



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

*Applicant: Carlson, Brigance & Doering, Inc.*

*Owner: KB Home Lone Star, Inc.*

**BACKGROUND/SUMMARY:**

This concept plan has been approved by our engineer. It consists of 380 residential lots, 26.59 acres of open space, 6.56 acres of parkland and 2.89 acres of landscape/drainage area. This subdivision is directly north of the Senior High School on N. FM 973. The property was zoned to SF-2 (60' wide lots) on 10/27/21.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Plan
- Engineer Comments
- Conformance Letter
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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