



City of Dallas

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 234-013
Date: DEC 01 2023
BY: PD-346, Tract 3

Data Relative to Subject Property:

Location address: 1717 JEFFRIES
Lot No.: 1 Block No.: B/858 Acreage: Census Tract: 48113020401
Street Frontage (in Feet): 1) 300 2) 380 3) 325 4) 25 5)

To the Honorable Board of Adjustment :

Owner of Property (per Warranty Deed): Austin Street Real Estate
Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949
Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226
E-mail Address: rob@baldwinplanning.com
Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949
Mailing Address: 3904 Elm Street Suite B Dallas TX Zip Code: 75226
E-mail Address: rob@baldwinplanning.com

Affirm that an appeal has been made for a Variance __, or Special Exception X, of Tree mitigation requirements. Reduce tree mitigation fee to \$42,000. See attached letter

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to grant the described appeal for the following reason:
Strict compliance with the tree mitigation requirements will unduly burden the property. The property is located in an industrial area and is nicely landscaped. The property hosts the Austin Street Shelter and the tree mitigation fees would unduly burden their mission for providing support to Dallas' homeless population.

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

Affidavit

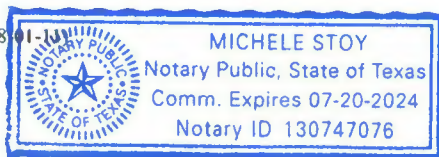
Before me the undersigned on this day personally appeared Robert Baldwin
(Affiant/Applicant's name printed)
who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: (Affiant/Applicant's signature)

Subscribed and sworn to before me this 10 day of July, 2023

Michele Stoy
Notary Public in and for Dallas County, Texas

(Rev. 08-01-19)



Baldwin
Associates

October 10, 2023

Mr. Philip Erwin
Chief Arborist
City of Dallas
320 E. Jefferson
Dallas, TX 75203

Re: 1717 Jefferies

Dear Mr. Erwin,

This firm is representing the Austin Street Center in their request to be released from tree mitigation fees for their property at 1717 Jefferies. The Austin Street Center is a facility that provides safe shelter to Dallas' most vulnerable homeless population. They have been serving Dallas since 1983 and have recently expanded their operation into a new facility located at 1717 Jefferies.

The Austin Street Center is located in an industrial area and is surrounded by industrial and commercial uses. The new facility is attractive and has been extensively landscaped to meet the requirements of PD-346 and to meet Article X. We are seeking a waiver to the remaining tree mitigation requirements for this property as it is a financial burden for the Shelter who runs on a shoestring budget and believes that it is in the city's best interest to have their limited resources dedicated to serving the unhoused population.

I hope you can agree that the Austin Street Shelter facility is attractive and serves the greater good. Please let me know if you would like to discuss in greater detail.

With kind regards,



Robert Baldwin

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

BDA234-013



AFFIDAVIT

Appeal number: BDA 234-013

I, Daniel Roby, CEO of the Austin Street Center, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1717 Jefferies Street
(Address of property as stated on application)

Authorize: Rob Baldwin, Baldwin Associates
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

- Variance (specify below)
- Special Exception (specify below)
- Other Appeal (specify below)

Specify: Alternative compliance for tree mitigation.

Daniel Roby
Print name of property owner or registered agent

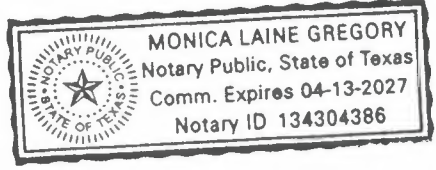
[Signature]
Signature of property owner or registered agent

Date 6/9/2023

Before me, the undersigned, on this day personally appeared Monica Gregory

Who on his/her oath certifies that the above statements are true and correct to his/her best knowledge.

Subscribed and sworn to before me this 9th day of June, 2023



[Signature]
Notary Public for Dallas County, Texas

Commission expires on 4/13/2027

FILED: 11-13-1884 Gene & Eakins BLKS. 5/858, 2/859, 4/860, 3/861
 FILED: 2-17-1894 Cleveland Hts. BLKS. 2-3/863, 4-5/864
 FILED: 2-9-1895 Groves Hts. BLKS. 8-9/863, 1, 10/864
 FILED: 8-6-85 John Ridgley Addn. LOT 5A, BLK. 5/858
 FILED: 3-3-86 Southair Filter Addn. No. 2 LOT 7A, BLK. 2/863



 BDA234-013

Dallas CAD Web Map

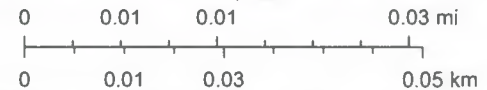


6/27/2023, 2:00:45 PM

- Parcels
- Parcel Dimension
- Dallas County Boundary
- Abstracts
- Lot
- Subdivision
- Street Centerline

BDA234-013

1:1,128

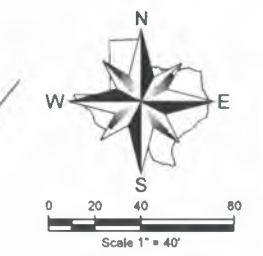


Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Dallas County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

- LEGEND**
- IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - MAG FD MAG-NAIL FOUND
 - CIRF CAPPED IRON ROD FOUND
 - CM CONTROLLING MONUMENT
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. COUNTY CLERK'S INSTRUMENT NUMBER
 - MON STANDARD CITY OF DALLAS 3-1/4" ALUMINUM MONUMENT
 - VOL. LIME STAMPED "WINKELMANN & ASSOCIATES AUSTIN STREET SHELTER EXPANSION RPLS 5714" SET
 - PG. PAGE
 - PP POWER POLE
 - GW GUY WIRE
 - BOL BOLLARD
 - WW WATER VALVE
 - WM WATER METER
 - SS SANITARY SEWER
 - SW STORM WATER
 - MH MANHOLE
 - OHL OVERHEAD LINE
 - GMK GAS MARKER
 - GM GAS METER
 - GV GAS VALVE
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - UGC UNDER GROUND CABLE
 - MP METAL POST



- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 - COORDINATES LABELED HEREON UTILIZE THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - BEARINGS SHOWN HEREON ARE BASED UPON AN ON-THE-GROUND SURVEY PERFORMED IN THE FIELD ON THE 6TH DAY OF FEBRUARY, 2019, UTILIZING A G.P.S. MEASUREMENT (NAD 83) OF SOUTH 39 DEG 11 MIN 44 SEC WEST (PLAT-SOUTH 45 DEG 00 MIN 00 SEC WEST) ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DAWSON AVENUE, RECORDED IN VOLUME 69, PAGE 63, D.R.D.C.T.
 - PURPOSE OF THIS PLAT IS TO COMBINE EXISTING TRACTS/LOTS INTO 1 TRACT AND ADD ANY NEEDED EASEMENTS FOR DEVELOPMENT.
 - ALL GRAYED OUT STRUCTURES ARE TO BE REMOVED.

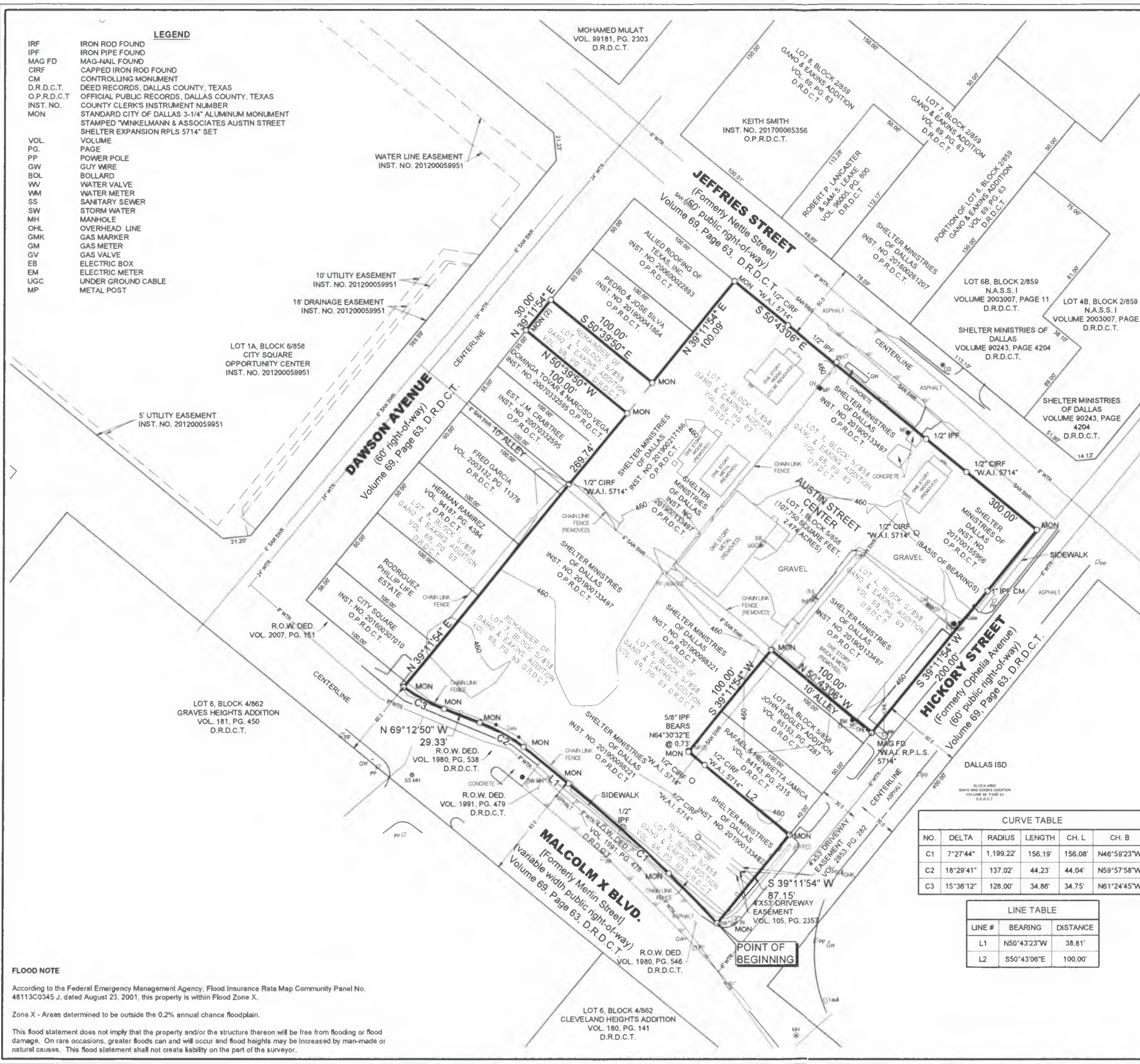
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 2929 HICKORY STREET, SUITE 215
 DALLAS, TEXAS 75226
 (214) 490-7090
 www.winkelmann.com
 Texas Engineering Registration No. 9812
 Surveying Registration No. 10000
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J. GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 SHELTER MINISTRIES OF DALLAS
 2929 HICKORY STREET
 DALLAS, TEXAS 75226

PRELIMINARY PLAT
AUSTIN STREET CENTER
 LOT 1, BLOCK 5/858

Date: 04.28.20
 Scale: 1" = 40'
 File: 55204.0E-PRPLT
 Project No.: 55204.0E

SHEET 1 OF 2



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	7°27'44"	1,199.22'	156.19'	156.08'	N46°59'23"W
C2	18°29'41"	137.02'	44.23'	44.04'	N59°57'58"W
C3	15°36'12"	128.00'	34.86'	34.75'	N61°24'45"W

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N50°43'23"W	38.81'
L2	S50°43'08"E	100.00'

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0345 J, dated August 23, 2001, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
AUSTIN STREET CENTER
 LOT 1, BLOCK 5/858
 BEING A REPLAT OF A PORTION OF LOTS 1 AND 5-7, AND ALL OF LOTS 2-4, BLOCK 5/856, OF THE GANO & EAKINS ADDITION, AND BEING 2.474 ACRES OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-171
 CITY ENGINEER PLAN FILE NO. _____

OWNER:
 SHELTER MINISTRIES OF DALLAS
 2929 Hickory Street
 DALLAS, TEXAS 75226
 PH# 214-421-7910

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 ph# 214-490-7090

BDA234-013

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Shelter Ministries of Dallas, is the sole owner of a tract of land situated in the J. GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas and being a portion of Lots 1 and 5-7, and all of Lots 2-4, Block 5/858, Gano and Eakins Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 69, Page 63, Map Records, Dallas County, Texas, and being the same tracts of land described in Special Warranty Deed, as recorded in instrument number 201900217186, 201900133497, 201700155966 and 201900098221, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner at the intersection of the Northwesterly right-of-way of Hickory Street and the Northeastly right-of-way of Malcom X Boulevard, (formerly Merlin Street), a variable width right-of-way, said monument being the beginning of a curve to the left, with a radius of 1,199.22 feet a central angle of 07 deg 27 min 44 sec, a chord bearing of North 46 deg 59 min 23 West, and a chord length of 156.08 feet;

THENCE departing the Northwesterly right-of-way of said Hickory Street and along the Northeastly right-of-way of said Malcom X Boulevard the following:

Along said curve to the left, an arc distance of 156.19 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner; North 50 deg 43 min 23 sec West, a distance of 38.81 feet to a 13-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the left, with a radius of 137.02 feet, a central angle of 18 deg 29 min 41 sec, a chord bearing of North 59 deg 57 min 58 sec West, and a chord length of 44.04 feet;

Along said curve to the left, an arc distance of 44.23 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner; North 69 deg 12 min 50 sec West, a distance of 29.33 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being the beginning of a curve to the right, with a radius of 128.00 feet, a central angle of 15 deg 36 min 12 sec, a chord bearing of North 61 deg 24 min 45 sec West, and a chord length of 34.75 feet;

Along said curve to the right, an arc distance of 34.86 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 7;

THENCE North 39 deg 11 min 54 sec East, departing the Northeastly right-of-way of said Malcom X Boulevard and along the Northwesterly line of said Lot 7 and Lot 2, a distance of 269.74 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 2 and the Southeastly line of said Lot 1;

THENCE North 50 deg 39 min 50 sec West, departing the Northwesterly line of said Lot 2 and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Northwesterly line of said Lot 1 and the Southeastly right-of-way of Dawson Avenue, a 60-foot right-of-way;

THENCE North 39 deg 11 in 54 sec East, along the Southeastly right-of-way of said Dawson Avenue and the Northwesterly line of said Lot 1, a distance of 30.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner;

THENCE South 50 deg 39 min 50 sec East, departing the Southeastly right-of-way of said Dawson Avenue and over and across said Lot 1, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in Northwesterly line of said Lot 2;

THENCE North 39 deg 11 min 54 sec East, along the Northwesterly line of said Lot 2, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for the Northwesterly corner of said Lot 2, said monument being situated in the Southwesterly line of Jeffries Street, a 60-foot right-of-way;

THENCE South 50 deg 43 min 06 sec East, along the Southwesterly right-of-way of said Jeffries Street and the Northwesterly lines of said Lots 2-4, a distance of 300.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for the Northeastly corner of said Lot 4, said monument being situated at the intersection of the Southwesterly right-of-way of said Jeffries Street and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Southeastly line of said Lot 4 and the Northwesterly right-of-way of said Hickory Street, a distance of 200.00 feet to a Mag-Nail with shiner stamped "W.A.I. R.P.L.S. 5714" found for the Southeastly corner of said Lot 4 and the Southeastly corner of a 10-foot alley;

THENCE North 50 deg 43 min 06 sec West, along the Southwesterly line of said Lot 4 and the Northeastly line of said 10-foot Alley, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for the Southwesterly corner of said Lot 4, the Southeastly corner of said Lot 3, the Northeastly corner of said Lot 6 and the Northeastly corner of said 10-foot Alley;

THENCE South 39 deg 11 min 54 sec West, along the Southeastly line of said Lot 6 and the Northwesterly line of said 10-foot Alley, passing at a distance of 10.00 feet the Northwesterly corner of said 10-foot Alley and the Northwesterly corner of Lot 5A, Block 5/858, John Rüdley Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84143, Page 2315, Deed Records, Dallas County, Texas, continuing along the Northwesterly line of said Lot 5A, and the Southwesterly line of said Lot 6, passing at a distance of 50.00 feet the Southwest corner of said Lot 5A and the Northwesterly corner of the remainder of said Lot 5, continuing along the Northwesterly line of said Lot 5 and the Southeastly line of said Lot 6, for a total distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, from which a 5/8-inch iron pipe bears North 64 deg 30 min 32 sec East, at a distance of 0.73 feet;

THENCE South 50 deg 43 min 06 sec East, departing the Southeastly line of said Lot 6 and over and across said Lot 5, a distance of 100.00 feet to a 3-1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES AUSTIN STREET CENTER R.P.L.S. 5714" set for corner, said monument being situated in the Southeastly line of said Lot 5 and the Northwesterly right-of-way of said Hickory Street;

THENCE South 39 deg 11 min 54 sec West, along the Northwesterly right-of-way of said Hickory Street and the Southeastly line of said Lot 5, a distance of 87.15 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 107,750 square feet or 2.474 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of February, 2019, utilizing a G.P.S. measurement (NAD 83) of South 39 deg 11 min 44 sec West (plat-South 45 deg 00 min 00 sec West) along the Southeastly right-of-way line of Dawson Avenue, recorded in Volume 69, Page 63, D.R.D.C.T.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SHELTER MINISTRIES OF DALLAS, acting by and through its duly authorized agent, Daniel Roby does hereby adopt this plat, designating the herein described property as AUSTIN STREET CENTER, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2020.

SHELTER MINISTRIES OF DALLAS

By: Daniel Roby CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Roby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (a); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2020.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires On:

PRELIMINARY PLAT
AUSTIN STREET CENTER
LOT 1, BLOCK 5/858
BEING A REPLAT OF A PORTION OF LOTS 1 AND 5-7, AND ALL OF LOTS 2-4, BLOCK 5/858, OF THE GANO & EAKINS ADDITION, AND BEING 2.474 ACRES OUT OF THE J. GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-171
CITY ENGINEER PLAN FILE NO.

OWNER: SHELTER MINISTRIES OF DALLAS
SURVEYOR/ENGINEER: Winkelmann & Associates, Inc.

Date: 04/28/20
Scale: N/A
File: 56204.0E-PRPLT
Project No.: 56204.0E

SHEET
2 of 2

Table with columns: No., DATE, REVISION, APPROVE. Includes logo for Winkelmann & Associates, Inc.

J. GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS
DALLAS COUNTY, TEXAS
SHELTER MINISTRIES OF DALLAS
2929 HICKORY STREET
DALLAS, TEXAS 75228

PRELIMINARY PLAT
AUSTIN STREET CENTER
LOT 1, BLOCK 5/858

TREE REMOVAL LIST - AUSTIN STREET CENTER

Tree Number	Description	Cal Inches	Protected	Removed	Class	Mitigation Ratio	Cal Inches to Mitigate	Cal Inches Removed	Mitigation Fee	Note
1	HACKBERRY	9	Y	Y	Class 3	0.4:1	3.60	9.00	\$ 694.80	Remove due to construction
2	HACKBERRY	7	N	Y	Class 3	0.4:1	0.00	7.00	\$ -	non-protected due to caliper inch size
3	HACKBERRY	19	Y	Y	Class 3	0.4:1	7.60	19.00	\$ 1,466.80	Remove due to construction
4	CEGAR	14	Y	Y	Class 2	0.7:1	9.80	14.00	\$ 1,891.40	Remove due to construction
5	PECAN	14	Y	Y	Class 2	0.7:1	9.80	14.00	\$ 1,891.40	Remove due to construction
6	HACKBERRY	14	Y	Y	Class 3	0.4:1	5.60	14.00	\$ 1,080.80	Remove due to construction
7	Q	13	Y	Y	Class 2	0.7:1	9.10	13.00	\$ 1,756.30	Remove due to construction
8	CHINA BERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
9	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
10	ASH	28	Y	Y	SHG	1.5:1	42.00	28.00	\$ 8,108.00	Remove due to construction
11	ASH	18	Y	Y	Class 2	0.7:1	12.60	18.00	\$ 2,431.80	Remove due to construction
12	HACKBERRY	8	Y	Y	Class 3	0.4:1	3.20	8.00	\$ 617.60	Remove due to construction
13	HACKBERRY	15	Y	Y	Class 3	0.4:1	6.00	15.00	\$ 1,158.00	Remove due to construction
14	HACKBERRY	12	Y	Y	Class 3	0.4:1	4.80	12.00	\$ 926.40	Remove due to construction
15	HACKBERRY	8	Y	Y	Class 3	0.4:1	3.20	8.00	\$ 617.60	Remove due to construction
16	PECAN	14	Y	Y	Class 2	0.7:1	9.80	14.00	\$ 1,891.40	Remove due to construction
17	PECAN	13	Y	Y	Class 2	0.7:1	0.00	13.00	\$ -	No mitigation per arborist 1/14/2020
18	HACKBERRY	8	Y	Y	Class 3	0.4:1	3.20	8.00	\$ 617.60	Remove due to construction
19	HACKBERRY	13	Y	Y	Class 3	0.4:1	5.20	13.00	\$ 1,003.60	Remove due to construction
20	HACKBERRY	17	Y	Y	Class 3	0.4:1	0.00	17.00	\$ -	No mitigation per arborist 1/14/2020
21	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
22	HACKBERRY	9	Y	Y	Class 3	0.4:1	3.60	9.00	\$ 694.80	Remove due to construction
23	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
24	HACKBERRY	7	Y	Y	Class 3	0.4:1	2.80	7.00	\$ 540.40	Remove due to construction
25	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
26	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
27	HACKBERRY	9	Y	Y	Class 3	0.4:1	0.00	9.00	\$ -	No mitigation per arborist 1/14/2020
28	HACKBERRY	8	Y	Y	Class 3	0.4:1	0.00	8.00	\$ -	No mitigation per arborist 1/14/2020
29	HACKBERRY	8	Y	Y	Class 3	0.4:1	3.20	8.00	\$ 617.60	Remove due to construction
30	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
31	HACKBERRY	8	Y	Y	Class 3	0.4:1	3.20	8.00	\$ 617.60	Remove due to construction
32	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
33	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
34	HACKBERRY	8	Y	Y	Class 3	0.4:1	3.20	8.00	\$ 617.60	Remove due to construction
35	HACKBERRY	9	Y	Y	Class 3	0.4:1	3.60	9.00	\$ 694.80	Remove due to construction
36	HACKBERRY	11	Y	Y	Class 3	0.4:1	4.40	11.00	\$ 849.20	Remove due to construction
37	ASH	12	Y	Y	Class 2	0.7:1	0.00	12.00	\$ -	No mitigation per arborist 1/14/2020
38	ASH	8	Y	Y	Class 2	0.7:1	0.00	8.00	\$ -	No mitigation per arborist 1/14/2020
39	HACKBERRY	6	N	Y	Class 3	0.4:1	0.00	6.00	\$ -	non-protected due to caliper inch size
40	ASH	14	Y	Y	Class 2	0.7:1	9.80	14.00	\$ 1,891.40	Remove due to construction
41	HACKBERRY	6	N	Y	Class 3	0.4:1	2.40	6.00	\$ 463.20	Remove due to construction
42	ASH	13	Y	Y	Class 2	0.7:1	9.10	13.00	\$ 1,756.30	Remove due to construction
43	ASH	13	Y	Y	Class 2	0.7:1	9.10	13.00	\$ 1,756.30	Remove due to construction
44	HACKBERRY	7	N	Y	Class 3	0.4:1	0.00	7.00	\$ -	non-protected due to caliper inch size
45	ASH	11	Y	Y	Class 2	0.7:1	7.70	11.00	\$ 1,486.10	Remove due to construction
46	ASH	12	Y	Y	Class 2	0.7:1	8.40	12.00	\$ 1,621.20	Remove due to construction
47	HACKBERRY	9	Y	Y	Class 3	0.4:1	0.00	9.00	\$ -	No mitigation per arborist 1/14/2020
48	ASH	14	Y	Y	Class 2	0.7:1	0.00	14.00	\$ -	No mitigation per arborist 1/14/2020
49	HACKBERRY	13	Y	Y	Class 3	0.4:1	0.00	13.00	\$ -	No mitigation per arborist 1/14/2020
50	ELM	14	Y	Y	Class 2	0.7:1	9.80	14.00	\$ 1,891.40	Remove due to construction
51	ELM	26	Y	N	SHG	1.5:1	39.00	26.00	\$ 7,527.00	Remove due to construction
52	HACKBERRY	11	Y	Y	Class 2	0.7:1	0.00	11.00	\$ -	No mitigation per arborist 1/14/2020
53	HACKBERRY	7	Y	Y	Class 3	0.4:1	0.00	7.00	\$ -	No mitigation per arborist 1/14/2020
54	ASH	13	Y	N	Class 2	0.7:1	9.10	13.00	\$ 1,756.30	Remove due to construction
55	HACKBERRY	13	Y	Y	Class 2	0.7:1	0.00	13.00	\$ -	No mitigation per arborist 1/14/2020
56	HACKBERRY	14	Y	Y	Class 2	0.7:1	0.00	14.00	\$ -	No mitigation per arborist 1/14/2020
57	HACKBERRY	8	Y	Y	Class 2	0.7:1	0.00	8.00	\$ -	No mitigation per arborist 1/14/2020
TOTALS:		619					263.30	619.00	\$ 30,932.70	

NOTE: TREES LISTED ARE WITHIN 60 FEET OF CONSTRUCTION AND WITHIN PROPERTY LINES
NOTE: REFER MITIGATION FEE CHART FOR FINAL FEES OWED AFTER PLANTING CREDIT IS APPLIED

Tree Classification	Ratio	Fee Per Caliper Inch
Historic Tree	3:01	\$679
Significant Tree (Sign)	1.5:1	\$290
Class 1 Tree	1:01	\$193
Class 2 Tree	0.7:1	\$135
Class 3 Tree	0.4:1	\$77
Unprotected	0:01	\$0

Tree 24" or greater / 12" Post Oak or greater
50 ft. above escarpment zone
not class 1 or 3 tree
Species: AA, BA, CW, HB, ML, Mts, Mmisa, Mulberry, ornamental, P, SM, SB
Tree species listed below and trees 8 caliper inches or less.

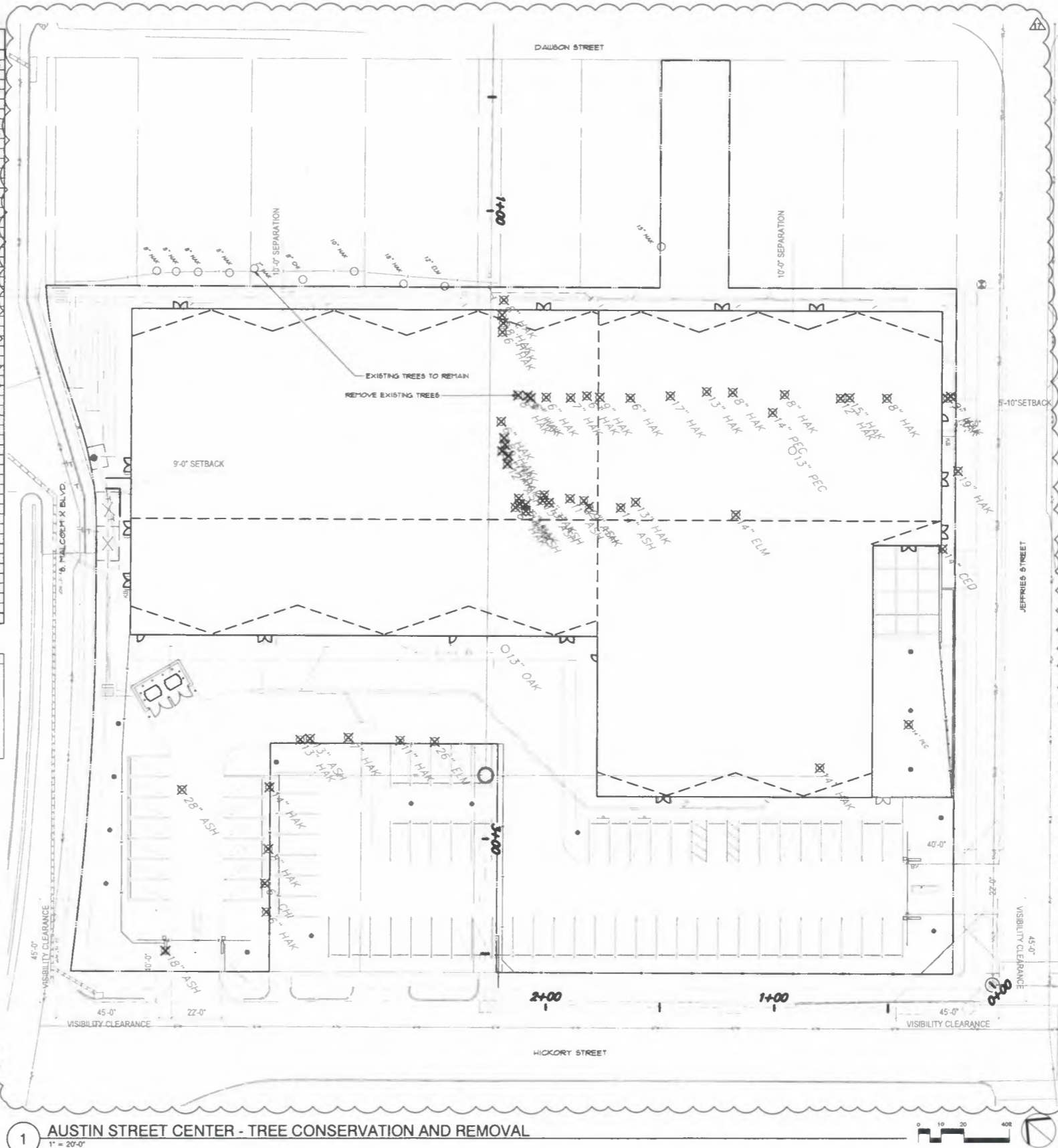
Unprotected Species: Callery pear (all cultivars), chinaberry, Chinese cypress, ilex species (except yaupon holly and Possumhaw), palm (all plants in Palmco), tree-of-heaven (Ailanthus), other trees listed as invasive plants; and trees with a diameter of less than 10 inches at the point on the trunk 4.5 feet above the ground, located on a lot with an existing single family or duplex use that is occupied at the time of removal.

DALLAS TREE MITIGATION FEES

TOTAL CALIPER INCHES TO BE MITIGATED	263.30 CALIPER INCHES, \$41,649.40 FEE
21 TOTAL SHADE TREES PLANTED AT 3" CALIPER	63 CALIPER INCH CREDIT
5 TOTAL SHADE TREES PLANTED AT 2" CALIPER	10 CALIPER INCH CREDIT
TOTAL CALIPER INCHES REMOVED	294 CALIPER INCHES REMOVED
TOTAL CALIPER INCHES REMOVED	45 CALIPER INCHES PLANTED
DIFFERENCE =	249 CALIPER INCHES X \$163.00 MITIGATION FEE
TOTAL PAYMENT INTO THE REFORESTATION FUND AFTER NEW PLANTING	\$42,267.00

- NOTES:**
1. LIFT UP TREES AT WALKWAYS AND WHERE NOTED TO PROVIDE MINIMUM 1-FEET VERTICAL CLEARANCE. LIFT REMOVAL TO BE APPROVED BY LANDSCAPE ARCHITECT FOR TREES LABELED 'L.A.'
 2. REMOVE DEAD LIMBS UNDERGROWTH VEGETATION AND VINES PER SPEC 01 54-33.
 3. PRUNE ALL ROOTS ADJACENT TO NEW CONSTRUCTION GRADING, BUILDINGS AND PAVEMENT REFER TO SPEC 01 54-33.
 4. PERFORM TREE PRUNING AS STATED IN SPEC 01 54-33.

NOTE: DO NOT PARK, DRIVE, ETC. BENEATH ANY EXISTING TREE TO REMAIN, INCLUDING THOSE NOT SHOWN WITH TREE PROTECTION FENCING. ALL EXISTING TREES TO REMAIN ON SITE SHALL BE PROTECTED. WHETHER OR NOT FENCING IS SHOWN.



1 AUSTIN STREET CENTER - TREE CONSERVATION AND REMOVAL

- LEGEND**
- EXISTING TREE TO REMAIN
 - ⊗ EXISTING TREE TO BE REMOVED
 - TREE PROTECTION FENCING, CHAIN LINK, REF. LIST FOR DETAILS

BDA234-013



BECK
BECK ARCHITECTURE
1801 ELM ST
SUITE 2800
DALLAS, TX 75201
PH 214-303-4000
FAX 214-303-4000
WWW.BECKARCHITECTURE.COM

ARCHITECT NAME
STATE REGISTRATION #

ARCHITECT SEAL 01/24/2020

DATE	SUBMISSION
E 09/21/20	ISSUE FOR CONSTRUCTION
16 10/19/2022	RFI #88 - REVISION 14
16 10/25/2022	RFI #87 - REVISION 16
17 10/14/2022	CITY REVISION
17 11/14/2023	CITY REVISION

AUSTIN STREET CENTER

TREE CONSERVATION AND REMOVAL

171806
JOB NO SHEET

L1.00

LEGEND

EXISTING TREE TO REMAIN

TREES

CE CEDAR ELM

CP CHINESE PISTACHE

SO SHUMARD RED OAK

LO LIVE OAK

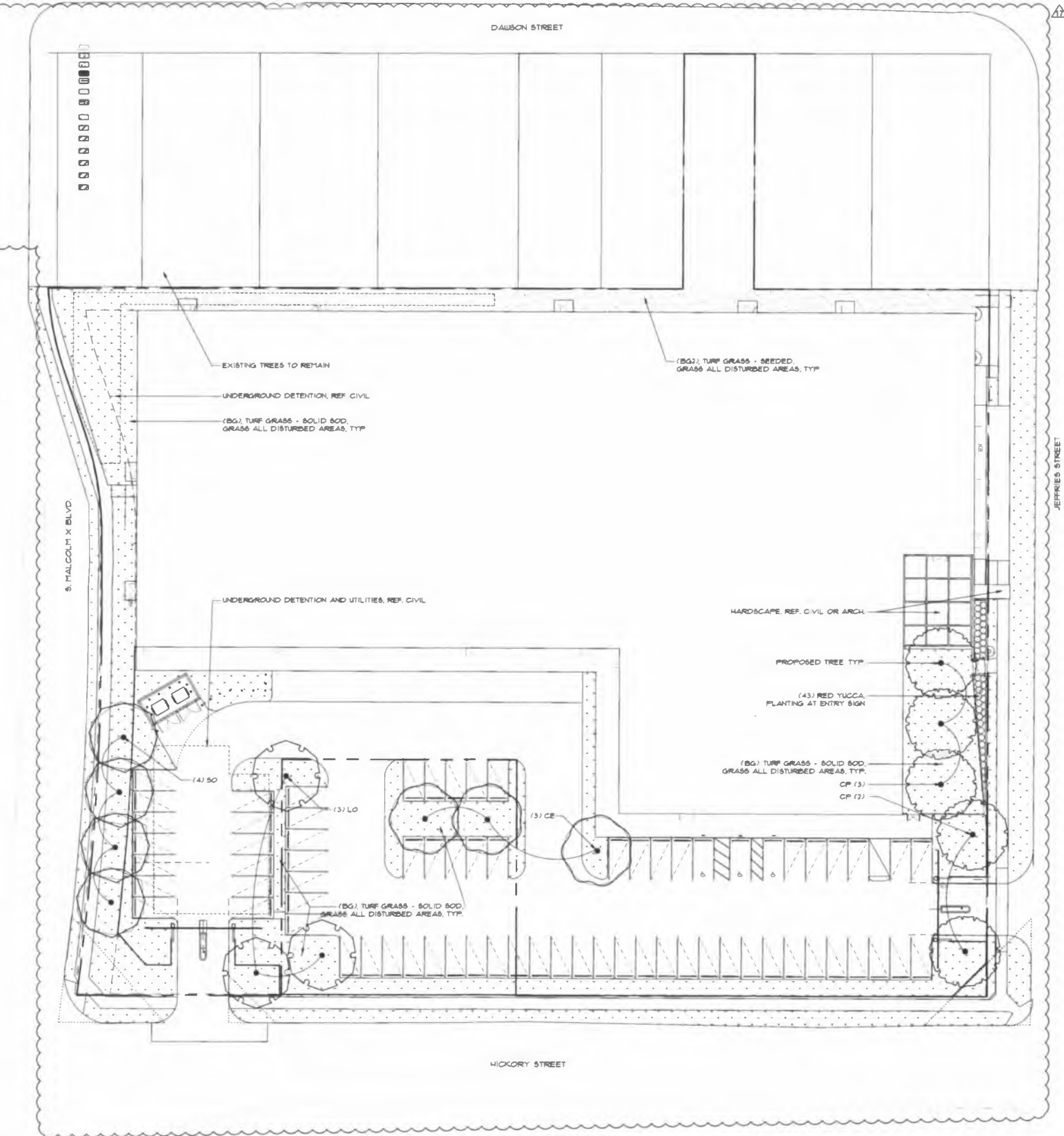
SHRUBS

RY RED YUCCA

GROUND COVERS

B62 BERBERIS GRASS - SEED

B6 BERBERIS GRASS - SOD



City of Dallas Stamp Area
(KEEP CLEAR)



BECK

BECK ARCHITECTURE
1901 ELA ST
SUITE 3000
DALLAS, TX 75201
PH: 214-303-4300
FAX: 214-303-4300
WWW.BECKARCHITECTURE.COM

ARCHITECT NAME
STATE REGISTRATION #

ARCHITECT SEAL 01/24/2020

CURRENT SUBMISSION		PROGRESS SET
#	DATE	SUBMISSION
E	09/21/20	ISSUE FOR CONSTRUCTION
16	01/19/2022	RF1 R02 - REVISION 14
16	02/03/2022	RF1 R02 - REVISION 16
17	11/14/2023	CITY REVISION

AUSTIN STREET CENTER

PLANTING PLAN

1 **AUSTIN STREET CENTER - PLANTING PLAN**
1" = 20'-0"

0 10 20 40' NORTH

BDA.234-013