



**PLANNING AND ZONING COMMISSION**  
**July 28, 2025**

The Talty Planning and Zoning Commission will hold a meeting at 7:00 pm on Monday, July 28, 2025 at Talty City Hall, 9700 CR 213 to consider the following agenda:

**I. Call to Order:** Announce quorum

**II. Public Hearings:**

1. A proposed final plat for Mabrey Meadows Phase 1A including 161 single family residential lots and 8 common area lots on approximately 30.791 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcel #240469.
2. A proposed preliminary plat for Mabrey Meadows Phase 2A including 120 single family residential lots and 3 common lots on approximately 27.481 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcel #240474.
3. A proposed preliminary plat for Mabrey Meadows Phase 2B including 185 single family residential lots and 7 common lots on approximately 35.368 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcels #241474 and #241476.
4. A proposed rezoning of the area platted as the Talty Industrial Park, Phase 1 in Kaufman County records, Cabinet 3 Sleeve 290. A Light Industrial (LI) designation is proposed for areas identified as the Amelia Way right of way and Kaufman Central Appraisal District (KCAD) parcels 16128, 215685, 193315, 193316, 193318, 193319, 193320, 193321, 193322 and 193323. A General Retail (GR) designation is proposed for the 1.6 acre parcel identified in KCAD as parcel 193317.

**III. Agenda Items:**

1. Discussion and action on a recommendation to the city council on the proposed final plat for Mabrey Meadows Phase 1A including 161 single family residential lots and 8 common area lots on approximately 30.791 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcel #240469.

2. Discussion and action on a recommendation to the city council on a proposed preliminary plat for Mabrey Meadows Phase 2A including 120 single family residential lots and 3 common lots on approximately 27.481 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcel #240474 .
3. Discussion and action on a recommendation to the city council on the proposed preliminary plat for Mabrey Meadows Phase 2B including 185 single family residential lots and 7 common lots on approximately 35.368 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcels #241474 and #241476.
4. Discussion and action on a recommendation to the city council on the proposed rezoning of the area platted as the Talty Industrial Park, Phase 1 in Kaufman County records, Cabinet 3 Sleeve 290. A Light Industrial (LI) designation is proposed for areas identified as the Amelia Way right of way and Kaufman Central Appraisal District (KCAD) parcels 16128, 215685, 193315, 193316, 193318, 193319, 193320, 193321, 193322 and 193323. A General Retail (GR) designation is proposed for the 1.6 acre parcel identified in KCAD as parcel 193317.
5. Discussion and action on April 14, 2025 minutes.

#### IV. **Adjourn Meeting**

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Sherry Bagby, City Secretary

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, 9700 CR 213, Talty Texas 75126 by 7:00 p.m. on Friday, July 25, 2025.