



City of Keller
Zoning Board of Adjustment
Meeting Minutes

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Monday, May 5, 2025

PRE-MEETING BRIEFING 5:30 P.M.

A. CALL TO ORDER

Chairperson Gilpin called the pre-meeting to order at 5:30p.m.

The following Board members were present:

Chairperson Matthew Gilpin

Michael McClement

TJ Stack

Luz Rodriguez

Jessica Juarez

The following Board Members were absent:

William Thorne

Perry Fourrier

Staff Present: Director of Development Services Sarah Hensley; Planner II Alexis Russell.

B. ADMINISTRATIVE COMMENTS

C. DISCUSS AND REVIEW AGENDA ITEMS

The Board reviewed and discussed the agenda item.

D. ADJOURN

Chairperson Gilpin called the meeting to order at 5:58 p.m.

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER

Chairperson Gilpin called the meeting to order at 6:05 p.m.

PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag

2. Pledge to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

B. PERSONS TO BE HEARD

This is a time for the public to address the Board on any subject. However, the Texas Open Meetings Act prohibits the Board from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action.

Chairperson Gilpin opened the Public Hearing.

Seeing none, motion was made to close the Public Hearing.

Motion approved.

C. NEW BUSINESS

1. [Consider the Minutes of the December 2, 2024 Zoning Board of Adjustment.](#)

Motion was made by TJ Stack to approve the minutes with an amendment to fix the attendance. Michael McClement second the motion.

Motion was approved, and carried unanimously.

2. [PUBLIC HEARING: Consider an application requesting a variance to Section 9.07.\(C\)1.in the Unified Development Code \(UDC\) which states in all zoning districts, fences adjacent to a street must be inset a minimum of four feet \(4'\) from the property line except when front property line is adjacent to a bar ditch. The property is on approximately 0.2674-acres, located at the corner of Anita Ln and Bear Creek Pkwy intersection, legally described as Block 8, Lot 16, of Town & Country Village, zoned Residential and addressed as 413 Anita Ln. Meendsen, Alec, Applicant/Owner. \(ZBA-2503-0003\)](#)

Director of Development Services gave a brief presentation of the property and variance request.

Chairperson Gilpin opened the Public Hearing.

None.

Motion was made to close the Public Hearing.

ZBA Members discussed items and asked applicant questions on the construction and orientation of the fence.

Motion was made by Jessica Juarez and second by Matthew Gilpin to approve item C2 as presented.

Motion was approved, and carried unanimously.

ADJOURN

Chairperson Gilpin adjourned the meeting at 6:15 p.m.

Chairperson

Staff Liaison