

From: City of Keller, TX Administrator <webmaster@cityofkeller.com>
Sent: Thursday, May 28, 2026 2:38 PM
To: Justin Wilkins <jwilkins@cityofkeller.com>
Subject: Re: Support for Appeal — Case No. ZBA-2510-0008

Message submitted from the <City of Keller, TX> website.

Site Visitor Name: Todd Dean
Site Visitor Email:

Re: Support for Appeal — Case No. ZBA-2510-0008
Property: 536 Bancroft Rd., Keller, TX 76248

Dear Members of the Zoning Board of Adjustment:

I am writing in support of the appeal regarding the driveway gate at 536 Bancroft Rd. I am a nearby property owner and neighbor, and I have no objection to the gate as installed.

I understand the City's concern that driveway gates be set back far enough for emergency vehicles to pull off the street before reaching a closed gate. However, applying the full setback here would create a practical hardship without a clear safety benefit.

Because of the home's placement and site layout, moving the gate farther onto the property is not a minor adjustment. It would affect the use and function of the front yard and driveway. The current placement is also consistent with nearby properties west on Bancroft Road and on Bourland Road, where other residential gates are similarly located.

There is a fire hydrant directly in front of the subject home, about 115 feet from the front door. This should reduce concern that emergency response would be impaired. Any remaining safety concerns could be addressed through reasonable conditions, such as a Knox box, emergency access code, automatic release, fail-open capability, sight visibility, and required clearance around the hydrant.

I recognize the gate may have been installed before proper permitting was completed, and that should be corrected through the permit process. But the lack of prior permitting should not by itself determine whether the gate location is reasonable.

For these reasons, I respectfully ask the Board to grant the appeal or approve relief allowing the gate to remain in its current location, subject to reasonable safety conditions. Strict application of the setback requirement would impose a substantial burden while providing little additional public benefit.

Respectfully,
Todd Dean
537 Bancroft Rd.
817-673-7542