



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 10, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.
Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lone Star, Inc.

BACKGROUND/SUMMARY:
The final plat was previously approved at the September 11, 2024, Planning and Zoning Commission meeting and was on track to be recorded. However, a revision to the previously approved concept and preliminary plans resulted in a slight modification to the street and lot layouts in Phases 2 and 3. This prompted an amendment to each of those documents and this one. This has been reviewed for compliance by our engineers and is a non-discretionary item.

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

- Letter of Intent
- Final Plat

- Engineering Comments
- Conformance Letter

ACTIONS:	
<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the Planning and Zoning Commission approve a subdivision final plat for Holley Smith – Mustang Valley phase 2, being one hundred and twelve (112) lots on 28.614 acres, more or less, and being generally located near the intersection of Ventura Arbor Lane and Trotting Mare Lane, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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