	BOIS D'ARC	6"/6"	-	
80305	CEDAR	10"	-	
80306	CEDAR	10"/9"/5"	17	-17
80307	CEDAR	10"	-	
80308	CEDAR	12"	12	
80309	CEDAR	14"	14	
80310	BOIS D'ARC	18"/12"	-	
80311	BOIS D'ARC	14"/8"/6"	-	
80312	HACKBERRY	14"/10"	-	
80313	BOIS D'ARC	14"/12"/12"/12"/10"/10"	-	
80314	BOIS D'ARC	6"/6"	-	
80315	CEDAR	10"	-	
80316	CEDAR	13"	13	
80317	BOIS D'ARC	14"/12"	-	
80318	BOIS D'ARC	11"	-	
80319	BOIS D'ARC	10"	-	
80320	HACKBERRY	13"	-	
80321	HACKBERRY	14"/12"/9"	-	

80322	BOIS D'ARC	9"	-	
80323	BOIS D'ARC	9"	-	
80324	BOIS D'ARC	16"	-	
80325	HACKBERRY	15"	-	
80326	BOIS D'ARC	8"	-	
80327	CEDAR	8"	-	
80328	CEDAR	13"/7"	20	-20
80329	CEDAR	6"/6"	-	
80330	CEDAR	8"	-	
80331	CEDAR	12"	12	
80332	CEDAR	10"	-	
80333	CEDAR	6"/4"	-	
80334	CEDAR	7"	-	
80335	CEDAR	7"	-	
80336	CEDAR	7"	-	
80337	CEDAR	9"/6"	15	-15
80338	CEDAR	10"	-	
80339	CEDAR	10"	-	
80340	CEDAR	6"	-	
80341	CEDAR	6"	-	
80342	CEDAR	9"/6"	15	-15
80343	CEDAR	6"	-	
80344	CEDAR	9"	-	
80345	CEDAR	9"	-	
80346	CEDAR	9"	-	
80347	CEDAR	9"	-	
80348	CEDAR	8"/7"	15	-15
80349	CEDAR	6"/6"	-	
80350	CEDAR	8"	-	
80351	CEDAR	8"	-	
80352	CEDAR	6"/5"	-	
80353	CEDAR	6"	-	
80354	CEDAR	6"	-	
80355	CEDAR	7"/5"/5"	-	
80356	CEDAR	9"/6"	15	-15
80357	CEDAR	10"	-	
80358	CEDAR	8"/6"/5"/5"	14	-14
80359	CEDAR	8"/6"/5"/5"	14	-14
80360	CEDAR	7"/5"	-	
80361	CEDAR	10"/9"/6"	17	-17
80362	CEDAR	12"	12	
80363	CEDAR	8"/7"	15	-15
80364	CEDAR	8"/7"	15	-15
80365	HACKBERRY	6"	-	
80366	CEDAR	9"	-	
80367	CEDAR	11"	-	
80368	CEDAR	9"	-	
80369	CEDAR	9"	-	
80370	CEDAR	10"/8"/6"	17	-17
80371	CEDAR	9"/6"/6"	15	-15
80372	CEDAR	9"/6"	15	-15
80373	CEDAR	9"/8"/6"/5"	15	-15
80374	CEDAR	10"/8"/6"/6"	17	-17
80375	CEDAR	10"	-	
80376	CEDAR	10"	-	
80377	CEDAR	10"	-	
80378	CEDAR	12"	12	
80379	CEDAR	8"	-	
80380	CEDAR	10"/9"	19	-19
80381	CEDAR	7"	-	
80382	CEDAR	7"	-	
80383	CEDAR	7"/6"/5"	13	-13
80384	CEDAR	9"	-	
80385	CEDAR	10"	-	
80386	CEDAR	6"	-	
80387	CEDAR	6"	-	
80388	CEDAR	10"	-	
80389	CEDAR	10"	-	
80390	CEDAR	6"/6"/5"/4"	-	
80391	CEDAR	10"/10"/8"	19	-19
80392	CEDAR	8"/4"	-	
80393	CEDAR	10"/8"	18	-18

80394	CEDAR	7"/6"	13	-13
80395	CEDAR	6"/6"/6"/6"	-	
80396	CEDAR	13"	13	
80397	CEDAR	13"	13	
80398	CEDAR	10"/10"/5"	17	-17
80399	CEDAR	8"/6"/5"	14	-14
80400	CEDAR	9"/6"/3"	14	-14
80401	CEDAR	8"/8"/6"	15	-15
80402	CEDAR	10"/9"/6"	17	-17
80403	CEDAR	8"/6"/6"/5"	14	-14
80404	CEDAR	6"/6"/5"	-	
80405	CEDAR	11"	-	
80406	CEDAR	9"/7"/4"	14	-14
80407	CEDAR	10"	-	
80408	CEDAR	10"	-	
80409	CEDAR	10"	-	
80410	CEDAR	6"	-	
80411	CEDAR	9"/6"	15	-15
80412	CEDAR	10"	-	
80413	CEDAR	10"	-	
80414	CEDAR	10"/8"	18	-18
80415	CEDAR	11"	-	
80416	CEDAR	11"/7"	18	-18
80417	CEDAR	10"	-	
80418	CEDAR	10"	-	
80419	CEDAR	7"	-	
80420	CEDAR	9"	-	
80421	CEDAR	8"/7"/5"/5"/5"	14	-14
80422	CEDAR	7"	-	
80423	CEDAR	9"	-	
80424	CEDAR	5"/5"/5"	-	
80425	CEDAR	10"	-	
80426	CEDAR	10"	-	
80427	CEDAR	8"	-	
80428	CEDAR	8"	-	
80429	CEDAR	8"	-	
80430	CEDAR	6"	-	
80431	CEDAR	11"	-	
80432	CEDAR	7"/7"	14	-14
80433	CEDAR	10"/8"	18	-18
80434	CEDAR	6"/3"	-	
80435	CEDAR	8"	-	
80436	CEDAR	6"/5"/5"	-	
80437	CEDAR	9"	-	
80438	CEDAR	9"	-	
80439	CEDAR	8"	-	
80440	CEDAR	8"	-	
80441	CEDAR	8"/6"	14	-14
80442	CEDAR	7"	-	
80443	CEDAR	9"	-	
80444	CEDAR	10"	-	
80445	CEDAR	10"	-	
80446	CEDAR	10"	-	
80447	CEDAR	10"	-	
80448	CEDAR	10"	-	
80449	CEDAR	9"	-	
80450	CEDAR	9"	-	
80451	CEDAR	12"	12	
80452	CEDAR	12"	12	
80453	CEDAR	8"/8"/6"	15	-15
80454	CEDAR	8"/8"/8"	16	-16
80455	CEDAR	6"	-	
80456	CEDAR	8"/7"/7"	15	-15
80457	CEDAR	11"	-	
80458	CEDAR	10"/8"/7"	17	-17
80459	CEDAR	7"/6"	13	-13
80460	CEDAR	6"/6"/5"	-	
80461	CEDAR	8"/6"	14	-14
80462	CEDAR	15"	15	
80463	CEDAR	11"	-	
80464	CEDAR	8"/6"	14	-14
80465	CEDAR	8"/7"	15	-15

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80466	CEDAR	6"	-	
80467	CEDAR	9"	-	
80468	CEDAR	6"	-	
80469	CEDAR	6"	-	
80470	LOCUST	11"	-	
80471	MESQUITE	12"/10"/8"	21	-21
80472	CEDAR	6"/6"/4"	-	
80473	CEDAR	6"/4"	-	
80474	CEDAR	6"	-	
80475	CEDAR	12"/9"/7"	20	-20
80476	CEDAR	12"/7"	19	-19
80477	CEDAR	9"/7"/6"/5"/5"	15	-15
80478	CEDAR	10"	-	
80479	CEDAR	12"/8"/6"/6"	19	-19
80480	CEDAR	6"	-	
80481	CEDAR	6"	-	
80482	CEDAR	6"	-	
80483	CEDAR	7"	-	
80484	CEDAR	11"	-	
80485	CEDAR	8"/6"	14	-14
80486	CEDAR	8"/6"	14	-14
80487	CEDAR	9"/7"	16	-16
80488	CEDAR	8"	-	
80489	CEDAR	7"/7"	14	-14
80490	CEDAR	9"	-	
80491	CEDAR	8"/6"/5"	14	-14
80492	CEDAR	8"/6"/5"	14	-14
80493	CEDAR	10"	-	
80494	CEDAR	10"	-	
80495	CEDAR	7"	-	
80496	CEDAR	8"	-	
80497	CEDAR	6"	-	
80498	CEDAR	8"	-	
80499	CEDAR	8"	-	
80500	CEDAR	8"	-	
80501	CEDAR	9"	-	
80502	CEDAR	6"	-	
80503	CEDAR	7"	-	
80504	CEDAR	10"	-	
80505	CEDAR	11"	-	
80506	CEDAR	6"/6"/4"	-	
80507	CEDAR	6"/6"	-	
80508	CEDAR	6"	-	
80509	CEDAR	6"	-	
80510	CEDAR	6"	-	
80511	CEDAR	6"	-	
80512	CEDAR	8"	-	
80513	CEDAR	8"	-	
80514	CEDAR	10"	-	
80515	CEDAR	8"	-	
80516	CEDAR	6"/4"	-	
80517	CEDAR	8"	-	
80518	CEDAR	8"/4"	12	-12
80519	CEDAR	6"/4"	-	
80520	CEDAR	6"/4"	-	
80521	CEDAR	8"/6"/4"/4"	13	-13
80522	CEDAR	6"/6"/4"	-	
80523	CEDAR	5"/4"/3"	-	
80524	CEDAR	8"	-	
80525	CEDAR	6"/6"/5"/4"	-	
80526	CEDAR	8"	-	
80527	CEDAR	6"	-	
80528	CEDAR	7"	-	
80529	CEDAR	7"	-	
80530	CEDAR	8"/8"	16	-16
80531	CEDAR	8"	-	
80532	CEDAR	8"	-	
80533	CEDAR	6"	-	
80534	CEDAR	10"	-	
80535	CEDAR	12"	12	
80536	CEDAR	6"/6"	-	
80537	CEDAR	14"	14	

80538	CEDAR	6"	-	
80539	CEDAR	13"	13	
80540	HACKBERRY	7"	-	
80541	CEDAR	12"	12	
80542	CEDAR	12"	12	
80543	CEDAR	12"	12	
80544	CEDAR	10"	-	
80545	CEDAR	9"	-	
80546	CEDAR	10"	-	
80547	CEDAR	9"/6"	15	-15
80548	CEDAR	9"/7"/6"/6"	15	-15
80549	CEDAR	6"/5"/4"/4"	-	
80550	CEDAR	7"/5"	-	
80551	CEDAR	12"	12	
80552	CEDAR	7"	-	
80553	CEDAR	8"	-	
80554	CEDAR	7"/6"	13	-13
80555	HACKBERRY	9"	-	
80556	CEDAR	10"/8"/6"	17	-17
80557	HACKBERRY	6"	-	
80558	HACKBERRY	6"	-	
80559	BOIS D'ARC	4"/3"/3"/3"/3"/3"	-	
80560	CEDAR	9"	-	
80561	CEDAR	9"	-	
80562	BOIS D'ARC	6"	-	
80563	HACKBERRY	7"	-	
80564	CEDAR	12"/10"	22	-22
80565	HACKBERRY	13"	-	
80566	CEDAR	12"	12	
80567	CEDAR	7"/6"	-	
80568	CEDAR	10"/8"	18	-18
80569	HACKBERRY	9"	-	
80570	BOIS D'ARC	12"/12"/17"/17"	-	
80571	HACKBERRY	8"	-	
80572	HACKBERRY	11"	-	
80573	CEDAR	12"	12	
80574	BOIS D'ARC	9"	-	
80575	BOIS D'ARC	9"	-	
80576	HACKBERRY	13"	-	
80577	CEDAR	9"/9"/8"	18	-18
80578	CEDAR	7"	-	
80579	CEDAR	9"/6"	15	-15
80580	CEDAR	10"/8"	18	-18
80581	CEDAR	10"	-	
80582	CEDAR	9"	-	
80583	CEDAR	10"	-	
80584	HACKBERRY	8"	-	
80585	BOIS D'ARC	6"/6"	-	
80586	CEDAR	9"	-	
80587	HACKBERRY	10"	-	
80588	CEDAR	8"	-	
80589	CEDAR	9"/6"	15	-15
80590	HACKBERRY	10"	-	
80591	CEDAR	13"	13	
80592	HACKBERRY	16"	-	
80593	HACKBERRY	8"	-	
80594	BOIS D'ARC	14"/12"/12"	-	
80595	HACKBERRY	10"/9"	-	
80596	CEDAR	7"	-	
80597	HACKBERRY	10"	-	
80598	HACKBERRY	10"	-	
80599	HACKBERRY	8"	-	
80600	CEDAR	10"	-	
80601	CEDAR	8"/7"/6"	15	-15
80602	HACKBERRY	7"	-	
80603	BOIS D'ARC	8"	-	
80604	CEDAR	10"	-	
80605	CEDAR	8"	-	
80606	CEDAR	8"	-	
80607	CEDAR	10"/8"/8"	18	-18
80608	HACKBERRY	8"	-	
80609	CEDAR	11"/10"/10"	21	-21

80610	BOIS D'ARC	6"/4"/3"	-	
80611	CEDAR	14"	14	
80612	CEDAR	14"	14	
80613	CEDAR	14"/13"/8"	27	-27
80614	CEDAR	7"	-	
80615	CEDAR	9"	-	
80616	HACKBERRY	9"	-	
80617	HACKBERRY	17"	-	
80618	HACKBERRY	8"	-	
80619	CEDAR	10"	-	
80620	HACKBERRY	15"	-	
80621	CEDAR	13"	13	
80622	CEDAR	13"	13	
80623	BOIS D'ARC	14"	-	
80624	BOIS D'ARC	9"/5"	-	
80625	CEDAR	11"/7"	18	-18
80626	BOIS D'ARC	6"/6"/5"/3"	-	
80627	HACKBERRY	8"	-	
80628	HACKBERRY	7"	-	
80629	BOIS D'ARC	8"	-	
80630	BOIS D'ARC	10"	-	
80631	HACKBERRY	8"	-	
80632	HACKBERRY	6"	-	
80633	BOIS D'ARC	12"/6"/5"	-	
80634	CEDAR	8"	-	
80635	CEDAR	8"	-	
80636	CEDAR	8"	-	
80637	BOIS D'ARC	6"/5"	-	
80638	HACKBERRY	8"	-	
80639	HACKBERRY	15"	-	
80640	CEDAR	8"	-	
80641	CEDAR	8"	-	
80642	CEDAR	6"	-	
80643	HACKBERRY	11"	-	
80644	HACKBERRY	9"	-	
80645	PECAN	30"/15"	45	
80646	CEDAR	7"	-	
80647	BOIS D'ARC	12"/10"	-	
80648	CEDAR	7"	-	
80649	HACKBERRY	6"	-	
80650	HACKBERRY	6"	-	
80651	BOIS D'ARC	6"	-	
80652	HACKBERRY	10"	-	
80653	BOIS D'ARC	10"	-	
80654	CEDAR	10"	-	
80655	CEDAR	9"/5"/5"/5"	14	-14
80656	CEDAR	10"/6"	16	-16
80657	BOIS D'ARC	7"/7"	-	
80658	HACKBERRY	6"	-	
80659	BOIS D'ARC	9"	-	
80660	HACKBERRY	9"	-	
80661	CEDAR	8"	-	
80662	BOIS D'ARC	10"/9"/6"/6"	-	
80663	CEDAR	8"	-	
80664	CEDAR	8"	-	
80665	HACKBERRY	12"	-	
80666	BOIS D'ARC	9"/6"/4"	-	
80667	BOIS D'ARC	9"/6"	-	
80668	BOIS D'ARC	8"	-	
80669	HACKBERRY	8"	-	
80670	HACKBERRY	14"	-	
80671	HACKBERRY	14"	-	
80672	BOIS D'ARC	8"/8"	-	
80673	HACKBERRY	7"	-	
80674	HACKBERRY	9"	-	
80675	CEDAR	9"	-	
80676	BOIS D'ARC	6"/5"/5"/5"/4"	-	
80677	BOIS D'ARC	8"/7"	-	
80678	BOIS D'ARC	7"/6"/5"/5"	-	
80679	CEDAR	9"	-	
80680	HACKBERRY	8"	-	
80681	BOIS D'ARC	9"	-	

80682	HACKBERRY	6"	-
80683	HACKBERRY	13"	-
80684	BOIS D'ARC	10"	-
80685	BOIS D'ARC	12"	-
80686	HACKBERRY	10"	-
80687	HACKBERRY	10"	-
80688	BOIS D'ARC	8"	-
80689	BOIS D'ARC	8"	-
80690	BOIS D'ARC	14"	-
80691	HACKBERRY	12"/7"	-
80692	HACKBERRY	10"	-
80693	CEDAR	12"	12
80694	HACKBERRY	16"	-
80695	ELM	10"/8"	18
80696	HACKBERRY	12"	-
80697	CEDAR	12"	12
80698	CEDAR	10"	-
80699	CEDAR	8"	-
80700	CEDAR	10"	-
80701	CEDAR	6"	-
80702	CEDAR	10"	-
80703	CEDAR	8"	-
80704	HACKBERRY	9"/7"	-
80705	HACKBERRY	10"	-
80706	HACKBERRY	8"/4"	-
80707	BOIS D'ARC	8"/6"	-
80708	HACKBERRY	12"	-
80709	HACKBERRY	9"	-
80710	BOIS D'ARC	6"/5"/3"	-
80711	HACKBERRY	9"	-
80712	BOIS D'ARC	12"	-
80713	BOIS D'ARC	7"/6"	-
80714	HACKBERRY	9"	-
80715	BOIS D'ARC	8"/6"/4"	-
80716	HACKBERRY	12"	-
80717	BOIS D'ARC	15"/11"/10"	-
80718	HACKBERRY	7"	-
80719	CEDAR	9"	-
80720	HACKBERRY	9"	-
80721	BOIS D'ARC	8"/4"	-
80722	HACKBERRY	6"	-
80723	HACKBERRY	15"/9"	-
80724	HACKBERRY	10"	-
80725	CEDAR	6"	-
80726	BOIS D'ARC	6"	-
80727	BOIS D'ARC	6"/6"/4"/4"	-
80728	CEDAR	9"	-
80729	BOIS D'ARC	7"/6"	-
80730	HACKBERRY	12"	-
80731	HACKBERRY	10"/7"	-
80732	CEDAR	8"	-
80733	CEDAR	7"	-
80734	BOIS D'ARC	6"/6"/5"/5"/5"	-
80735	HACKBERRY	13"	-
80736	BOIS D'ARC	8"	-
80737	CEDAR	6"	-
80738	CEDAR	7"	-
80739	CEDAR	7"	-
80740	BOIS D'ARC	6"	-
80741	CEDAR	6"	-
80742	HACKBERRY	8"	-
80743	CEDAR	7"	-
80744	HACKBERRY	6"	-
80745	BOIS D'ARC	8"/7"/7"	-
80746	CEDAR	8"	-
80747	BOIS D'ARC	8"	-
80748	HACKBERRY	6"	-
80749	BOIS D'ARC	7"/7"	-
80750	BOIS D'ARC	8"	-
80751	HACKBERRY	7"	-
80752	CEDAR	11"	-
80753	CEDAR	14"	14

80754	CEDAR	12"	12	
80755	BOIS D'ARC	10"	-	
80756	CEDAR	10"/8"	18	-18
80757	CEDAR	13"/9"	22	-22
80758	CEDAR	9"	-	
80759	CEDAR	9"	-	
80760	CEDAR	7"	-	
80761	BOIS D'ARC	10"	-	
80762	CEDAR	8"/6"	14	-14
80763	CEDAR	12"	12	
80764	BOIS D'ARC	11"/6"	-	
80765	HACKBERRY	8"	-	
80766	HACKBERRY	8"	-	
80767	HACKBERRY	8"	-	
80768	BOIS D'ARC	6"	-	
80769	BOIS D'ARC	6"/6"/5"	-	
80770	BOIS D'ARC	7"/6"/5"	-	
80771	CEDAR	15"/7"	22	-22
80772	BOIS D'ARC	10"	-	
80773	BOIS D'ARC	6"/5"/3"	-	
80774	BOIS D'ARC	6"/5"	-	
80775	CEDAR	10"/9"/5"	17	-17
80776	CEDAR	8"	-	
80777	TREE	5"/4"/4"	-	
80778	BOIS D'ARC	12"/11"	-	
80779	BOIS D'ARC	8"	-	
80780	BOIS D'ARC	6"/5"	-	
80781	CEDAR	10"	-	
80782	CEDAR	12"	12	
80783	CEDAR	7"	-	
80784	CEDAR	11"	-	
80785	CEDAR	9"	-	
80786	BOIS D'ARC	6"/3"/3"	-	
80787	HACKBERRY	6"	-	
80788	HACKBERRY	6"	-	
80789	BOIS D'ARC	7"/6"	-	
80790	CEDAR	9"	-	
80791	CEDAR	6"	-	
80792	CEDAR	8"	-	
80793	HACKBERRY	8"	-	
80794	CEDAR	7"	-	
80795	CEDAR	7"	-	
80796	HACKBERRY	9"/9"/6"	-	
80797	CEDAR	8"	-	
80798	BOIS D'ARC	13"	-	
80799	CEDAR	6"	-	
80800	CEDAR	9"	-	
80801	CEDAR	9"	-	
80802	HACKBERRY	12"	-	
80803	CEDAR	9"	-	
80804	CEDAR	7"	-	
80805	CEDAR	6"	-	
80806	BOIS D'ARC	6"/4"	-	
80807	CEDAR	12"	12	
80808	HACKBERRY	7"	-	
80809	BOIS D'ARC	10"	-	
80810	CEDAR	6"	-	
80811	CEDAR	6"	-	
80812	CEDAR	6"	-	
80813	CEDAR	7"	-	
80814	BOIS D'ARC	8"	-	
80815	BOIS D'ARC	6"/6"	-	
80816	CEDAR	9"	-	
80817	CEDAR	6"	-	
80818	CEDAR	7"	-	
80819	CEDAR	7"	-	
80820	CEDAR	9"	-	
80821	CEDAR	9"	-	
80822	CEDAR	8"	-	
80823	CEDAR	7"	-	
80824	CEDAR	8"	-	
80825	HACKBERRY	12"	-	

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80826	BOIS D'ARC	6"/6"	-
80827	BOIS D'ARC	9"	-
80828	BOIS D'ARC	14"/13"/10"/8"/8"	-
80829	HACKBERRY	8"/8"	-
80830	BOIS D'ARC	10"	-
80831	BOIS D'ARC	26"	-
80832	CEDAR	9"	-
80833	BOIS D'ARC	8"	-
80834	HACKBERRY	7"	-
80835	BOIS D'ARC	12"/12"	-
80836	BOIS D'ARC	6"	-
80837	BOIS D'ARC	12"/10"/9"/7"/7"/6"/6"	-
80838	BOIS D'ARC	10"/10"/8"/6"	-
80839	BOIS D'ARC	9"/8"/7"	-
80840	BOIS D'ARC	6"/5"	-
80841	HACKBERRY	6"	-
80842	CEDAR	6"	-
80843	BOIS D'ARC	8"/6"	-
80844	HACKBERRY	8"	-
80845	HACKBERRY	8"	-
80846	HACKBERRY	8"	-
80847	HACKBERRY	8"	-
80848	CEDAR	9"	-
80849	BOIS D'ARC	12"/7"/6"	-
80850	HACKBERRY	9"	-
80851	HACKBERRY	9"	-
80852	BOIS D'ARC	13"	-
80853	HACKBERRY	12"	-
80854	HACKBERRY	12"	-
80855	BOIS D'ARC	9"	-
80856	HACKBERRY	8"	-
80857	HACKBERRY	8"	-
80858	BOIS D'ARC	14"/9"/9"/6"/6"	-
80859	BOIS D'ARC	11"/11"/10"/6"	-
80860	HACKBERRY	7"/6"	-
80861	BOIS D'ARC	8"/6"	-
80862	CEDAR	9"	-
80863	CEDAR	7"	-
80864	CEDAR	7"	-
80865	CEDAR	6"	-
80866	CEDAR	6"	-
80867	CEDAR	10"	-
80868	HACKBERRY	7"	-
80869	CEDAR	10"	-
80870	HACKBERRY	11"	-
80871	CEDAR	7"	-
80872	CEDAR	7"	-
80873	CEDAR	9"	-
80874	HACKBERRY	9"	-
80875	HACKBERRY	6"	-
80876	HACKBERRY	7"	-
80877	HACKBERRY	7"	-
80878	CEDAR	9"	-
80879	CEDAR	9"	-
80880	CEDAR	12"	12
80881	CEDAR	13"	13
80882	CEDAR	9"	-
80883	HACKBERRY	14"/12"	-
80884	CEDAR	7"/7"	14
80885	HACKBERRY	7"	-
80886	CEDAR	12"	12
80887	BOIS D'ARC	8"	-
80888	BOIS D'ARC	9"/9"/6"/6"	-
80889	BOIS D'ARC	18"/15"/12"/12"/10"	-
80890	HACKBERRY	6"	-
80891	CEDAR	14"	14
80892	BOIS D'ARC	10"	-
80893	HACKBERRY	6"	-
80894	HACKBERRY	6"	-
80895	BOIS D'ARC	14"/10"/10"	-
80896	CEDAR	8"	-
80897	HACKBERRY	7"	-

80898	BOIS D'ARC	7"/7"/6"/6"/5"/4"	-	
80899	ASH	6"/5"/5"	-	
80900	ASH	8"/7"	8	
80901	CEDAR	7"	-	
80902	CEDAR	7"	-	
80903	CEDAR	7"	-	
80904	BOIS D'ARC	8"/7"/4"/4"	-	
80905	BOIS D'ARC	6"/5"/5"/5"/5"	-	
80906	BOIS D'ARC	8"	-	
80907	BOIS D'ARC	7"/5"/4"/3"	-	
80908	BOIS D'ARC	8"/8"/7"/6"	-	
80909	BOIS D'ARC	6"/5"/5"/5"/4"/3"	-	
80910	BOIS D'ARC	7"/6"	-	
80911	HACKBERRY	8"	-	
80912	CEDAR	12"	12	
80913	HACKBERRY	7"	-	
80914	HACKBERRY	6"	-	
80915	HACKBERRY	10"	-	
80916	CEDAR	12"/9"	21	
80917	CEDAR	9"	-	-21
80918	BOIS D'ARC	14"/12"/12"/10"/9"/9"	-	
80919	CEDAR	10"	-	
80920	CEDAR	11"	-	
80921	HACKBERRY	10"	-	
80922	HACKBERRY	8"	-	
80923	HACKBERRY	10"	-	
80924	BOIS D'ARC	8"/8"/8"/6"/6"	-	
80925	HACKBERRY	9"	-	
80926	CEDAR	10"	-	
80927	HACKBERRY	8"	-	
80928	HACKBERRY	8"	-	
80929	HACKBERRY	7"	-	
80930	BOIS D'ARC	9"/7"	-	
80931	HACKBERRY	6"	-	
80932	HACKBERRY	10"/6"	-	
80933	HACKBERRY	7"	-	
80934	HACKBERRY	7"	-	
80935	HACKBERRY	6"	-	
80936	HACKBERRY	8"	-	
80937	HACKBERRY	8"	-	
80938	HACKBERRY	7"	-	
80939	HACKBERRY	7"	-	
80940	CEDAR	7"/6"/5"	13	-13
80941	BOIS D'ARC	10"	-	
80942	CEDAR	8"/6"	14	-14
80943	CEDAR	7"	-	
80944	LOCUST	6"	-	
80945	CEDAR	11"	-	
80946	CEDAR	10"	-	
80947	CEDAR	10"/8"/8"/6"	17	-17
80948	BOIS D'ARC	15"	-	
80949	BOIS D'ARC	18"	-	
80950	CEDAR	6"	-	
80951	CEDAR	8"	-	
80952	HACKBERRY	12"	-	
80953	HACKBERRY	12"	-	
80954	HACKBERRY	12"	-	
80955	HACKBERRY	13"/10"/8"	-	
80956	HACKBERRY	8"	-	
80957	BOIS D'ARC	12"/10"/6"/6"	-	
80958	HACKBERRY	6"	-	
80959	HACKBERRY	9"	-	
80960	CEDAR	9"	-	
80961	CEDAR	10"	-	
80962	CEDAR	12"	12	
80963	HACKBERRY	6"/6"/5"	-	
80964	BOIS D'ARC	6"/5"/5"/5"/3"	-	
80965	BOIS D'ARC	7"/4"	-	
80966	HACKBERRY	8"	-	
80967	BOIS D'ARC	8"/5"/5"/4"/3"/3"/3"	-	
80968	COTTONWOOD	13"	13	
80969	COTTONWOOD	13"	13	

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80970	COTTONWOOD	12"	12
80971	CEDAR ELM	7"	-
80972	CEDAR ELM	8"	8
80973	BOIS D'ARC	6"	-
80974	COTTONWOOD	8"	8
			5868
		TOTAL	1833

-4035

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 Attach A
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BDA 101 - 055
Attach B
Pg 1

Memorandum



CITY OF DALLAS

DATE June 6, 2011
TO Donnie Moore, Chief Planner
Steve Long, Board of Adjustment Administrator
SUBJECT # BDA 101 - 055 3831 N Prairie Creek Road

The applicant is requesting a special exception to the tree mitigation regulations of Article X.

Trigger

New construction of a new school campus.

Deficiencies

Staff has concluded the overall mitigation requirement is **5,710** caliper inches (not 5,868 inches reported by the applicant) after adjustments of trees determined by staff during plan review.

The mitigation was reduced further by credits provided through PD 836, Section 51P-836.113(c), 'Tree Preservation, Removal, And Replacement', with a credit (reduction) of **1,119** caliper inches for a total mitigation requirement of **4,591** caliper inches. After planting **752** caliper inches for landscaping and mitigation on the property, the overall outstanding mitigation requirement for the property will be **3,839** caliper inches, or 67.2% of the initial requirement.

Factors

City Council approved PD 836 on January 5, 2011. The ordinance modified the provisions of Article X with the following:

"Except as provided in this section, tree preservation, removal and replacement must be in accordance with Article X."

Protected trees removed from an approved water detention area are not subject to the mitigation requirements in Sections 51A-10.134 (Replacement) and 51A-10.135 (Alternative Methods of Replacement).

For a public school, 1) replacement trees may be planted on any DISD site within five miles (Article X limits to one mile) of the Property;

2) protected trees located in the conservation area shown on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every two inches (1/2) of conserved protected trees within a 100-year flood plain; and
3) protected trees located in the conservation area on the development plan may be counted towards mitigation at a ratio of one inch of replacement tree for every one inch of conserved protected trees not located in a 100-year flood plain. (- 1,119").

Historically, the site had been mostly used for agriculture. The majority of trees on the property are considered 'pioneer', or early succession stage, trees. These are fast growing and rapidly expansive trees that will cover a large area fairly quickly. Aerial imagery, dating back to 1956, has shown the advanced tree cover was relatively young and dense. They were established on lands left without management once the agricultural use had ended. Most of the trees were bois d'arc, cedar, and mesquite, which are represented as non-protected in some circumstances in city ordinance. The other primary trees were hackberry and elm and a few select large trees. The larger trees were grouped in the northern and western fringes of the property near the creek. The areas of the most intense protected tree removal were in proximity of the ball fields on the north side nearest the creek. The areas of conservation are also included along the creek. The smaller cedar trees are derived from the larger parents.

The applicant has stated DISD is implementing significant green technologies, including geo-thermal energy, to reduce its impact on the community energy demands.

The applicant requests to reduce the mitigation to "a minimum of **1,850** inches of trees for the site." The amount is 32.4% of the overall mitigation prior to PD reductions.

Calculations when removing all cedars:
5710"-4035" = 1675". Applicant proposes a minimum of 1850".
1119" subtraction for conservation area (Planned Development)
752" for planting on site (Article X per building permit review).

Recommendation

Denial.

The Council-approved Planned Development makes no inferences toward tree mitigation reduction by a species removal from the protected tree list, but does specifically provide exemption for detention areas, credits for preserving trees, and an extension of an existing method of mitigation.

Alternatively, the Chief Arborist recommends exempting from mitigation all 'cedar' trees 16 inches caliper or less (Article X protects trees 12 inches and greater). All exemptions and credits per Planned Development 836 would apply.

Calculations (for informational purposes):
5710"-**1868"** = **3842"** (All protected cedars 17" and greater = 1868".)
1119" subtraction for conservation area (Planned Development)
752" for planting on site (Article X per building permit review)
1971" to complete per alternative methods under Article X, including PD amended 5-mile planting range.

The exception would be for definition of protected tree (51A-10.101) only.

Philip Erwin, ISA certified arborist #TX-1284(A)
Chief Arborist



City of Dallas

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 101-055

Data Relative to Subject Property:

Date: 4-22-11

Location address: 3831^N PRAIRIE CREEK RO. Zoning District: PD836

Lot No.: 1 Block No.: A/6780 Acreage: 21.6 AC Census Tract: 121.00

Street Frontage (in Feet): 1) 1285.3' 2) 877.80' 3) _____ 4) _____ 5) _____

589

To the Honorable Board of Adjustment :

Owner of Property/or Principal: DALLAS INDEPENDENT SCHOOL DISTRICT

Applicant: KARL A CRAWLEY, MASTERPLAN Telephone: 214 961-9194

Mailing Address: 900 JACKSON ST STE 640 DALLAS TX Zip Code: 75202

Represented by: KARL A CRAWLEY Telephone: 214 961-9194

Mailing Address: 900 JACKSON ST. STE 640 DALLAS TX Zip Code: 75202

Affirm that a request has been made for a Variance , or Special Exception Y, of THE TREE PRESERVATION REQUIREMENT OF ART. X OF THE DALLAS DEVELOPMENT CODE (Tree Mitigation)

Application is now made to the Honorable Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described request for the following reason:

THE SITE IS HEAVILY WOODED WITH CEDAR TREES - CREATING AN UNREASONABLE BURDEN ON THE USE OF THE PROPERTY AS A PUBLIC MIDDLE SCHOOL.

Note to Applicant: If the relief requested in this application is granted by the Board of Adjustment, said 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.

Respectfully submitted: KARL A. CRAWLEY Applicant's name printed [Signature] Applicant's signature

Affidavit

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

[Signature]
Affiant (Applicant's signature)

Subscribed and sworn to before me this 22 day of April, 2011



Carol Ann Loague
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

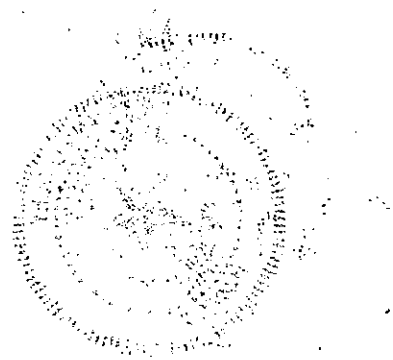
I hereby certify that Karl A Crawley

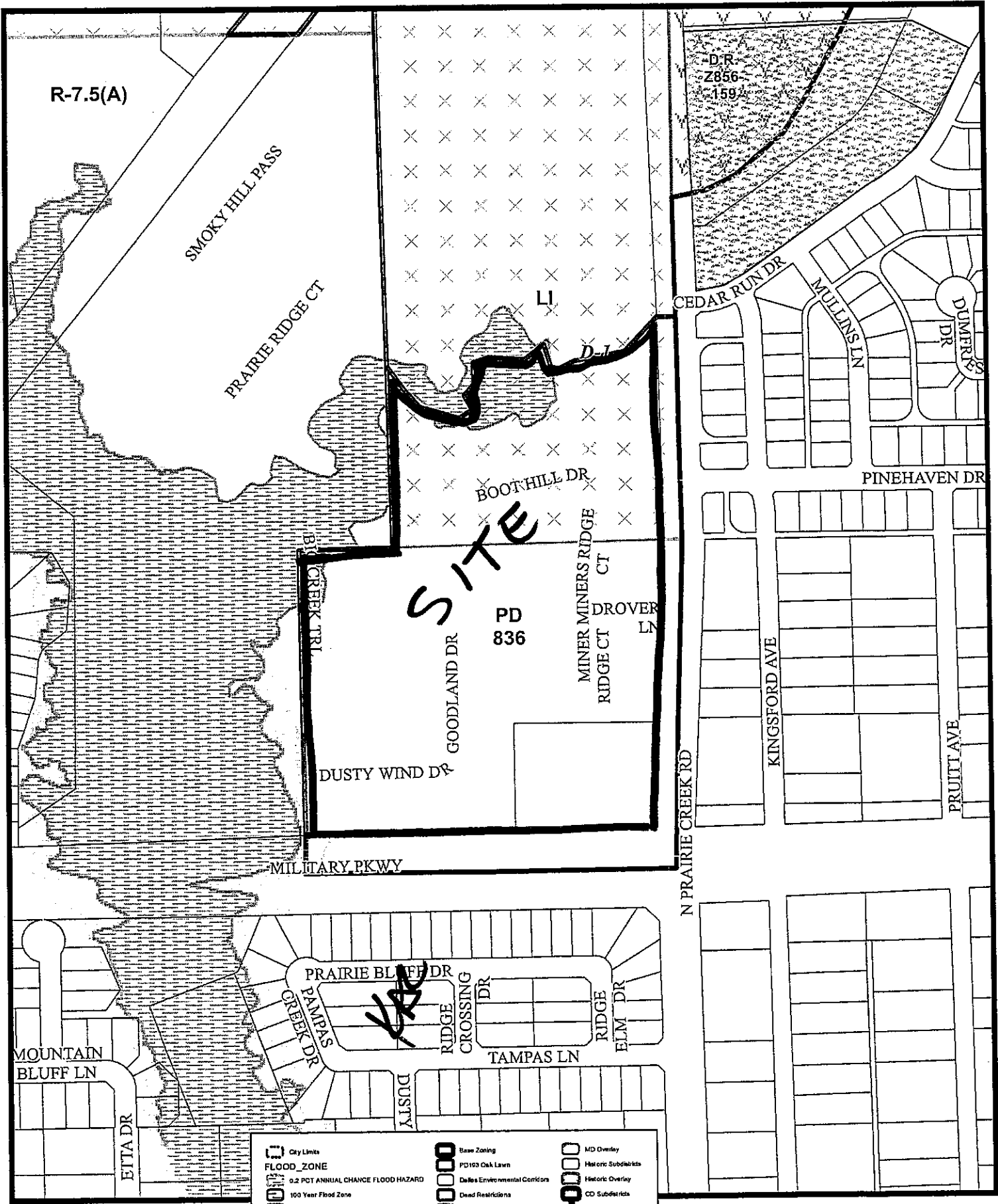
did submit a request for a special exception to the tree preservation regulations
at 3831 N. Prairie Creek Road

BDA101-055. Application of Karl A Crawley for a special exception to the tree preservation regulations at 3831 N. Prairie Creek Road. This property is more fully described as Lot 1 in city block A/6780 and is zoned PD-836, which requires compliance with the tree preservation regulations of Article X of the Dallas Development Code. The applicant proposes to construct a nonresidential structure and provide an alternate tree preservation plan which will require a special exception to the tree preservation regulations.

Sincerely,

Batsheba Antebi
Batsheba Antebi, Building Official





1:3,600

	City Limits		Base Zoning		MD Overlay
	FLOOD_ZONE		PD103 Oak Lawn		Historic Subdistrict
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD		Dates Environmental Corridor		Historic Overlay
	100 Year Flood Zone		Dead Restrictions		CD Subdistricts
	Mills Creek		SUP		PD Subdistricts
	Pea's Branch		D		PDS Subdistricts
	X PROTECTED BY LEVEE		D-1		NSO Subdistricts
	Parks		CP		NSO Overlay
			SP		Encampment Overlay

Case ID:

Printed: 4/11/2011

SPECIAL EXCEPTION FOR TREE MITIGATION
ANN RICHARDS MIDDLE SCHOOL
4401 Prairie Creek Road

The site in question is currently zoned a Planned Development District for a Public School use. The site is currently under development with Ann Richards Middle School. A building permit has been issued for the school and the site is under construction. Prior to construction the site was heavily wooded with the majority of the trees being eastern red cedar. The largest number of these trees are multi-trunk cedar. According to the arborist this likely came about because the land was unused and these trees were not removed for clearing or agricultural purposes. The multi-trunk cedars that fall into the protected tree size range are approximately 4400 caliper inches.

As mentioned earlier the site is being developed with a public middle school. The school will have a baseball field, softball field and a practice football/soccer field. Each of these athletic fields along with basketball and tennis courts take up a considerable amount of land area which must be free of trees just by the nature of their use. The new school will also use several "Green" building programs, including the use of a geo-thermal well system for heating and cooling. The use of a geo-thermal well system precludes the planting of trees on top of the well field.

The elimination of multi-trunk cedar trees in the count of required trees to be mitigated would eliminate the undue burden that is placed on the site. The site is not adjacent to any residential properties with the school bordered by Military Parkway to the south, Prairie Creek Road to the east, an undeveloped industrial tract to the north across a flood plain and creek; and an undeveloped residential tract to the west across the same flood plain and creek. No trees, except those located in an easement, were removed from the creek area. Two tree conservation areas were created along the western and northern boundary of the site.

Ann Richards Tree Survey

Point #	Type	Size
61403	CEDAR ELM	12"
61404	CEDAR ELM	9"
61405	CEDAR ELM	9"
61626	CEDAR ELM	12"
61627	CEDAR ELM	12"
61672	CREPE MYRTLE	2"
62203	CEDAR	5"/5"
62204	CEDAR	7"/5"
62472	CEDAR	11"
62557	CEDAR ELM	4"/3"
62565	BOIS D'ARC	20"
62566	CEDAR	6"/6"
62579	CEDAR	8"/5"
62629	CEDAR	4"/4"/4"
62630	MESQUITE	4"/3"/3"/3"
62635	CEDAR	5"/5"/5"
62638	CEDAR	7"/6"/6"/5"
62658	CEDAR	9"/9"
62659	CEDAR	6"/5"
62660	CEDAR	6"/5"/5"
62661	CEDAR	6"/5"
62682	CEDAR	6"/6"/6"/5"
62686	CEDAR	8"/7"/6"/6"/5"
62695	CEDAR	9"/6"/5"/5"
62703	CEDAR	8"/7"
62708	CEDAR	8"/6"/5"/4"/4"
62709	CEDAR	9"/4"/4"
62710	CEDAR	8"
62711	CEDAR	10"/7"/6"/5"
62715	CEDAR	5"/5"/5"/4"/4"
62716	CEDAR	8"
62717	CEDAR	7"
62718	CEDAR	6"/5"/4"
62719	CEDAR	9"
62720	CEDAR	6"
62721	CEDAR	7"
62723	CEDAR	6"
62786	MESQUITE	7"/7"
62823	MESQUITE	10"
63007	CEDAR	8"
63008	CEDAR	6"
63009	CEDAR	6"
63010	CEDAR	7"
63011	CEDAR	7"
63012	CEDAR	9"
63013	CEDAR	6"
63014	CEDAR	6"
63015	CEDAR	9"
63016	CEDAR	6"

63017	CEDAR	7"
63018	CEDAR	6"7"
63019	CEDAR	9"
63020	CEDAR	7"15"4"
63021	CEDAR	9"
63022	CEDAR	13"
63023	CEDAR	8"
63024	CEDAR	7"6"
63025	CEDAR	12"9"
63026	CEDAR	6"
63027	CEDAR	6"6"
63028	CEDAR	6"
63029	CEDAR	7"
63030	CEDAR	7"
63031	CEDAR	9"
63032	CEDAR	8"
63033	CEDAR	6"4"3"
63034	CEDAR	7"
63186	HACKBERRY	7"15"
63188	CEDAR	6"
63189	CEDAR	6"
63190	BOIS D'ARC	6"6"
63191	CEDAR	8"
63192	HACKBERRY	6"
63193	BOIS D'ARC	6"
63194	CEDAR	6"
63195	BOIS D'ARC	9"8"6"
63196	CEDAR	11"
63197	CEDAR	9"
63198	BOIS D'ARC	6"5"
63199	HACKBERRY	7"
63200	CEDAR	8"
63201	CEDAR	12"
63202	CEDAR	7"
63203	CEDAR	6"
63204	BOIS D'ARC	7"4"3"
63205	HACKBERRY	6"
63206	CEDAR	6"
63207	CEDAR	6"
63208	CEDAR	9"
63209	CEDAR	9"
63210	CEDAR	12"
63211	BOIS D'ARC	7"6"
63212	CEDAR	10"
63213	HACKBERRY	6"
63214	CEDAR	6"
63215	CEDAR	6"5"
63216	CEDAR	6"
63217	CEDAR	6"
63218	CEDAR	10"
63219	CEDAR	7"
63220	HACKBERRY	7"15"

63222	CEDAR	6"
63223	CEDAR	7"
63224	CEDAR	11"
63225	HACKBERRY	6"
63226	BOIS D'ARC	12"
63227	CEDAR	12"
63228	HACKBERRY	11"
63229	CEDAR	7"
63230	CEDAR	9"
63231	CEDAR	9"
63232	CEDAR	12"/8"/6"
63233	CEDAR	7"
63234	CEDAR	12"
63235	BOIS D'ARC	12"
63236	CEDAR	11"
63237	BOIS D'ARC	9"/5"/4"
63238	CEDAR	6"
63239	CEDAR	7"
63240	CEDAR	7"
63241	CEDAR	9"
63242	BOIS D'ARC	9"
63243	CEDAR	8"
63244	CEDAR	8"/6"
63245	CEDAR	11"
63246	BOIS D'ARC	6"/6"
63247	CEDAR	12"
63249	CEDAR	15"
63250	CEDAR	15"
63252	CEDAR	12"/11"/10"
63253	CEDAR	6"
63254	CEDAR	7"
63255	CEDAR	6"
63256	BOIS D'ARC	10"
63257	HACKBERRY	7"
63258	CEDAR	12"
63259	BOIS D'ARC	8"/7"/5"
63260	CEDAR	8"
63267	CEDAR	14"
63269	CEDAR	12"
63270	CEDAR	12"
63271	CEDAR	12"
63272	CEDAR	9"
63273	BOIS D'ARC	8"
63274	CEDAR	8"
63275	CEDAR	11"/9"
63276	CEDAR	8"
63277	CEDAR	8"
63278	CEDAR	14"
63279	CEDAR	8"
63280	CEDAR	11"/9"
63281	BOIS D'ARC	8"/4"/4"
63282	CEDAR	12"/10"

63283	CEDAR	9"/6"/5"
63284	CEDAR	12"
63285	CEDAR	16"
63286	CEDAR	10"
63287	HACKBERRY	9"
63288	BOIS D'ARC	6"/6"
63289	CEDAR	16"
63290	HACKBERRY	6"
63291	CEDAR	8"
63292	BOIS D'ARC	8"
63293	CEDAR	8"
63294	CEDAR	6"/6"/5"
63295	CEDAR	14"/12"
63296	CEDAR	11"
63297	CEDAR	7"
63298	CEDAR	11"
63299	BOIS D'ARC	6"/6"/5"/5"
63300	CEDAR	12"/9"/7"
63301	CEDAR	10"
63302	BOIS D'ARC	6"
63303	CEDAR	14"
63304	CEDAR	12"
63305	CEDAR	10"
63306	CEDAR	6"
63307	HACKBERRY	6"
63308	CEDAR	21"
63309	CEDAR	18"
63310	BOIS D'ARC	8"/8"/6"
63311	CEDAR	6"
63312	CEDAR	8"
63313	CEDAR	6"
63314	CEDAR	7"
63315	CEDAR	11"
63316	CEDAR	7"
63317	BOIS D'ARC	6"
63318	BOIS D'ARC	7"/3"
63319	BOIS D'ARC	9"
63320	CEDAR	8"
63329	BOIS D'ARC	10"
63330	BOIS D'ARC	6"
63331	HACKBERRY	6"
63332	CEDAR	7"
63333	CEDAR	10"/6"
63334	HACKBERRY	7"
63337	CEDAR	6"
63338	BOIS D'ARC	9"
63339	HACKBERRY	6"
63340	HACKBERRY	10"
63341	BOIS D'ARC	6"
63342	HACKBERRY	6"
63346	BOIS D'ARC	6"
63347	BOIS D'ARC	8"/3"

63348	CEDAR	8"
65001	ELM	14"
65002	HACKBERRY	12"
65006	ELM	16"
65013	BOIS D'ARC	8"/8"
65014	BOIS D'ARC	15"
65015	CEDAR	14"
65048	HACKBERRY	10"
65049	HACKBERRY	9"
65050	HACKBERRY	11"
65051	HACKBERRY	12"
65052	HACKBERRY	11"
65055	HACKBERRY	10"
65056	HACKBERRY	12"
65058	HACKBERRY	10"
65059	BOIS D'ARC	10"/6"
65060	HACKBERRY	16"/14"
65061	BOIS D'ARC	6"
65064	HACKBERRY	13"/11"/10"
65065	HACKBERRY	12"
65066	HACKBERRY	10"
65068	BOIS D'ARC	10"/10"
65083	BOIS D'ARC	7"/7"/7"
65084	ELM	6"
65085	ELM	8"
65086	ELM	12"
65088	BOIS D'ARC	12"
65089	CEDAR	6"
65090	CEDAR	6"
65091	CEDAR	10"
65092	CEDAR	6"
65093	CEDAR	6"/8"
65094	CEDAR	8"
65095	ELM	10"
65096	ELM	12"
65097	ELM	14"
65098	BOIS D'ARC	8"/8"/6"/6"
65114	ELM	12"/12"/10"/6"
65120	CEDAR	10"
65121	ELM	8"
65122	ELM	10"
65123	CEDAR	12"
65124	OAK	24"
65125	CEDAR	12"
65132	CEDAR	6"
65133	CEDAR	10"
65134	CEDAR	10"
65135	CEDAR	10"
65136	HACKBERRY	6"
65137	CEDAR	8"
65141	CEDAR	8"
65142	CEDAR	12"

65143	CEDAR	7"
65144	CEDAR	8"
65145	CEDAR	8"
65148	CEDAR	6"
65150	CEDAR	8"
65151	CEDAR	6"
65153	BOIS D'ARC	14"
65154	CEDAR	6"
65155	CEDAR	6"
65156	CEDAR	6 ¹ / ₂ "
65157	CEDAR	7"
65158	CEDAR	6"
65159	CEDAR	6"
65160	CEDAR	6"
65161	CEDAR	8"
65162	CEDAR	12"
65163	CEDAR	10"
65164	CEDAR	10"
65166	HACKBERRY	8"
65168	CEDAR	10"
65173	BOIS D'ARC	6"
65175	CEDAR	8"
65177	ELM	22"
65178	LOCUST	7"
65179	HACKBERRY	6"
65180	HACKBERRY	12"
65181	CEDAR	6"
65182	LOCUST	6"
65184	ELM	20"
65185	BOIS D'ARC	12 ¹ / ₂ "/7"
65187	BOIS D'ARC	8 ¹ / ₄ "/4"
65188	WILLOW	12"
65191	ELM	20"
65193	BOIS D'ARC	7"
65194	ELM	20"
65195	HACKBERRY	10"
65196	BOIS D'ARC	8"
65200	CHINABERRY	18 ¹ / ₈ "
65201	HACKBERRY	6"
65211	HACKBERRY	18"
65212	HACKBERRY	9"
65213	HACKBERRY	10"
65214	MESQUITE	10 ¹ / ₉ "/8"
65215	BOIS D'ARC	14"
65216	HACKBERRY	12"
65217	HACKBERRY	9"
65218	HACKBERRY	12"
65219	HACKBERRY	6"
65220	HACKBERRY	11"
65221	HACKBERRY	6"
65222	CEDAR	8"
65223	HACKBERRY	10"

65224	HACKBERRY	12"
65225	HACKBERRY	7"
65226	HACKBERRY	10"
65227	HACKBERRY	10"
65228	CEDAR	14"
65229	CEDAR	12"
65230	CEDAR	10"
65231	CEDAR	15"
65232	CEDAR	10"
65233	CEDAR	14"
65234	HACKBERRY	10"
65235	CEDAR	6"
65236	CEDAR	12"
65237	HACKBERRY	8"
65238	CEDAR	9"
65239	HACKBERRY	6"
65240	BOIS D'ARC	12"
65241	CEDAR	20"
65242	HACKBERRY	8"
65246	HACKBERRY	8"
65247	HACKBERRY	8"
65248	CEDAR	14"
65249	HACKBERRY	10"
65251	MESQUITE	14"
65254	MESQUITE	8"/8"/8"
65255	HACKBERRY	10"
65257	BOIS D'ARC	10"/10"
65258	HACKBERRY	11"
65265	HACKBERRY	10"
65266	ELM	9"
65267	ELM	9"
65268	BOIS D'ARC	10"
65269	HACKBERRY	10"
65270	WILLOW	16"
65271	ELM	32"
65272	HACKBERRY	14"
65273	ELM	14"
66001	BOIS D'ARC	7"/7"
66002	BOIS D'ARC	7"
66003	BOIS D'ARC	6"
66004	CEDAR	13"
66005	CEDAR	14"/14"
66006	BOIS D'ARC	8"
66007	BOIS D'ARC	8"
66008	CEDAR	10"
66009	BOIS D'ARC	10"
66010	CEDAR	12"
66011	CEDAR	14"
66012	CEDAR	12"
66013	CEDAR	10"
66014	CEDAR	11"
66015	ELM	10"

66016	CEDAR	10"/10"
66017	HACKBERRY	8"
66018	CEDAR	11"
66019	BOIS D'ARC	12"
66020	CEDAR	10"
66021	CEDAR	10"
66022	CEDAR	12"
66023	CEDAR	9"
66024	CEDAR	8"
66025	CEDAR	6"
66026	CEDAR	6"
66027	HACKBERRY	6"
66028	BOIS D'ARC	15"
66029	BOIS D'ARC	9"
66030	CEDAR	11"
66032	HACKBERRY	8"
66033	CEDAR	8"
66034	BOIS D'ARC	12"
66035	CEDAR	11"
66036	HACKBERRY	8"
66037	CEDAR	8"
66038	CEDAR	9"
66039	CEDAR	10"
66040	BOIS D'ARC	12"/12"/12"
66041	CEDAR	9"
66042	CEDAR	10"
66043	CEDAR	8"
66044	WILLOW	6"
66045	CEDAR	8"
66046	CEDAR	6"
66047	CEDAR	8"
66048	CEDAR	9"
66049	BOIS D'ARC	7"
66050	BOIS D'ARC	6"/6"/6"/6"
66051	CEDAR	8"
66054	BOIS D'ARC	10"
66056	BOIS D'ARC	7"/7"
66057	BOIS D'ARC	7"/6"
66058	BOIS D'ARC	9"
66059	BOIS D'ARC	9"/6"
66060	BOIS D'ARC	8"
66062	BOIS D'ARC	9"/7"
66063	BOIS D'ARC	9"/7"
66064	BOIS D'ARC	7"/7"/7"
66065	BOIS D'ARC	8"/7"/7"
66067	BOIS D'ARC	8"
66068	BOIS D'ARC	9"
66069	HACKBERRY	12"
66070	HACKBERRY	13"
66071	CEDAR	10"
66072	HACKBERRY	11"
66073	HACKBERRY	10"

66075	HACKBERRY	12"
66076	BOIS D'ARC	8"
66077	BOIS D'ARC	7"/6"/6"
66079	HACKBERRY	6"
66080	HACKBERRY	6"/7"
66081	BOIS D'ARC	8"
66084	ELM	12"
66085	WILLOW	6"
66086	WILLOW	9"
66087	TREE (UNABLE TO IDENTIFY)	6"
66088	HACKBERRY	10"
66089	WILLOW	7"
66090	WILLOW	10"/7"/6"
66092	HACKBERRY	8"
66093	ASH	6"
66094	BOIS D'ARC	8"
66095	BOIS D'ARC	15"/12"/14"
66096	TREE (UNABLE TO IDENTIFY)	7"
66097	TREE (UNABLE TO IDENTIFY)	6"
66098	TREE (UNABLE TO IDENTIFY)	8"
66100	HACKBERRY	7"
66101	BOIS D'ARC	14"
66102	BOIS D'ARC	9"
66103	BOIS D'ARC	12"/12"
66104	BOIS D'ARC	30"
66105	BOIS D'ARC	8"
66106	HACKBERRY	8"
66107	BOIS D'ARC	20"
66108	HACKBERRY	7"
66109	BOIS D'ARC	20"
66117	HACKBERRY	8"
66119	LOCUST	6"
66120	HACKBERRY	12"
66121	CEDAR	8"
66123	CEDAR	10"
66127	CEDAR	6"
66128	CEDAR	6"
66140	CEDAR	12"
66141	HACKBERRY	12"
66142	ELM	12"
66144	BOIS D'ARC	13"
66154	HACKBERRY	12"
66155	HACKBERRY	7"
66156	CEDAR	10"/10"
66209	CEDAR	12"
66210	CEDAR	10"
66211	CEDAR	13"
66212	BOIS D'ARC	15"
66213	CEDAR	14"
66214	CEDAR	7"/7"
66216	CEDAR	15"
66217	BOIS D'ARC	9"

80000	CEDAR	8"/6"
80001	CEDAR	6"/4"
80002	CEDAR	8"/6"/6"
80003	CEDAR	5"/4"/4"
80004	CEDAR	4"/4"/4"
80005	CEDAR	10"/8"/8"/6"
80006	CEDAR	10"/10"/4"
80007	CEDAR	8"/6"/6"/4"
80008	CEDAR	8"/6"
80009	CEDAR	8"/6"/5"/4"
80010	CEDAR	8"/7"
80011	CEDAR	6"
80012	CEDAR	10"/8"
80013	CEDAR	10"/8"
80014	CEDAR	6"/6"/5"
80015	CEDAR	6"/6"
80016	CEDAR	8"
80017	CEDAR	10"
80018	CEDAR	6"/5"
80019	CEDAR	12"/6"/5"
80020	CEDAR	7"/6"
80021	CEDAR	3"/8"/8"/7"/6"/4"/4"
80022	CEDAR	8"/6"
80023	CEDAR	8"/6"/5"
80024	CEDAR	12"/9"
80025	CEDAR	14"
80026	CEDAR	8"
80027	CEDAR	6"/5"/4"
80028	CEDAR	6"/6"/5"
80029	CEDAR	10"/8"
80030	CEDAR	9"
80031	CEDAR	6"
80032	CEDAR	6"/5"/5"
80033	CEDAR	6"/5"
80034	CEDAR	10"
80035	CEDAR	6"/5"/5"
80036	CEDAR	9"
80037	CEDAR	12"/8"/6"
80038	CEDAR	12"
80039	CEDAR	12"/6"/4"
80040	CEDAR	10"/8"/6"
80041	CEDAR	7"
80042	CEDAR	10"
80043	CEDAR	10"
80044	CEDAR	8"/6"
80045	CEDAR	9"/5"/4"
80046	CEDAR	12"/9"/6"
80047	CEDAR	12"
80048	CEDAR	10"/6"
80049	CEDAR	6"/4"/4"/4"
80050	CEDAR	10"/7"/5"
80051	CEDAR	9"/8"/6"

80052	CEDAR	8"/6"
80053	CEDAR	9"/9"
80054	CEDAR	8"/8"
80055	CEDAR	6"/5"
80056	CEDAR	9"/7"/6"
80057	CEDAR	9"/6"/5"
80058	CEDAR	10"/6"
80059	CEDAR	10"/10"
80060	CEDAR	9"/6"
80061	CEDAR	12"/10"
80062	CEDAR	7"/6"
80063	CEDAR	8"/6"/6"
80064	CEDAR	12"/9"
80065	CEDAR	10"
80066	CEDAR	10"
80067	CEDAR	11"/7"/6"
80068	CEDAR	12"/6"
80069	CEDAR	6"/6"
80070	CEDAR	10"
80071	CEDAR	6"/6"
80072	CEDAR	9"/5"/4"
80073	CEDAR	6"/4"/4"/4"
80074	CEDAR	11"/6"/4"
80075	CEDAR	10"
80076	CEDAR	10"
80077	CEDAR	12"
80078	CEDAR	9"/6"
80079	CEDAR	6"
80080	CEDAR	10"
80081	CEDAR	10"
80082	CEDAR	10"
80083	CEDAR	10"
80084	CEDAR	6"/4"
80085	CEDAR	6"/6"
80086	CEDAR	6"/6"
80087	CEDAR	9"
80088	CEDAR	7"
80089	CEDAR	10"
80090	CEDAR	9"/6"
80091	CEDAR	9"/6"
80092	CEDAR	8"
80093	CEDAR	6"/6"
80094	CEDAR	7"/6"
80095	CEDAR	9"/4"
80096	CEDAR	8"/7"/6"/6"
80097	CEDAR	8"/6"/4"
80098	CEDAR	7"
80099	CEDAR	8"
80100	CEDAR	10"
80101	CEDAR	12"
80102	CEDAR	7"/6"/6"
80103	CEDAR	7"/6"/6"

80104	CEDAR	8"7"
80105	CEDAR	12"4"4"
80106	CEDAR	9"7"7"5"
80107	CEDAR	12"6"
80108	CEDAR	10"5"5"
80109	CEDAR	7"7"5"
80110	CEDAR	9"6"6"5"
80111	CEDAR	9"
80112	CEDAR	12"6"6"
80113	CEDAR	8"6"
80114	CEDAR	6"6"5"
80115	CEDAR	6"4"4"4"
80116	CEDAR	10"7"6"
80117	CEDAR	9"6"
80118	CEDAR	7"7"
80119	CEDAR	8"
80120	CEDAR	12"10"7"6"
80121	CEDAR	12"
80122	CEDAR	7"6"6"6"
80123	CEDAR	7"6"5"5"
80124	CEDAR	8"8"
80125	CEDAR	12"9"9"6"
80126	CEDAR	10"8"5"
80127	CEDAR	9"6"6"
80128	CEDAR	10"
80129	CEDAR	10"9"9"
80130	CEDAR	9"9"5"
80131	CEDAR	9"
80132	CEDAR	10"9"8"6"
80133	CEDAR	9"9"6"
80134	CEDAR	9"7"7"
80135	CEDAR	10"
80136	CEDAR	10"10"
80137	CEDAR	6"
80138	CEDAR	12"10"6"5"
80139	CEDAR	9"6"5"
80140	CEDAR	10"
80141	CEDAR	10"
80142	CEDAR	8"7"7"
80143	CEDAR	12"12"
80144	CEDAR	14"
80145	CEDAR	6"4"
80146	CEDAR	6"5"4"
80147	CEDAR	12"6"
80148	CEDAR	10"6"
80149	CEDAR	10"4"
80150	CEDAR	7"7"
80151	CEDAR	12"
80152	CEDAR	8"8"7"6"
80153	CEDAR	6"
80154	CEDAR	6"
80155	CEDAR	8"

80156	CEDAR	9"
80157	CEDAR	6"/6"/5"
80158	CEDAR	7"/6"
80159	CEDAR	8"/6"/6"
80160	CEDAR	8"/6"/6"
80161	CEDAR	9"/9"
80162	CEDAR	6"/4"
80163	CEDAR	8"/6"
80164	CEDAR	8"
80165	CEDAR	8"
80166	CEDAR	10"/8"/6"
80167	LOCUST	6"
80168	CEDAR	8"/5"
80169	CEDAR	8"
80170	CEDAR	6"/5"
80171	CEDAR	9"/6"/6"
80172	CEDAR	9"/6"/6"
80173	CEDAR	6"/6"
80174	CEDAR	10"/10"
80175	CEDAR	10"/6"
80176	CEDAR	10"
80177	CEDAR	9"/9"
80178	CEDAR	10"/7"
80179	CEDAR	10"/7"
80180	CEDAR	12"/6"
80181	CEDAR	9"/9"
80182	CEDAR	10"
80183	CEDAR	10"/8"
80184	CEDAR	9"
80185	CEDAR	10"/6"
80186	CEDAR	6"/6"/4"
80187	CEDAR	8"/8"/6"/4"
80188	CEDAR	10"
80189	CEDAR	10"/9"/6"/6"
80190	CEDAR	9"
80191	CEDAR	6"
80192	CEDAR	6"
80193	CEDAR	6"/6"/5"
80194	CEDAR	10"
80195	CEDAR	10"
80196	CEDAR	10"
80197	CEDAR	8"/5"/5"
80198	CEDAR	7"/6"/6"
80199	CEDAR	8"/6"/4"
80200	CEDAR	10"
80201	CEDAR	9"/9"
80202	CEDAR	9"/5"
80203	CEDAR	9"/9"/6"
80204	CEDAR	10"/6"/5"
80205	CEDAR	8"/7"/7"/6"/6"
80206	CEDAR	10"
80207	CEDAR	8"

80208	CEDAR	8"/4"
80209	CEDAR	10"
80210	CEDAR	8"/8"/6"/6"
80211	CEDAR	6"/6"
80212	CEDAR	8"
80213	CEDAR	7"/6"
80214	CEDAR	6"/4"
80215	CEDAR	8"
80216	CEDAR	9"/7"
80217	CEDAR	9"/9"
80218	CEDAR	6"/6"
80219	CEDAR	10"
80220	CEDAR	9"
80221	CEDAR	9"
80222	CEDAR	9"
80223	CEDAR	9"
80224	CEDAR	9"
80225	CEDAR	6"
80226	CEDAR	6"
80227	CEDAR	6"
80228	CEDAR	10"/8"/6"/5"
80229	CEDAR	10"/8"/7"/5"/5"
80230	CEDAR	8"
80231	CEDAR	10"/5"
80232	CEDAR	9"/6"
80233	CEDAR	10"
80234	CEDAR	10"
80235	CEDAR	10"
80236	CEDAR	10"
80237	CEDAR	12"
80238	CEDAR	12"
80239	CEDAR	10"/7"/6"
80240	CEDAR	7"
80241	CEDAR	8"/5"/4"
80242	CEDAR	6"
80243	CEDAR	6"
80244	CEDAR	9"/7"/6"/6"
80245	CEDAR	10"
80246	CEDAR	10"/7"/5"
80247	CEDAR	6"
80248	CEDAR	8"
80249	CEDAR	9"/8"
80250	CEDAR	8"/8"
80251	CEDAR	6"
80252	CEDAR	7"
80253	CEDAR	8"/6"/4"
80254	CEDAR	13"
80255	CEDAR	10"/7"/5"
80256	CEDAR	7"/6"/6"
80257	CEDAR	8"
80258	CEDAR	12"
80259	CEDAR	12"

80260	CEDAR	10"
80261	CEDAR	10"
80262	CEDAR	12"
80263	CEDAR	6"
80264	CEDAR	10"
80265	CEDAR	10"
80266	CEDAR	13"
80267	CEDAR	8"
80268	CEDAR	10"/8"
80269	CEDAR	7"/6"/5"/5"
80270	CEDAR	9"/6"/6"
80271	CEDAR	10"
80272	CEDAR	6"/5"
80273	CEDAR	11"
80274	CEDAR	9"/7"/5"
80275	CEDAR	8"/6"/5"
80276	CEDAR	6"/6"/4"
80277	CEDAR	10"
80278	CEDAR	10"/8"
80279	CEDAR	9"
80280	CEDAR	9"
80281	CEDAR	9"
80282	CEDAR	9"
80283	CEDAR	9"
80284	CEDAR	7"
80285	CEDAR	7"
80286	CEDAR	10"/9"/6"
80287	CEDAR	9"
80288	CEDAR	9"
80289	CEDAR	9"
80290	CEDAR	12"
80291	CEDAR	10"/10"
80292	CEDAR	10"/9"
80293	CEDAR	10"/8"/6"
80294	CEDAR	10"/10"/8"
80295	CEDAR	7"/4"/4"/4"
80296	CEDAR	10"
80297	CEDAR	7"
80298	CEDAR	10"/6"
80299	CEDAR	10"/6"
80300	CEDAR	9"/7"/6"
80301	CEDAR	11"
80302	CEDAR	12"/10"/5"
80303	CEDAR	10"/8"/6"
80304	BOIS D'ARC	6"/6"
80305	CEDAR	10"
80306	CEDAR	10"/9"/5"
80307	CEDAR	10"
80308	CEDAR	12"
80309	CEDAR	14"
80310	BOIS D'ARC	18"/12"
80311	BOIS D'ARC	14"/8"/6"

80312	HACKBERRY	14"/10"
80313	BOIS D'ARC	/12"/12"/12"/10"/10"
80314	BOIS D'ARC	6"/6"
80315	CEDAR	10"
80316	CEDAR	13"
80317	BOIS D'ARC	14"/12"
80318	BOIS D'ARC	11"
80319	BOIS D'ARC	10"
80320	HACKBERRY	13"
80321	HACKBERRY	14"/12"/9"
80322	BOIS D'ARC	9"
80323	BOIS D'ARC	9"
80324	BOIS D'ARC	16"
80325	HACKBERRY	15"
80326	BOIS D'ARC	8"
80327	CEDAR	8"
80328	CEDAR	13"/7"
80329	CEDAR	6"/6"
80330	CEDAR	8"
80331	CEDAR	12"
80332	CEDAR	10"
80333	CEDAR	6"/4"
80334	CEDAR	7"
80335	CEDAR	7"
80336	CEDAR	7"
80337	CEDAR	9"/6"
80338	CEDAR	10"
80339	CEDAR	10"
80340	CEDAR	6"
80341	CEDAR	6"
80342	CEDAR	9"/6"
80343	CEDAR	6"
80344	CEDAR	9"
80345	CEDAR	9"
80346	CEDAR	9"
80347	CEDAR	9"
80348	CEDAR	8"/7"
80349	CEDAR	6"/6"
80350	CEDAR	8"
80351	CEDAR	8"
80352	CEDAR	6"/5"
80353	CEDAR	6"
80354	CEDAR	6"
80355	CEDAR	7"/5"/5"
80356	CEDAR	9"/6"
80357	CEDAR	10"
80358	CEDAR	8"/6"/5"/5"
80359	CEDAR	8"/6"/5"/5"
80360	CEDAR	7"/5"
80361	CEDAR	10"/9"/6"
80362	CEDAR	12"
80363	CEDAR	8"/7"

80364	CEDAR	8"7"
80365	HACKBERRY	6"
80366	CEDAR	9"
80367	CEDAR	11"
80368	CEDAR	9"
80369	CEDAR	9"
80370	CEDAR	10"8"6"
80371	CEDAR	9"6"6"
80372	CEDAR	9"6"
80373	CEDAR	9"8"6"5"
80374	CEDAR	10"8"6"6"
80375	CEDAR	10"
80376	CEDAR	10"
80377	CEDAR	10"
80378	CEDAR	12"
80379	CEDAR	8"
80380	CEDAR	10"9"
80381	CEDAR	7"
80382	CEDAR	7"
80383	CEDAR	7"6"5"
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80385	CEDAR	10"
80386	CEDAR	6"
80387	CEDAR	6"
80388	CEDAR	10"
80389	CEDAR	10"
80390	CEDAR	6"6"5"4"
80391	CEDAR	10"10"8"
80392	CEDAR	8"4"
80393	CEDAR	10"8"
80394	CEDAR	7"6"
80395	CEDAR	6"6"6"6"
80396	CEDAR	13"
80397	CEDAR	13"
80398	CEDAR	10"10"5"
80399	CEDAR	8"6"5"
80400	CEDAR	9"6"3"
80401	CEDAR	8"8"6"
80402	CEDAR	10"9"6"
80403	CEDAR	8"6"6"5"
80404	CEDAR	6"6"5"
80405	CEDAR	11"
80406	CEDAR	9"7"4"
80407	CEDAR	10"
80408	CEDAR	10"
80409	CEDAR	10"
80410	CEDAR	6"
80411	CEDAR	9"6"
80412	CEDAR	10"
80413	CEDAR	10"
80414	CEDAR	10"8"
80415	CEDAR	11"

80416	CEDAR	11"/7"
80417	CEDAR	10"
80418	CEDAR	10"
80419	CEDAR	7"
80420	CEDAR	9"
80421	CEDAR	8"/7"/5"/5"/5"
80422	CEDAR	7"
80423	CEDAR	9"
80424	CEDAR	5"/5"/5"
80425	CEDAR	10"
80426	CEDAR	10"
80427	CEDAR	8"
80428	CEDAR	8"
80429	CEDAR	8"
80430	CEDAR	6"
80431	CEDAR	11"
80432	CEDAR	7"/7"
80433	CEDAR	10"/8"
80434	CEDAR	6"/3"
80435	CEDAR	8"
80436	CEDAR	6"/5"/5"
80437	CEDAR	9"
80438	CEDAR	9"
80439	CEDAR	8"
80440	CEDAR	8"
80441	CEDAR	8"/6"
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80445	CEDAR	10"
80446	CEDAR	10"
80447	CEDAR	10"
80448	CEDAR	10"
80449	CEDAR	9"
80450	CEDAR	9"
80451	CEDAR	12"
80452	CEDAR	12"
80453	CEDAR	8"/8"/6"
80454	CEDAR	8"/8"/8"
80455	CEDAR	6"
80456	CEDAR	8"/7"/7"
80457	CEDAR	11"
80458	CEDAR	10"/8"/7"
80459	CEDAR	7"/6"
80460	CEDAR	6"/6"/5"
80461	CEDAR	8"/6"
80462	CEDAR	15"
80463	CEDAR	11"
80464	CEDAR	8"/6"
80465	CEDAR	8"/7"
80466	CEDAR	6"
80467	CEDAR	9"

80468	CEDAR	6"
80469	CEDAR	6"
80470	LOCUST	11"
80471	MESQUITE	12"/10"/8"
80472	CEDAR	6"/6"/4"
80473	CEDAR	6"/4"
80474	CEDAR	6"
80475	CEDAR	12"/9"/7"
80476	CEDAR	12"/7"
80477	CEDAR	9"/7"/6"/5"/5"
80478	CEDAR	10"
80479	CEDAR	12"/8"/6"/6"
80480	CEDAR	6"
80481	CEDAR	6"
80482	CEDAR	6"
80483	CEDAR	7"
80484	CEDAR	11"
80485	CEDAR	8"/6"
80486	CEDAR	8"/6"
80487	CEDAR	9"/7"
80488	CEDAR	8"
80489	CEDAR	7"/7"
80490	CEDAR	9"
80491	CEDAR	8"/6"/5"
80492	CEDAR	8"/6"/5"
80493	CEDAR	10"
80494	CEDAR	10"
80495	CEDAR	7"
80496	CEDAR	8"
80497	CEDAR	6"
80498	CEDAR	8"
80499	CEDAR	8"
80500	CEDAR	8"
80501	CEDAR	9"
80502	CEDAR	6"
80503	CEDAR	7"
80504	CEDAR	10"
80505	CEDAR	11"
80506	CEDAR	6"/6"/4"
80507	CEDAR	6"/6"
80508	CEDAR	6"
80509	CEDAR	6"
80510	CEDAR	6"
80511	CEDAR	6"
80512	CEDAR	8"
80513	CEDAR	8"
80514	CEDAR	10"
80515	CEDAR	8"
80516	CEDAR	6"/4"
80517	CEDAR	8"
80518	CEDAR	8"/4"
80519	CEDAR	6"/4"

80520	CEDAR	6"14"
80521	CEDAR	8"6"14"14"
80522	CEDAR	6"6"14"
80523	CEDAR	5"4"3"
80524	CEDAR	8"
80525	CEDAR	6"6"5"14"
80526	CEDAR	8"
80527	CEDAR	6"
80528	CEDAR	7"
80529	CEDAR	7"
80530	CEDAR	8"8"
80531	CEDAR	8"
80532	CEDAR	8"
80533	CEDAR	6"
80534	CEDAR	10"
80535	CEDAR	12"
80536	CEDAR	6"6"
80537	CEDAR	14"
80538	CEDAR	6"
80539	CEDAR	13"
80540	HACKBERRY	7"
80541	CEDAR	12"
80542	CEDAR	12"
80543	CEDAR	12"
80544	CEDAR	10"
80545	CEDAR	9"
80546	CEDAR	10"
80547	CEDAR	9"6"
80548	CEDAR	9"17"6"6"
80549	CEDAR	6"5"14"14"
80550	CEDAR	7"5"
80551	CEDAR	12"
80552	CEDAR	7"
80553	CEDAR	8"
80554	CEDAR	7"6"
80555	HACKBERRY	9"
80556	CEDAR	10"8"6"
80557	HACKBERRY	6"
80558	HACKBERRY	6"
80559	BOIS D'ARC	4"3"3"3"3"3"
80560	CEDAR	9"
80561	CEDAR	9"
80562	BOIS D'ARC	6"
80563	HACKBERRY	7"
80564	CEDAR	12"10"
80565	HACKBERRY	13"
80566	CEDAR	12"
80567	CEDAR	7"6"
80568	CEDAR	10"8"
80569	HACKBERRY	9"
80570	BOIS D'ARC	12"12"17"17"
80571	HACKBERRY	8"

80572	HACKBERRY	11"
80573	CEDAR	12"
80574	BOIS D'ARC	9"
80575	BOIS D'ARC	9"
80576	HACKBERRY	13"
80577	CEDAR	9"/9"/8"
80578	CEDAR	7"
80579	CEDAR	9"/6"
80580	CEDAR	10"/8"
80581	CEDAR	10"
80582	CEDAR	9"
80583	CEDAR	10"
80584	HACKBERRY	8"
80585	BOIS D'ARC	6"/6"
80586	CEDAR	9"
80587	HACKBERRY	10"
80588	CEDAR	8"
80589	CEDAR	9"/6"
80590	HACKBERRY	10"
80591	CEDAR	13"
80592	HACKBERRY	16"
80593	HACKBERRY	8"
80594	BOIS D'ARC	14"/12"/12"
80595	HACKBERRY	10"/9"
80596	CEDAR	7"
80597	HACKBERRY	10"
80598	HACKBERRY	10"
80599	HACKBERRY	8"
80600	CEDAR	10"
80601	CEDAR	8"/7"/6"
80602	HACKBERRY	7"
80603	BOIS D'ARC	8"
80604	CEDAR	10"
80605	CEDAR	8"
80606	CEDAR	8"
80607	CEDAR	10"/8"/8"
80608	HACKBERRY	8"
80609	CEDAR	11"/10"/10"
80610	BOIS D'ARC	6"/4"/3"
80611	CEDAR	14"
80612	CEDAR	14"
80613	CEDAR	14"/13"/8"
80614	CEDAR	7"
80615	CEDAR	9"
80616	HACKBERRY	9"
80617	HACKBERRY	17"
80618	HACKBERRY	8"
80619	CEDAR	10"
80620	HACKBERRY	15"
80621	CEDAR	13"
80622	CEDAR	13"
80623	BOIS D'ARC	14"

80624	BOIS D'ARC	9"/5"
80625	CEDAR	11"/7"
80626	BOIS D'ARC	6"/6"/5"/3"
80627	HACKBERRY	8"
80628	HACKBERRY	7"
80629	BOIS D'ARC	8"
80630	BOIS D'ARC	10"
80631	HACKBERRY	8"
80632	HACKBERRY	6"
80633	BOIS D'ARC	12"/6"/5"
80634	CEDAR	8"
80635	CEDAR	8"
80636	CEDAR	8"
80637	BOIS D'ARC	6"/5"
80638	HACKBERRY	8"
80639	HACKBERRY	15"
80640	CEDAR	8"
80641	CEDAR	8"
80642	CEDAR	6"
80643	HACKBERRY	11"
80644	HACKBERRY	9"
80645	PECAN	30"/15"
80646	CEDAR	7"
80647	BOIS D'ARC	12"/10"
80648	CEDAR	7"
80649	HACKBERRY	6"
80650	HACKBERRY	6"
80651	BOIS D'ARC	6"
80652	HACKBERRY	10"
80653	BOIS D'ARC	10"
80654	CEDAR	10"
80655	CEDAR	9"/5"/5"/5"
80656	CEDAR	10"/6"
80657	BOIS D'ARC	7"/7"
80658	HACKBERRY	6"
80659	BOIS D'ARC	9"
80660	HACKBERRY	9"
80661	CEDAR	8"
80662	BOIS D'ARC	10"/9"/6"/6"
80663	CEDAR	8"
80664	CEDAR	8"
80665	HACKBERRY	12"
80666	BOIS D'ARC	9"/6"/4"
80667	BOIS D'ARC	9"/6"
80668	BOIS D'ARC	8"
80669	HACKBERRY	8"
80670	HACKBERRY	14"
80671	HACKBERRY	14"
80672	BOIS D'ARC	8"/8"
80673	HACKBERRY	7"
80674	HACKBERRY	9"
80675	CEDAR	9"

80676	BOIS D'ARC	6"15"15"15"14"
80677	BOIS D'ARC	8"17"
80678	BOIS D'ARC	7"16"15"15"
80679	CEDAR	9"
80680	HACKBERRY	8"
80681	BOIS D'ARC	9"
80682	HACKBERRY	6"
80683	HACKBERRY	13"
80684	BOIS D'ARC	10"
80685	BOIS D'ARC	12"
80686	HACKBERRY	10"
80687	HACKBERRY	10"
80688	BOIS D'ARC	8"
80689	BOIS D'ARC	8"
80690	BOIS D'ARC	14"
80691	HACKBERRY	12"17"
80692	HACKBERRY	10"
80693	CEDAR	12"
80694	HACKBERRY	16"
80695	ELM	10"18"
80696	HACKBERRY	12"
80697	CEDAR	12"
80698	CEDAR	10"
80699	CEDAR	8"
80700	CEDAR	10"
80701	CEDAR	6"
80702	CEDAR	10"
80703	CEDAR	8"
80704	HACKBERRY	9"17"
80705	HACKBERRY	10"
80706	HACKBERRY	8"14"
80707	BOIS D'ARC	8"16"
80708	HACKBERRY	12"
80709	HACKBERRY	9"
80710	BOIS D'ARC	6"15"13"
80711	HACKBERRY	9"
80712	BOIS D'ARC	12"
80713	BOIS D'ARC	7"16"
80714	HACKBERRY	9"
80715	BOIS D'ARC	8"16"14"
80716	HACKBERRY	12"
80717	BOIS D'ARC	15"11"10"
80718	HACKBERRY	7"
80719	CEDAR	9"
80720	HACKBERRY	9"
80721	BOIS D'ARC	8"14"
80722	HACKBERRY	6"
80723	HACKBERRY	15"19"
80724	HACKBERRY	10"
80725	CEDAR	6"
80726	BOIS D'ARC	6"
80727	BOIS D'ARC	6"16"14"14"

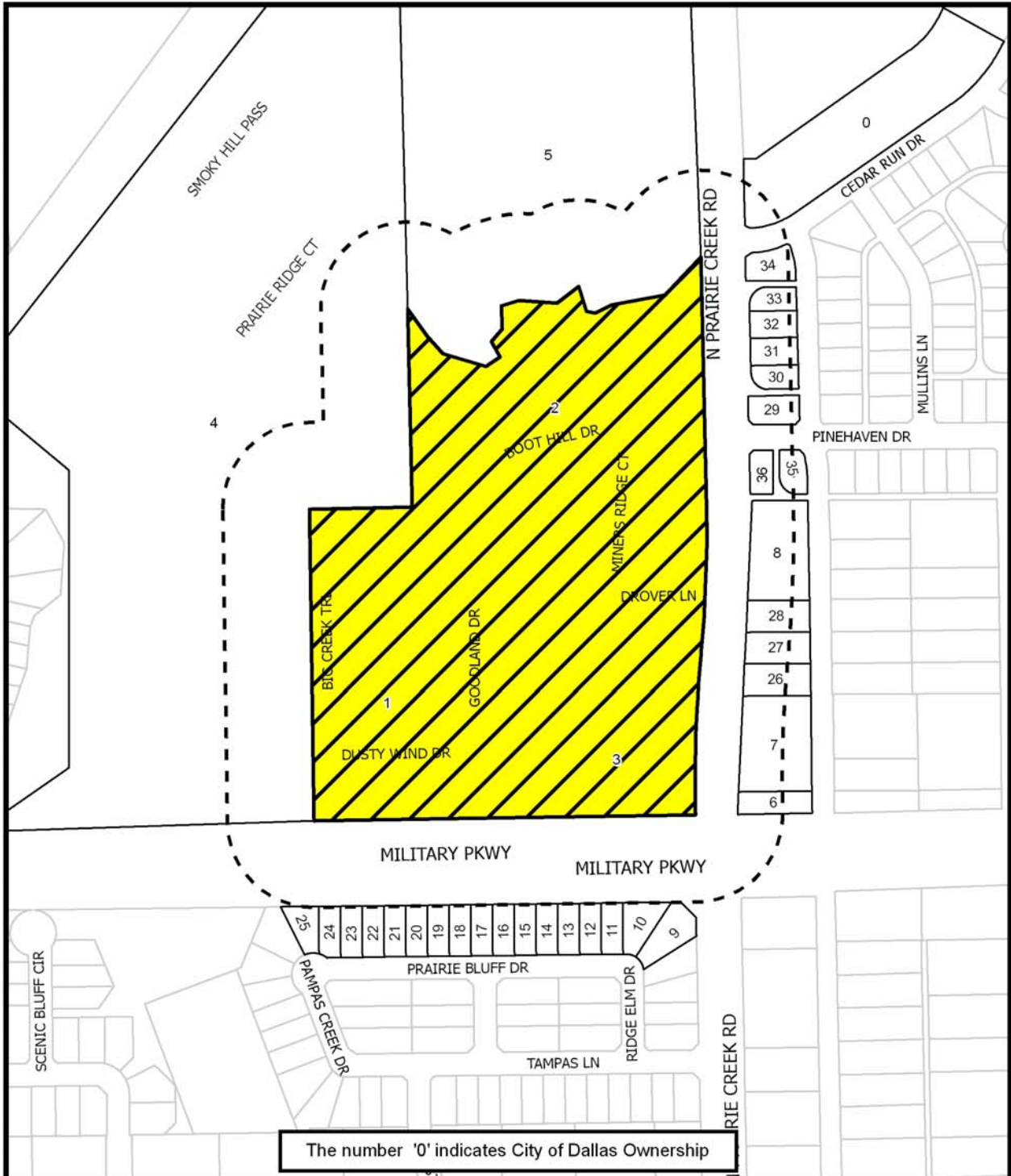
80728	CEDAR	9"
80729	BOIS D'ARC	7"/6"
80730	HACKBERRY	12"
80731	HACKBERRY	10"/7"
80732	CEDAR	8"
80733	CEDAR	7"
80734	BOIS D'ARC	6"/6"/5"/5"/5"
80735	HACKBERRY	13"
80736	BOIS D'ARC	8"
80737	CEDAR	6"
80738	CEDAR	7"
80739	CEDAR	7"
80740	BOIS D'ARC	6"
80741	CEDAR	6"
80742	HACKBERRY	8"
80743	CEDAR	7"
80744	HACKBERRY	6"
80745	BOIS D'ARC	8"/7"/7"
80746	CEDAR	8"
80747	BOIS D'ARC	8"
80748	HACKBERRY	6"
80749	BOIS D'ARC	7"/7"
80750	BOIS D'ARC	8"
80751	HACKBERRY	7"
80752	CEDAR	11"
80753	CEDAR	14"
80754	CEDAR	12"
80755	BOIS D'ARC	10"
80756	CEDAR	10"/8"
80757	CEDAR	13"/9"
80758	CEDAR	9"
80759	CEDAR	9"
80760	CEDAR	7"
80761	BOIS D'ARC	10"
80762	CEDAR	8"/6"
80763	CEDAR	12"
80764	BOIS D'ARC	11"/6"
80765	HACKBERRY	8"
80766	HACKBERRY	8"
80767	HACKBERRY	8"
80768	BOIS D'ARC	6"
80769	BOIS D'ARC	6"/6"/5"
80770	BOIS D'ARC	7"/6"/5"
80771	CEDAR	15"/7"
80772	BOIS D'ARC	10"
80773	BOIS D'ARC	6"/5"/3"
80774	BOIS D'ARC	6"/5"
80775	CEDAR	10"/9"/5"
80776	CEDAR	8"
80777	TREE	5"/4"/4"
80778	BOIS D'ARC	12"/11"
80779	BOIS D'ARC	8"

80780	BOIS D'ARC	6"5"
80781	CEDAR	10"
80782	CEDAR	12"
80783	CEDAR	7"
80784	CEDAR	11"
80785	CEDAR	9"
80786	BOIS D'ARC	6"3"3"
80787	HACKBERRY	6"
80788	HACKBERRY	6"
80789	BOIS D'ARC	7"6"
80790	CEDAR	9"
80791	CEDAR	6"
80792	CEDAR	8"
80793	HACKBERRY	8"
80794	CEDAR	7"
80795	CEDAR	7"
80796	HACKBERRY	9"9"6"
80797	CEDAR	8"
80798	BOIS D'ARC	13"
80799	CEDAR	6"
80800	CEDAR	9"
80801	CEDAR	9"
80802	HACKBERRY	12"
80803	CEDAR	9"
80804	CEDAR	7"
80805	CEDAR	6"
80806	BOIS D'ARC	6"4"
80807	CEDAR	12"
80808	HACKBERRY	7"
80809	BOIS D'ARC	10"
80810	CEDAR	6"
80811	CEDAR	6"
80812	CEDAR	6"
80813	CEDAR	7"
80814	BOIS D'ARC	8"
80815	BOIS D'ARC	6"6"
80816	CEDAR	9"
80817	CEDAR	6"
80818	CEDAR	7"
80819	CEDAR	7"
80820	CEDAR	9"
80821	CEDAR	9"
80822	CEDAR	8"
80823	CEDAR	7"
80824	CEDAR	8"
80825	HACKBERRY	12"
80826	BOIS D'ARC	6"6"
80827	BOIS D'ARC	9"
80828	BOIS D'ARC	14"13"10"8"8"
80829	HACKBERRY	8"8"
80830	BOIS D'ARC	10"
80831	BOIS D'ARC	26"

80832	CEDAR	9"
80833	BOIS D'ARC	8"
80834	HACKBERRY	7"
80835	BOIS D'ARC	12"/12"
80836	BOIS D'ARC	6"
80837	BOIS D'ARC	10"/10"/9"/7"/7"/6"/6"
80838	BOIS D'ARC	10"/10"/8"/6"
80839	BOIS D'ARC	9"/8"/7"
80840	BOIS D'ARC	6"/5"
80841	HACKBERRY	6"
80842	CEDAR	6"
80843	BOIS D'ARC	8"/6"
80844	HACKBERRY	8"
80845	HACKBERRY	8"
80846	HACKBERRY	8"
80847	HACKBERRY	8"
80848	CEDAR	9"
80849	BOIS D'ARC	12"/7"/6"
80850	HACKBERRY	9"
80851	HACKBERRY	9"
80852	BOIS D'ARC	13"
80853	HACKBERRY	12"
80854	HACKBERRY	12"
80855	BOIS D'ARC	9"
80856	HACKBERRY	8"
80857	HACKBERRY	8"
80858	BOIS D'ARC	14"/9"/9"/6"/6"
80859	BOIS D'ARC	11"/11"/10"/6"
80860	HACKBERRY	7"/6"
80861	BOIS D'ARC	8"/6"
80862	CEDAR	9"
80863	CEDAR	7"
80864	CEDAR	7"
80865	CEDAR	6"
80866	CEDAR	6"
80867	CEDAR	10"
80868	HACKBERRY	7"
80869	CEDAR	10"
80870	HACKBERRY	11"
80871	CEDAR	7"
80872	CEDAR	7"
80873	CEDAR	9"
80874	HACKBERRY	9"
80875	HACKBERRY	6"
80876	HACKBERRY	7"
80877	HACKBERRY	7"
80878	CEDAR	9"
80879	CEDAR	9"
80880	CEDAR	12"
80881	CEDAR	13"
80882	CEDAR	9"
80883	HACKBERRY	14"/12"

80884	CEDAR	7"17"
80885	HACKBERRY	7"
80886	CEDAR	12"
80887	BOIS D'ARC	8"
80888	BOIS D'ARC	9"9"6"6"
80889	BOIS D'ARC	8"15"12"12"10"
80890	HACKBERRY	6"
80891	CEDAR	14"
80892	BOIS D'ARC	10"
80893	HACKBERRY	6"
80894	HACKBERRY	6"
80895	BOIS D'ARC	14"10"10"
80896	CEDAR	8"
80897	HACKBERRY	7"
80898	BOIS D'ARC	7"17"16"16"15"14"
80899	ASH	6"15"15"
80900	ASH	8"17"
80901	CEDAR	7"
80902	CEDAR	7"
80903	CEDAR	7"
80904	BOIS D'ARC	8"17"14"14"
80905	BOIS D'ARC	6"15"15"15"
80906	BOIS D'ARC	8"
80907	BOIS D'ARC	7"15"14"13"
80908	BOIS D'ARC	8"18"17"16"
80909	BOIS D'ARC	6"15"15"15"14"13"
80910	BOIS D'ARC	7"16"
80911	HACKBERRY	8"
80912	CEDAR	12"
80913	HACKBERRY	7"
80914	HACKBERRY	6"
80915	HACKBERRY	10"
80916	CEDAR	12"9"
80917	CEDAR	9"
80918	BOIS D'ARC	1"12"12"10"9"9"
80919	CEDAR	10"
80920	CEDAR	11"
80921	HACKBERRY	10"
80922	HACKBERRY	8"
80923	HACKBERRY	10"
80924	BOIS D'ARC	8"8"8"6"6"
80925	HACKBERRY	9"
80926	CEDAR	10"
80927	HACKBERRY	8"
80928	HACKBERRY	8"
80929	HACKBERRY	7"
80930	BOIS D'ARC	9"17"
80931	HACKBERRY	6"
80932	HACKBERRY	10"6"
80933	HACKBERRY	7"
80934	HACKBERRY	7"
80935	HACKBERRY	6"

80936	HACKBERRY	8"
80937	HACKBERRY	8"
80938	HACKBERRY	7"
80939	HACKBERRY	7"
80940	CEDAR	7"/6"/5"
80941	BOIS D'ARC	10"
80942	CEDAR	8"/6"
80943	CEDAR	7"
80944	LOCUST	6"
80945	CEDAR	11"
80946	CEDAR	10"
80947	CEDAR	10"/8"/8"/6"
80948	BOIS D'ARC	15"
80949	BOIS D'ARC	18"
80950	CEDAR	6"
80951	CEDAR	8"
80952	HACKBERRY	12"
80953	HACKBERRY	12"
80954	HACKBERRY	12"
80955	HACKBERRY	13"/10"/8"
80956	HACKBERRY	8"
80957	BOIS D'ARC	12"/10"/6"/6"
80958	HACKBERRY	6"
80959	HACKBERRY	9"
80960	CEDAR	9"
80961	CEDAR	10"
80962	CEDAR	12"
80963	HACKBERRY	6"/6"/5"
80964	BOIS D'ARC	6"/5"/5"/5"/3"
80965	BOIS D'ARC	7"/4"
80966	HACKBERRY	8"
80967	BOIS D'ARC	1"/5"/5"/4"/3"/3"/3"
80968	COTTONWOOD	13"
80969	COTTONWOOD	13"
80970	COTTONWOOD	12"
80971	CEDAR ELM	7"
80972	CEDAR ELM	8"
80973	BOIS D'ARC	6"
80974	COTTONWOOD	8"



The number '0' indicates City of Dallas Ownership


 1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
36 NUMBER OF PROPERTY OWNERS NOTIFIED

Map no: K-10, K-11
 Case no: BDA101-055

DATE: May 25, 2011

Notification List of Property Owners

BDA101-055

36 Property Owners Notified

Label #	Address	Owner
1	9025 MILITARY	Dallas ISD
2	4401 PRAIRIE CREEK	Dallas ISD % LEE SIMPSON
3	3700 PRAIRIE CREEK	Dallas ISD ATT LEE SIMPSON
4	8800 FORNEY	FOREST CEDAR DEV LP
5	4401 PRAIRIE CREEK	DAL TILE CORP C/O DELOITTE TAX LLP
6	9111 MILITARY	SHEPHERD KEN & ALICE M
7	3727 KINGSFORD	SALDIVAR JOSE
8	3827 KINGSFORD	EREVIA MARIA M & MANUEL LOPEZ
9	3518 RIDGE ELM	FULLER FELICIA R
10	9127 PRAIRIE BLUFF	OSGOOD WARREN
11	9123 PRAIRIE BLUFF	QUINTANILLA JOEL
12	9119 PRAIRIE BLUFF	JOHNSON LILLIAN J &
13	9115 PRAIRIE BLUFF	WILLIAMS SHAYLA DESHUN &
14	9111 PRAIRIE BLUFF	GRAY LASHANDRA
15	9107 PRAIRIE BLUFF	PEREZ JOSE A & DELIA M
16	9103 PRAIRIE BLUFF	WALKER LARRY R
17	9033 PRAIRIE BLUFF	FANG BENGANG
18	9029 PRAIRIE BLUFF	HERNANDEZ ISABEL C
19	9025 PRAIRIE BLUFF	CHAVEZ RUBELIO STANLEY
20	9021 PRAIRIE BLUFF	MORALES BERENICE & GEORGE
21	9017 PRAIRIE BLUFF	CARAWAY CYNTHIA A
22	9013 PRAIRIE BLUFF	MAYS WILLIAM E JR
23	9009 PRAIRIE BLUFF	HEBRON ALVIN L SR
24	9005 PRAIRIE BLUFF	REYES ANA L
25	9001 PRAIRIE BLUFF	DMJ CORP
26	3817 KINGSFORD	SALDIVAR EZEQUIEL
27	3821 KINGSFORD	TWIN ACQUISTIONS LLC
28	3825 KINGSFORD	BOWENS SHERRY D
29	3903 KINGSFORD	COOPER DEANNA M
30	3907 KINGSFORD	HAI QUACH & TRAN LIEU HO

31	3911	KINGSFORD	WILLIAMS RAY EDWIN & SHIRLEY JENE
32	3915	KINGSFORD	HOWARD PAULINE H
33	3919	KINGSFORD	MCCOO LOCQUENETTA
34	3923	KINGSFORD	HARPER STEPHANIE
35	9128	PINEHAVEN	CORONADO JUAN A & CONSUELO JUAREZ
36	9124	PINEHAVEN	TILLMON ERMA J