

2. [PUBLIC HEARING: Consider a recommendation of a Planned Development Amendment from PD-SF-15 \(Planned Development - Single Family Residential - 15,000 square-foot minimum\) to PD-SF-30 \(Planned Development - Single Family Residential - 30,000 square-foot minimum\), amending the Silverleaf Planned Development \(Ordinance No. 1314\), to allow a subdivision of one \(1\) lot into three \(3\) lots, on an approximately 2.291-acre property, being Lot 1, Block C, Silverleaf Addition, located on the southwest side of the Keller-Smithfield Road and Shady Grove Road intersection, addressed as 7240 Shady Grove Road. CBC Texas Holdings, LLC, owner/applicant. Jeremy Garcia-Glasscock, Dunaway Associates, engineer. \(Z-18-0001\)](#)

Katasha Smithers, Planner I, gave staff's presentation and professional opinion. Clay Walker from CBC Texas Holdings LLC, applicant was present for questions.

Chairperson Ponder opened the public hearing.

No public comments were received.

Commissioner Stansell made a motion to close the public hearing. Commissioner Reid seconded and the motion carried unanimously (7-0).

Discussion was held regarding the setback.

Commissioner Stansell made a motion to approve item F-2 as presented. Commissioner Page seconded the motion with the motion carried (6-1)

Aye: Stansell, Ponder, Reid, Apke, Bigbee, Page

Nay: Sagar