

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000010	In Review	02/20/2026

Application Name

Detailed Description

FILE NUMBER:

BOA-26-000010

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin (1) a special exception to the landscape regulations at 8301 S POLK ST. This property is more fully described as Block B/7620 Lot 1, and is zoned PD-598, which requires landscape to be provided. The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations.

LOCATION:

8301 S POLK ST

APPLICANT:

Robert Baldwin

REQUEST: (1) A request for a special exception to the landscape regulations

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

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

PDOX INFORMATION

PDox Number	-
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PROPERTY INFORMATION

Existing Zoning	PD
Lot Number	1
Lot Size (Acres)	11.9464
Block Number	B/7620
Lot Size (Sq. Ft)	520385
How many streets abut the property?	3
Land Use	government building
Is the property platted?	Yes

Status of Project	Existing
Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	Phillip Erwin

Custom Lists

Board of Adjustment Meeting

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

Board of Adjustment Request

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

Case Information

1		
	Full Request	The applicant proposes to construct and/or maintain a nonresidential structure and provide an alternate landscape plan, which will require a special exception to the landscape regulations
	Brief Request	a special exception to the landscape regulations
	Zoning Requirements	requires landscape to be provided

Relevant History	Currently under review for a minor amendment to the SUP site plan (MZ-25-000028) Removing the trees to add solar panel canopies which triggered the Landscape review Currently conforming to LA regulations- adding canopies make it nonconforming
BOA History	No

GIS Information

1	Census Tract Number	18.69
	Council District	8

Street Frontage Information

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	405
2	Street Frontage	Side
	Linear Feet (Sq. Ft)	1137
3	Street Frontage	Rear
	Linear Feet (Sq. Ft)	200

Contact Information

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

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

Address

8301 S POLK ST, Dallas, TX 75232

Parcel Information

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

Owner Information

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

Status History

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