



NEW & ACTIVE ZONING & DEVELOPMENT REVIEW LIST
08/10/2021

NEW SUBMITTALS

Project: 455/75 Business Addition, Block A, Lots 1R, 2 & 3
Applicant: Anna Eagle Realty, LP

Shopping Center on one lot and two vacant lots on 6.2± acres located on the west side of South Central Expressway, 460± feet south of W. White Street. Zoned: General Commercial (C-2). Project Contact: Juan Vasquez, Vasquez Engineering, LLC, jvasquez@vasquezengineering.com, 972.278.2948.

Replat - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.
Scheduled for:
09/07/2021 Planning & Zoning Commission Meeting
09/14/2021 City Council Meeting

Project: 455/75 Business Addition, Block A, Lot 1R
Applicant: Anna Eagle Realty, LP

Shopping Center on one lot on 3.8± acres located on the west side of S. Central Expressway, 636± feet south of W. White Street. Zoned: General Commercial (C-2). Project Contact: Juan Vasquez, Vasquez Engineering, LLC, jvasquez@vasquezengineering.com, 972.278.2948.

Revised Site Plan - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.
Scheduled for:
09/07/2021 Planning & Zoning Commission Meeting
09/14/2021 City Council Meeting

Revised Landscape Plan - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.
Staff approval

Project: Anacapri, Phase 1C
Applicant: Megatel Homes, LLC

One Single-Family Residence-60 (SF-60) lot, 61 Single-Family Residence District - Zero lot line home lots (SF-Z), and four common area lots on 14.7± acres located on the east side of future Ferguson Parkway, 1,106± feet north of Hackberry Drive. Zoned: Planned Development- Single-Family Residence-60/Single-Family Residence District - Zero lot line homes (PD-SF-60/SF-Z) (Ord. No. 887-2020). Project Contact: Scott Minnis, McAdams, sminnis@mcadamsco.com, 469.312.0581.

Final Plat - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*09/07/2021 Planning & Zoning Commission Meeting
09/14/2021 City Council Meeting*

Project: Anna Crossing, PH 1C (Single-Family)

Applicant: Anna Crossing 40PGE, LTD

102 Single-Family Residence-72 lots and 8 Common area lots on 31.4± acres located on the east and west sides of Vail Lane, 518± feet north of E Foster Crossing Road. Zoned: Planned Development-Single-Family Residence-72 (PD-SF-72) (Ord. No. 787-2018). Project Contact: Mike Davis, Bannister Engineering, mike@bannistereng.com, 817.842.2094.

Final Plat - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*09/07/2021 Planning & Zoning Commission Meeting
09/14/2021 City Council Meeting*

Project: Anna Crossing, PH 1C (Multiple-Family)

Applicant: Sam Franklin, East Foster, LLC

Request to rezone 8.3± acres located on the northeast corner of E Foster Crossing and Vail Lane from Planned Development-General Commercial (PD-C-2) (Ord. No. 787-2018) to Planned Development-Multiple-Family - High Density (PD-MF-2) to allow for multiple-family residence. Project Contact: Jonathan Hake, Cross Engineering, jhake@crossengineering.biz, 972.562.4409.

Zoning & Concept Plan - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*09/07/2021 Planning & Zoning Commission Meeting
09/28/2021 City Council Meeting*

Project: Camden Parc, Phase 5

Applicant: Anna 190, LLC

17 Single-Family Residence-72 lots and one common area lot on 4.5± acres located on the east side of Fall Court, 150± feet south of Park Avenue. Zoned: Planned Development-Single-Family Residence-72 (PD-SF-72) (Ord. No. 281-2006). Project Contact: Earl Escobar, Crannell, Crannell & Martin Engineering, earl@ccm-eng.com, 972.691.6633.

Final Plat - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*09/07/2021 Planning & Zoning Commission Meeting
09/14/2021 City Council Meeting*

Project: CR 427 Tract
Applicant: Tex Properties Group LLC

126 Single-Family Residence-72 lots and 7 common area lots on 39.7± acres located at the southwest intersection of CR 427 and CR 425 (Future Leonard Ave). Zoned: Single-Family Residence-72 (SF-72). Project Contact: Lance Stewart, Pape-Dawson Engineers, Inc. lstewart@pap-dawson.com, 214.420.8494.

Preliminary Plat - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Conceptual Civils - Submitted 08/10/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510.

Staff approval

Project: CR289 Addition, Block A, Lot 1

Applicant: Alexander Bastida

Single-Family Residence lot on 5.0± acres located on the east side of County Road 289, 2,479± feet north of County Road 290. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: Alexander Bastida, txleo3187@gmail.com, 972.978.6874.

Development Plat - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Project: Paramore Addition, Block A, Lot 1

Applicant: Anna Town Center Mixed Use, LLC

Request to rezone 9.9± acres located on the northeast corner of Finley Boulevard and Florence Way to modify development standards for retirement housing on one lot. Zoned: Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004). Project Contact: Joe Fraccaro, Kimley-Horn, joe.fraccaro@kimley-horn.com, 469.305.3499.

Zoning & Concept Plan - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/28/2021 City Council Meeting

Preliminary Plat - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/28/2021 City Council Meeting

Tree Preservation Plan - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Staff approval

Conceptual Civils - Submitted 08/10/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510.

Staff approval

Project: Lamar National Bank, Block A, Lots 1, 2, & 3

Applicant: Lamar National Bank

Bank on one lot and two vacant lots on 6.4± acres located at the southwest corner of W White Street and Ferguson Parkway. Zoned: Planned Development-Restricted Commercial (Ord. No. 821-2019). Project Contact: Clark Miller, MAPP, LLC. cmiller@mappbuilt.com. 214.356.0406.

Preliminary Plat - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Preliminary Civils - Submitted 08/10/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510.

Staff approval

Project: Vaquero DG Westminster, Block A, Lot 1

Applicant: Westminster 121 Associates

Request to rezone 2.5± acres from Single-Family – Large Lot (SF-E) to General Commercial (C-2) to allow for a department store located on the southwest corner of State Highway 121 and Farm-to-Market Road 2862. Project Contact: Matthew Martinez, JPH Land Surveying, Inc. matthew@jphls.com, 817.431.4971.

Zoning - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/28/2021 City Council Meeting

Preliminary Plat - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/28/2021 City Council Meeting

Preliminary Civils - Submitted 08/10/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510.

Staff approval

Project: The Grand at Anna Town Square, Block A, Lot 1

Applicant: Anna Town Center Mixed Use LLC

Request to rezone 13.4± acres located on the southwest corner of Finley Boulevard and Florence Way to modify development standards for multiple-family residence on one lot. Zoned: Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (Ord. No. 129-2004). Project Contact: Todd Finley, CLX Ventures, LLC, todd.finley@clxv.com, 214.697.8947.

Zoning & Concept Plan - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/28/2021 City Council Meeting

Project: Victoria Falls Center Addition, Block A, Lots 1R & 5

Applicant: RR-LI Enterprises, LP

Shopping center on one lot and restaurant on one lot on 5.3± acres located on the north side of W White Street, 468± feet east of Victoria Falls Drive. Zoned: Planned Development-General Commercial (Ord. No. 119-2003). Project contact: Tipoo Hossain. ntxpipe@mindspring.com. 972.542.8710.

Replat - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Project: Victoria Falls Center Addition, Block A, Lot 5

Applicant: RR-LI Enterprises, LP

Restaurant on one lot on 0.7± acres located on the north side of W White Street, 468± feet east of Victoria Falls Drive. Zoned: Planned Development-General Commercial (Ord. No. 119-2003). Project contact: Tipoo Hossain. ntxpipe@mindspring.com. 972.542.8710.

Site Plan - Submitted 08/10/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Project: Wann Estate Development Plat, Block A, Lot 1

Applicant: Daniel Wann

Single-Family Residence lot on 7.9± acres located on the west side of County Road 479, 3,663± feet north of Farm-to-Market Road 2862. Zoned: Extraterritorial Jurisdiction (ETJ). Project contact: Daniel Wann, dan_wann@yahoo.com, 209.416.6321.

Development Plat - Submitted 08/10/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

PREVIOUSLY REPORTED

Project: Quail Creek Run Place, Phase 2

Applicant: Lan Qi

17 single-family detached lots on 3± acres, located on the west side of Quail Creek Run, 380± feet south of Taylor Boulevard. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: MD Mozharul Islam, P.E., Civil Urban Associates Inc. mmi.engineers@cuainc.com. 469.226.5965.

Preliminary Replat - Submitted 07/07/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

08/02/2021 Planning & Zoning Commission Meeting – 30 day extension

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Project: Villages of Hurricane Creek - North

Applicant: MM Anna 325, LLC

699 single-family detached lots, 184 single-family attached lots, one senior living lot, 29 open space lots and one remainder tract on 292± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd). Zoned: 3± acres zoned Planned Development Ord. No. 860-2020 and the remaining 289± acres is in the process of annexation and planned development zoning in conformance with Res. No. 2020-06-733 (Subdivision Improvement Agreement). Project Contact: Jay Reissig, Peloton Land Solutions, Inc. jay.reissig@pelotonland.com. 469.213.1800

Revised Preliminary Plat - Submitted 07/07/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

08/02/2021 Planning & Zoning Commission Meeting

08/10/2021 City Council Meeting

Project: Anna Ranch Planned Development

Applicant: Harland Properties, Inc.

Request to rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421). Zoned: Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Restricted Commercial (C-1) (Ord. No. 323-2007). Project Contact: Thomas Muerer, LJA Engineering. tmeurer@lja.com. 940.631.5185.

Zoning - Submitted 07/07/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

08/02/2021 Planning & Zoning Commission Meeting

08/24/2021 City Council Meeting

Concept Plan - Submitted 07/07/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

08/02/2021 Planning & Zoning Commission Meeting

08/24/2021 City Council Meeting

Project: CR 427 Tract

Project: Villages of Hurricane Creek – North (Formerly known as the Sherley Tract)

Applicant: MM Anna 325 LLC

Request to annex and zone 289.8± acres to Planned Development zoning. Located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd). Zoned: Extraterritorial Jurisdiction (ETJ) with Res. No. 2020-06-733 (Subdivision Improvement Agreement). Project Contact: Marc Paquette, P.E. marc.paquette@pelotonland.com. 469.213.1800.

Annexation - Submitted 06/09/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

08/24/2021 City Council Meeting

Zoning - Submitted 06/09/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

07/06/2021 Planning & Zoning Commission Meeting

08/24/2021 City Council Meeting

Project: Anacapri, Phase 1B

Applicant: Oakwood Villages Apartments, Inc.

204 single-family dwelling, detached lots & 6 common area lots on 38.8± acres located on the south side of CR 370, 330± feet east of future Ferguson Parkway. Zoned: Planned Development-Restricted Commercial/Single-Family Residence-60/Single-Family Residence – Zero lot lines homes (PD-C-1/SF-60/SF-Z Ord. No. 887-2020). Project contact: Scott Minnis & Mathew St. Marie, McAdams, sminnis@mcadamsco.com, mstmarie@mcadamsco.com, 972.436.9712.

Final Plat - Submitted 04/07/2021. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

TBD Planning & Zoning Commission Meeting

TBD City Council Meeting

xc: Jim Proce, City Manager
Ryan Henderson, Assistant City Manager
Ross Altobelli, Director of Development Services
Greg Peters, Director of Public Works
Ray Isom, Fire Chief
Nader Jeri, Building Official
Joey Grisham, Director of Economic Development
Marc Marchand, Director of Neighborhood Services
Wes Lawson, City Engineer
Justin Clay, Construction & Engineering Superintendent
Bradley Duncan, Assistant Superintendent District Operations
Mayor Nate Pike
Chairman Alonzo Tutson, Planning & Zoning Commission