



## NEW & ACTIVE ZONING & DEVELOPMENT REVIEW LIST

03/09/2022

\*PLEASE NOTE, PROJECTS ARE SUBJECT TO CHANGE WHILE UNDER REVIEW\*

### NEW SUBMITTALS

**Project:** Anacapri Phase II

**Applicant:** Megatel Homes, LLC

777 Single-family dwellings on 179.5± acres located on the south side of Mantua Road (County Road 371), 158± feet west of Thousand Oaks Drive. Zoned Planned Development-SF-60 Single-Family Residential/SF-Z Single-Family Residential – Zero lot line homes (Ord. No. 887-2020). Project Contact: Scott Minnis, Martin Mirzaie, & Matthew St. Marie, McAdams Company, [SMINNIS@MCADAMSCO.com](mailto:SMINNIS@MCADAMSCO.com), 972.989.7232.

Preliminary Plat - Submitted 03/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/12/2022 City Council Meeting*

Civil Engineering Plans - Submitted 03/09/2022. Planning staff contact: Wes Lawson/Justin Clay, 972.924.2616. – Staff approval

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**Project:** Anna Acres (name to change)

**Applicant:** Anna 1340 Holdings, LLC

Request to rezone 16.2± acres located on the south side of County Road 1106, 175± feet east of State Highway 5 from SF-E Single-Family Residential – Large Lot to Planned Development-MF-1 Multiple-Family Residential Medium Density with modified development standards. Project Contact: Chuck Branch, Valiant Real Estate Services, [cbranch@valiant-services.com](mailto:cbranch@valiant-services.com), 469.569.1044.

Zoning & Concept Plan - Submitted 03/09/2022. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/26/2022 City Council Meeting*

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**Project:** Anna Town Center, Block A, Lot 5R  
**Applicant:** Brian Bischoff / Q Seminole Anna Town Center, LP

Request to amend existing multiple-family residence development standards on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive. Zoned Planned Development (Ord. No. 648-2014). Project Contact: Joseph Hornisher, Kimley-Horn & Associates, [joseph.hornisher@kimley-horn.com](mailto:joseph.hornisher@kimley-horn.com), 972.770.1300.

Zoning & Concept Plan - Submitted 03/09/2022. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/26/2022 City Council Meeting*

Preliminary Plat - Submitted 03/09/2022. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/26/2022 City Council Meeting*

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**Project:** Arden Park (Bridgetower Zoning Case)

**Applicant:** Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capitol Management, LLC

15 SF-60 lots, 73 SF-Z lots, 53 PD-SF-TH lots, 5 common area lots, and two C-1 lots on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road. Zoned C-1 Restricted Commercial, SF-Z Single-Family Residence District – Zero Lot Line Homes, and Planned Development-SF-TH Townhome District (Ord. No. 961-2022). Project Contact: Josh Barton, [jbarton@mcadamsc.com](mailto:jbarton@mcadamsc.com), 469.312.0494.

Preliminary Plat - Submitted 03/09/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/12/2022 City Council Meeting*

Tree Preservation Plan - Submitted 03/09/2022. Planning staff contact: Salena Tittle, 972.924.2616. – Staff approval

Civil Engineering Plans - Submitted 03/09/2022. Planning staff contact: Wes Lawson/Justin Clay, 972.924.2616. – Staff approval

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**Project:** Blacklock Storage, Block A, Lot 1  
**Applicant:** Cross Point Church Anna

Request to rezone 2.0± acres located on the west side of S. Powell Parkway, 909± feet south of W. White Street from C-2 General Commercial (C-2) and SF-1 Single-Family Residential District (SF-1) to Planned Development-I-1 Light Industrial (PD-I-1) with modified development standards for a self-storage; mini-warehouse facility. Project Contact: Mark Davis, [mark@blacklockstorage.com](mailto:mark@blacklockstorage.com), 940.299.3224.

Zoning & Concept Plan - Submitted 03/09/2022. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*  
*04/26/2022 City Council Meeting*

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**Project:** Canvas at Anna, Block A, Lot 1  
**Applicant:** Ramesh Yenamaddi

Multiple-family residences on one lot on 17.5± acres located at the northwest corner of E. Foster Crossing and Leonard Avenue. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: Richard Duffy, [rduffy@wmprops.com](mailto:rduffy@wmprops.com), 972.890.7218.

Preliminary Plat - Submitted 03/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*  
*04/12/2022 City Council Meeting*

Civil Engineering Plans - Submitted 03/09/2022. Planning staff contact: Wes Lawson/Justin Clay, 972.924.2616. – Staff approval

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**Project:** City of Anna Water Tank Storage, Block A, Lot 1  
**Applicant:** City of Anna

Water storage tank and service yard of governmental agency on 4.6± acres located on the east side of the Dallas Area Rapid Transit right-of-way, 296± northeast of E Outer Loop Road. Zoned: Planned Development-Anna Business Park (Ord. No. 323-2007 & Ord. No. 743-2017). Project Contact: Wes Lawson, City of Anna, [WLawson@annatexas.gov](mailto:WLawson@annatexas.gov), 972.924.4510.

Final Plat - Submitted 03/09/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

04/12/2022 City Council Meeting

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**Project:** Coyote Meadows, Phase 1A

**Applicant:** Scot Albert / TFCC Coyote LLC (Starlight Homes)

164 Single-family residential lots and 5 common area lots on 41.7± acres located on the south side of Rosamond Parkway, 245± feet east of State Highway 5. Zoned: Planned Development-Single-Family Residence-60/Single-Family Residence – Zero lot line homes/Townhome District (PD-SF-60/SF-Z/SF-TH) (Ord. No. 957-2022). Project Contact: Ryan Hartman, [ryan.hartman@spiarsengineering.com](mailto:ryan.hartman@spiarsengineering.com), 469.395.0516.

Final Plat - Submitted 03/09/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/12/2022 City Council Meeting*

Tree Preservation Plan - Submitted 03/09/2022. Planning staff contact: Salena Tittle, 972.924.2616. – Staff approval

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**Project:** Dreamville Anna (Formerly known as Anna Village)

**Applicant:** Anna Village, LLC

Request to amend existing multiple-family residence development standards on 43.9± acres located the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 692-2015). Project Contact: Dylan Blackshear, [dblackshear@coletx.com](mailto:dblackshear@coletx.com), 469.880.7910.

Zoning & Concept Plan - Submitted 03/09/2022. Planning staff contact: Ross Altobelli, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/26/2022 City Council Meeting*

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**Project:** Hager Ranch

**Applicant:** James E Hager Trust

Request to rezone 30.1± acres located on the west side of County Road 423, 1,410± feet north of State Highway 5 to Planned Development-MF-2 Multiple-Family Residential – High Density, C-2 General Commercial, and SF-20 Single-Family Residence with modified development standards. The property is currently zoned SF-E Single-Family Residential – Large Lot. Project Contact: Dylan Blackshear, [dblackshear@coletx.com](mailto:dblackshear@coletx.com), 469.880.7910.

Zoning & Concept Plan - Submitted 03/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/26/2022 City Council Meeting*

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**Project:** Martinez Manor, Block A, Lot 1

**Applicant:** Christian Martinez

Two single-family dwellings, detached and three accessory buildings on one lot on 5.0± acres located on the north side of Grasshopper Lane, 1,095 feet west of County Road 376. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: David Surdukan, [david@surdukansurveying.com](mailto:david@surdukansurveying.com), 972.924.8200.

Development Plat - Submitted 03/09/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*04/04/2022 Planning & Zoning Commission Meeting*

*04/12/2022 City Council Meeting*

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### ***PREVIOUSLY REPORTED***

**Project:** Affi Addition, Block A, Lot 2R

**Applicant:** SAHI – ANTOINE LLC

Request to rezone 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286) from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow the use of Automotive repair, major. Project Contact: Kevin Kessler, LJA Engineering, Inc., [kkessler@lja.com](mailto:kkessler@lja.com), 469.621.0710.

Zoning & Concept Plan - Submitted 02/09/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*03/07/2022 Planning & Zoning Commission Meeting*

*03/22/2022 City Council Meeting*

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**Project:** Anna Ranch, Phase 1B  
**Applicant:** Gehan Homes, Ltd.

83 Single-family dwellings, detached lots and 5 common area lots on 25.4± acres located on the east side of Leonard Avenue, 985± feet south of Sharp Street. Zoned: Planned Development-Single-Family-60 Single-Family Residence (PD-SF-60) (Ord. No. 323-2007). Project Contact: Jamie Shelton, LJA Engineering, Inc., [jshelton@lja.com](mailto:jshelton@lja.com),

Final Plat - Submitted 02/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.  
Scheduled for:

*03/07/2022 Planning & Zoning Commission Meeting – Request to Table*  
*04/04/2022 Planning & Zoning Commission Meeting*  
*04/12/2022 City Council Meeting*

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**Project:** Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1  
**Applicant:** Anna 31 Retail LP c/o David Claasen

Request to rezone 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W White Street (FM 455) from C-2 General Commercial to Planned Development-MF-2 Multiple-Family Residential – High Density with modified development standards. Project Contact: Tyler Adams, Greenlight Studio, LLC, [tyler@gldevco.com](mailto:tyler@gldevco.com), 214.810.4535.

Zoning & Concept Plan - Submitted 02/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*03/07/2022 Planning & Zoning Commission Meeting*  
*03/22/2022 City Council Meeting*

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**Project:** Crystal Park  
**Applicant:** Bloomfield Homes, LP

Request to annex and zone 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) in accordance with Resolution No. 2021-12-1077 for 969 single-family dwellings, detached lots and 5 commercial lots. Zoned: Extraterritorial Jurisdiction (ETJ) and SF-E Single-Family Residential. Project Contact: Kevin Kessler, LJA Engineering, Inc., [kkessler@lja.com](mailto:kkessler@lja.com), 469.621.0710.

Annexation - Submitted 02/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*03/22/2022 City Council Meeting*

Zoning & Concept Plan - Submitted 02/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*03/07/2022 Planning & Zoning Commission Meeting*

*03/22/2022 City Council Meeting*

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**Project:** Serenity at the Square, Block A, Lot 1

**Applicant:** Anna Town Square Partners I, LLC

Request to amend existing multiple-family residence development standards on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. The property is currently zoned Planned Development (Ord. No. 129-2004 & Ord. No. 691-2015). Project Contact: W. Brian Keith, JHP Architecture / Urban Design, [bkeith@jhparch.com](mailto:bkeith@jhparch.com), 214.363.5687.

Zoning & Concept Plan - Submitted 02/09/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*03/07/2022 Planning & Zoning Commission Meeting – Request to table*

*04/04/2022 Planning & Zoning Commission Meeting*

*04/26/2022 City Council Meeting*

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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  
Joey Grisham, Director of Economic Development  
Marc Marchand, Director of Neighborhood Services  
Nader Jeri, Building Official  
Wes Lawson, City Engineer  
Justin Clay, Construction & Engineering Superintendent  
Parker Jones, GIS Manager  
Frances La Rue, Communications Manager  
Bradley Duncan, Assistant Superintendent District Operations  
Mayor Nate Pike  
Donald Henke, Planning & Zoning Commission Chairman