

Planning and Zoning Commission Agenda

February 17, 2026
5:30 p.m.
300 W. Cotton St.
City Hall Council Chambers

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Approval of January 20, 2026 P&Z Minutes**
- V. Citizen Comment**
- VI. Regular Agenda**
 - A. A PUBLIC HEARING will be held to consider application #S26-01 filed by Brookwood Village Ltd requesting a Specific Use Permit (SUP) to allow for a Restaurant with Private Club in General Retail (GR) Zoning District for Lot 10 Block 849 Brookwood Place Subdivision located on the east side of McCann Road, north of Meadowbrook Drive.
 - B. A PUBLIC HEARING will be held to consider application #Z26-02 filed by First Tee Pineywoods requesting a rezone from Agriculture (A) to Heavy Commercial (C-2) Zoning District for approximately 5.464 acres of Abstract 256 Marshall Mann Survey Tracts 15-01,16, and 16-01 Section 3 located at 4430 W. Loop 281.
 - C. A PUBLIC HEARING will be held to consider application #Z26-03 filed by Tommy Finklea requesting a rezone from Agriculture (A) and Single Family (SF-4) to Single Family (SF-5) Zoning District for approximately 14.13 acres of Abstract 75 A Fuggerson Survey Tract 13 located on the south side of Swinging Bridge Road and west of Wilbert Street.
 - D. A PUBLIC HEARING will be held to consider application #Z26-04 filed by Atlas Shrugged LongviewTX, LLC requesting a rezone from General Retail (GR) to Heavy Commercial (C-2) Zoning District for Lots 11-14, and a portion of Lot 15, Block 1 (NCB 28) Northcutt Heights Addition located at 119 W. Marshall Avenue.
- VIII. Adjourn**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Planning and Zoning Division at 903-237-1072 at least two days before this meeting so that appropriate arrangements can be made.

"Any final action, decision or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government code, chapter 551. The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, section 551.001, et seq. (the Texas open meetings act) on any item on its open meeting agenda in accordance with the Texas open meetings act, including, without limitation sections 551.071-551.086 of the Texas open meetings act.

The Planning and Zoning Commission reserves the rights to consider use classifications for the property that are less intense than the use requested by the applicant.