



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, April 3, 2023

PRE-MEETING BRIEFING 5:30 P.M.

A. CALL TO ORDER - Chairperson

Chairperson Matthew Gilpin called the pre-meeting to order at 5:30PM.

The following Board members were present:

Chairperson Matthew Gilpin
Michael G McClement
TJ Stack
Bill Schlegel
William Thorne

The following Board Members were absent:

John Birt
Perry Fourrier

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

C. DISCUSS AND REVIEW AGENDA ITEMS

Zoning Board Members had discussion over agenda items.

D. ADJOURN

Chairperson Gilpin adjourned the pre meeting at 6:00pm.

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER – Chairperson

Chairperson Matthew Gilpin called the meeting to order at 6:01PM.

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/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.

No public comments received.

D. NEW BUSINESS

1. [Consider the minutes of the February 6, 2023 Zoning Board of Adjustment meeting.](#)
2. [Consider the minutes of the August 1, 2022 Zoning Board of Adjustment meeting.](#)
3. [PUBLIC HEARING: Consider an application requesting a variance to Section 8.03 \(C\)\(4\) \(b\)\(3\) of the Unified Development Code \(UDC\), relating to the rear setback for an accessory building, to allow a 7' rear setback in lieu of the required 15' rear setback, on approximately 0.47-acres, legally described as Block 5 Lot 23 of Sunrise Estates Addition, zoned Single-Family 36,000 square-foot minimum lots \(SF-36\) and addressed as 1125 Dusk Drive. Dean Whaley, Applicant/Owner. \(ZBA-23-0001\)](#)

The Applicant shared the history layout of the property and the need for the variance.

Chairperson Gilpin opened the public hearing.

Janelle Hints, resident at 1140 Dusk, stated support for the variance and wouldn't want to see any trees removed.

Motion was made and passed to close the public hearing.

Board Members shared thoughts on the proposed variance.

Motion was made by Chairperson Matthew Gilpin to approve a variance to the rear setback for an accessory building, to allow a 7' rear setback in lieu of the required 15' rear setback. Bill Schlegel second the motion.

Aye: Chairperson Gilpin, Bill Schlegel, William Thorne, TJ Stack.

Nay: Michael McClement.

Motion approved.

E. ADJOURN

Chairperson Matthew Gilpin adjourn the meeting at 6:24PM.

Chairperson

Staff Liaison