



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, June 1, 2026

PRE-MEETING 5:30 P.M.

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

A. CALL TO ORDER

The following Board members were present:

TJ Stack
Michael McClement
Robert Knoek
Matthew Gilpin
Jessica Juarez
Perry Fourier

The following Board members were absent:
William Thorne

Staff Present: Director of Development Services Sarah Hensley; Director of Public Works Alonzo Liñán; Building Official Justin Wilkins; Fire Marshal Stephanie Billarreal; Plans Examiner Carlos Gutierrez.

B. ADMINISTRATIVE COMMENTS

None.

C. DISCUSS AND REVIEW AGENDA ITEMS

The Board reviewed and discussed the agenda items.

D. ADJOURN

Chairperson Gilpin adjourned the pre-meeting at 6:00 p.m.

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER

Chairperson Gilpin called the meeting to order at 6:00 p.m.

B. 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.

C. 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 three business days' notice. Issues raised may be referred to City Staff for research and possible future action.

D. NEW BUSINESS

1. [Consider the Minutes of the January 5, 2026 Zoning Board of Adjustment Meeting.](#)

Motion was made by TJ Stack and second by Michael McClement to approve the January 5, 2026 meeting minutes.

Motion was approved unanimously.

2. [PUBLIC HEARING: Consider an application requesting a variance to change the setback requirements in Section 8.11\(4\)b.2&3. which states, Minimum Side Yard - Ten percent \(10%\) of the lot width but no more than fifteen feet \(15'\) required; fifteen feet \(15'\) on corner lots adjacent to a street; twenty feet \(20'\) adjacent to a thoroughfare. Minimum Rear Yard - Twenty feet \(20'\) if adjacent to an alley; fifteen feet \(15'\) if no alley exists. To allow a 7' setback on both west and south property lines, on approximately 0.1371-acres, legally described as Lot 14, block 6 of Yates Addition-Keller, zoned Single-Family 8,400 square-foot minimum lots \(SF-8.4\) and addressed as 425 Vicki St. Bezzant, Kelly Applicant/Owner. \(ZBA-2604-0002\)](#)

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

Chairperson Gilpin opened the Public Hearing.

Applicant/Owner gave background to the requested variance.

Motion was made by Michael McClement and second by TJ Stack to close the Public Hearing.

Motion was approved unanimously.

Board discussed Item D-2 with staff and applicant.

Motion was made by Chairperson Gilpin and second by TJ Stack to approve Item D-2 as presented.

Motion passed by the following vote:4-1

Aye:Chairperson Gilpin, TJ Stack, Jessica Juarez, Perry Fourier

Nay: Michael McClement.

3. [PUBLIC HEARING: Consider a request to appeal a decision made by an administrative official related to the drive gate located at 536 Bancroft Rd, Keller, Texas 76248. Velez Conty, Carlos, Applicant/Owner. \(ZBA-2510-0008\)](#)

Building Official Justin Wilkins gave a brief presentation of the property and appeal request.

Chairperson Gilpin clarified the request presented today is for a appeal and not a variance request.

Applicant/Owner gave a background for the requested appeal.

Public Works Director Alonzo Liñán gave a brief description and clarification of the thoroughfare plan related to Bancroft.

Applicant/Owner continued to give background to the requested variance.

Board discussed Item D-3 with staff and applicant.

Chairperson Gilpin opened the Public Hearing.

Motion was made by **Michael McClement** and second by **Jessica Juarez** to close the Public Hearing.

Staff clarified the measuring process from drive gate to edge of road and or curb.

TJ Stack asked city attorney if applicant can still apply for a variance.

City Attorney stated the board can make a motion to include " without prejudice to later apply for a variance."

Motion was made by **TJ Stack** and second by **Michael McClement** to deny Item D-3 without prejudice to later apply for a variance.

Motion passed by the following vote:4-1

Aye:Michael McClement, TJ Stack, Jessica Juarez, Perry Fourier

Nay:Chairperson Gilpin

E. ADJOURN

Chairperson Gilpin adjourned the meeting at 7:09 p.m.

Chairperson

Staff Liaison