



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 an Amended Subdivision Preliminary Plat 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 Preliminary Plat amendment creates substantial changes to the overall layout of the project. An additional roadway was added to the plat resulting in increased connectivity for the subdivision, the number of lots increasing from 373 to 399, and a shift in the shared phase line for phases 2 and 3.

LEGAL REVIEW:
FISCAL IMPACT:
PRESENTATION:
ATTACHMENTS:

No
No
No
Yes

- Approved Preliminary Plat
- Conformance Letter

- Public notice
- Mailing Labels

ACTIONS:	
<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 an Amended Subdivision Preliminary Plat 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.

PLANNING & ZONING COMMISSION:Recommend ApprovalDisapprovalNone