



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, March 4, 2024

PRE-MEETING BRIEFING 5:30 P.M.

A. CALL TO ORDER - Chairperson

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

The following board members were present:

Chairperson Matthew Gilpin

John Birt

Bill Schlegel

Michael McClement

Perry Fourrier

William Thorne

The following Board Member were absent:

TJ Stack

Staff Present: Building Official Justin Wilkins; Director of Community Development Sarah Hensley; Plans Examiner Carlos Gutierrez.

B. ADMINISTRATIVE COMMENTS

C. DISCUSS AND REVIEW AGENDA ITEMS

The Board reviewed and discussed the case.

D. ADJOURN

Chairperson adjourned the pre-meeting at 5:52 p.m.

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER – Chairperson

Chairperson Gilpin called the meeting to order at 6:02 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

No public comments received.

This is a time for the public to address the Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/Commission 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.

C. NEW BUSINESS

1. [Consider the minutes of the November 6, 2023 Zoning Board of Adjustment meeting.](#)
Approved, motion carried unanimously.
2. [PUBLIC HEARING: Consider an application requesting a variance to the existing front-yard setback at 157.28' \(north lot line\) and 176.49' \(south lot line\) to be moved 50' west, to be at 107.28' on the \(north lot line\) and 126.49' on the \(south lot line\), on approximately 0.812-acres, legally described as Lot 3, block E of Ravenwood Addition, zoned Single-Family 20,000 square-foot minimum lots \(SF-20\) and addressed as 2131 Ravenwood Kevin Harmon, Owner/Applicant. \(ZBA-24-0002\)](#)

Building Official gave a brief presentation of the property and variance request.

The applicant, Kevin Harmon, shared the history of the property and the need for the variance.

Chairperson Gilpin opened the public hearing.

No comments from the public.

Motion was made to close the public hearing.

ZBA Board discussed the variance and layout of the property.

Board Member Michael McClement made a motion to approve. Board Member Bill Schlegel second the motion.

Aye: John Birt, Michael McClemnt, Bill Schlegel.

Nay: Chairperson Gilpin.

The vote was not approved with only receiving 3 of the 4 needed votes.

Motion denied.

D. ADJOURN

Chairperson Gilpin adjourned the meeting at 6:36pm.

Chairperson

Staff Liaison