

4. PUBLIC HEARING: Consider a recommendation of a Planned Development Amendment to amend the previously approved Planned Development for the Birch tennis club and training facility, to allow permanent tennis court buildings, located on an approximately 26.99-acres of land, being Tract 3D and 3D01 out of the Daniel Bancroft Survey, Abstract No. 141, located on the west side of Keller Smithfield Road, approximately 400 feet north of Johnson Road, at 660 and 680 Keller Smithfield Road, and zoned PD-SF-36 (Planned Development-Single Family Residential-36,000 square-foot minimum). D.R. Newton, owner. Jennifer Dent, applicant. Adams Engineering, engineer. (Z-17-0007)

Daniel Turner, Planner I, came forward to give staff's presentation and recommendation for Item F-4.

Chairperson Ponder opened the public hearing for Item F-4.

David Meyers, 1328 Shady Lane S. Keller, TX came forward in opposition.

Ken Ryon, 1416 Whitley Rd. Keller, TX, came forward in opposition.

Tom Dare, 1421 Whitley Rd. Keller, TX, came forward in opposition.

Betty Stallings, 1316 Whitley Rd. Keller, TX, came forward in opposition.

Marie Howard, 1620 Whitley Rd. Keller, TX, came forward in opposition.

Donnie Boone, 1309 Shady Lane S. Keller, TX, came forward in opposition.

Larry Butler, 1308 Shady Lane S. Keller, TX, came forward in opposition.

Commissioner Page moved to close the public hearing for Item F-4.

Commissioner Stansell seconded and the motion carried unanimously (7-0).

Additional discussion was held in regards to drainage, traffic, future development along Whitley, and lot sizes for the SF-36 zoned portion of the property.

Commissioner Reid moved to deny Item F-4.

Commissioner Page seconded and the motion was denied (4-3).

Yay: Ponder, Reid, Page, Sagar

Nay: Stansell, Bigbee, McCrea