



MINUTES FOR JULY 28, 2025
PLANNING AND ZONING COMMISSION MEETING

- I. **Call to Order:** Meeting called to order at 7:01 p.m. with Commissioners Allison Weaver, Phillip Thomas and Wes Kucera present. Absent- Gavin Hill, Justin Wolfe
- II. **Public Hearings:**
1. A public hearing on a proposed final plat for Mabrey Meadows Phase 1A opened at 7:02 p.m. The plat consists of 161 single family residential lots and eight 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. The hearing closed at 7:02 p.m.
 2. A public hearing on the proposed preliminary plat for Mabrey Meadows Phase 2A opened at 7:02 p.m. The plat consists of 120 single family lots and three 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. The hearing closed at 7:03 p.m.
 3. A public hearing on the proposed preliminary plat for Mabrey Meadows Phase 2B opened at 7:03 p.m. The plat consists of 185 single family lots and seven 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 Parcel 240474 and 241476. The hearing closed at 7:03 p.m.
 4. A public hearing on a proposed rezoning of the area platted as the Talty Industrial Park, Phase 1 in Kaufman County records, Cabinet 3 Sleeve 290 opened at 7:03 p.m. A Light Industrial (LI) designation is proposed for areas identified as the Amelia Way right of way and Kaufman County Appraisal District (KCAD) parcels 16128, 215685, 193315, 193315, 193316, 193818, 193319, 193320, 193321, 193322, and 193323. A General Retail (GR) designation is proposed for the 1.6 acre parcel identified in KCAD as 193317. Ben Meyer, a representative of the owners, spoke briefly on the history of the project and proposed rezoning. The public hearing closed at 7:05 p.m.
- III. **Action 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 eight 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.

Commissioner Weaver motioned to recommend approval by the city council. Commissioner Kucera seconded the motion. Approved 3-0.
 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 three common lots on approximately 27.481 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcel 240474.

Commissioner Weaver motioned to recommend approval including a variance on the rear lot easement requirement for public utilities, a variance on the minimum 100' vertical curve length at STA 2+00 Sunlit Lane and satisfactory documentation of a flood study and means of handling erosion control in pond areas. Commissioner Kucera seconded the motion. Approved 3-0.

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 seven common lots on approximately 35.368 acres. The area is in the City's extraterritorial jurisdiction south of FM 2932. The area is in the City's extraterritorial jurisdiction south of FM 2932 and Kaufman Central Appraisal District Parcels 241474 and 241476.

Commissioner Weaver motioned to recommend approval including a variance on the rear lot easement requirement for public utilities, a variance on the minimum 100' vertical curve length at STA 0+17.82 Lily Pond Lane, receipt of a permit issued by Fire Marshall approving the plan with the 154 foot dead end without temporary turnaround at Lily Pond Lane and satisfactory documentation of a flood study and means of handling erosion control in pond areas. Commissioner Kucera seconded the motion. Approved 3-0.

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.

Commissioner Weaver motioned to recommend approval of an ordinance providing for the stated rezoning. Commissioner Thomas seconded. Approved 3-0.

The commissioners also recommended that following council approval of a proposed ordinance, an assessment be done of the current tenants' compliance status with the approved Light Industrial uses and the potential need to update the use chart.

5. Discussion and action on April 14. 2025 minutes. Commissioner Weaver motioned for approval. Commissioner Kucera seconded. Approved 3-0.

IV. Adjourn meeting- 8:13 p.m.