



## NEW & ACTIVE ZONING & DEVELOPMENT REVIEW LIST

03/08/2023

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

### STAFF CONTACT

**Planning 972.924.2616**

Ross Altobelli [RALTABELLI@ANNATEXAS.GOV](mailto:RALTABELLI@ANNATEXAS.GOV)

Lauren Mecke [LMECKE@ANNATEXAS.GOV](mailto:LMECKE@ANNATEXAS.GOV)

Salena Tittle [STITTLE@ANNATEXAS.GOV](mailto:STITTLE@ANNATEXAS.GOV)

**Engineering 972.924.4510**

Wes Lawson [WLAWSON@ANNATEXAS.GOV](mailto:WLAWSON@ANNATEXAS.GOV)

### NEW SUBMITTALS

**Project:** Anna Municipal Complex Addition, Block A, Lot 1

**Applicant:** City of Anna

Civic Center on one lot on 8.2± acres, located at the northeast corner of W. 7th Street and N. Powell Parkway. Zoned Planned Development (Ord. No. 831-2019). Project Contact: Justin Clay, CIP Manager, [jclay@annatexas.gov](mailto:jclay@annatexas.gov), 214.901.4616.

Replat – Submitted 03/08/2023. Planning staff contact: Ross Altobelli

Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

---

---

**Project:** Arden Park, Phase II

**Applicant:** Arden Park Owner TX, LLC

26 Single-family dwelling, attached lots and 31 single-family dwelling, detached lots on 7.5 acres, located on the west side of West Crossing Boulevard, 330± feet south of W. White Street. Zoned Planned Development (Ord. No. 961-2022 & Ord. No. 1009-2022). Project Contact: Josh Barton, McAdams, [jbarton@mcadamsco.com](mailto:jbarton@mcadamsco.com), 469.312.0494.

Final Plat – Submitted 03/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

Site Plan – Submitted 03/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

Landscape Plan – Submitted 03/08/2023. Planning staff contact: Salena Tittle  
*staff approval*

Engineering Civils – Submitted 03/08/2023. Engineering staff contact: Wes Lawson  
*staff approval*

---

---

**Project:** Burnco Addition, Block A, Lot 1

**Applicant:** Tricycle Lane Texas, LLC / Burnco Texas, LLC

Permanent concrete batch plant on one lot on 26.3± acres, located on the east side of County Road 419, 350± feet north of E. Foster Crossing Road. Zoned I-2 Heavy Industrial District with Specific Use Permit for a permanent concrete batching plant (Ord. No. 995-2022). Project Contact: Thomas A. Eyeington Jr., Eyeington Enterprises, Inc., [Thomas.eyeington.pe@verizon.net](mailto:Thomas.eyeington.pe@verizon.net), 817.368.0750.

Final Plat – Submitted 03/08/2023. Planning staff contact: Ross Altobelli  
Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

---

---

**Project:** Cedar Ridge Estates, Phase 1

**Applicant:** Saginaw 106, LTD

121 single-family dwelling, detached lots, six common area lots, and lift station lot on 39.7± acres located at the southwest corner of County Road 427 and County Road 425 (Future Leonard Avenue). Zoned SF-72 Single-Family Residential District. Project Contact: Saginaw 106, LTD, [sscherer@lacklandholdings.com](mailto:sscherer@lacklandholdings.com), 817.731.7595.

Final Plat – Submitted 03/08/2023. Planning staff contact: Ross Altobelli  
Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

Tree Preservation Plan – Submitted 03/08/2023. Planning staff contact: Ross Altobelli  
*staff approval*

Landscape Plan – Submitted 03/08/2023. Planning staff contact: Ross Altobelli  
*staff approval*

---

---

**Project:** Church Street Addition, Block A, Lots 1-6

**Applicant:** Fieldside Development, LLC

Six lots on 7.0± acres located at the southeast corner of Sterling Street and N. Church Street. Located in the Extraterritorial Jurisdiction (ETJ). Project Contact: Eddie Rodriguez, JM Civil Engineering, [erodriguez@jmcivileng.com](mailto:erodriguez@jmcivileng.com), 214.642.5580.

Final Plat – Submitted 03/08/2023. Planning staff contact: Ross Altobelli  
Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

---

---

**Project:** Gateway at Buddy Hayes, Block A, Lots 1 & 2, Block B, Lot 1, and  
Block C, Lots 1 & 2

**Applicant:** CAALMS Group, LLC (Srikanth Routhu)

Five vacant lots on on 64.8± acres located on the east side of S. Central Expressway, 1,250± feet south of W. White Street. Zoned Planned Development (Ord. No. 1024-2022). Project Contact: Josh Eadie, NexMetro Communities, [josh.eadie@nexmetro.com](mailto:josh.eadie@nexmetro.com), 434.851.7374.

Final Plat – Submitted 03/08/2023. Planning staff contact: Salena Tittle  
Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

Tree Preservation Plan – Submitted 03/08/2023. Planning staff contact: Salena Tittle  
*staff approval*

Conceptual Civils – Submitted 03/08/2023. Engineering staff contact: Wes Lawson  
*staff approval*

---

---

**Project:** Gateway at Buddy Hayes, Block A, Lot 2

**Applicant:** CAALMS Group, LLC (Srikanth Routhu)

Multiple-family residences on one lot on 13.2± acres located on the east side of Buddy Hayes Boulevard, 1,175± feet south of W. White Street. Zoned Planned Development (Ord. No. 1024-2022). Project Contact: Josh Eadie, NexMetro Communities, [josh.eadie@nexmetro.com](mailto:josh.eadie@nexmetro.com), 434.851.7374.

Revised Concept Plan – Submitted 03/08/2023. Planning staff contact: Salena Tittle  
Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

---

---

**Project:** E. White Steet/Leonard Trails Commercial, Block A, Lots 1, 2, 3, & 4

**Applicant:** Rising Wakulla Investments, L.P.

Four vacant lots on 8.5± acres located on the south side of E. White Street, 500± feet east of S. Interurban Street. Zoned Planned Development (Ord. No. 1027-2023-01). Project Contact: Rene Silvas, BGE, Inc., [rsilvas@bgeinc.com](mailto:rsilvas@bgeinc.com), 817.752.4183.

Minor Plat – Submitted 03/08/2023. Planning staff contact: Ross Altobelli  
Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

---

---

**Project:** Waldrip Switchyard Addition, Block A, Lot 1

**Applicant:** Rayburn Electric Cooperative, Inc.

One lot on 4.2± acres located on the south side of County Road 429, 1,920± feet east of County Road 376. Located in the Extraterritorial Jurisdiction (ETJ). Project Contact: Frank A. Polma, P.E., R-Delta Engineers, Inc., [fapolma@rdelta.com](mailto:fapolma@rdelta.com), 972.494.5031.

Final Plat – Submitted 03/08/2023. Planning staff contact: Salena Tittle

Scheduled for:

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 City Council Meeting*

---

---

**PREVIOUSLY REPORTED**

**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](mailto: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](mailto: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](mailto: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. 1022-2022). Project Contact: Cole Eckeberger, Kimley-Horn & Associates, [cole.eckeberger@kimley-horn.com](mailto: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](mailto: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 & Ord. No. 1009-2022). Project Contact: Josh Barton, McAdams, [jbarton@mcadamsco.com](mailto: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 30-Day Extension Request*

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 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](mailto: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](mailto: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 –30 Day Extension Request*  
*04/03/2023 Planning & Zoning Commission Meeting*  
*04/11/2023 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](mailto: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](mailto: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:** 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](mailto: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 –30 Day Extension Request*

*04/03/2023 Planning & Zoning Commission Meeting*

*04/11/2023 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](mailto: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](mailto: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](mailto: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*

---

---

**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](mailto: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*

---

---

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

### ***New Development Review List***

1. Anna Municipal Complex
2. Arden Park
3. Burnco Addition
4. Cedar Ridge Estates
5. Church Street Addition
6. Gateway at Buddy Hayes
7. E. White Steet/Leonard Trails Commercial
8. Waldrip Switchyard Addition