



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, January 5, 2026

PRE-MEETING 5:30 P.M.

Chairperson Gilpin called the pre-meeting to order at 5:33 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; Building Official Justin Wilkins; 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 6:04 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 June 2, 2025 Zoning Board of Adjustment meeting.](#)

Motion was made by TJ Stack and second by Chairperson Gilpin to approve the June 2, 2025 meeting minutes.

Motion was approved unanimously.

2. [Consider the minutes of the August 4, 2025 Zoning Board of Adjustment Meeting.](#)

Motion was made by Perry Fourier and second by TJ Stack to approve the August 4, 2025 meeting minutes.

Motion was approved unanimously.

3. [Consider the minutes of the October 6, 2025 Zoning Board of Adjustment meeting.](#)

Motion was made by Michael McClement and second by TJ Stack to approve the October 6, 2025 meeting minutes.

Motion was approved unanimously.

4. [PUBLIC HEARING: Consider an application requesting a variance to Section 9.07\(B\)1. b. \(2\) of the Unified Development Code \(UDC\) which requires open-style fencing and a max height requirement of 6 feet for front yards and side yards in front of the main structure. The property is on approximately 2.031-acres legally described as Lot 1, Block 1 of Aikens Subdivision, zoned Single-Family 36,000 square-foot minimum lots \(SF-36\) and addressed as 132 Mount Gilead Rd. Preston & Judy Sittig, Owner/Applicant. \(ZBA-2509-0007\)](#)

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

Chairperson Gilpin opened the Public Hearing.

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

Applicant/Owner, Preston Sittig gave background to the requested fence variance.

ZBA Members discussed item D-4.

Motion was made by Jessica Juarez and second by TJ Stack to approve Item D-4.

Motion failed due to discussion on the motion and clarifying questions.

Motion was made by Chairperson Gilpin and second by Michael McClement to deny item D-4

motion failed 3-2.

Motion was made by Jessica Juarez and second by TJ Stack to approve Item D-4 as presented.

Motion failed 3-2.

Motion was made by TJ Stack and second by Jessica Juarez to allow the west side of the fence to remain privacy as it was constructed.

Motion was passed by the following vote:4-1

AYE: Michael McClement, TJ Stack, Perry Fourier, Jessica Juarez.

NAY: Chairperson Gilpin.

E. ADJOURN

Chairperson Gilpin adjourned the meeting at 6:47 p.m.

Chairperson

Staff Liaison