



**AGENDA FOR PLANNING & ZONING COMMISSION
MEETING AND PUBLIC HEARING
DECEMBER 11, 2023**

The Talty Planning and Zoning Commission will hold a meeting at 7:00 pm on Monday, December 11, 2023 at the Trinity Family Church, located 107 Piedmont Path, Terrell Texas, at the intersection of FM 1641 and I-20.

I. Call to Order: Announce quorum

II. Public Hearing: Proposed preliminary plat on the Helms/1641 Addition containing three lots on approximately 172.596 acres. The current concept plan has Block A Lot 3, approximately 53.4 acres, utilized as the location of a Forney ISD Learning Academy. The concept for Block A Lot 3, approximately 8.92 acres, is for retail/commercial. The anticipated use for the remainder, approximately 110.27 acres labeled Block A Lot 2, is industrial. The area is in the City's extraterritorial jurisdiction and generally located on south of the FM 1641 and Helms Trail intersection. The areas comprise parcels identified as numbers 16084, 16106, 16094 and 71679 on the Kaufman Central Appraisal District website.

III. Action Items:

1. Discussion and action on the November 13, 2023 minutes;
2. Discussion and action on a recommendation to the council on the preliminary plat for Helms/FM 1641
3. Workshop on updated subdivision ordinance

IV. Adjourn Meeting

Sherry Bagby, City Secretary of Talty

As authorized by Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.087 of the Texas Government Code, this meeting may be convened into closed executive Session. This building is wheelchair accessible. Any request for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 552-9592 or (TDD) 1-800-735-2989. I hereby certify that this Agenda has been posted at Talty City Hall, 9550 Helms Trail, Suite 500, Forney, Texas 75126 by 7:00 p.m. on Friday, December 8, 2023.