



**MINUTES OF DECEMBER 13, 2022**  
**PLANNING AND ZONING COMMISSION MEETING**

The Talty Planning and Zoning Commission met at 6:00 p.m. on Tuesday, December 13, 2022 at the Trinity Family Church, 107 Piedmont Path, located at the intersection of FM 1641 and I-20.

- I. Call to Order:** Commissioner Gavin Hill announced a quorum. The meeting was called to order at 6:00 p.m. Other commissioners present were Allison Weaver, Phillip Thomas and Wes Kucera. Commissioner Justin Wolfe was absent.

**II. Public Hearing: Kingsborough Phase 1**

At 6:04 p. m. Commissioner Hill opened the public hearing on the preliminary plat for the Kingsborough Phase 1 subdivision, generally located in the City's extraterritorial jurisdiction on the north side of Evans Road, within a 102.498 acre parcel [PID 216134]. No one wished to address the council. Commissioner Hill closed the public hearing at 6:07 p.m.

**IV. Agenda Items:**

1. Consideration and action on a recommendation to the City Council regarding the preliminary plat for the Kingsborough Phase 1 Subdivision; generally located in the City's extraterritorial jurisdiction on the north side of Evans Road within a 102.498 acre parcel identified as PID #216134 on the Kaufman County Appraisal District.

City Manager James Stroman explained having received a second revision (via email) to the proposed preliminary plat on December 5, 2022. This major revision would lower the lot count to 50 and have a single means of ingress/egress. Such a change leaves the City with a proposal incomparable to the original submission and inadequate time to review. He has reported same to the development team, along with a request for a better planned and timed plat submittal in the future. The commissioners discussed the preliminary plat for the Kingsborough Phase 1 Subdivision and the recommendation for denial. Stroman reported the city attorney concurs.

A Motion was made by Commissioner Allison Weaver to recommend that the City Council deny the Kingsborough Phase 1 preliminary plat due to lack of detail, reduced lots, access to property for ingress and egress and time to review for drainage;

Seconded: Commissioner Wes Kucera  
Vote: 4-0; Motion carried

- V. Adjourn** Meeting adjourned at 6:15 p.m.

Dated: \_\_\_\_\_

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City Secretary Sherry Bagby

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Mayor Frank Garrison