



Development Services

"TOGETHER WE ARE BUILDING A SAFE AND UNITED DALLAS"

APPLICATION/APEAL TO THE BOARD OF ADJUSTMENT

Case No.: BDA 245-035
Date: FOR OFFICE USE ONLY

RECEIVED
JAN 17 2025
BY: _____

Data Relative to Subject Property: _____

Location address: 1433 North Westmoreland Road Zoning District: PD-811 - Subdistrict A

Lot No.: Tract 1 Block No.: 6160 Acreage: 1.2526 acs Census Tract: 48113010701

Street Frontage (in Feet): 1) 203 2) 301 3) _____ 4) _____ 5) _____

To the Honorable Board of Adjustment:

Owner of Property (per Warranty Deed): Dallas County Mental Health and Mental Retardation Center d/b/a Dallas Metrocare Services

Applicant: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com / michele@baldwinplanning.com

Represented by: Rob Baldwin, Baldwin Associates Telephone: 214-824-7949

Mailing Address: 3904 Elm Street, Suite B - Dallas Zip Code: 75226

E-mail Address: rob@baldwinplanning.com / michele@baldwinplanning.com

Affirm that an appeal has been made for a Variance X, or Special Exception of A variance to Section 51P-811.119(d) allowing for a parking setback less than 10-feet and a variance to Section 51P-811.122 Tree Planting requirements.

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:

The property is triangular in shape and has an existing tall tower in the middle of the lot that severely limits the ability to develop the property.

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 Rob Baldwin

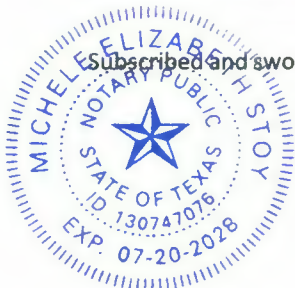
(Affiant/Applicant's name printed)

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 7 day of January, 2025

Michele Stoy
Notary Public in and for Dallas County, Texas





CITY OF DALLAS

AFFIDAVIT

Appeal number: BDA 245-035

I, Dallas County MHMR d/b/a Dallas Metrocare Services, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 1433 North Westmoreland Road
(Address of property as stated on application)

Authorize: Baldwin Associates, LLC
(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: Variance to landscaping provisions and variance to parking setback

John W. Burruss, MD
Print name of property owner or registered agent
agent Date 12/19/2024

[Signature]
Signature of property owner or registered agent

Before me, the undersigned, on this day personally appeared
John W. Burruss

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 19th day of
December, 2024



Martha Lilian Toscano
Notary Public for the State of Texas

Commission expires on
June 18, 2028

CITY OF DALLAS PLAT BOOKS

ANNEXED DEC. 31 1948

ORD. NO. 4389

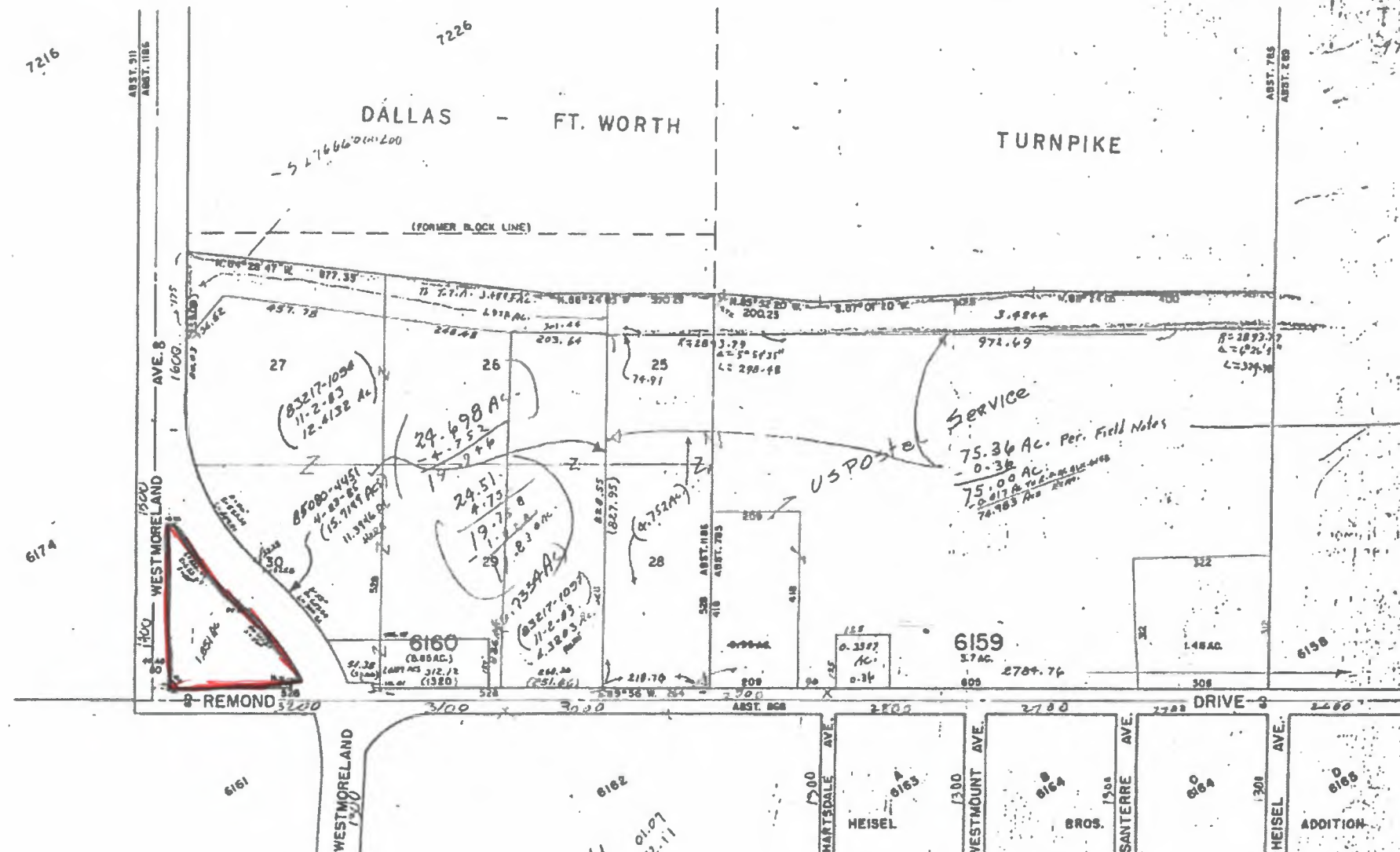
ADDITION

BLOCKS 6159 B 6160

SURVEY WM. B. LAUGHLIN
JOHN C. READ

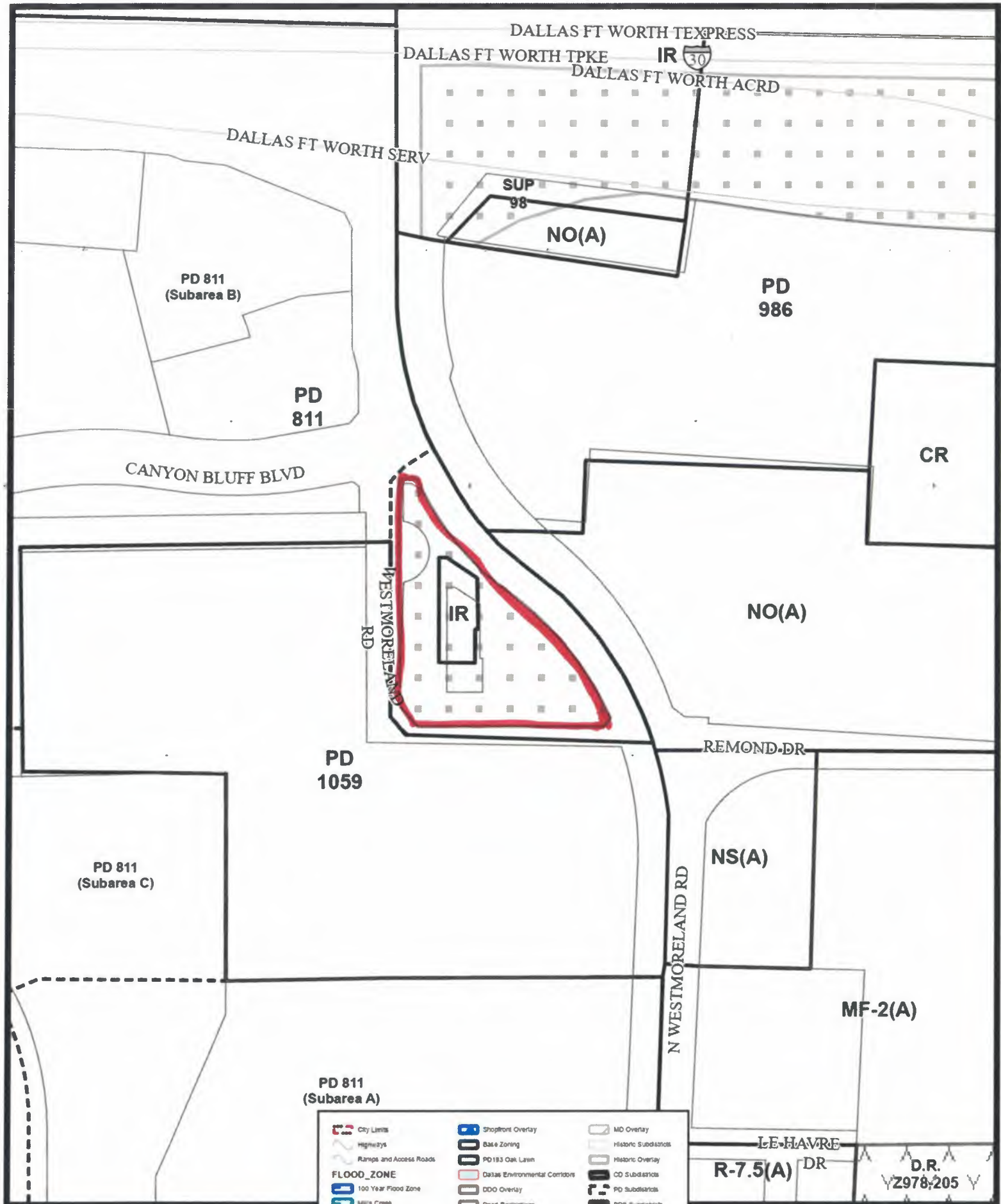
ABST. 785 (BLOCK 6159)
1186 (BLOCK 6160)

SCALE 200 FT. EQUALS 1 INCH



BLOCKS 6159 B 6160

BD245-035



PD 811
(Subarea A)

	City Limits		Shopfront Overlay		MD Overlay
	Highways		Base Zoning		Historic Subdistrict
	Ramps and Access Roads		PD183 Oak Lawn		Historic Overlay
FLOOD_ZONE					CO Subdistricts
	100 Year Flood Zone		DDO Overlay		PD Subdistricts
	Mills Creek		Deed Restrictions		POS Subdistricts
	Peate's Branch		SUP		NSO Subdistricts
	X PROTECTED BY LEVEE		D		NSO Overlay
	Parks		D-1		Escapment Overlay
	Height Map Overlay		CP		
	Parking Management Overlay		SP		

LE-HAVRE
R-7.5(A) DR
D.R.
Y2978;205 Y



1:2,400

Case ID: 245-035
Printed: 1/6/2025

METROCARE HILLSIDE PARKING

DALLAS, TEXAS

Drawings Issued			
DATE	DESCRIPTION	BY	CHKD
10/06/2023	CITY LANDSCAPE PLANS		
01/11/2024	CITY LANDSCAPE PLANS		
11/17/2024	DEVELOPMENT PLANS		
12/17/2024	DEVELOPMENT PLANS		

SHEET INDEX

NO.	DESCRIPTION	DATE	BY	CHKD
L000	SHEET INDEX			
L001	TREE REMOVAL AND PROTECTION PLAN			
L100	LANDSCAPE SCHEDULE, NOTES, AND CALCS			
L101	LANDSCAPE PLAN			



ISSUED
 METROCARE SERVICES
 1339 PRINCEWOOD DR., SUITE 200
 DALLAS, TX 75247
 (214) 870-7179

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SHEET NO. 009-009(TB)

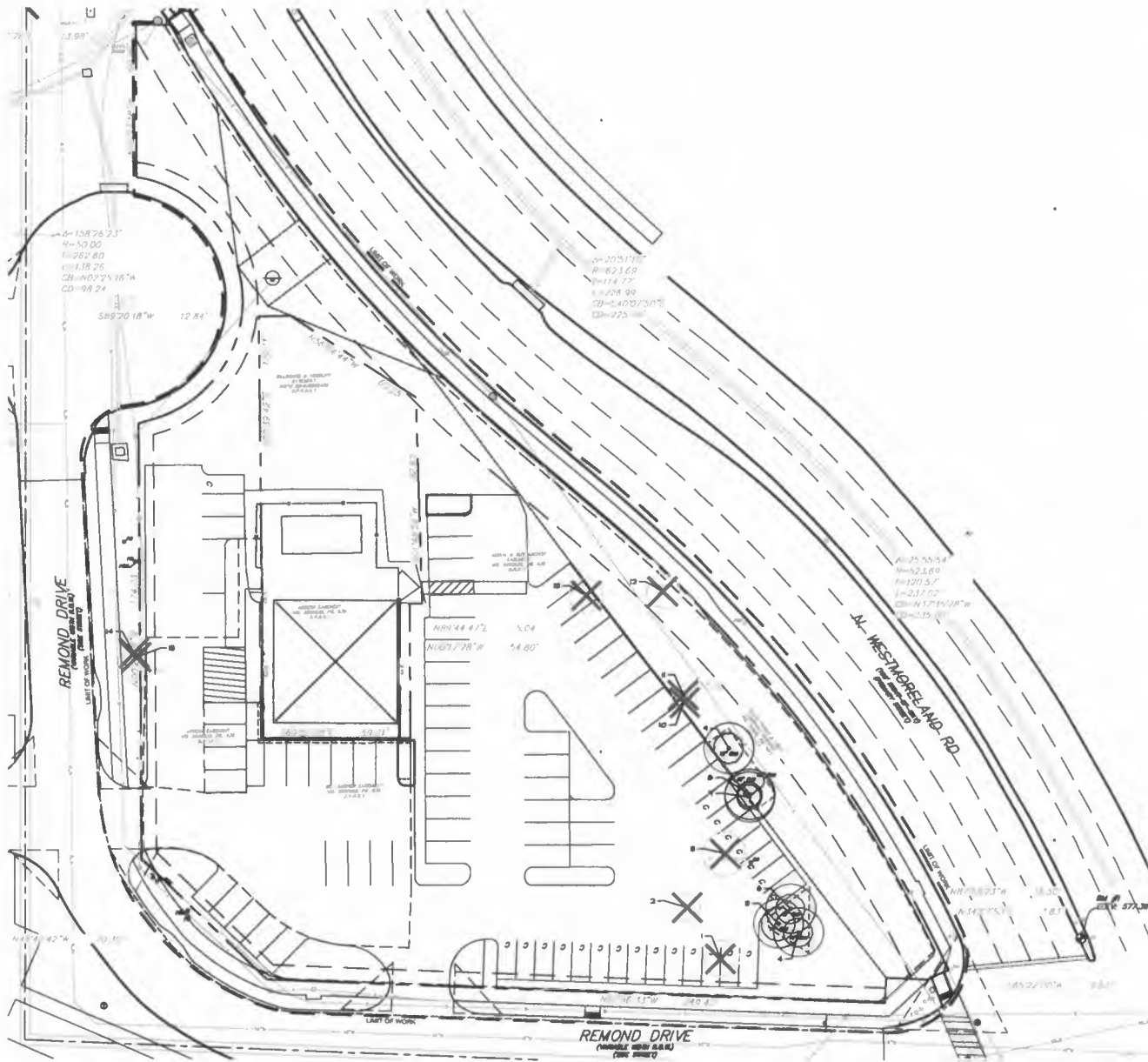
RLG CONSULTING ENGINEERS
 12001 W. CENTRAL EXPRESSWAY 2000 DALLAS, TX 75243
 6601 BRIDGER STREET 8400 FORT WORTH, TX 76112
 WWW.RLGENGINEERS.COM TSP# FIRM REG. 7-02

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMITTING			
2	ISSUED FOR PERMITTING			
3	ISSUED FOR PERMITTING			
4	ISSUED FOR PERMITTING			
5	ISSUED FOR PERMITTING			
6	ISSUED FOR PERMITTING			
7	ISSUED FOR PERMITTING			
8	ISSUED FOR PERMITTING			
9	ISSUED FOR PERMITTING			
10	ISSUED FOR PERMITTING			

SHEET INDEX				
METROCARE HILLSIDE PARKING LOT				
1433 N. WESTMORELAND ROAD				
LOT 6, BLOCK A6161				
CITY OF DALLAS, DALLAS COUNTY, TEXAS				
REVIEW	DRAWN	DATE	CASE	SHEET
JC	KG	02/22/2024	D223	009(TB) L000

BDA 245-035

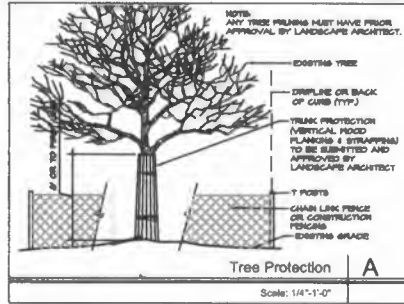


TREE PROTECTION NOTES:

- All trees which are to remain on site shall be protected with a (4") tall brightly colored plastic fence, or silk fence, placed at the drip line of trees.
- Prior to the obtaining a grading permit, all tree stamplings and protective fencing shall be installed by the owner and shall be inspected by the landscape architect.
- No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.
- No signs, wires, or other attachments shall be attached to any trees to remain on site.
- Vehicle and construction equipment shall not park or drive within the limits of the drip line.
- Grading changes in excess of 3 inches (cut or fill) shall not be allowed within a root zone unless adequate tree preservation methods are approved by the landscape architect.
- No trenching shall be allowed within the drip-line of a tree unless approved by the city.
- All removed trees shall be chipped and used for mulch on site of hauled off-site.
- All tree maintenance techniques shall be in conformance with American national standards for tree care operations, and ASIS industry identified standards. Improper or excessive pruning techniques are strictly prohibited.

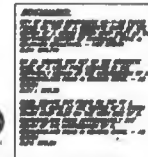
LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE PREVIOUSLY REMOVED OR TO BE REMOVED
- TREE PROTECTION FENCING



GROUP
METROCORE SERVICES
1329 PRAIRIE BLVD., SUITE 200
DALLAS, TX 75244
(214) 743-8178

RLG CONSULTING ENGINEERS
13801 W. CENTRAL EXPRESSWAY, SUITE 2000 DALLAS, TX 75243
8001 BRIDGES STREET, SUITE 200 FORT WORTH, TX 76112
WWW.RLG-ENG.COM TEXAS PROFESSIONAL ENGINEER 1-263



TREE REMOVAL AND PROTECTION PLAN					
METROCORE HILLSIDE PARKING LOT					
1433 N. WESTMORELAND ROAD					
LOT 6, BLOCK A/B161					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
REVIEW	DRAWN	DATE	CASE	NUMBER	SHEET
JE	KG	02/02/2004	D223	009(TB)	L001

Tree Removal and Protection Plan | A
Scale: 1" = 20'
NORTH

BDA245-035

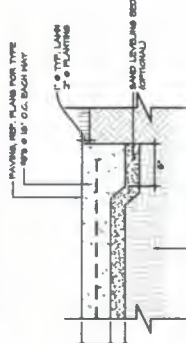


NOTES:

1. Landscaping to be installed per approved site survey and based during the bid item phase.
 2. All plantings shall be from the approved schedule of materials, or those not listed therein, 30' of their root.

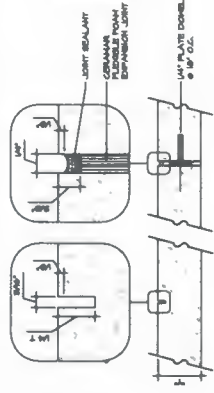
MATERIAL LEGEND:

- ① PAVING
 - TYPE: FOUNDED IN PLACE CONCRETE
 - COLOR: MEDIUM GRAY
 - JOINTS: 3" W/ 1/4" G.O.C.
 - JOINT SEALANT: JOINT SEALANT COLOR TO MATCH CONCRECT.
- ② JOINT SEALANT
 - TYPE: JOINT SEALANT
 - NOTE: JOINT SEALANT COLOR TO MATCH CONCRECT.
- ③ SAND LEVELING BED (OPTIONAL)
- ④ 1" TYP. LAYER 3" PLANTING
- ⑤ PAVING REQ. PLANS FOR TYPE 8" @ 12" O.C. EACH WAY
- ⑥ COMPACTED SUBGRADE (SEE GEOTECH REPORT)



Concrete Paving (Pedestrian) B

Scale: 1/12" = 1'-0"



Concrete Paving Joints (Typ.) A

N.T.S.

RLO CONSULTING ENGINEERS
 1433 N. WESTMORELAND ROAD
 LOT B, BLOCK A#8181
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 REVIEW: DATE: DRAWN: DATE: CDS: DRAWN: DATE: DATE: CONTROL: D223 [09/18] L101 SHEET

LANDSCAPE PLAN

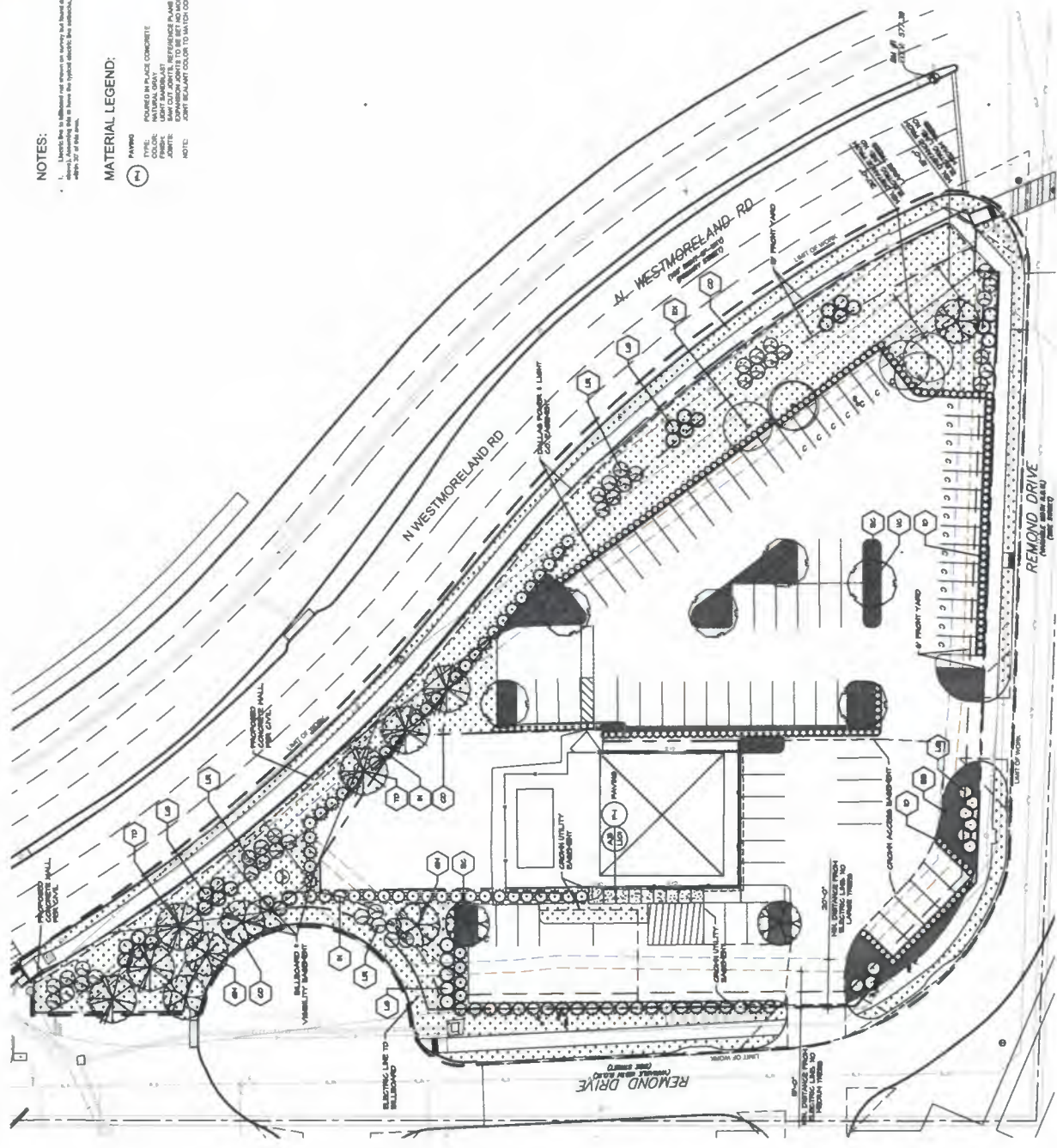
METROSHARE HILLSIDE PARKING LOT

1433 N. WESTMORELAND ROAD

LOT B, BLOCK A#8181

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW	DATE	CDS	DRAWN	DATE
DATE	DATE	DATE	DATE	DATE
CONTROL	D223	[09/18]	L101	SHEET

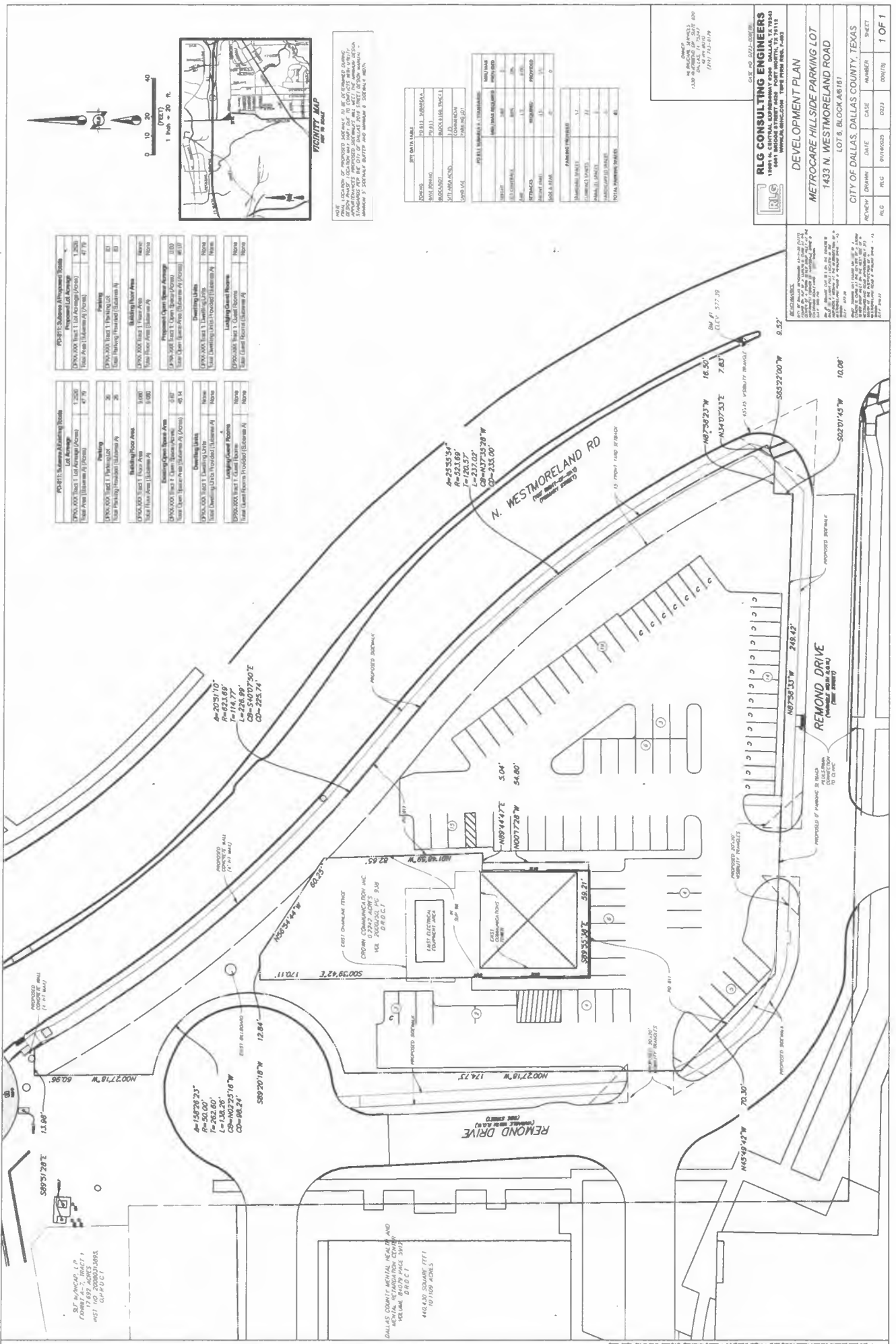


LANDSCAPE PLAN A

Scale: 1" = 20'

North

BA24S-035



PER SITE Submittal (Proposed) Details

Proposed Lot Average	1.280
Total Area (Square Feet)	47,790

PER SITE Submittal (Existing) Details

Proposed Lot Average	1.280
Total Area (Square Feet)	47,790

PER SITE Submittal (Proposed) Details

Proposed Lot Average	1.280
Total Area (Square Feet)	47,790

PER SITE Submittal (Proposed) Details

Proposed Lot Average	1.280
Total Area (Square Feet)	47,790

VISIBILITY MAP
 NOT TO SCALE

TYPE	PER AREA (SQ. FT.)	PER UNIT (SQ. FT.)	TOTAL AREA (SQ. FT.)
PARKING	1.280	1.280	47,790
DRIVEWAYS	0.000	0.000	0
LANDSCAPING	0.000	0.000	0
TOTAL	1.280	1.280	47,790

RLG CONSULTING ENGINEERS
 1500 S. CENTRAL EXPRESSWAY, SUITE 1010, DALLAS, TX 75210
 (214) 742-8000
 (214) 742-8001

DEVELOPMENT PLAN
METROCARE HILLSIDE PARKING LOT
 LOT B, BLOCK A6818
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE	NOV 17/11
SCALE	AS SHOWN
NO. OF SHEETS	1 OF 1

S.P. MORGAN, L.P.
 PROJECT MANAGER
 17637 ALDREY
 MET. CO. 20080310984
 02/11/11

DALLAS COUNTY MENTAL HEALTH AND
 MENTAL RETARDATION CENTER
 440.430 SQUARE FEET
 101,010 SQUARE FEET

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/11	ISSUED FOR PERMITS