

FILE NUMBER: BOA-26-000010(CC)

BUILDING OFFICIAL'S REPORT: Application of Robert Baldwin **(1)** a special exception to the landscape regulations at **8301 S POLK STREET**. This property is more fully described as Block B/7620, Lot 1, and is zoned PD-598 (Tract III), 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 **(1)** a special exception to the landscape regulations.

LOCATION: 8301 S Polk Street

APPLICANT: Robert Baldwin

REQUEST:

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

STANDARDS OF REVIEW FOR SPECIAL EXCEPTION TO THE LANDSCAPE REGULATIONS:

Section 51A-10.110(a)(1) provides that the board may grant a special exception to the requirements of Division [51A-10.100](#) and Division [51A-10.120](#), other than fee and notice requirements, upon making a special finding from the evidence presented that:

(A) strict compliance with the requirements of Division [51A-10.100](#) or Division [51A-10.120](#) will unreasonably burden the use of the property;

(B) the special exception will not adversely affect neighboring property; and

(C) the requirements are not imposed by a site-specific landscape plan approved by the city plan commission or city council.

(2) In determining whether to grant a special exception under Paragraph (1), the board shall consider the following factors:

(A) The extent to which there is residential adjacency.

(B) The topography of the site.

(C) The extent to which landscaping exists, for which no credit is given under this article.

(D) The extent to which other existing or proposed amenities will compensate for the reduction of landscaping.

STAFF RECOMMENDATION:

No staff recommendation is made on this request.

BACKGROUND INFORMATION:

Zoning:

Site: PD-598
North: PD-598
East: PD-598
South: PD-598
West: PD-598

Land Use:

The subject site is developed with a government facility, surrounding uses includes retail and restaurant uses.

BDA History:

No BDA History within the past five years.

GENERAL FACTS/STAFF ANALYSIS:

- The application of Rob Baldwin for the property located at 8301 S Polk Street focuses on one request relating to a special exception to the landscape regulations.
- The applicant is proposing to remove and or relocate trees currently required by Article X of the landscape ordinance with solar panels.
- It is imperative to note that the property is currently developed and conforming to Article X landscaping conditions.
- The applicant has the burden of proof in establishing the special exception to Article X will not adversely affect neighboring properties.
- Granting the special exception to the landscape regulations, with the condition that the applicant complies with the alternate landscape plan would require the proposal to be constructed as shown on the submitted documents.
- [200' Radius Video](#)

Timeline:

March 2, 2026: The applicant submitted an "Application/Appeal to the Board of Adjustment" and related documents which have been included as part of this case report.

March 4, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel **C**.

March 13, 2026: The Planning and Development Senior Planner emailed the applicant the following information:

- an attachment that provided the public hearing date and panel that will consider the application; the **March 20, 2026**, deadline to submit additional evidence for staff to factor into their analysis; and **April 3, 2026**, 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.

March 24, 2026: The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **April** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

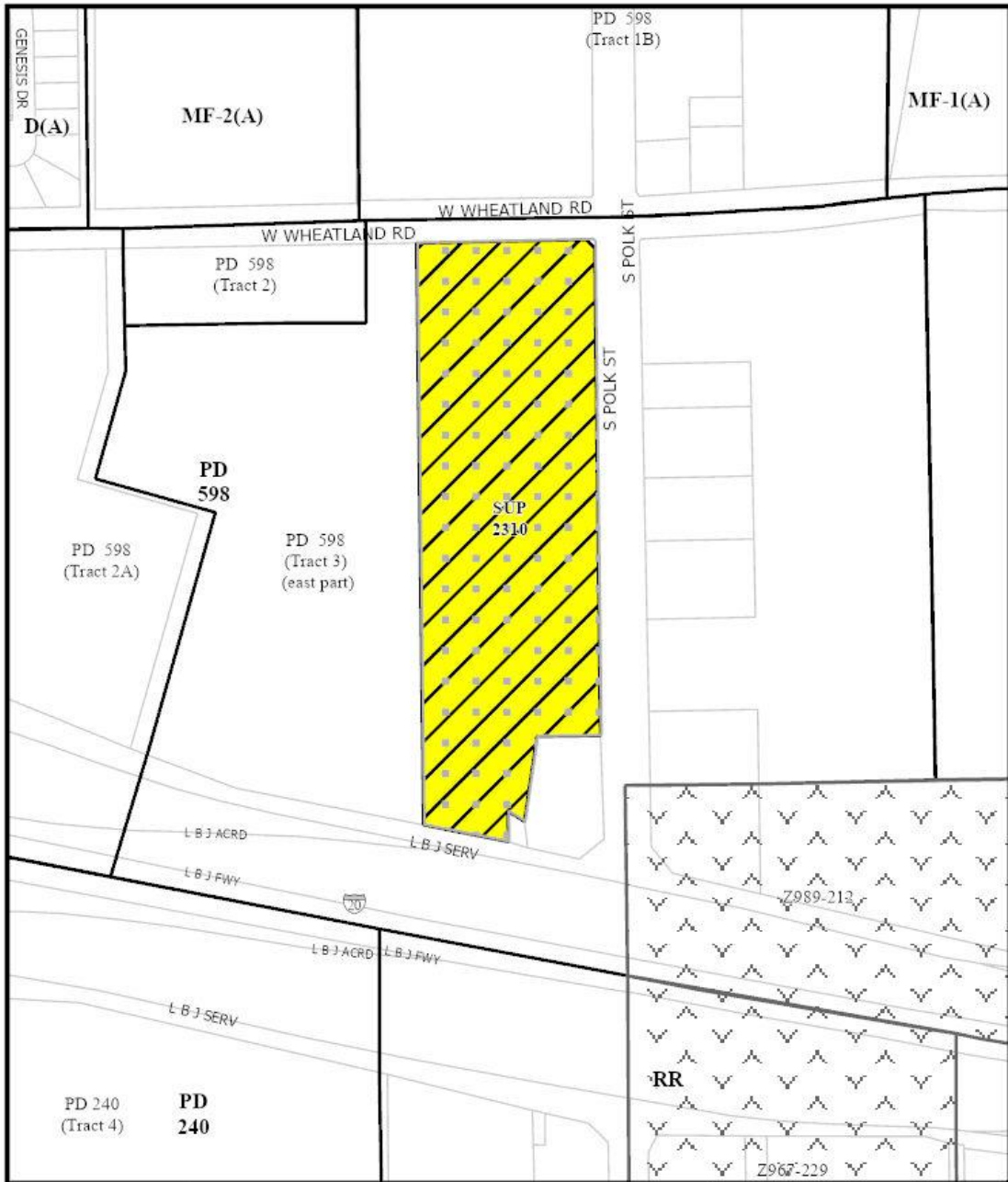


1:3,600

AERIAL MAP

Case no: BOA-26-000010

Date: 03/16/2026



1:3,600

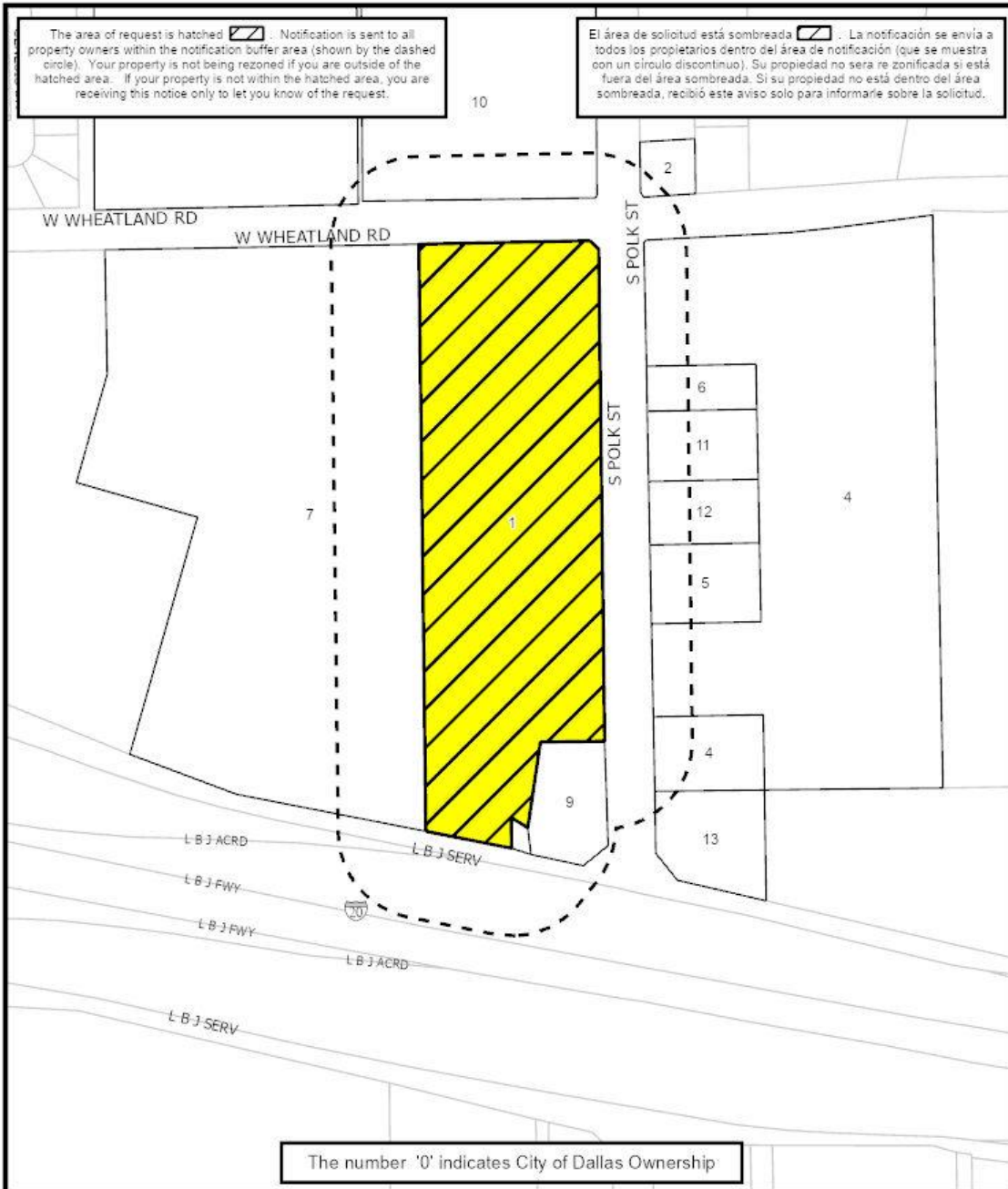
ZONING MAP

Case no: **BOA-26-000010**

Date: **03/16/2026**

02/13/2026

Notification List of Property Owners



 1:3,600	NOTIFICATION	Case no: BOA-26-000010
	200' AREA OF NOTIFICATION 13 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 3/16/2026

03/16/2026

Notification List of Property Owners

BOA-26-000010

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8301 S POLK ST	SOUTH POLK PARTNERS INC
2	8150 S POLK ST	KIM MAN SUNG & CHONG YE
3	1301 W WHEATLAND RD	Taxpayer at
4	8602 S POLK ST	ECONO FUEL
5	8602 S POLK ST	DALLAS POLK 20 INVESTORS LLC
6	8330 S POLK ST	MASSCO INVESTMENT GROUP LLC
7	1150 W WHEATLAND RD	SL6 WHEATLAND LP
8	8200 S POLK ST	PRESCOTT INTERESTS BILLBOARDS LTD
9	8800 S POLK ST	SIKKA INVESTMENTS LLC
10	1121 W WHEATLAND RD	CHURCH OF FAITH
11	8360 S POLK ST	TRAN & NGUYENS IRREVOCABLE TRUST
12	8550 S POLK ST	WALKER GROUP TEXAS LLC
13	8702 S POLK ST	VICTRON STORES LP

BOA-26-000010 at 8301 S Polk St.

Route Directions:

Start on S Polk St.

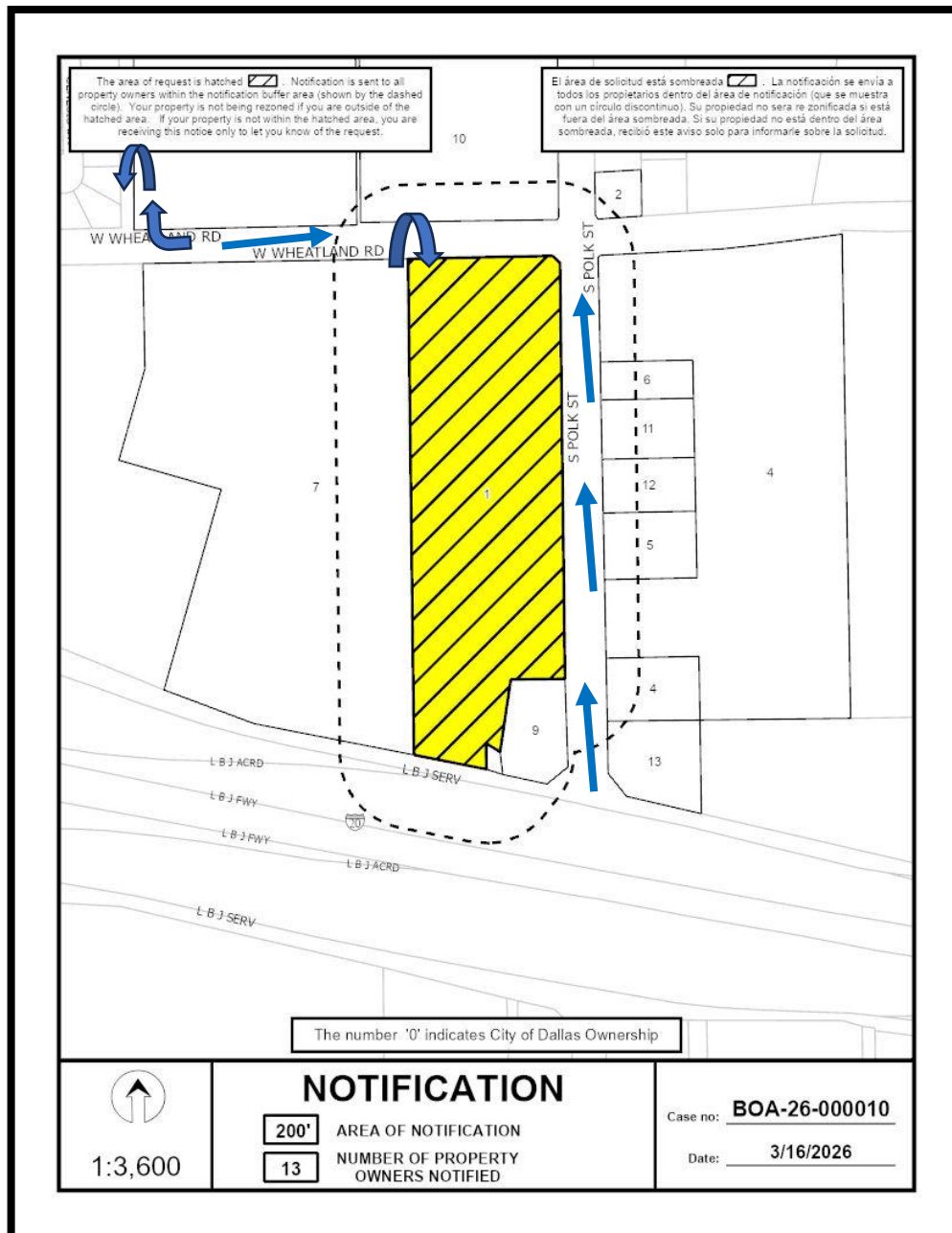
Left on W Wheatland Rd.

U-turn at Meagan Way.

Right at entry to subject site.

***Subject Site at 0:33**

200' Radius Route Map



NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, APRIL 13, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0413>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0413>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000010(KMH) Application of Robert Baldwin (1) a special exception to the landscape regulations at 8301 S POLK STREET. This property is more fully described as Block B/7620, Lot 1, and is zoned PD-598 (Tract III), 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 (1) a special exception to the landscape regulations.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAREPLY@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing. If you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, April 12, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAREPLY@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>