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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

June 3, 2009

Boy Scouts of America
1325 West Walnut Hill Lane
P.O. Box 152079
Irving, Texas 75015-2079
Attn: Denise Tevis

RE: Boy Scouts of America, Pine Tree Scout Shop, 131 Johnson Rd – 232-A-5 (the Property”) - B-4 Zone

Dear Ms. Tevis,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within a B-4 Zone. A building permit for a “two story building with retail, offices, and assembly/meeting space for fraternal organization” was issued on June 8, 2004. The application went through a site plan review and building code review prior to issuance. I am finding only a temporary certificate of occupancy, and not a final certificate of occupancy on file. It would be necessary to finalize the occupancy permit at this time. You would need to contact the Building Inspections Division for that document. I have included copies of these documents.

The retail component is an allowable use on this property as approved. Zoning requirements and approvals are by use and not by ownership. Therefore, the retail use of this property may be operated by the Boys Scouts of America National Council. The lack of a final occupancy permit at this time does not affect this zoning decision.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

enclosures