

# Record Summary for Board of Adjustments

## Record

Record #	Status	Opened Date
BOA-26-000009	Plan Review	02/17/2026

### Application Name

### Detailed Description

BOARD OF ADJUSTMENT  
CITY OF DALLAS, TEXAS  
FILE NUMBER:  
BOA-26-000009

BUILDING OFFICIAL'S REPORT: Application of Travis E Ripley for (1) a special exception to the 20-foot visibility obstruction regulations at the drive approach, and for (2) a special exception to the 20-foot visibility obstruction regulations at the intersection of a street and alley at 5003 WORTH STREET. This property is more fully described as Block H/686, SW 70FT Lot 1, and is zoned PD-97 (Tract A); H/11, which requires a 20-foot visibility triangle at the drive approach, and requires a 20-foot visibility triangle at the intersection of a street and alley. The applicant proposes to construct and/or maintain a fence structure in a required 20-foot visibility obstruction triangle at the drive approach along N Collett Avenue, which will require (1) a special exception to the 20-foot visibility obstruction regulation at the drive approach, and to construct and/or maintain a fence structure in a required 20-foot visibility obstruction triangle at the intersection of the N Collett Avenue and an alley, which will require (2) a special exception to the 20-foot visibility obstruction regulations at the intersection of a street and an alley.

LOCATION:  
5003 WORTH STREET

APPLICANT:  
Travis E Ripley

REQUEST: (1) A special exception to the visibility obstruction regulations at the drive approach

(2) A special exception to the visibility obstruction regulations at the intersection of a street and alley

### Assigned To Department

Board of Adjustment

### Assigned to Staff

Kameka Miller-Hoskins

### Record Type

Board of Adjustments

## Custom Fields

### INTERNAL USE ONLY

Source of Request In Review - Residential

Fee Waiver Granted -

Number of Parking Spaces -

Lot Acreage 0.1461

### PDOX INFORMATION

PDox Number 248619

### PROPERTY INFORMATION

Existing Zoning PD

Lot Number 1

Lot Size (Acres) 0.1461

Block Number	H/686
Lot Size (Sq. Ft)	8540
How many streets abut the property?	2
Land Use	residential
Is the property platted?	Yes
Status of Project	Proposed
Status of Property	Owner Occupied
Previous Board of Adjustment case filed on this property	-
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	No
Has the Notification Sign Acknowledgement Form been discussed?	No
Referred by	Sergio Velasco

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### Custom Lists

#### Board of Adjustment Meeting

1

Room	6ES
Panel	C
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Sheniqua Dunn
Notes	PD-97 (Tract A); H/11-20-ft at Driveway
Outcome	Scheduled

2

Room	6ES
Panel	B
Presiding Officer	Robert F. Agnich
BOA Administrator	Kameka Miller-Hoskins
BOA Secretary	Mary Williams
BOA Code Specialist	Diana Barkume
Case Assigned to	Sheniqua Dunn
Notes	PD-97 (Tract A); H/11-20-ft at Driveway and alley

**Board of Adjustment Request**

1

Type of Request	Special Exception
Request Description	Visual obstruction (20-foot visibility triangle)
Application Type	Single Family/Duplex Variance or Special Exception
Other	drive
Affirm that an appeal has been made for	An 8-foot-tall fence and gate within the required 20-foot visibility triangle at the alley and street intersection.
Application is made to BOA to grant the described appeal	<ul style="list-style-type: none"> <li>• The requested variance will allow the installation of an 8-foot fence and gate in substantially the same location as an existing noncompliant fence, and therefore will not materially alter current visibility conditions.</li> <li>• The alley does not provide vehicular access to the properties it abuts, and vehicular traffic is minimal, reducing any potential impact on public safety or sight lines.</li> <li>• The variance is not self-created; the need arises from the property's configuration and location at the alley/street intersection.</li> <li>• Granting the variance will not be contrary to the public interest, as the proposal maintains neighborhood compatibility and is consistent with similar fence and gate configurations in the surrounding area.</li> <li>• The spirit and intent of the ordinance will be observed, and substantial justice will be done, as the requested relief does not create a new condition or intensify any existing impact.</li> </ul>

2

Type of Request	Special Exception
Request Description	Visual obstruction (20-foot visibility triangle)
Application Type	Single Family/Duplex Variance or Special Exception
Other	alley

**Case Information**

1

Full Request	to construct and/or maintain a fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.
Brief Request	a special exception to the visibility obstruction regulations
Zoning Requirements	requires a 20-foot visibility triangle at the drive approach
Relevant History	PD-97 (Tract A); H/11
BOA History	No

Full Request	to construct and/or maintain a fence structure in a required visibility obstruction triangle, which will require a special exception to the visibility obstruction regulation.
Brief Request	a special exception to the visibility obstruction regulations
Zoning Requirements	requires a 20-foot visibility triangle at the street an alley
Relevant History	PD-97 (Tract A); H/11
BOA History	No

**GIS Information**

1	Council District	14-Paul Ridley
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**Street Frontage Information**

1	Street Frontage	Front
	Linear Feet (Sq. Ft)	70
2	Street Frontage	Side
	Linear Feet (Sq. Ft)	122

**Contact Information**

<b>Name</b>	<b>Organization Name</b>	<b>Contact Type</b>	<b>Phone</b>
TRAVIS E RIPLEY	RIPLEY RENOVATIONS LLC	Applicant	9724138443
Email: traviseripley@ripleyrenovations.com			
800 S Haskell Ave, DALLAS, TX 75223			

<b>Name</b>	<b>Organization Name</b>	<b>Contact Type</b>	<b>Phone</b>
Katherine Perry		Property Owner	2142939685
Email: michelleroberson@ripleyrenovations.com			
5003 WORTH ST, MCKINNEY GARRETT BYCE, DALLAS, TEXAS 752145346			

**Address**

5003 WORTH ST, Dallas, TX 75214

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**Parcel Information**

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000012064000000 0							

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**Owner Information**

Primary	Owner Name	Owner Address	Owner Phone
Y	PERRY KATHERINE G &	5003 WORTH ST, DALLAS, TEXAS 752145346	

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**Status History**

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	03/04/2026
In Review		Diana Barkume	03/04/2026
Additional Info Required	To proceed, please provide the following: Authorization Documentation: Provide an affidavit from Katherine G Perry, authorizing you to represent them in this matter. Revised Site Plan: Upload a PDF version of the site plan, pictures are not allowed. Remove the review notes on the site plan Requires 2 request: 1. Special exception to the visibility triangle at the drive approach 2. Special exception to the visibility triangle at the alley Additional Plans: Provide elevations of the proposed fence; front, left, right and gate.	Diana Barkume	03/20/2026
Document Received	ACA document upload	Accela Administrator	03/24/2026
Payment Due		Diana Barkume	04/01/2026
In Review	Updated By Script	Accela Administrator	04/01/2026
In Review		Anna Brickey	04/07/2026
In Review		Kameka Miller-Hoskins	05/05/2026
In Review		Kameka Miller-Hoskins	05/05/2026
Plan Review		Diana Barkume	05/08/2026