



**BOARD OF COUNTY COMMISSIONERS LAND USE
MEETING/PUBLIC HEARING**

TUESDAY, FEBRUARY 10, 2026

MINUTES

Tuesday, February 10, 2026

2:30 PM

Hearing Room

2:30 PM

Rollcall

PRESENT: Vice Chair George Teal
Kevin Van Winkle
EXCUSED: Chairperson Abe Laydon

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

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, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked a clarifying question.

Mr. Pavlinek addressed the Board to help answer the Commissioner's question.

Kevin Archer, applicant representative, addressed the Board to present on this Item and agreed to the conditions as presented.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-020

Commissioner Van Winkle moved that the Board approve Hemphill Subdivision, 2nd

Amendment - Replat - because it does meet all of the approval criteria, with 8 conditions as presented, Project File: SB2025-013.

RESULT: ADOPTED

MOVER: Kevin Van Winkle

SECONDER: George Teal

AYES: Vice Chair Teal and Commissioner Van Winkle

EXCUSED: Laydon

3. Public Hearing Agenda Items

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

Brett Thomas, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle commented on this Item and asked a clarifying question. Mr. Thomas addressed the Board to answer the Commissioner's question.

Susan Beckman, Sterling Ranch Development Company, addressed the Board to further present on this Item.

Kevin Johnk, Sterling Ranch Development Company, addressed the Board to further present on this Item.

Ms. Beckman readdressed the Board to further present on this Item.

Commissioner Van Winkle commented asked clarifying questions.

Brock Smethills, Sterling Ranch Development Company, addressed the Board to help answer the Commissioner's questions.

Andrea Cole, Dominion Water and Sanitation District, addressed the Board to help answer the Commissioner's questions.

Mr. Smethills readdressed the Board to comment on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.

Mr. Smethills addressed the Board to help answer the Commissioner's questions.

Public Comment:

Marla Gifford, Louviers, addressed the Board to provide public comment.

Paul Messenich addressed the Board to provide public comment.

Robert Howard, Louviers, addressed the Board to provide public comment.

Ann Sheflin addressed the Board to provide public comment.

Sharon Caldwell addressed the Board to provide public comment.

Ephram Glass addressed the Board to provide public comment.

Sam Greska, Louviers, addressed the Board to provide public comment.

Doug Chestnutt addressed the Board to provide public comment.

Katy Michels addressed the Board to provide public comment.

Kristen McLaughlin, Louviers, addressed the Board to provide public comment.

James Gifford, Louviers, addressed the Board to provide public comment.

Jim Wattenberger addressed the Board to provide public comment.

Ms. Beckman readdressed the Board to respond to public comment.

Mr. Johnk readdressed the Board to respond to public comment.

Mr. Smethills addressed the Board to comment on this Item.

Abby Kirkbride, Counsel to Sterling Ranch, addressed the Board to comment on this Item.

Mr. Smethills addressed the Board to comment on this Item and accept the conditions as presented.

Gary Debus, Sterling Ranch Community Authority Board, addressed the Board to comment on this Item.

Jessica Gottschalk, Sterling Ranch Community Authority Board, addressed the Board to comment on this Item.

Ms. Beckman addressed the Board to comment on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-021

Commissioner Van Winkle moved that the Board approve Sterling Ranch Planned Development, 15th Amendment - Planned Development Rezoning and Major Amendment because it does meet all of the approval criteria, with 2 conditions as presented - Project File: ZR2025-014.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: George Teal
AYES: Vice Chair Teal and Commissioner Van Winkle
EXCUSED: Laydon

4. Adjournment

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