



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING
TUESDAY, FEBRUARY 10, 2026
AGENDA**

Tuesday, February 10, 2026

2:30 PM

Hearing Room

2:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Attorney Certification of Agenda
- c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

- a. Hemphill Subdivision, 2nd Amendment - Replat - Project File: SB2025-013.
Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: [Cover Page](#)
 [Staff Report - SB2025-013](#)

3. Public Hearing Agenda Items

- a. Sterling Ranch Planned Development, 15th Amendment - Planned Development Rezoning and Major Amendment - Project File: ZR2025-014.

Brett Thomas, AICP, Chief Planner — *Department of Community Development*

Attachments:

[Cover Page](#)

[Sterling Ranch Change of Date Request 15th Amendment](#)

[ZR2025-014 - Staff Report-Application-Narrative-Maps - Pages 1-39](#)

[ZR2025-014 - Referral Comments-Public Correspondence-Applicant's Response - Pages 40-144](#)

[ZR2025-014 - Studies and Reports - Pages 145-352](#)

[ZR2025-014 - PD Exhibits - Pages 353-424](#)

[ZR2025-014 - Addendum](#)

[ZR2025-014 - Second Addendum](#)

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, February 24, 2026 @ 2:30 p.m.