



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 6, 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: 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 agenda item.

D. ADJOURN

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

REGULAR MEETING 6:00 P.M.

A. CALL TO ORDER – Chairperson

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/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.

Chairperson Gilpin opened the public hearing.

Mr. Cain spoke briefly on the topic of Vinyl fences.

Motion was made to close the public hearing.

C. NEW BUSINESS

1. [Consider the minutes of the March 4, 2024 Zoning Board of Adjustment meeting.](#)

Approved with amendment, motion carried unanimously.

2. [PUBLIC HEARING: Consider an application requesting a variance to Unified Development Code \(UDC\) Section 8.11\(4\)\(b\)\(1\), to allow a 21-foot front yard setback in lieu of the required 25 feet, on approximately 0.1492-acres, legally described as Lot 4, Block 5 of Bursey Ranch Addition, zoned Single-Family 8,400 square-foot minimum lots \(SF-8.4\) and addressed as 2133 Rustic Ridge. Brad Walker, Owner/Applicant. \(ZBA-24-0001\)](#)

Plans Examiner gave a brief presentation of the property and variance request.

The Applicant, Brad Walker, 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.

Chairperson Gilpin made a motion to deny variance request. Board Member Michael McClement second the motion. The motion carried unanimously.

D. ADJOURN

Chairperson Gilpin adjourned the meeting at 6:28 p.m.

Chairperson

Staff Liaison