

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, February 18, 2026, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln-Lancaster County Planning Department met with Planning Commission members on Wednesday, February 18, 2026, at 12:00 p.m. in the Council Chambers, for a prebriefing of the Comprehensive Plan and Long-Range Transportation Plan. Public testimony was not accepted at this briefing.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of ***FINAL ACTION***. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission. The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, FEBRUARY 18, 2026

[Commissioners Joy and Rodenburg absent; Ball recused himself at 2:10 p.m.]

Approval of the minutes of the regular meeting held February 4, 2026. ****APPROVED: 6-0 (Ball abstained; Joy and Rodenburg absent)****

- 1. CONSENT AGENDA**
(Public Hearing and Administrative Action)

SPECIAL PERMITS:

- 1.1 SPECIAL PERMIT 20014B, to allow for soil excavation for the Coffey Borrow Pit, on property generally located at the northwest corner of NW 40th Street and Highway 34. FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL: 7-0 (Joy and Rodenburg absent), as set forth in the conditions of the staff report dated February 5, 2026. Resolution No. PC-01977.
- 1.2 SPECIAL PERMIT 25033, for Divine Oaks, an AG (Agriculture District) CUP (Community Unit Plan) for 11 dwelling units on 136 acres, with associated waivers, on property generally located south of Highway 34/O Street on the west side of S 148th Street. FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, (402) 441-6366, gwesselhoft@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL: 7-0 (Joy and Rodenburg absent), as set forth in the revised conditions of the staff report as recommended in staff memo dated February 17, 2026 and staff report dated February 5, 2026. Resolution No. PC-01978.

2. **REQUESTS FOR DEFERRAL: None**
3. **ITEMS REMOVED FROM CONSENT AGENDA: 1.3**
(Public Hearing and Administrative Action)

PRELIMINARY PLAT:

- 1.3 PRELIMINARY PLAT 26001, to plat 63 single family lots and two outlots with associated waivers, generally located at N 18th Street and Folkways Blvd. **FINAL ACTION**
Staff recommendation: Conditional Approval
Staff Planner: Emma Martin, (402) 441-6369, emartin@lincoln.ne.gov
This item was removed from the Consent Agenda for a separate public hearing. Planning Commission recommendation “final action”: CONDITIONAL APPROVAL WITH RECOMMENDED AMENDMENT AND WAIVERS: 7-0 (Joy and Rodenburg absent), as set forth in the conditions of the staff report dated February 5, 2026. Resolution No. PC-01979.
4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**

ANNEXATION AND ASSOCIATED ITEM:

- 4.1a ANNEXATION 26001, to annex approximately 34 acres generally located northeast of S 98th Street and Pine Lake Road.
Staff recommendation: Conditional Approval
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL: 7-0 (Joy and Rodenburg absent), as set forth in the conditions of the staff report dated February 5, 2026. Public hearing before the City Council is currently pending until further notice.
- 4.1b CHANGE OF ZONE 26001, Redtail Heights Planned Unit Development (PUD), for a change of zone on approximately 34 acres from AG Agricultural to R-3 PUD on property generally located northeast of S 98th Street and Pine Lake Road, with associated waivers.
Staff recommendation: Conditional Approval
Staff Planner: Jacob Schlange, (402) 441-6362, jschlange@lincoln.ne.gov
Planning Commission recommendation: CONDITIONAL APPROVAL: 7-0 (Joy and Rodenburg absent), as set forth in the conditions of the staff report dated February 5, 2026. Public hearing before the City Council is currently pending until further notice.

TEXT AMENDMENT:

- 4.2 TEXT AMENDMENT 26001, To amend Lincoln Municipal Code Section 27.63.810 Farm Winery to modify provisions related to the sale of food and alcohol produced on and off site, along with provisions related to the allowed use of a single family dwelling and provisions for associated social hall special permits at a farm winery.
Staff recommendation: Approval
Staff Planner: Ben Callahan, (402) 441-6360, bcallahan@lincoln.ne.gov
Planning Commission recommendation: APPROVAL: 6-0 (Ball, declared a conflict of interest; Joy and Rodenburg absent) Public hearing before the City Council is tentatively scheduled for Monday, March 9, 2026, 3:00 p.m.

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION: None

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

Adjournment: 2:24 p.m.