CITY OF BLUE RIDGE
PLANNING & ZONING
REGULAR SESSION AGENDA
FEBRUARY 17, 2026, 7:00 P.M.
BLUE RIDGE CITY HALL
108 W JAMES STREET

1. Call to Order
2. Roll Call
3. Public Comments: This is an opportunity for the public to address the Council on any matter included on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Council, speakers MUST complete a Speaker Form and provide it to the City Secretary PRIOR to the start of the meeting. Each speaker shall approach the front of the Council and state his/her name and street address before speaking. Speakers shall address the Council with civility that is conducive to appropriate public discussion. The public cannot speak from the gallery but only from the front of the Council. Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy; or (3) propose the item be placed on a future agenda, in accordance with Council procedures.

4. Orientation and Overview of the Planning & Zoning Commission: Discussion and informational presentation regarding the role, authority, responsibilities, meeting procedures, and expectations of the Planning & Zoning Commission.

   (Informational only – no action)

5. First public hearing to receive public comment and consider a request for a Preliminary Plat known as *Lafon Estates*, being a tract of land situated within the Extra Territorial Jurisdiction of the City of Blue Ridge, Collin County, Texas, being part of the William Holmes Survey, Abstract No. A0374, Tract 41, containing approximately 10.0 acres, proposed to be subdivided into two (2) lots, consisting of one lot containing approximately 9.0 acres and one lot containing approximately 1.0 acre.

6. Questions and Discussion: Opportunity for Planning & Zoning Commissioners to ask questions regarding procedures, future agenda items, and general Planning & Zoning processes.

   (No action)

7. Adjournment

I, the undersigned authority, do hereby certify that this notice of meeting of the Planning & Zoning Commission was posted in the regular posting place at City Hall for the City of Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and that such notice was posted on February 4, 2026 by 5pm, and remained so posted continuously for at least 72 hours prior to the scheduled meeting.



Joni Lawrence, City Secretary