



ROLL CALL:

_____ Louis Reed	_____ Brandon Livingston	_____ Kenneth Stottlemire
_____ Brent Rodina	_____ Karen Harris	_____ Jennifer McMahan
_____ Scott Hornbuckle	_____ Donna Hines Rayson	

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: February 19, 2026 Regular Meeting

APPROVAL OF MINUTES: [click here to read the draft minutes of the December 18, 2025 Regular Meeting](#)

COMMUNICATIONS:

EX PARTE COMMUNICATIONS: *An ex parte communication occurs when a board member in a quasi-judicial proceeding communicates, directly or indirectly, with any person or party in connection with a matter before the board, absent of notice and opportunity for all parties to participate. The term ex parte literally means “one-sided.”*

PUBLIC HEARING ITEMS:

1. Application #2512-0064 (Hoyt) to rezone approximately 5.00 acres from the A-1, Agriculture District to the R-E, Residential Estate District and approximately 35.00 acres from the A-1, Agriculture District to the A-2, Transitional Agriculture District. Said property is commonly known as 3512 Marshall Road and is located on the South side of Marshall Road and approximately one-half (1/2) mile East of Nevada Terrace in the Northwest Quarter (NW ¼) of Section 10, Township 17 South, Range 20 East.

[Click here to see Supporting Documents](#)

2. Application #2512-0065 (Antoine) to rezone approximately 7.00 acres from the A-1, Agriculture Zone to the R-E, Residential Estate Zone. Said property to be rezoned is currently known as 4089 Utah Road and is located on the East side of Utah Road, South of Riley Road, in the Northwest Quarter (NW ¼) of Section 08, Township 16 South, Range 21 East.

[Click here to see Supporting Documents](#)

3. Application #2512-0066 (Rayson) to rezone approximately 35.00 acres from the A-1, Agriculture District to the A-2, Transitional Agriculture District and approximately 15.00 acres from the A-2, Transitional Agriculture District to the A-1, Agriculture District. Said properties are commonly known as 4102 K-68 Hwy. and 3223 Texas Rd. and are located on the South side of K-68 Hwy. and on the East side of Texas Road, in the Northwest Quarter (NW ¼) of Section 31, Township 16 South, Range 21 East.

[Click here to see Supporting Documents](#)

4. Application #2601-0067 (Crum) to rezone approximately 12.00 acres from the A-1, Agriculture District to the R-E, Residential Estate District and approximately 38.00 acres from the A-1, Agriculture District to the A-2, Transitional Agriculture District. Said properties are commonly known as 2740 & 2742 Florida Road and are located on the West side of Florida Road and approximately one-quarter (1/4) mile North of Labette Road in the Southeast Quarter (SE ¼) of Section 09, Township 17 South, Range 18 East.

[Click here to see Supporting Documents](#)

5. Application #2601-0068 (Roath) to rezone approximately 5.00 acres from an A-1, Agriculture District to an R-E, Residential Estate District including a rule exception as provided in Article 8, Section 8-1.01.01 of the County Subdivision Regulations to permit a reduction to the lot length-to-width ratio and lot frontage. Said property to be rezoned is currently known as 2530 Delaware Rd. and is located on the West side of Delaware Road, approximately one-quarter (1/4) mile South of Kingman Ter., in the South Half (S ½) of the Southeast Quarter (SE ¼) of Section 17, Township 17 South, Range 18 East.

[Click here to see Supporting Documents](#)

6. Application #2601-0069 (Adkinson) to rezone approximately 3.00 acres from the R-3A, Single Family Residential Three District to the R-E, Residential Estate District and to rezone approximately 12.00 acres from the A-1, Agriculture District to the R-E, Residential Estate District. Said property is commonly known as 413 Louisiana Road, and is located on the East side of Louisiana Road, approximately one-quarter (1/4) mile South of Clark Road, in the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 10, Township 19 South, Range 19 East.

[Click here to see Supporting Documents](#)

7. Application #2601-0070 (Vining) to rezone approximately 5.00 acres from the A-1, Agriculture Zone to the R-E, Residential Estate Zone. Said property to be rezoned is currently known as 3353 Cloud Road and is located on the North side of Cloud Road and on the East side of Nevada Road, in the Southwest Quarter (SW ¼) of Section 33, Township 18 South, Range 20 East.

[Click here to see Supporting Documents](#)

8. Application #2601-0012 (Amend) to consider a request for Special Use Permit for the operation of a Private Campsite Facility in an A-2 (Transitional Agriculture) Zone and for the use of a holding tank for sanitation purposes. Said property is currently known as 1840 Woodson Road and located on the South side of Woodson Road and approximately one-quarter (1/4) mile West of Iowa Road, in the West Half (W ½) of the Northeast Quarter (NE ¼) of Section 19, Township 15 South, Range 19 East.

[Click here to see Supporting Documents](#)

NON-PUBLIC HEARING ITEMS:

1. Application #2512-0025, approval of a Small Subdivision Final Plat for Smith-Bell Acres, currently known as 4353 Utah Road and is located on the East side of Utah Road approximately one-half (1/2) mile North of Shawnee Road, in Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 32, Township 15 South, Range 21 East.

[Click here to see Supporting Documents](#)

PUBLIC COMMENT SECTION: Public desiring to speak on an item not on the agenda may do so at this time. Discussion time limit shall be determined by the Chair and the Planning Commission will not take an action or discuss items at this time. Discussion shall be limited to planning and zoning issues. Items introduced under “Public Comment” may become agenda items at a later date.

GENERAL BOARD DISCUSSION:

CALENDAR: Next Planning Commission Public Hearing – **MARCH 19, 2026** at **6:30 P.M.** in the **County Commissioners Meeting Room.**

ADJOURNMENT:

ATTENTION

For those who have not attended a Planning Commission meeting before here is the order of events.

Public Hearing Procedures.

For items on the agenda requiring a public hearing, the procedure is as follows:

1. Chair announces application.
2. Staff gives a summary presentation and recommendation.
3. Planning Commission asks Staff questions.
4. Chair opens the Public Hearing asking the applicant for a presentation. This presentation can be up to 15 minutes in length.
5. Planning Commission asks the applicant questions.
6. Chair will ask for members of the audience who wish to speak opposed or in favor of the application to come forward and make statements or ask questions.
7. The Public Hearing is closed.
8. Chair directs any questions to the appropriate individuals.
9. Planning Commission discussion.
10. Planning Commission votes.

Members of the audience should address their questions and comments to the Planning Commission.