



April 2, 2026

The Dallas Board of Adjustment – Panel C
c/o Cherrell Caldwell
1500 Marilla Street
Dallas, Texas 75201

Re: BOA-26-000010 – 8301 South Polk

Dear Board of Adjustment Panel C,

This firm represents Dallas County in its request for approval of a Special Exception to the landscaping requirements set forth in Article X of the Dallas Development Code, specifically the requirement for parking lot trees.

Dallas County constructed the South Dallas Governmental Center in 2019 and expanded the facility in 2020 to include a Sheriff Training Facility. The County now proposes to install solar panel canopies within the existing parking lot as part of its ongoing efforts to improve sustainability and reduce environmental impact at the governmental complex.

The proposed solar panel installation will require the removal and/or relocation of certain parking lot trees currently required under Article X, as both the trees and solar canopies occupy the same functional space. Accordingly, Dallas County is requesting a Special Exception to allow for an alternative landscaping plan.

The intent of the parking lot tree requirement is to provide shade and mitigate heat within paved areas. In this case, the proposed solar canopies will fulfill—and exceed—that intent. The structures will provide continuous shade over approximately 156 parking spaces, resulting in greater overall coverage than is currently achieved by the existing trees, while also generating renewable energy.

To the extent practicable, Dallas County will transplant existing trees on-site and supplement with additional plantings. The total number of trees either transplanted or newly planted will be equivalent to the number removed.

Given that the proposed improvements meet the underlying purpose and intent of the ordinance while advancing important sustainability goals, we respectfully request your approval of this Special Exception.

3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

Please do not hesitate to contact me if you have any questions or require additional information.

With kind regards,

A handwritten signature in blue ink, appearing to be 'R. Baldwin', with a long horizontal flourish extending to the right.

Robert Baldwin