



NEW & ACTIVE ZONING & DEVELOPMENT REVIEW LIST

02/08/2023 - UPDATED

PLEASE NOTE, PROJECTS ARE SUBJECT TO CHANGE WHILE UNDER REVIEW

STAFF CONTACT

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NEW SUBMITTALS

Project: 2045 Master Thoroughfare Plan Amendment

Applicant: Sammy Stephenson and Leslie Luscombe

Request to amend the City of Anna 2045 Master Thoroughfare Plan (Ferguson Parkway). Project Contact: Sammy Stephenson, sstephenson@redrocktire.com, 972.658.0420.

Thoroughfare Amendment – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/28/2023 City Council Meeting

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

Applicant: Sahi-Antoine LLC & Caldor Corporation

Automotive repair, major on one lot on 2.1± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286). Zoned: I-1 Light Industrial. Project Contact: Heather Steed, Sherwood Surveying, hsteed@sherwoodsurveying.com, 830.228.4163.

Replat – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Site Plan – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Landscape Plan – Submitted 02/08/2023. Planning staff contact: Salena Tittle

staff approval

Photometric Plan – Submitted 02/08/2023. Planning staff contact: Salena Tittle

staff approval

Project: Anacapri Laguna, Phase 1, Block A, Lots 1, 2, 3, 4, & 5

Applicant: Anacapri Laguna Azure, LLC

Indoor and Outdoor Commercial Amusement/Amenity Center on Lot 3, and four vacant lots on 50± acres located at the northeast corner of future Rosamond Parkway and future Ferguson Parkway. Zoned Planned Development (Ord. No. 887-2020). Project Contact: Alek Strimple, Quiddity Engineering, astrimple@quiddity.com, 972.265.7174.

Final Plat – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Project: Anna Fire Station No. 2, Block A, Lot 1

Applicant: City of Anna

Fire Station on one lot on 2.2± acres located at the northwest corner of Standridge Boulevard and Creek Meadow Drive. Zoned Planned Development (Ord. No. 886-2020). Project Contact: Justin Clay, City of Anna, jclay@annatexas.gov, 214.831.5386.

Minor Plat – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Project: Anna Ranch, Phase 1C

Applicant: Jordan Horn / Gehan Homes Ltd.

68 Single-family dwelling, detached lots and five common area lots on 17.1± acres located on the north and south side of Gardendale Hollow Lane, east side of Burlington Crest Trail, 1,030± feet east of Leonard Avenue. Zoned Planned Development (Ord. No. 323-2007). Project Contact: Jamie Shelton, LJA Engineering, Inc., jshelton@lja.com, 214.451.0866.

Final Plat – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Tree Preservation Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

staff approval

Project: Anna Station, Block A, Lot 1

Applicant: Anna 1340 Holding LLC

Multiple-family residences on one lot on 16.3± acres located on the south side of County Road 1106, 185± feet east of N. Powell Parkway. Zoned Planned Development (Ord. No. 977-2022). Project Contact: Cole Eckeberger, Kimley-Horn & Associates, cole.eckeberger@kimley-horn.com, 972.704.1177.

Preliminary Plat – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Tree Preservation Plan – Submitted 02/08/2023. Planning staff contact: Salena Tittle
staff approval

Conceptual Civils – Submitted 02/08/2023. Engineering staff contact: Wes Lawson
staff approval

Project: Anna Town Center Addition, Block A, Lots 6R & 12

Applicant: Brian Bischoff / Chief Partners

Restaurant on Lot 12 and vacant lot on 35.8± acres located on the east side of U.S. Highway 75, 1,680± feet north of W. White Street. Zoned Planned Development (Ord. No. 648-2014). Project Contact: Joe Fraccaro, Kimley-Horn & Associates, joe.fraccaro@kimley-horn.com, 214.420.5600.

Replat – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Project: Arden Park Phase 1, Block C, Lot 1X

Applicant: Arden Park Owner TX LLC, a Delaware Limited Liability Company

Amenity Center on one lot on 0.4± acre located at the southeast corner of Hudson Way and West Crossing Boulevard, 445± feet south of W. White Street. Zoned Planned Development (Ord. No. 961-2022). Project Contact: Josh Barton, McAdams, jbarton@mcadamsco.com, 469.312.0494.

Site Plan – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Project: Chambers Grove
Applicant: Stratford Group

665 Single-family dwelling, detached lots, one multiple-family residence lot, and 14 common area lots on 267± acres located on the east side of future Hardin Road (CR 206), 800± feet north of W. County Road 281. Zoned Extraterritorial Jurisdiction (ETJ). Project Contact: Tanner Sheets, Peloton Land Solutions, tanner.sheets@pelotonland.com, 817.562.3350.

Revised Preliminary Plat – Submitted 02/08/2023. Planning staff contact: Ross Altobelli
Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting
03/14/2023 City Council Meeting

Conceptual Civils – Submitted 02/08/2023. Engineering staff contact: Wes Lawson
staff approval

Project: Natural Springs Park
Applicant: City of Anna

Public Park on one lot on 19.3± acres located on the south side of W. White Street, 1,255± feet east of S. Ferguson Parkway. Zoned Single-Family Residential – Large Lot (SF-E). Project Contact: Dalan Walker, City of Anna, dwalker@annatexas.gov, 214.831.5333.

Site Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli
Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting
03/14/2023 City Council Meeting

Landscape Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli
staff approval

Project: Nelson Ranch, Block A, Lots 1-6 & Block B, Lot 1
Applicant: Steve & Sandra Nelson

Seven lots on 74.1± acres located on the south side of Farm to Market Road 455, 1,951± feet west of Houston Street (Farm to Market Road 2862). Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: Fred Bemenderfer, Roome Land Surveying, fredb@roomeinc.com, 972.423.4372.

Amending Plat – Submitted 02/08/2023. Planning staff contact: Salena Tittle
Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting
03/14/2023 City Council Meeting

Project: Rodriguez Estates, Block A, Lots 1 & 2

Applicant: J. Roberto Rodriguez

Two lots on 3.1± acres located at the northeast corner of County Road 500 and County Road 832. Zoned Extraterritorial Jurisdiction (ETJ). Project Contact: David Surdukan, Surdukan Surveying, david@surdukansurveying.com, 972.924.8200.

Minor Plat – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Project: Anna ISD Park Addition, Lot 2

Applicant: City of Anna

Public Park on one lot on 46.7± acres located on the south side of Rosamond Parkway, 1,190± feet west of N. Powell Parkway. Zoned Agricultural District (AG). Project Contact: Dalan Walker, City of Anna, dwalker@annatexas.gov, 214.831.5333.

Site Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Landscape Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli
staff approval

Project: The Grace and Peace Addition, Block A, Lot 1

Applicant: Matt Wood / Grace and Peace Presbyterian Church

Religious facility on one lot on 5.0± acres located at the northeast corner of County Road 376 and Grandview Avenue. Zoned Extraterritorial Jurisdiction (ETJ). Project Contact: David Surdukan, Surdukan Surveying, david@surdukansurveying.com, 972.924.8200.

Final Plat – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Project: Victoria Falls Center Addition, Block A, Lot 1R

Applicant: RGR Development Company LP

Kennel (no outside pens) on a portion of one lot on 4.7± acres located on the east side of Victoria Falls Drive, 205± feet north of W. White Street. Zoned Planned Development-C-2 General Commercial (PD-C-2) (Ord. No. 119-2003). Project Contact: Ryan and Jessica Meeks, Paw of the Family, ryanmeeks@pawofthefamily.com, 417.988.1724.

Specific Use Permit – Submitted 02/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/28/2023 City Council Meeting

Project: Willow Creek Addition, Phase 1B, Block G, Lots 1R & 2

Applicant: Marcus Property Company LLC

Retail and restaurant on two lots on 2.2± acres located at the northeast corner of W. White Street and Willow Creek Drive. Zoned C-1 Restricted Commercial (C-1). Project

Contact: Zachary Grimes, Cross Engineering Consultants, Inc.,

zgrimes@crossengineering.biz, 972.562.4409.

Replat – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Revised Site Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

03/06/2023 Planning & Zoning Commission Meeting

03/14/2023 City Council Meeting

Revised Landscape Plan – Submitted 02/08/2023. Planning staff contact: Ross Altobelli

staff approval

PREVIOUSLY REPORTED

Project: Anna Town Center, Block A, Lot 5R
Applicant: Jack Rowe / BTR at Throckmorton LLC

Multiple-family residences on one lot 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 & Ord. No. 974-2022). Project Contact: Joseph Hornisher, Kimley-Horn. Joseph.hornisher@kimley-horn.com. 972.70.1300.

Replat – Submitted 01/06/2023. Planning staff contact: Ross Altobelli
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting
02/14/2023 City Council Meeting

Site Plan - Submitted 01/06/2023. Planning staff contact: Ross Altobelli
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting
02/14/2023 City Council Meeting

Project: Villages of Hurricane Creek Communications Tower
Applicant: Centurion American

Communications tower on one lot on 67.0± acres located at the southeast corner of future Rosamond Parkway and future Shadybrook Trail. Zoned Planned Development (Ord. No. 932-2021). Project Contact: Lisa Smith, C.A. Bass, LLC, permitting@cabass.net, 903.596.8464.

Zoning & Site Plan – Submitted 01/06/2023. Planning staff contact: Salena Tittle
Scheduled for:

01/20/2023 Applicant Request to Hold Item

Project: Miranda Estates, Block A, Lot 1
Applicant: Moises Miranda

One lot on 1.5± acres located on the west side of Old Valdasta Road, 1,740± feet south of La Paloma Drive. Located in the Extraterritorial Jurisdiction (ETJ). Project Contact: David Surdukan, david@surdukansurveying.com, 972.924.8200.

Development Plat – Submitted 01/06/2023. Planning staff contact: Ross Altobelli
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting
02/14/2023 City Council Meeting

Project: NexMetro CR 423

Applicant: Ann Hayslett

Request to rezone 24.3± acres located at the northwest corner of State Highway 5 and County Road 423 to Planned Development to allow for a multiple-family residence development with modified development standards. Zoned: SF-E Single-Family Residence – Large Lot. Project Contact: Mike Martinie, Spiars Engineering, mike.martinie@spiarsengineering.com, 972.422.0077.

Zoning & Concept Plan – Submitted 12/08/2022. Planning staff contact: Salena Tittle
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting
02/28/2023 City Council Meeting

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

Applicant: Baseer, LLC & Clear Water Commons, LLC

Multiple-family residences on one lot on 11.0± acres located at the northeast corner of Finley Boulevard and Sharp Street. Zoned Planned Development (Ord. No. 129-2004, Ord. No. 691-2015, & Ord. No. 980-2022). Project Contact: Faisal Syed, Urban Engineers Group, Inc., faisalsyed@urbanengineersgroup.com, 214.252.1600 & Project Contact: Rafique Hassan, Clear Water Commons, LLC., Fortune3337@gmail.com, 817.881.9322.

Preliminary Plat – Submitted 01/06/2023. Planning staff contact: Salena Tittle
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting
02/14/2023 City Council Meeting

Conceptual Civils – Submitted 01/06/2023. Engineering staff contact: Wes Lawson
staff approval

Project: Villages of Hurricane Creek North, Phase 1A, Block W, Lot 26X

Applicant: CADG Hurricane Creek LLC

Amenity center on one lot on 2.2± acres located at the northwest corner of Willow Terrace Lane and Blue Spring Drive. Zoned Planned Development (Ord. No. 932-2021). Project Contact: Leonard W. Reeves, Studio 13 Design Group, lreeves@studio13.bz, 469.635.1900.

Site Plan – Submitted 01/06/2023. Planning staff contact: Salena Tittle
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting
02/14/2023 City Council Meeting

Landscape Plan – Submitted 01/06/2023. Planning staff contact: Salena Tittle
staff approval

Project: Villages of Hurricane Creek, Phase 1B, Block R, Lot 1X

Applicant: CADG Hurricane Creek LLC

Amenity center on one lot on 4.3± acres located at the southwest corner of Forest Hill Lane and Brookside Lane. Zoned Planned Development (Ord. No. 886-2020). Project Contact: Leonard W. Reeves, Studio 13 Design Group, lreeves@studio13.bz, 469.635.1900.

Site Plan – Submitted 01/06/2023. Planning staff contact: Ross Altobelli
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting

02/14/2023 City Council Meeting

Landscape Plan – Submitted 01/06/2023. Planning staff contact: Ross Altobelli
staff approval

Project: Woodland Estates

Applicant: Thinkk Big Investments, LLC

Request to annex and zone 16.5± acres located on the south side of County Road 427, 530± east of County Road 425 (future Leonard Avenue) to Planned Development to allow for a multiple-family residence development with modified development standards. Located in the Extraterritorial Jurisdiction (ETJ). Project Contact: Matthew Lee, P.E., Westwood Professional Services, matthew.lee@westwoodps.com, 214.556.6910.

Annexation – Submitted 12/08/2022. Planning staff contact: Ross Altobelli
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting

02/28/2023 City Council Meeting

Zoning & Concept Plan – Submitted 12/08/2022. Planning staff contact: Ross Altobelli
Scheduled for:

02/06/2023 Planning & Zoning Commission Meeting

02/28/2023 City Council Meeting

xc: Ryan Henderson, Interim City Manager
Greg Peters, Interim Assistant City Manager
Ross Altobelli, Director of Development Services
Steven Smith, Interim 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

Dalan Walker, Parks Planning Manager
Frances La Rue, Communications Manager
Bradley Duncan, Assistant Superintendent District Operations
Mayor Nate Pike
Planning & Zoning Commission