



**NEW & ACTIVE ZONING & DEVELOPMENT REVIEW LIST  
02/09/2022**

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

**NEW SUBMITTALS**

**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. 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:** Dunkin Estates, Block A, Lot 1

**Applicant:** Kirby Dunkin

Single-family dwelling, detached and 3 accessory buildings on one lot on 2.2± acres located at the southeast corner of County Road 525 and County Road 528. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: David Surdukan, Surdukan Surveying, [david@surdukansurveying.com](mailto:david@surdukansurveying.com), 972.924.8200.

Development Plat - Submitted 02/09/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

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

*03/08/2022 City Council Meeting*

**Project:** East Foster Crossing, Block A, Lot 1  
**Applicant:** Sam Franklin, Manager. East Foster, LLC

Multiple-family residences on one lot on 8.3± acres located at the northeast corner of E. Foster Crossing Road and Vail Lane. Zoned: Planned Development-MF-2 Multiple-Family Residential – High Density (PD-MF-2) (Ord. No. 941-2021). Project Contact: Jonathan Hake, Cross Engineering, [jhake@crossengineering.biz](mailto:jhake@crossengineering.biz) , 972.562.4409.

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

*03/07/2022 Planning & Zoning Commission Meeting*  
*03/08/2022 City Council Meeting*

Landscape Plan - Submitted 02/09/2022. Planning staff contact: Salena Tittle, 972.924.2616. – Staff approval

Lighting Plan - Submitted 02/09/2022. Planning staff contact: Salena Tittle, 972.924.2616. – Staff approval

Civil Plans - Submitted 02/09/2022. Planning staff contact: Wes Lawson/Justin Clay, 972.924.2616. – Staff approval

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**Project:** Nelson Ranch, Block A, Lots 1 – 6 & Block B, Lot 1  
**Applicant:** Steven Nelson

Seven residential lots on 74.1± acres located on the south side of East 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, [fredb@roomeinc.com](mailto:fredb@roomeinc.com), 972.423.4372.

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

*03/07/2022 Planning & Zoning Commission Meeting*  
*03/08/2022 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 modify development standards for a multiple-family residence on one lot on 11.0± acres located at the southeast corner of Finley Boulevard and Sharp Street. The property is currently zoned Planned Development-General Commercial/Multiple-Family – High Density (PD-C-2/MF-2) (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*

**PREVIOUSLY REPORTED**

**Project:** Anna Town Center Addition, Block A, Lots 10R & 11R

**Applicant:** Seminole Anna Town Center LP

Restaurant on Lot 11R and vacant lot on 2.2± acres located on the east side of U.S. Highway 75, 1,477± feet north of W. White Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 648-2014). Project Contact: Jeff Baran, KFM Engineering & Design, [jbaran@KFM-LLC.com](mailto:jbaran@KFM-LLC.com), 469.899.0926.

Replat - Submitted 01/10/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*02/07/2022 Planning & Zoning Commission Meeting – 30-day extension request*

*03/07/2022*

*03/08/2022 City Council Meeting*

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**Project:** Anna Town Center Addition, Block A, Lot 11R

**Applicant:** Seminole Anna Town Center LP

Restaurant on one lot on 1.4± acres lot located on the east side of U.S. Highway 75, 1,487± feet north of W. White Street. Zoned: Planned Development-C-2 General Commercial (Ord. No. 648-2014). Project Contact: Jeff Baran, KFM Engineering & Design, [jbaran@KFM-LLC.com](mailto:jbaran@KFM-LLC.com), 469.899.0926.

Site Plan - Submitted 01/10/2022. Planning staff contact: Salena Tittle, 972.924.2616.

Scheduled for:

*02/07/2022 Planning & Zoning Commission Meeting – 30-day extension request*

*03/07/2022*

*03/08/2022 City Council Meeting*

Landscape Plan - Submitted 01/10/2022. Planning staff contact: Salena Tittle, 972.924.2616. – Staff approval

Lighting Plan - Submitted 01/10/2022. Planning staff contact: Salena Tittle, 972.924.2616. – Staff approval

Civil Engineering Plans - Submitted 01/10/2022. Planning staff contact: Wes Lawson/Justin Clay, 972.924.2616. – Staff approval

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**Project:** parkHAUS – Anna West

**Applicant:** YN, LLC

Multiple-family residence on one lot on 43.9± acres located on the north side of Farm to Market Road 455, 250± feet west of County Road 287. Zoned: Extraterritorial Jurisdiction (ETJ). Project Contact: Dylan Blackshear, Cole Design Group, Inc. [dblackshear@coletx.com](mailto:dblackshear@coletx.com), 469.880.7910.

Annexation - Submitted 01/10/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*02/22/2022 City Council Meeting*

Zoning & Concept Plan - Submitted 01/10/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*02/07/2022 Planning & Zoning Commission Meeting – no action*

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

*03/08/2022 City Council Meeting – Withdrew application*

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**Project:** Bridge Tower GP Residential & Commercial

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

Request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot to C-1 Restricted Commercial (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH). Project Contact: Ashton Miller, McAdams, [amiller@mcadamsco.com](mailto:amiller@mcadamsco.com), 214.250.8066.

Zoning & Concept Plan - Submitted 01/10/2022. Planning staff contact: Lauren Mecke, 972.924.2616.

Scheduled for:

*02/07/2022 Planning & Zoning Commission Meeting – recommended for approval*

*02/22/2022 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