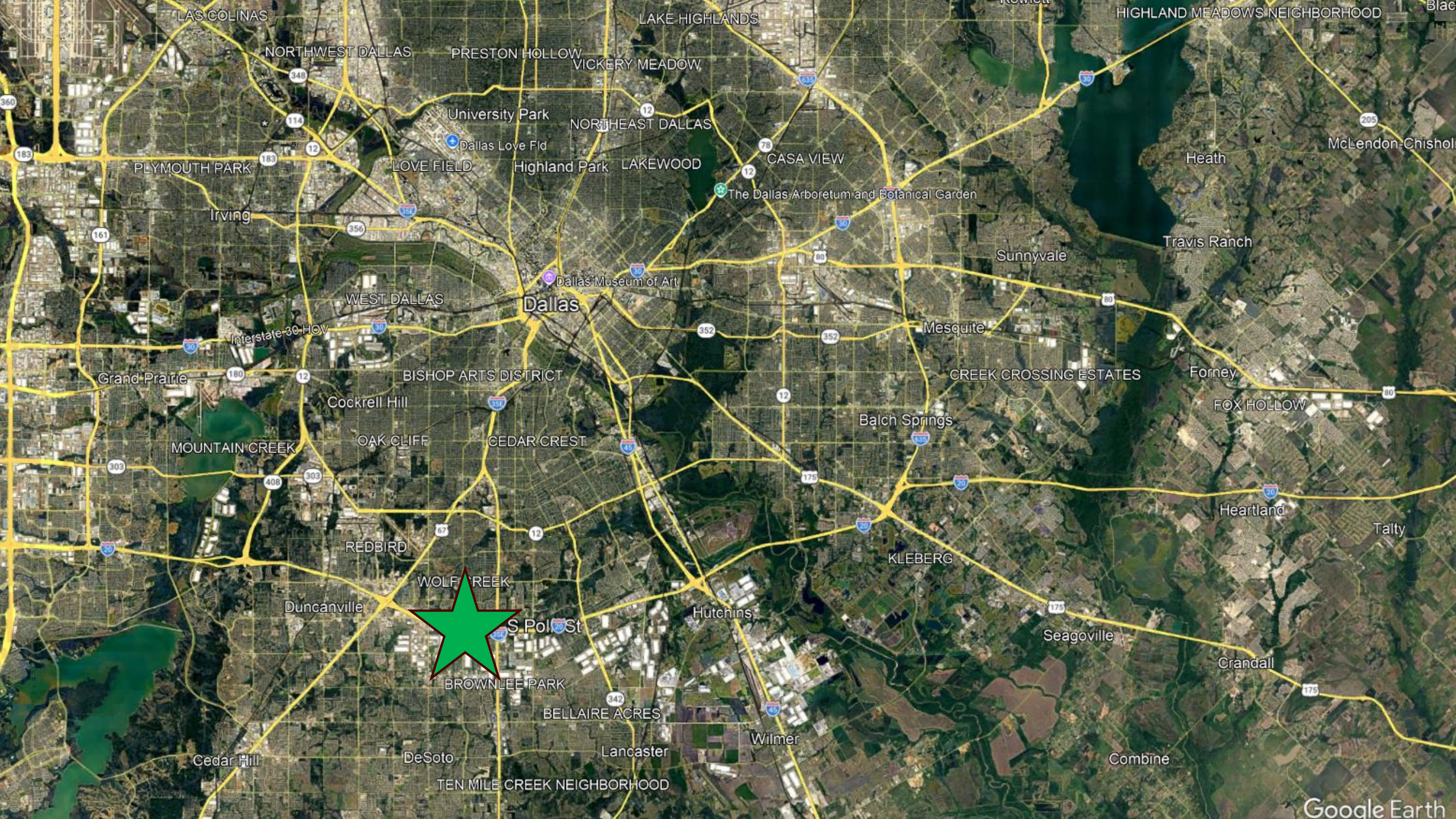
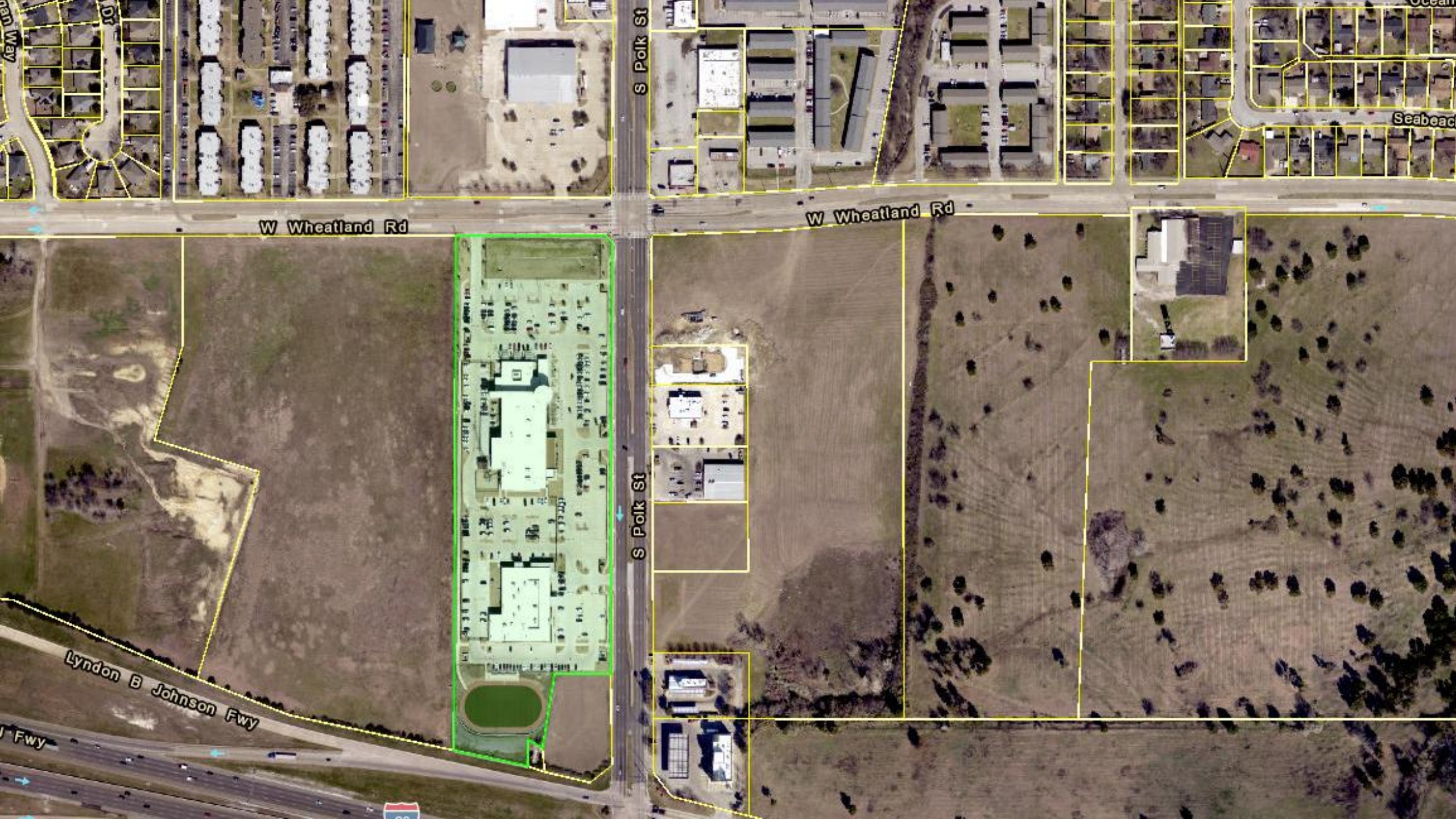




BOA-26-000010

DALLAS COUNTY GOVERNMENT CENTER





100 Way

100

Ocean

Seaboard

S Polk St

W Wheatland Rd

W Wheatland Rd

S Polk St

Lyndon B Johnson Fwy

I Fwy



# Request

- ▶ A Special Exception to the landscaping provisions to allow for an alternate landscaping plan.
- ▶ The property houses the Dallas County Governmental Center.
- ▶ Dallas County would like to build solar panels in the parking lot in an effort to make the site more energy efficient.
- ▶ The proposal solar panels will trigger the removal of parking lot trees.
- ▶ The proposed alternate landscaping plan shows many of the trees to be transplanted on site, but we cannot meet the Article X requirements, but do comply with the spirit of the ordinance.





# Please Consider

- ▶ Dallas County is trying to make their Government Service Center more environmentally friendly.
- ▶ The purpose of parking lot trees is to provide shade in the parking lot.
- ▶ The solar panels will be constructed in the parking lot and will provide shade to the vehicles in the parking lot.
- ▶ Additional trees will be planted on the site and some existing trees will be transplanted on the property.



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.

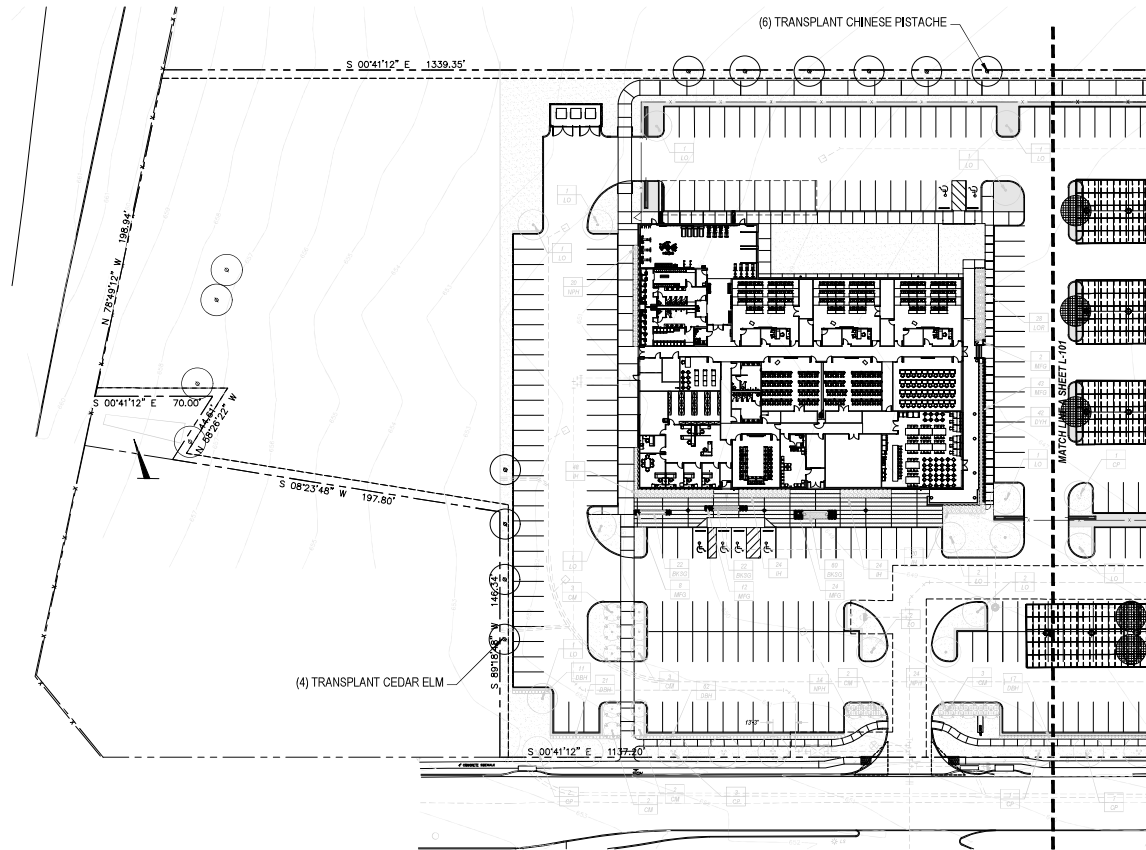
3904 Elm Street Suite B · Dallas, TX 75226 · 214-824-7949

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



- PLANT LEGEND**
- SYMBOL:    
 PLANT TYPE:
- TREES**
- | TYPE | COMMON NAME            |
|------|------------------------|
| BC   | Bald Cypress           |
| CE   | Cedar Elm              |
| CM   | Corn Mastig Dallas Red |
| CP   | Chinese Pistache       |
| DE   | Deshoja Elm            |
| LO   | Live Oak               |
| RE   | Redbud                 |
- SHRUBS**
- | TYPE | COMMON NAME                  |
|------|------------------------------|
| OA   | Ornamental Orange            |
| DBM  | Deshoja Elm                  |
| DTS  | Dwarf Texas Sage Yucca Lowey |
| LSR  | Lone Star Yucca              |
| NPH  | Nandina                      |
| SH   | Shrub Hibiscus / Shrub       |
| MFS  | Medium Foliage Shrub         |
| DTE  | Dwarf Texas Sage Yucca       |
- GROUNDCOVERS**
- | TYPE | COMMON NAME  |
|------|--------------|
| BSG  | Bentley Sage |
- LAWN, SOLID SCO
- COMPOSITE GRANITE  
 2" ZIPPY-KNIT WEED BARRIER  
 FABRIC AND BLACK  
 STEEL EDGING BORDER

UNLESS NOTED OTHERWISE ALL PLANTING INDICATED IS EXISTING



**01 SITE LANDSCAPE PLAN**  
 SCALE: 1"=30'-0"

**SMR**  
 landscape architects, inc.  
 1054 N. GORMAN STREET  
 DALLAS, TEXAS 75202  
 TEL: 214.750.0000  
 FAX: 214.750.0000  
 WWW: smrlandscape.com

A PROJECT FOR DALLAS COUNTY  
**SOLAR PV.7 ENERGY STORAGE ON CARPORT AND ROOFTOP**  
**SOUTH DALLAS GOVERNMENT CENTER**  
 8301 SOUTH POLK STREET  
 DALLAS, TEXAS



DATE	BY	REVISION

PROJECT DATE: SEPT. 02, 2025  
 PROJECT NO.: 10-18020  
 DATE PLOTTED: 10/10/2025 10:30 AM  
**SITE LANDSCAPE PLAN**  
 SHEET NO.: **L-102**  
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