

BOA-26-000062

Menu Reports Help

File Date: [07/24/2026](#)

Application Status: [In Review](#)

Assigned To: [Diana Barkume](#)

Description of Work: [Special Exception to allow an additional sign on the property. This request has been discussed with Scott Roper.](#)

Application Detail: [Detail](#)

Application Name:

Application Type: [Board of Adjustments](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	Owner Affidavit 202303...	BLDG_BDA	Affidavit - Pro...		application/pdf	Uploaded	07/24/2026
	Certified Deed.pdf	BLDG_BDA	Certificate - W...		application/pdf	Uploaded	07/24/2026
	block_map.pdf	BLDG_BDA	Maps - Block		application/pdf	Uploaded	07/24/2026
	12.7.2023 - S234-019 P...	BLDG_BDA	Plat - Certifie...		application/pdf	Uploaded	07/24/2026
	1433 N. Westmoreland R...	BLDG_BDA	Statement - Lien		application/pdf	Uploaded	07/24/2026
	A1-01 - ARCHITECTURAL ...	BLDG_BDA	Plans - Site Plan		application/pdf	Uploaded	07/24/2026
	12.7.2023 - S234-019 P...	BLDG_BDA	Survey - Metes ...		application/pdf	Uploaded	07/24/2026
	12.7.2023 - S234-019 P...	BLDG_BDA	Legal Descripti...		application/pdf	Uploaded	07/24/2026
	Monument Sign Plan Pr...	BLDG_BDA	Plans - Other	Monument sign plan	application/pdf	Uploaded	07/24/2026
	Posting of Notificatio...	BLDG_BDA	Affidavit - Sig...		application/pdf	Uploaded	07/24/2026
	Site Plan Revised 8.14...	BLDG_BDA	Plans - Site Plan	SITE PLAN_REVISED 8...	application/pdf	Uploaded	08/17/2026
	BOA26000062z.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
	BOA26000062n.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
	BOA-26-000062_report.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	08/26/2026
	BOA26000062mva.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
	BOA-26-000062_Submissi...	BLDG_BDA	Other Support D...		application/pdf	Uploaded	08/26/2026
	BOA26000062a.jpg	BLDG_BDA	Other Support D...		image/jpeg	Uploaded	08/26/2026
	BOA-26-000062_labels.docx	BLDG_BDA	Other Support D...		application/msword	Uploaded	08/26/2026

[Show all](#)

Address: [1433 N WESTMORELAND RD, Dallas, TX 75211](#)

Owner Name: [DALLAS COUNTY METROCARE SERVICES](#)

Owner Address: [1345 RIVER BEND DR STE 200, DALLAS, TEXAS 752476945](#)

Parcel No: [00000527665000000](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Robert Baldwin	Baldwin Associa...	Applicant	Mailing_3904 elm #B T...	Active
	Ashleigh Jones	Dallas County M...	Property Owner	Mailing_1350 N. Westm...	Active

Licensed Professionals Info:	Primary	Registration Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$1,335.00](#)

Total Fee Invoiced: [\\$1,335.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Property Details**

Existing Zoning	Lot Number	Lot Size (Acres)
PD	Tract 1	1.2526
Block Number	Lot Size (Sq. Ft)	How many streets abut the property?
6160	61996	2
Land Use	Is the property platted?	Status of Project
office building	No	Under Construction
Status of Property	Previous Board of Adjustment case filed on this property	Accommodation for someone with disabilities

Owner Occupied	Yes	No
File Date	Seleccione si necesitara un interprete	Case Number
-		BDA 245-035
Are you applying for a fee waiver?	Have the standards for variance and or special exception been discussed?	Has the Notification Sign Acknowledgement Form been discussed?
No	Yes	Yes
Referred by		
Self		

Internal Use Only		
Source of Request	Fee Waiver Granted	Number of Parking Spaces
Signs		-
Lot Acreage		
1.2526		

PDox Information
PDox Number
BLOCKED

Board of Adjustment Request						
Type of Request	Request Description	Application Type	Other	Affirm that an appeal has been made for	Application is made to BOA to grant the described appeal	Outcome
Special Exception	Signs	Sign Variance or Special Exception		To allow a 2nd sign on the property.	There is an existing billboard sign on the property which prohibits Metrocare from obtaining a monument sign for their business.	

Street Frontage Information	
Street Frontage	Linear Feet (Sq. Ft) (Number)
Front	500
Side	464

Case Information					
Full Request	Brief Request	Zoning Requirements	Relevant History	BOA History	BOA History Details
to construct and/or maintain one additional detached premises sign on a nonresidential premise, which will require a special exception to the sign regulations	for a special exception to the sign regulations	limits the number of detached signs on a premise to one per street frontage other than expressways.	Yes	Yes	

Board of Adjustment Meeting												
Hearing Type	Action Date	Time	Room	Panel	Presiding Officer	BOA Administrator	BOA Secretary	BOA Code Specialist	Case Assigned to	Notes	Outcome	Filing Date

GIS Information									
Parcel Number (Number)	Service	Layer	Attribute Value	Census Tract Number (Number)	Council District	School District	Escarpment	Floodplain	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Diana Barkume	Intake Complete	08/19/2026	Accela Administ...
	GIS AOR Review	Elham Elbadawi	Review Complete	08/26/2026	Elham Elbadawi
	Case Assignment		Case Manager...		
	Site Inspection				
	Plans Distribution			08/19/2026	
	Subdivision Review				
	Q Team Review				
	Arborist Review				
	Building Code Review				
	Zoning Review				
	Electrical Review				
	Eng Water and Wastewat...				
	Historic Preservation ...				
	Eng Paving and Drainag...				

	Task		Assigned To	Status	Status Date	Action By	
	Eng Flood Plain Review						
	Board of Adjustment Re...						
	Conservation Review						
	Traffic Review						
	GIS Review						
	Residential Team Review						
	Signs Review						
	Plans Coordination						
	Board of Adjustment He...						
Two-Year Waiver Period							
Condition Status:	Name		Short Comments	Status	Apply Date	Severity	Action By
	BOA History		This will display in t...	Applied	07/24/2026	Notice	
	General Facts/Staff An...		This will display in t...	Applied	07/24/2026	Notice	
	Land Use		This will display in t...	Applied	07/24/2026	Notice	
	Staff Recommendation		Staff Recommendation	Applied	07/24/2026	Notice	
	Standard of Review		This will display in t...	Applied	07/24/2026	Notice	
	Timeline		This will display in t...	Applied	07/24/2026	Notice	
	Zoning		This will display in t...	Applied	07/24/2026	Notice	
Application Comments:	View ID	Comment			Date		
Initiated by Product:		ACA					
Scheduled/Pending Inspections:	Inspection Type		Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type		Inspection Date	Inspector	Status	Comments	



Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203

(214) 948-4480

BOARD OF ADJUSTMENT REFERRAL FORM

Referred by: Scott Roper

Date: 8/19/2026

Department: Sign Review & Inspections

Phone/Email: 972-269-6024

Manager signature: *Scott Roper*

Consulted with: Baldwin Planning

☒ Applicant

☐ Representative

☐ Owner

Name: Rob Baldwin

Phone/Email: (214) 729-7949 / Rob@baldwinplanning.com

Property Information

Address: 1433 N Westmoreland

Lot:

City Block:

Zoning Classification: PD811, Subarea A

Issues that require Board action SEC. 51A-7.304(b)(4) - One detached sign per street frontage

List the City of Dallas Development Code(s) this project is non-compliant with:

Check all that apply: ☐ Variance ☒ Special Exception

☐ Yard setback

☐ Lot Width

☐ Lot Depth

☐ Lot coverage

☐ Floor area for accessory structures for single-family uses

☐ Height

☐ Minimum width of sidewalk

☐ Off-street parking

☐ Off-street loading

☐ Landscape regulations

☐ fence height and/or standards

☐ Visibility triangle obstructions

☐ Parking demand

☐ Additional dwelling unit (not for rent) ☐ Accessory dwelling unit (for rent)

☐ Carport

☐ Non-conforming use or structure

☐ Administrative Official Appeal

☒ Other: SEC. 51A-7.703(d)(2) - Authorize one additional detached premise sign on a premise in excess of the number permitted by this article.

Description: There currently exists one detached sign (non-premise sign) on this premise. A special exception will be necessary in order to install a second. There is sufficient spacing between the existing sign and the proposed location of the new sign.

Alternative resolutions discussed/offered:

N/A

