



AGENDA
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 17, 2026
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. PUBLIC HEARING
 - 4.1. A hearing on the proposed ordinance establishing a corridor overlay district along State Highway 205 intended to supplement the underlying zoning district by providing additional development standards and regulations. The purpose of the overlay district is to promote compatible land uses, encourage high-quality development, and support the City's long-term economic development goals.
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
7. ITEMS FOR CONSIDERATION AND ACTION
 - 7.1. Discuss and elect a new Chairman and a new Co-Chairman
 - 7.2. Discuss and consider approval of a final plat for the Infrastructure Phase 1 portion of the Horizon Lakes master-planned community. The final plat facilitates installation of supporting infrastructure and dedication of required easements. The Pullen Road abandonment ordinance is attached as an exhibit and incorporated by reference into this staff report. The subject property designates 73 residential lots and 8 common areas.
 - 7.3. Discuss and consider approval of a final plat for the Infrastructure Phase 2 portion of the Horizon Lakes master-planned community. The final plat facilitates installation of supporting infrastructure and dedication of required easements. The Pullen Road abandonment ordinance is attached as an exhibit and incorporated by reference into this staff report. The final plat designates 35 residential lots and 6 common areas.
 - 7.4. Discuss and consider approval of a final plat for the Village 3, Phase 1 portion of the Horizon Lakes master-planned community. The Pullen Road abandonment ordinance is attached as an exhibit and incorporated by

reference into this staff report. The final plat designates 105 residential lots and one common area.

- 7.5. Discuss and consider approval of a Preliminary Plat for the Sonoma Verde subject property "North Tract" on approximately 315 acres. The preliminary plat is designating 691 residential lots, 31 open space lots and one amenity center.
- 7.6. Discuss and consider approval of the proposed ordinance establishing a corridor overlay district along State Highway 205 intended to supplement the underlying zoning district by providing additional development standards and regulations. The purpose of the overlay district is to promote compatible land uses, encourage high-quality development, and support the City's long-term economic development goals.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

9. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Feb. 10, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.