



AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** October 8, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**  
Consideration, discussion, and possible action on the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.  
*Applicant: Carlson, Brigance & Doering, Inc.*  
*Owner: KB Home Lonestar, Inc.*

**BACKGROUND/SUMMARY:**  
This concept plan amendment followed substantial changes made to the preliminary plat. Phase lines were altered and needed to be updated on both documents.

<b>LEGAL REVIEW:</b>	No
<b>FISCAL IMPACT:</b>	No
<b>PRESENTATION:</b>	No
<b>ATTACHMENTS:</b>	Yes

- Approved Concept Plan
- Conformance Letter

- Public notice
- Mailing Labels

<b>ACTIONS:</b>	
<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent review by DA
<i>Actions</i>	Approve, Approve with conditions, Postpone

**STAFF RECOMMENDATION:**  
It is the City Staff’s recommendation that the Planning and Zoning Commission approve the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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