

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.

STANDARD OF REVIEW FOR A SPECIAL EXCEPTION TO VISUAL OBSTRUCTION REGULATIONS:

Section 51A-4.602(d)(3) of the Dallas Development Code states that the board may grant a special exception to the visual obstruction regulations when in the opinion of the board, **the special exception will not constitute a traffic hazard.**

STAFF RECOMMENDATION:

Special Exceptions (2):

No staff recommendation is made on these requests.

BACKGROUND INFORMATION:

Zoning:

Site: PD-97
North: PD-97
East: PD-97
South: PD-97
West: PD-97

Land Use:

The subject site and all surrounding properties to the immediate north, south, east, and west are all developed with single-family uses.

BDA History:

No BDA history has been found within the last five years

GENERAL FACTS/STAFF ANALYSIS:

- The application of Travis E. Ripley for the property located at 5003 Worth Street focuses on two requests relating to visual obstruction regulations.
- The applicant is requesting two special exceptions as it relates to the 20-foot visibility obstruction triangle at the drive approach as well as the 20-foot visibility obstruction at the intersection of a street and alley.
- It is imperative to note the subject site is located within the Munger Place Historic District; H/11.
- It is imperative to note that the existing fence along North Collet Avenue encroaches into the visibility triangle at the drive approach along North Collet Avenue as well as at the intersection of the alley and North Collet Avenue.
- Per the applicant, 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.
- The traffic engineer has no objections to either of the requests relating to the visibility obstructions.
- The applicant has the burden of proof in establishing that the special exceptions to the visibility obstruction regulations will not constitute a traffic hazard.
- Granting the special exceptions to the visual obstruction regulations with a condition that the applicant complies with the submitted site plan and elevations, would require the proposal to be constructed as shown on the submitted documents.

Timeline:

- April 1, 2026: The applicant submitted an “Application/Appeal to the Board of Adjustment” and related documents which have been included as part of this case report.
- April 2, 2026: The Board of Adjustment Secretary assigned this case to Board of Adjustment Panel C.
- April 16, 2026: The Planning and Development Senior Planner emailed the applicant the following information:
- an attachment that provided the public hearing date and panel that will consider the application; the **April 24, 2026**, deadline to

submit additional evidence for staff to factor into their analysis; and **May 8, 2026**, deadline to submit additional evidence to be incorporated into the board's docket materials.

- the criteria/standard that the board will use in their decision to approve or deny the request; and
- the Board of Adjustment Working Rules of Procedure pertaining to documentary evidence.

April 28, 2026:

The Board of Adjustment staff review team meeting was held regarding this request and other requests scheduled for the **May** public hearings. Review team members in attendance included: The Board of Adjustment Chief Planner/Board Administrator, the Board of Adjustment Senior Planner, Project Coordinator, Board Secretary, Conservation District Chief Planner, Chief Arborists, Zoning Senior Planner, and Transportation Engineer.

REVIEW COMMENT SHEET
 BOARD OF ADJUSTMENT
 HEARING Monday, May 18, 2026 (C)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Has no objections | <input type="checkbox"/> BOA-25-000071 |
| <input type="checkbox"/> Has no objections if certain conditions are met
(see comments below or attached) | <input checked="" type="checkbox"/> BOA-26-000009 |
| <input type="checkbox"/> Recommends denial
(see comments below or attached) | <input type="checkbox"/> BOA-26-000011 |
| <input type="checkbox"/> No Comments | <input type="checkbox"/> BOA-26-000019 |
| <input type="checkbox"/> Pending | <input type="checkbox"/> BOA-26-000021 |
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COMMENTS:

<u>David Nevarez, P.E., PTOE, CFM, Engineering</u>	<u>May 1, 2026</u>
Name/Title/Department	Date

Please respond to each case and provide comments that justify or elaborate on your response. Dockets distributed to the Board will indicate those who have attended the review team meeting and who have responded in writing with comments.

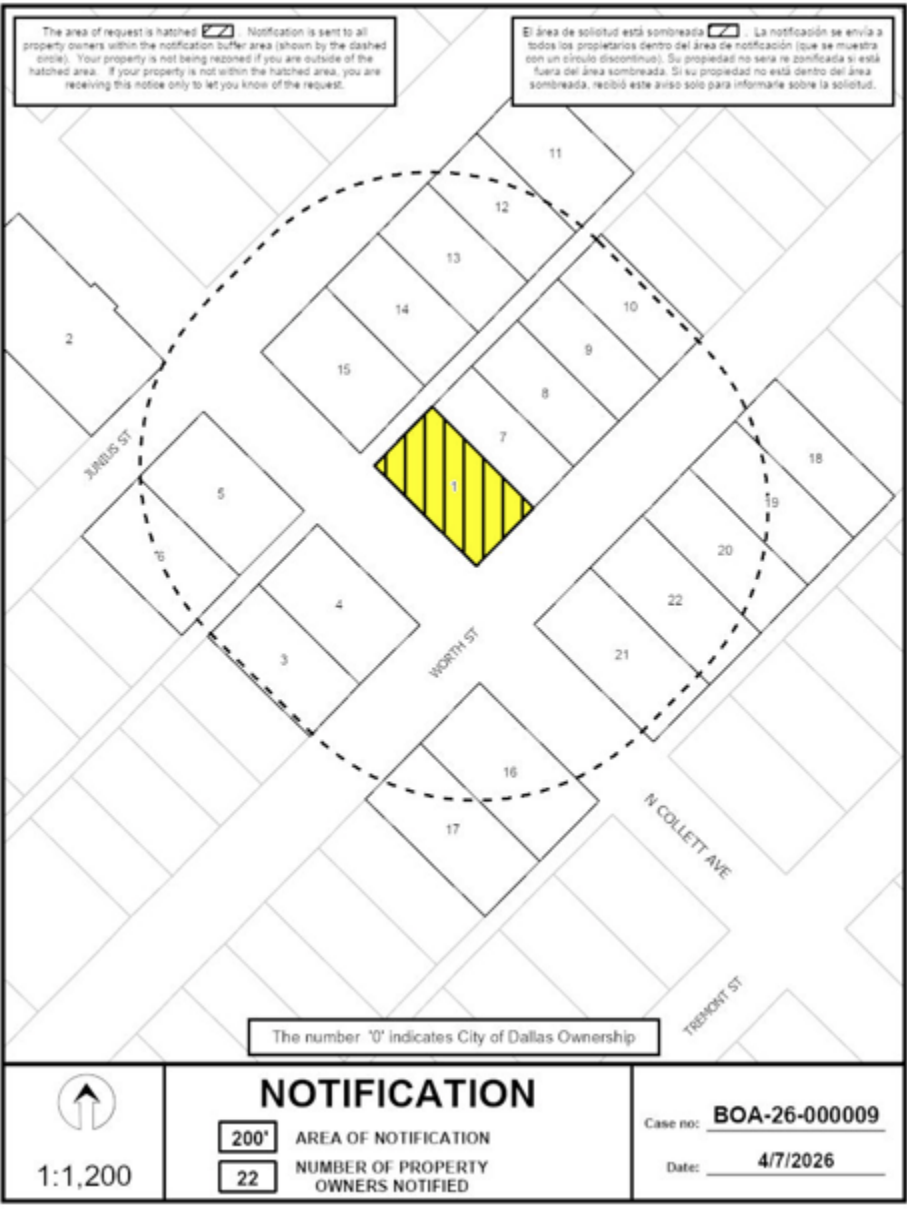


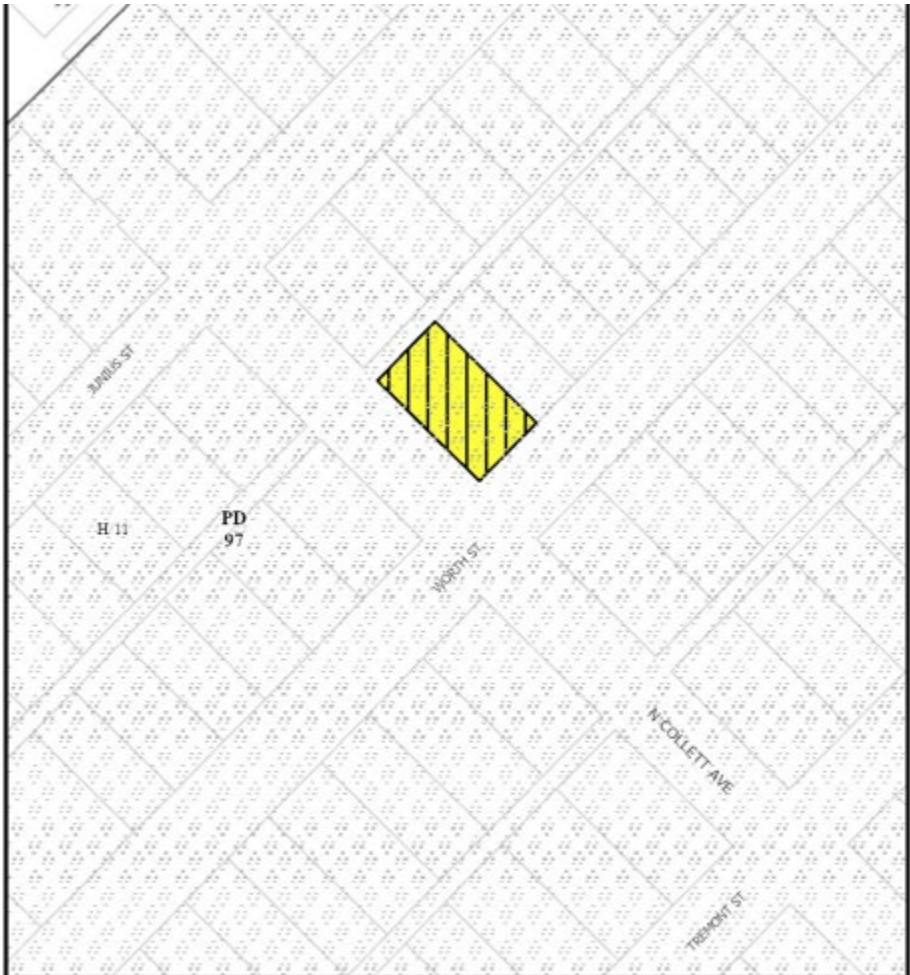
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AERIAL MAP

Case no: **BOA-26-000009**

Date: **04/07/2026**





1:1,200

ZONING MAP

Case no: BOA-26-000009

Date: 04/07/2026

04/07/2026

Notification List of Property Owners

BOA-26-000009

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5003 WORTH ST	PERRY KATHERINE G &
2	4935 JUNIUS ST	180 MF CAP EAST DALLAS 2 LLC
3	4937 WORTH ST	COLMENERO DAVID
4	4939 WORTH ST	HETRICK ASHLEY HATCHER &
5	4936 JUNIUS ST	FLORIAN ROBERT J &
6	4932 JUNIUS ST	HARPER JASON D & ALISHA A
7	5007 WORTH ST	REAGAN RANDY
8	5011 WORTH ST	BEHRENDT MATTHEW &
9	5015 WORTH ST	JONES BRANDON L &
10	5019 WORTH ST	5019 WORTH INVESTORS LLC
11	5018 JUNIUS ST	CASTANEDA BERNADO ALBERTO &
12	5012 JUNIUS ST	WILLIAMS MASON G &
13	5010 JUNIUS ST	MCGOWAN LAUREN & BRIAN
14	5006 JUNIUS ST	GAMEZ JORGE JR
15	5002 JUNIUS ST	BRP 5X5 TRUST
16	4940 WORTH ST	ZAKS HOUSE LLC
17	4936 WORTH ST	L&L TEA LLC
18	5018 WORTH ST	WILSON MIKE D & LORI B
19	5014 WORTH ST	STEAD LIVING TRUST THE
20	5010 WORTH ST	D & B WORTH STREET
21	5000 WORTH ST	SCHUTT RYAN & JAYME E
22	5004 WORTH ST	WALLACE CAPITAL &

NOTICE OF PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C)

NOTICE IS HEREBY GIVEN that the BOARD OF ADJUSTMENT OF THE CITY OF DALLAS (PANEL C) will hold a hearing as follows:

DATE: MONDAY, MAY 18, 2026

BRIEFING: 10:30 a.m. via Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

HEARING: 1:00 p.m. Videoconference and in 6ES COUNCIL BRIEFING at Dallas City Hall, 1500 Marilla Street <https://bit.ly/boa0518>

The purpose of the hearing is to consider the following appeal(s) now pending before the Board of Adjustment:

BOA-26-000009(KMH) 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.

You have received this notice because you own property within 200 feet of the above property. You may be interested in attending the Board of Adjustment hearing to express your support for or opposition to the application. You may also contact the Board of Adjustment by email to BDAreply@dallas.gov. Letters will be accepted until 9:00 am the day of the hearing, if you are unable to attend the hearing. If you choose to respond, it is important that you let the Board know your reasons for supporting or opposing the application. The Board members are very interested in your opinion.

Note: Any materials (such as plans, elevations, etc.) included within this notice may be subject to change.

The Board of Adjustment hearing will be held by videoconference and at 6ES Council Briefing. Individuals who wish to speak in accordance with the Board of Adjustment Rules of Procedure by joining the meeting virtually must register online at <https://bit.ly/BDA-C-Register> by the 5 p.m. on Sunday, May 17, 2026. All virtual speakers will be required to show their video in order to address the board. In Person speakers can register at the hearing. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99; and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall.

Speakers at the meeting are allowed a maximum of five (5) minutes to address the Board.

Additional information regarding the application may be obtained by calling Dr. Kameka Miller-Hoskins, Chief Planner at (214) 948-4478, or Mary Williams, Board Secretary at (214) 670-4127. Si desea información en español, favor de llamar al teléfono a Mary Williams al (214) 670-4127.

Board of Adjustment
Planning and Development Department
1500 Marilla Street 5CN, Dallas TX 75201

PLEASE SEND REPLIES TO:
BDAreply@dallas.gov
Letters will be received until 9:00 am
the day of the hearing.
PLEASE REGISTER AT:
<https://bit.ly/BDA-C-Register>