



NEW & ACTIVE ZONING & DEVELOPMENT REVIEW LIST
09/09/2021

NEW SUBMITTALS

Project: Salida Del Sol

Applicant: J.S. Ground Engineering, LLC

Request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to allow for the use of Townhomes. Project Contact: Jeff Ground, J.S. Ground Engineering, LLC, jsg@jsgroundengineering.com, 817.320.5330.

Zoning & Site Plan - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

TBD Planning & Zoning Commission Meeting

TBD City Council Meeting

Tree Preservation Plan - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616. – Staff approval

Project: Anna Retail Addition, Block A, Lots 3, 4, & 5

Applicant: Anna 31 Retail, LP

Restaurant on Lot 5, and two vacant lots on 29.7± acres located on the east side of S. Central Expressway, 574± feet south of W. White Street. Zoned: General Commercial (C-2). Project Contact: Casey Hibbs, Bluestone Partners, LLC, casey@bluestoneres.com, 979.421.0950.

Preliminary Replat - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Conceptual Civils - Submitted 09/08/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510. – Staff approval

Project: Anna Retail Addition, Block A, Lot 5

Applicant: Anna 31 Retail, LP

Restaurant on one lot on 1.0± acre located on the east side of S. Central Expressway, 574± feet south of W. White Street. Zoned: General Commercial (C-2). Project Contact: Clay Cristy, Claymoore Engineering, Inc., casey@bluestoneres.com, 979.421.0950.

Site Plan - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Landscape Plan - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616. – Staff approval

Conceptual Civils - Submitted 09/08/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510. – Staff approval

Project: Anna Town Center Park, Block A, Lot 1

Applicant: Anna Town Center No. / HSLT & Anna Town Center No.7 / LNRD, LLC

Public park space on one lot on 28.8± acres located on the south side of future Finley Boulevard, 475± feet east of Leonard Avenue. Zoned: Planned Development-Single-Family Residence-72 (PD-SF-72) (Ord. No.'s 129-2004 & 627-2013). Project Contact: Mike Davis, Bannister Engineering, mike@bannistereng.com, 817.842.2094.

Final Plat - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: Cedar Ridge Estates, Phase 2

Applicant: NICID Limited Partnership

Request to annex and zone 24.8± acres located on the south side of County Road 427, 130± east of Purdue Road to allow for a SF-72 single-family residence development. Project Contact: Lance Stewart, Pape-Dawson Engineers, Inc., lstewart@pape-dawson.com, 214.420.8494.

Annexation & Zoning - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/26/2021 City Council Meeting

Project: Cox Addition, Block A, Lots 1 & 2

Applicant: Betty Cox

Two Single-family residential lots on 4.5± acres located on the east side of Shalom Lane, 470± feet north of Graybill Road. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: David Surdukan, Surdukan Surveying, Inc., david@surdukansurveying.com, 972.924.8200.

Replat - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: Villages of Hurricane Creek – North, Phase 1A

Applicant: MM Anna 325, LLC

344 Single-family residential lots and 13 common area lots on 70.8± acres located at the southwest corner of Standridge Boulevard and Stockport Drive. Zoned: Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line Homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020). Project Contact: Jay Reissig, Peloton Land Solutions, Inc., jay.reissig@pelotonland.com, 469.218.1800.

Final Plat - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: Villages of Hurricane Creek – North, Phase 1B

Applicant: MM Anna 325, LLC

155 Single-family residential lots and 5 common area lots on 40.3± acres located at the northeast corner of Rosamond Drive and Stockport Drive. Zoned: Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line Homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020) Project Contact: Jay Reissig, Peloton Land Solutions, Inc., jay.reissig@pelotonland.com, 469.218.1800.

Final Plat - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: The Villages of Hurricane Creek, Phase 1B, Block K, Lots 19-23, 3X, & 24X

Applicant: CADG Hurricane Creek, LLC

Five Single-family residential lots and 2 common area lots on 10.2± acres located at the southwest corner of Shadybrook Trail and Hidden Valley Drive. Zoned: Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line Homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020) Project Contact: Jay Reissig, Peloton Land Solutions, Inc., jay.reissig@pelotonland.com, 469.218.1800.

Replat - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/26/2021 City Council Meeting

Project: The Villages of Hurricane Creek, Phase 1B

Applicant: CADG Hurricane Creek, LLC

68 Single-Family Residential lots and 4 common area lots on 23.2± acres located at the southwest corner of W White Street and Ferguson Parkway. Zoned: Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line Homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020) Project Contact: Jay Reissig, Peloton Land Solutions, Inc., jay.reissig@pelotonland.com, 469.218.1800.

Final Plat - Submitted 09/08/2021. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: Mercer Estate, Block A, Lot 1

Applicant: Dawn & Brian Mercer

Single-family residence on one lot on 9.4± acres located on the east side of County Road 479, 3,100± feet south of County Road 429. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: Dawn Mercer matthew@jphls.com, 972.741.6167.

Development Plat - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: One Anna Two Addition, Block A, Lots 3R & 4

Applicant: Dr. Richard Jelsma

Medical office on lot 3R and vacant lot on 14.7± acres located on the east side of N. Standridge Boulevard, 276± feet north of Suzie Lane. Zoned: Planned Development-Restricted Commercial (PD-C-1) (Ord. No. 846-2020). Project Contact: Jim Riley, Brockette Davis Drake, Inc., jriley@bddeng.com, 214.824.3647.

Replat - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Site Plan - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Conceptual Civils - Submitted 09/08/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510. – Staff approval

Project: Walnofer Addition, Block A, Lot 2R

Applicant: Castleman Capital, LLC

Self-Storage Facility on one lot on 6.7± acres located on the west side of N. Powell Parkway, 417± feet north of Butler Street. Zoned: Planned Development-Restricted Commercial (PD-C-1). Project Contact: Charles F. Stark. chucks@barronstark.com. 817.296.9550.

Replat - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

10/04/2021 Planning & Zoning Commission Meeting

10/12/2021 City Council Meeting

Project: Whiterock Subdivision, Block A, Lots 1-5

Applicant: Kishore Naoa

Five Single-family residential lots on 5.5± acres located on the east side of Whiterock Trail, 630± feet south of Farm-to-Market 455. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: Mathias Haubert. mhaubert@bohlereng.com. 469.458.7300.

Preliminary Plat - Submitted 09/08/2021. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

09/07/2021 Planning & Zoning Commission Meeting

09/14/2021 City Council Meeting

Conceptual Civils - Submitted 09/08/2021. Planning staff contact: Wes Lawson/Justin Clay, 972.924.4510. – Staff approval

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 – 30 day extension

TBD City Council Meeting

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.

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: 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.

Replat - 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: Cedar Ridge Estates (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

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:

09/07/2020 Planning & Zoning Commission Meeting

09/14/2021 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