



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 11, 2026  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Final Plat for the Holley-Smith Phase 3, being one hundred and thirty-five (135) lots on 41.707 acres, more or less, and being located generally near the southeast intersection of Anderson Road and Ventura Arbor Lane, Manor, TX.**

*Applicant: KB Home Lone Star, Inc.  
 Owner: Carlson, Brigance & Doering, Inc.*

**BACKGROUND/SUMMARY:**

The final plat was previously approved at the December 11, 2024, Planning and Zoning Commission meeting and was on track to be recorded. Revisions to the concept plan and preliminary plat required revisions to the project's final plats as well. The revision to this plat created 11 additional residential lots and altered the layout of the subdivision's streets and lots. There are now 128 residential lots, 4 open space lots, 1 drainage lot, 1 public utility easement lot, and one greenbelt lot within the subdivision. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

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**ACTIONS:**

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, postpone

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for the Holley-Smith Phase 3, being one hundred and thirty-five (135) lots on 41.707 acres, more or less, and being located generally near the southeast intersection of Anderson Road and Ventura Arbor Lane, Manor, TX.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**