

AGENDA



PLANNING & ZONING COMMISSION Tuesday, March 18, 2025 @ 6:00 PM

Anna Municipal Complex
City Council Chambers
120 W. 7th Street
Anna, Texas 75409

The Planning & Zoning Commission of the City of Anna will meet on 03/18/2025 at 6:00 PM in the City Council Chambers at the Anna Municipal Complex, located at 120 W. 7th Street, to consider the following items.

If you wish to speak on an Open Session agenda item, please fill out the Speaker Registration Form and turn it in to city staff before the meeting starts.

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments:** At this time, any person may address the Planning & Zoning Commission regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the Commission regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific factual information in response to a neighbor's inquiry or to recite existing policy in response to the inquiry.
4. **Director's Report.**
5. **Overall Location Map.**

Consent Items

Items for Individual Consideration

6. Zoning Ordinance Amendment - Cannabidiol (CBD) Shop and Smoking-Related Shops
7. Anna 2050 Comprehensive Plan Update

End of Meeting Items

8. **Adjourn.**

This is to certify that I, Stephanie Scott-Sims, AICP, Development Services Director, verify that this agenda was posted on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 6:00 PM 3/14/2025.

A handwritten signature in black ink, appearing to read "Stephanie Scott-Sims", written over a horizontal line.

Stephanie Scott-Sims, AICP, Development Services Director



Item No. 6.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/18/2025
Staff Contact: Stephanie Scott-Sims

AGENDA ITEM:

Zoning Ordinance Amendment - Cannabidiol (CBD) Shop and Smoking-Related Shops

SUMMARY:

Amendments to Article 9.04 of the Anna City Code of Ordinances regarding Cannabidiol (CBD) shops and smoking-related shops land uses.

Upon request by the City Council in furtherance of promoting the public health, safety, and welfare of the citizens of Anna, City Staff has initiated an amendment to the Zoning Ordinance regulations pertaining to Cannabidiol (CBD) shops and other smoking-related shops.

Overview of Proposed Text Amendments

1. Revised Section 9.04.081 Land Use Terms (definitions):

- Expanded and clarified definition of Cannabidiol (CBD) Shop.
- Added new definition for "Cigar Lounge"
- Added new definition for "Cigar Shop"
- Added new definition for "Smoke Shop"

2. Amended Table 19: Land Use Table, to include new terms (above), Use-Specific Requirements, and Parking Standards:

- Deleted "Hookah Lounge" land use (which is now integrated within the new term, "Smoke Shop").
- Changed the name "CBD Store" to "CBD Shop".
- Added new "Cigar Lounge" land use. Cigar Lounge land uses are permitted by right in the Commercial-1 (C-1) and Commercial-2 (C-2) Zoning Districts and as a Specific Use in the Mixed-Use (MU) and Downtown-Core (DT-CE) Zoning Districts. Additionally, Use-Specific Standards were added for this land use (see below). A Parking Standard of 4/1,000 sf was added.
- Added new "Cigar and Smoke Shops" land uses. These land uses are permitted as a Specific Use in the Commercial-1 (C-1) and Commercial-2 (C-2) Zoning Districts. Use-Specific Standards have been added (see below). A Parking Standard of 2.5/1,000 sf was added.

Exhibit A provides a visual representation of the proposed changes to Table 19.

3. Use-Specific Standard:

To prevent the proliferation of CBD and smoking-related shops in proximity to one

another, Use-Specific Standards were added to Table 19. According to the proposed Use Standards,

- CBD shops, cigar shops, cigar lounges, and smoke shops may not be located within one thousand (1,000) feet of any existing CBD shop, cigar shop, cigar lounge, or smoke shop.

To provide an understanding of what a 1,000-foot buffer looks like, Staff prepared Exhibit B that shows a 1,000-foot buffer around the existing smoking-related shops.

STAFF RECOMMENDATION:

Review and provide a recommendation to City Council.

ATTACHMENTS:

1. EXHIBIT A - REVISED LAND USE TABLE 19
2. EXHIBIT B - 1000 Buffer
3. Smoking Related Shops Ordinance

EXHIBIT A

PROPOSED CHANGES TO LAND USE TABLE 19

Table 19: Use Table																			
Land Use														DT				Use-Specific Standards	Parking Standards
	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	CE	ND	I-1	I-2		
Cannabidiol (CBD) store shop											S	S						§9.04.032 (?)	2.5/1,000 sf
Cigar lounge											S	S	S	S				§ 9.04.032 (p)	4.0/1,000 sf
Cigar and Smoke shops											S	S						§ 9.04.032 (p)	2.5/1,000 sf
Hookah Lounge											S	S							3/1,000

Additions in [Blue](#)

Deletions in ~~strikethrough~~

EXHIBIT B

1,000 FOOT BUFFER AROUND EXISTING SMOKING-RELATED SHOPS

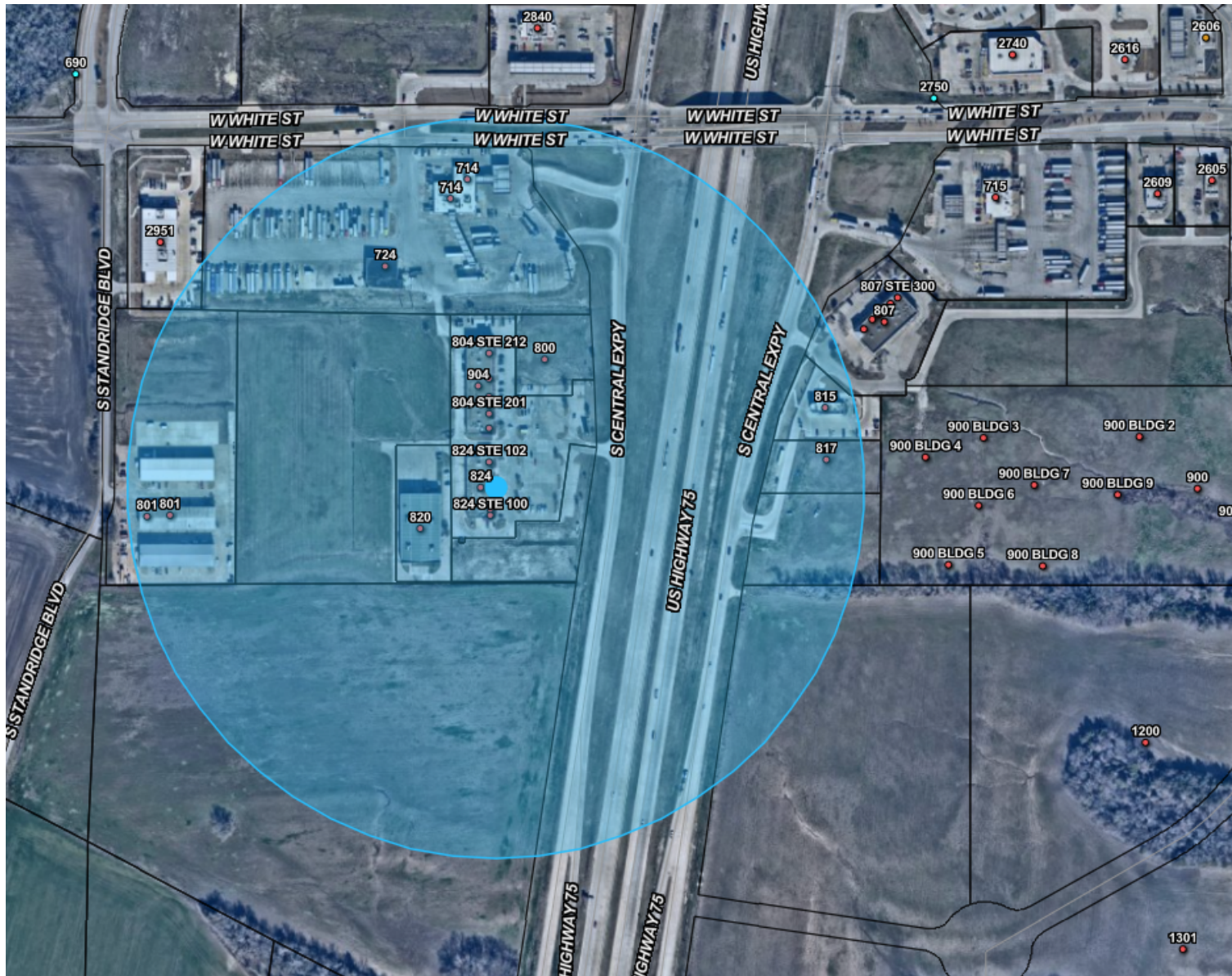


EXHIBIT B

1,000 FOOT BUFFER AROUND EXISTING SMOKING-RELATED SHOPS

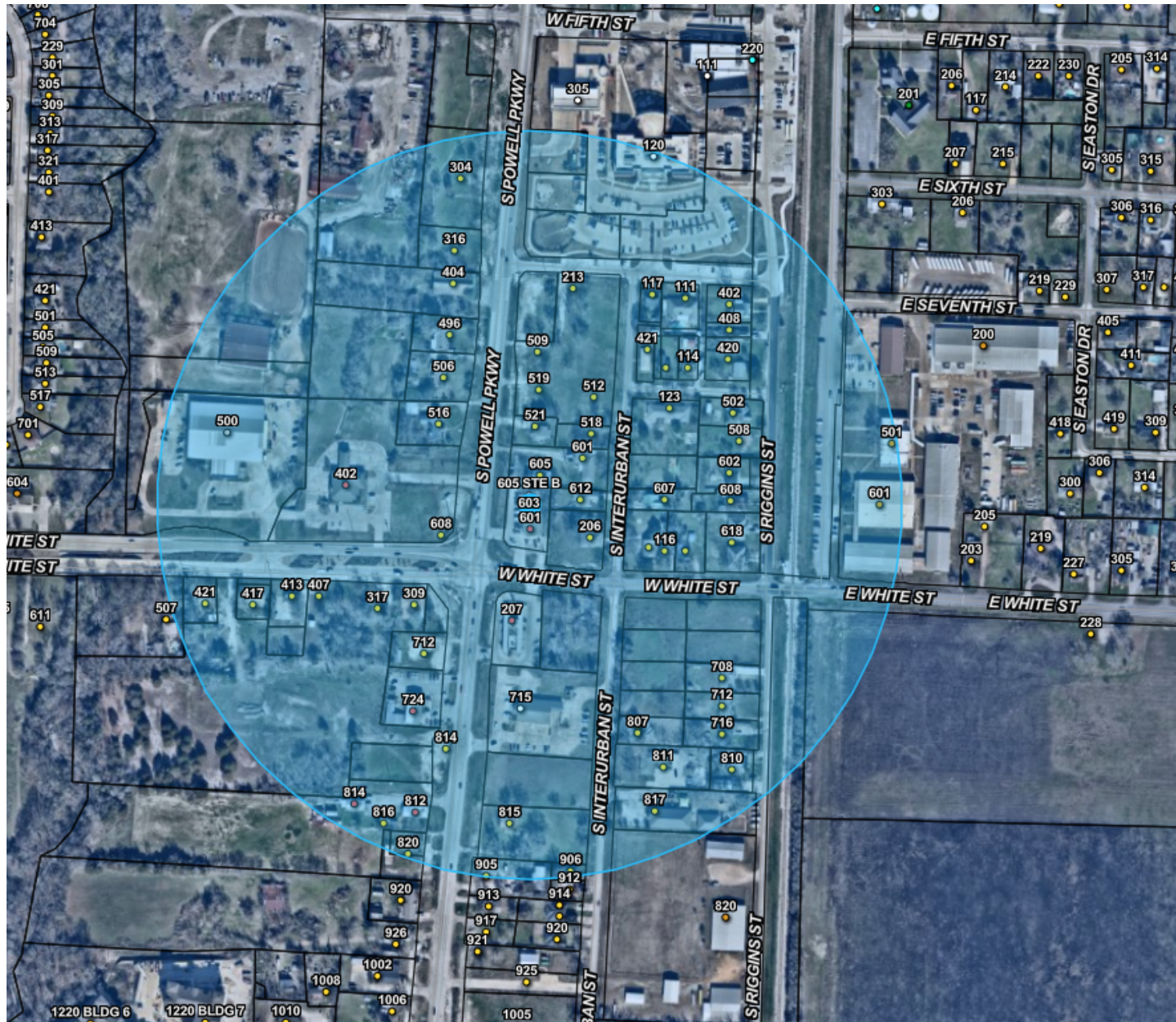


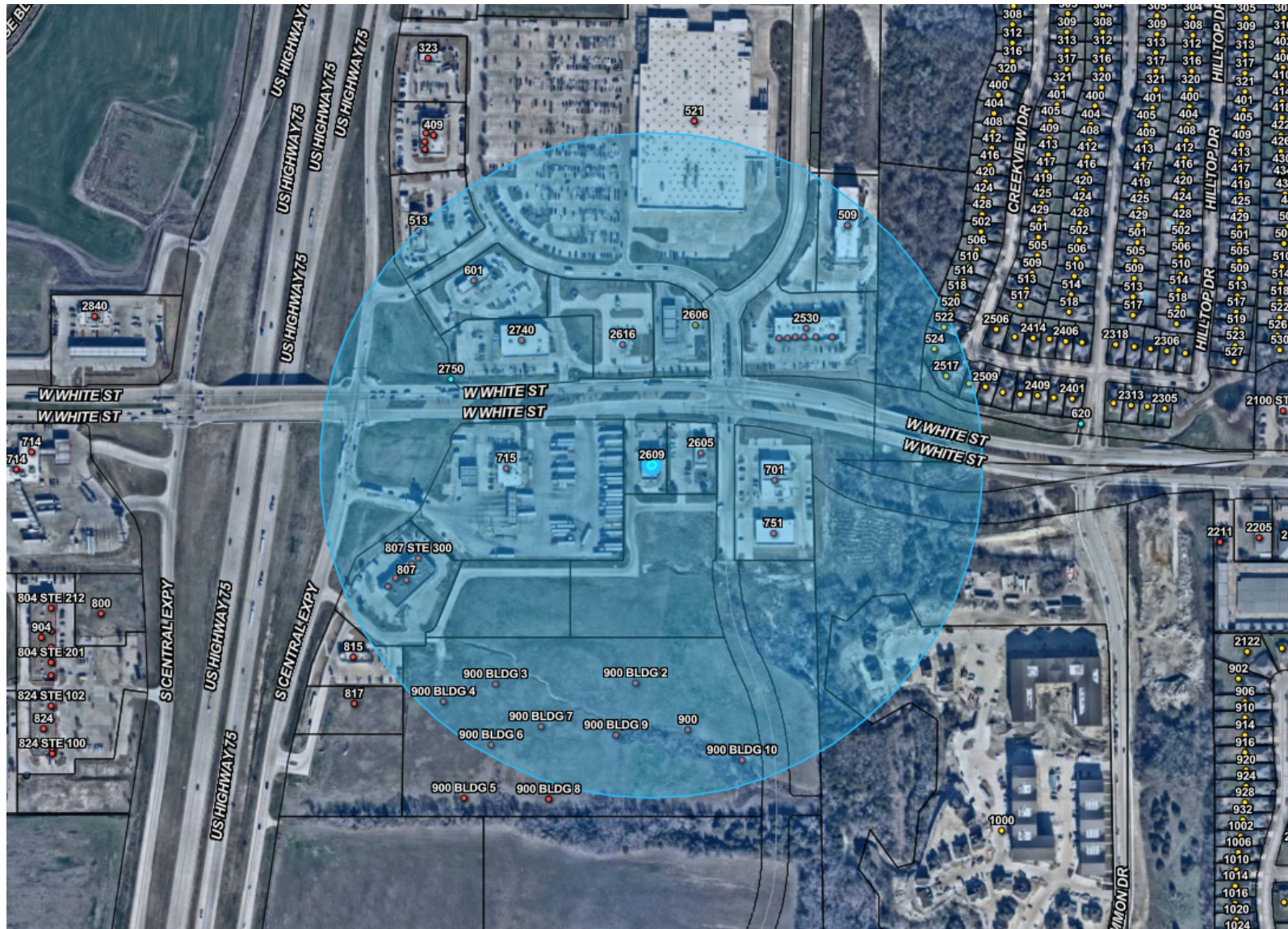
EXHIBIT B

1,000 FOOT BUFFER AROUND EXISTING SMOKING-RELATED SHOPS



EXHIBIT B

1,000 FOOT BUFFER AROUND EXISTING SMOKING-RELATED SHOPS



CITY OF ANNA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY’S ZONING ORDINANCE REGARDING DEFINITIONS OF USES INVOLVING CANNABIDIOL (CBD) SHOPS, SMOKE AND CIGAR SHOPS, CIGAR LOUNGES AND OTHER SIMILAR ESTABLISHMENTS; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas (“City”) has previously adopted ordinances, rules and regulations governing zoning in the City, including the regulations set forth in the Anna City Code of Ordinances Article 9.04; and

WHEREAS, the notices by publication and otherwise as applicable and required under state law have been given for public hearings before the City of Anna Planning and Zoning Commission and the City of Anna City Council (“City Council”) and said public hearings have been held as required by law affording a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council has received a final report and recommendation from the City of Anna Planning and Zoning Commission and has concluded that certain parts of the text of the Zoning Ordinance of the City should be amended as set forth below in furtherance of promoting public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Text Amendment

- (a) The Anna City Code of Ordinances (the “Anna Code”) is hereby amended by amending the text of Article 9.04 of the Anna Code as shown below in this Section 2.
- (b) Section 9.04.081(4)(F) of the Anna Code is hereby amended as follows:

(F) Cannabidiol (CBD) shop and smoking-related shops and uses include the following:

- (i) CBD store. A retail store where consumers can purchase Cannabidiol (CBD) oil. Cannabidiol (CBD) shop. An establishment for which more than fifty percent (50%) of sales are derived from the retail sale of products related to or derived from CBD (cannabidiol) oil or hemp. This includes, but is not limited to, oils, vitamins, supplements, food, personal care, and garments.
- (ii) Cigar lounge. An establishment that may sell food or beverages for on-site consumption, allows smoking by customers, and is cigar-themed and focused, as evidenced by the following: (1) clearly states in its name and marketing that it is a "cigar bar" or "cigar lounge," (2) derives at least thirty-three (33) percent of its gross revenue from the on-site sale of cigars and cigar products, (3) maintains an on-site walk-in humidor for the intent of resale of cigar products; (4) posts outdoor signage notifying the public that entry will result in exposure to secondhand tobacco smoke, and (5) provides an independent ventilation system and must be separated from any adjoining nonsmoking areas by an impermeable wall and ceiling. For the purposes of this subsection and subsection (iii), below, "cigar(s)" means a roll of tobacco which is wrapped in leaf tobacco, or wrapped in a substance that contains tobacco, and which does not include any separate filter as part of its design. For the purposes of this subsection and subsection (iii), below, "cigar product(s)" means products directly associated with cigars, and excludes all types of cigarettes (tobacco or otherwise), cigarillos, electronic smoking devices, vapes or vaping liquids, pipes, hookahs (or other shared pipes), or any smoking products which do not contain tobacco (e.g., those containing cloves, hemp, or other tobacco analog/substitute). The term "cigar products" also includes cigar-related accessory items such as cigar cutters and humidor boxes commonly associated with the smoking of cigars, but excludes any item designed or marketed for the purpose of repackaging the contents of any smoking product, including a tobacco cigar, into another form or device for ignition, aerosolization, other means of use (e.g., glass pipes which could be used to smoke tobacco removed from a cigar). Items such as apparel, memorabilia or artwork do not constitute cigar products.
- (iii) Cigar shop. An establishment for which more than ninety percent (90%) of sales are derived from the retail sale of cigar products in which cigars are sold, stored, and/or consumed, except that the term "cigar shop" does not include a cigar lounge.
- (iv) Smoke Shop. An establishment that sells tobacco, cigarettes, electronic cigarettes, vaping products, hookah products, nicotine-enriched products, and/or associated paraphernalia, products and devices primarily for the purpose of smoking or vaping in various forms. These establishments

sometimes provide an on-site contained area with a separate ventilation system for the purpose of smoking within the associated structure. Smoke shops do not include: (1) establishments engaged in the sale of tobacco products and/or smoking equipment as an incidental part of a variety of retail sales such as gas stations, convenience stores, or drug stores; (2) cigar shops; or (3) cigar lounges.

(c) Section 9.04.081(4)(R) of the Anna Code is hereby amended as follows:

~~Intentionally deleted (reserved). Hookah lounge. An establishment that sells products and devices primarily for the purpose of smoking or vaping in various forms. These establishments sometime provide a contained area with a separate ventilation system for the purpose of smoking within the associated structure.~~

(d) Table 19 of § 9.04.028 of the Anna Code is hereby amended to change all instances of “CBD Store” to “Cannabidiol (CBD) Shop” and to delete the entire row of text that begins with the words “Hookah Lounge”.

(e) Table 19 of § 9.04.028 of the Anna Code is hereby further amended to add the following text within new rows to be inserted within the “Commercial” part of said table in alphabetical order as shown below (the amendment set forth in this subsection does not delete or alter any of the existing rows, columns, text or other content of said Table 19):

Table 19: Use Table															DT								
Land Use	AG	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-8.4	SF-7.2	SF-6.0	MD	MF	C-1	C-2	MU	CE	ND	I-1	I-2	Use-Specific Standards	Parking Standards				
Cannabidiol (CBD) shop											S	S							\$9.04.032 (p)	2.5/1,000 sf			
Cigar Lounge											S	S	S	S					\$9.04.032 (p)	4.0/1,000 sf			
Cigar and Smoke Shops											S	S							\$9.04.032 (p)	2.5/1,000 sf			

(f) Section 9.04.032 of the Anna Code is hereby amended by adding a new subsection (p) as follows:

(p) Cannabidiol (CBD) shop, cigar lounge, cigar shop and smoke shops:

- (1) A cannabidiol (CBD) shop, cigar lounge, cigar shop or smoke shop use shall not be located within one thousand (1,000) feet of any existing cannabidiol (CBD) shop, cigar lounge, cigar shop or smoke shop.
- (2) For the purposes of this subsection (p) the term “existing” as relates to a cannabidiol (CBD) shop, cigar lounge, cigar shop or a smoke shop means either that:
 - (A) a special use permit has been approved for the cannabidiol (CBD) shop, cigar lounge, cigar lounge or smoke shop as applicable; or
 - (B) a cannabidiol (CBD) shop, cigar lounge, cigar shop or smoke shop is lawfully in operation without a special use permit.

Section 3. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 4. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a Class C misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 5. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this ____ day of _____ 2025.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Pete Cain, Mayor=



Item No. 7.

Planning & Zoning Commission Agenda
Staff Report

Meeting Date: 3/18/2025
Staff Contact: Stephanie Scott-Sims

AGENDA ITEM:

Anna 2050 Comprehensive Plan Update

SUMMARY:

On April 27, 2021, the City Council adopted the Anna 2050 Comprehensive Plan. At the time of adoption, the City was undergoing unprecedented growth. However, that growth had been relatively concentrated within the central section of Anna (the area generally located between U.S. 75 and Powell Parkway (Hwy 5)). As a result, the Future Land Use Plan, adopted as part of the Anna 2050 Comprehensive Plan, generally focused on determining desired land uses within these fast-developing areas. Less focus was placed on the unincorporated areas (Extraterritorial Jurisdiction or ETJ) as they were not predicted to develop within the foreseeable future due to their distance away from the City's growth centers and their inaccessibility to public utilities. At the time, the Anna decision makers believed that categorizing these areas as Ranching & Agriculture and Rural Living in the Future Land Use Plan reflected the likely development patterns in these areas.

However, around and shortly after the adoption of the Anna 2050 Comprehensive Plan, several actions would set in motion changes in the ETJ. A wave of development on the western edges of the city and ETJ (west of U.S. 75) would begin with the approval of the Hurricane Creek mixed-use development in 2021. Also, in 2023, the City purchased property in the far southwest section of the ETJ for the site of a planned wastewater treatment plant to serve a large swath of the western half of the ETJ. And, in 2024, the 780± acre mixed-use Liberty Hills development was approved. These projects would not only bring suburban-style development to the ETJ, but also the ability to extend public utilities and infrastructure to the area, making it more attractive to development.

Faced with strong development pressure west of U.S. 75, the City Council decided that it was time to revisit the Future Land Use Plan. The Council was faced with an important question - whether the Ranching & Agriculture and Rural Living designations of property within the ETJ were still appropriate. Additionally, after several years of implementing the Anna 2050 Comprehensive Plan, the Council, Planning & Zoning Commission, and Staff recognized the need to make other minor updates to the Plan. In fall 2024, Council requested Staff to lead a comprehensive plan review and update, with a focus on the Future Land Use Plan and the future land use PlaceTypes. In August 2024, Staff engaged Kimley-Horn, the original Anna 2050 consultant team, to facilitate the update. After several joint work sessions with the Planning & Zoning Commission and City Council, and a public outreach campaign, the draft Anna 2050 Comprehensive Plan Update is before the Planning & Zoning Commission for a formal review and recommendation to the City Council.

STAFF RECOMMENDATION:

For review and recommendation to the City Council.

ATTACHMENTS:

1. Anna 2050 Update - Memorandum to PZ - FINAL v3 3-13-25
2. Anna 2050 Comprehensive Plan Update - P&Z Public Hearing Presentation



MEMORANDUM

To: Anna Planning & Zoning Commission

From: Mark Bowers, ASLA, AICP, LEED AP BD+C
Vice President, Kimley-Horn and Associates, Inc.

Date: March 18, 2025

Subject: Anna 2050 Comprehensive Plan *Update*

Anna 2050 is a plan that guides public decisions and investments, private development, and community projects in Anna through the year 2050. Adopted on April 27, 2021, the **Anna 2050** plan consists of three interconnected plans—a Comprehensive Plan, a Downtown Master Plan and a Parks, Trails and Open Space Master Plan that work together to make Anna a unique and sustainable community for the future. For the scope of this memo, “the Plan” refers to the Comprehensive Plan only.

When the **Anna 2050** Plan was adopted in 2021, the North Central Texas Council of Governments (NCTCOG) estimated Anna’s population to be 17,460. By January 2024 NCTCOG estimated that Anna’s population had increased to 27,823, a 59% increase since the plan was put in place. Furthermore, the City began experiencing significant development activity as many of the areas identified in the 2050 Future Land Use Plan within the Comprehensive Plan were being developed or entitled.

Over the past four years of implementing the Comprehensive Plan, City Staff, the Planning & Zoning Commission, and City Council recognized the need to make adjustments to the land use provisions of the Comprehensive Plan to better reflect the City’s evolving needs. At the City Council’s direction, Staff began the process of updating the Comprehensive Plan, engaging Kimley Horn as the consulting team to facilitate the update process, with the City Council and Planning & Zoning Commission collaborating as a joint committee to provide strategic direction.

The joint committee’s initial direction included:

- Reducing the number of PlaceTypes to minimize confusion in administering the Plan.
- Combining similar PlaceTypes where there is overlap, or where differences are subtle.
- Focusing on combining several of the residential PlaceTypes due to overlap.
- Eliminating the Preferred Scenario from the Comprehensive Plan document and replace it within updated Future Land Use Plan that focuses beyond the year 2050 to reflect a preferred future build-out condition.

- Updating the Future Land Use Plan to reflect changes that have occurred in the community since the previous plan was adopted.

This preliminary direction of the Plan Update was developed during three joint work sessions with the City Council and Planning & Zoning Commission joint committee. Once consensus was developed among those leaders on a preliminary direction for the plan refinements, the community input process began. As with the original **Anna 2050** Comprehensive Plan, community input was important to the **Anna 2050 Plan Update** process. Anna's Neighbors were engaged through an online survey, interactive map, and a community open house to provide comments regarding changes that they would like to see to the plan. That engagement process included more than 430 touchpoints with Anna's Neighbors. A summary of the comments from Anna's Neighbors were presented to the joint committee at a final work session, and the consultant team then incorporated final feedback and direction from that work session into the draft plans being presented. This process has resulted in a plan update that achieves the initial goals established by the City Council and Planning & Zoning Commission while maintaining alignment with the community's goals and aspirations established in the original **Anna 2050** planning process.

The **Anna 2050 Plan Updates** are focused within **Chapters 01 – Introduction, 02 – Strategic Direction and 03 – Land Use**. The updated text, data and images will be highlighted within the original Comprehensive Plan report to assist the reader in easily identifying changes that occurred during this update process.

The **Anna 2050 Plan Updates** are now ready for final discussion and action by City leaders. The Planning & Zoning Commission public hearing on March 18th will allow Anna's Neighbors another opportunity to provide feedback on the plan and for the Commission to consider making a recommendation to City Council. The final public hearing before the Anna City Council is scheduled for March 25th in the City Council Chambers. At that time, Anna's Neighbors will have an additional opportunity to provide feedback on the draft plans prior to the City Council's consideration for adoption.

Planning and Zoning Commission

Public Hearing

March 18, 2025

Agenda

- Project Background / Objectives
- Overview of Community Engagement Activities
- Plan Updates
- Public Hearing

Project Background / Objectives

Anna
2050 *Update*

What is a Comprehensive Plan?

- A comprehensive plan is a document that states a community's desired vision for the future.
- It consists of a single plan or coordinated set of plans organized by subject, geographic area or strategy but with each aspect inter-related with the others.
- It includes but is not limited to provisions for future land use, transportation and public facilities.
- While a comprehensive plan states the community's vision for the future, it does not constitute zoning regulations or establish zoning district boundaries.

2050 Comprehensive Plan Content

(Bold/Italics Indicate Updated Chapters)

- ***Strategic Direction***
- ***Future Land Use Strategy***
- Economic Strategy
- Housing Strategy
- Mobility Strategy
- Placemaking Strategy
- Parks, Trails and Open Space Plan (Summary)
- Downtown Plan (Summary)
- ***Implementation Strategy***
- Appendices

Comprehensive Plan Update Objectives (From Council and P&Z)

PlaceTypes

- ✓ Reduce number of PlaceTypes to minimize confusion in administering the Comprehensive Plan
- ✓ Combine similar PlaceTypes where there is overlap, or differences are subtle
- ✓ Focus on combining several of the residential PlaceTypes which seem to have a lot of overlap

Comprehensive Plan Update Objectives

(From Council and P&Z)

Future Land Use Plan

- ✓ Eliminated the Preferred Scenario from the Comprehensive Plan Document
- ✓ Replace the Preferred Scenario with an updated Future Land Use Plan, and focus beyond the year 2050 to reflect a preferred future build-out condition
- ✓ Update the Future Land Use Plan to reflect changes that have occurred in the community since the previous plan was adopted

Comprehensive Plan Update Schedule

Month		Sep					Oct					Nov					Dec					Jan					Feb					Mar				
Work Week Beginning (Shading Indicates Weeks with Holidays)		2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17	24	3	10	17	24	31				
PHASE I - PROJECT MANAGEMENT/COMMUNITY ENGAGEMENT																																				
Task 1	Project Initiation and Management																																			
1.1	Project Initiation Meeting (Consultant Team and City Staff)																																			
1.2	Progress Meetings (Consultant Team and City Staff Meeting)																																			
PHASE II - DATA COLLECTION/ANALYSIS/STRATEGIC DIRECTION UPDATE																																				
Task 2	Data Collection/Mapping																																			
2.1	Data Collection																																			
2.2	Base Map Updates																																			
2.3	Existing Conditions Map Updates																																			
Task 3	Joint P&Z and City Council Workshops																																			
3.1	Joint P&Z and City Council Workshops and Prep																																			
Task 4	Preferred Future Scenario Update																																			
4.1	Updated Preferred Scenario																																			
VISION FRAMEWORK (PLAN DRAFTS AND RECOMMENDATIONS)																																				
Task 5	Comprehensive Plan Updates (Draft)																																			
5.1	Future Land Use Element - Draft Updates																																			
5.2	Implementation Strategies Element - Draft Updates																																			
Task 6	Joint P&Z and City Council Feedback Meeting #1																																			
6.1	Joint P&Z and City Council Feedback Meeting #1																																			
Task 7	Draft Comprehensive Plan Updates - Stakeholder Input																																			
7.1	Community Open House Preparation																																			
7.2	Community Open House																																			
7.3	Online Survey																																			
7.4	Stakeholder Input Results																																			
Task 8	Preferred Comprehensive Plan Updates																																			
8.1	Preferred Plan Elements																																			
8.2	Joint P&Z and City Council Feedback Meeting #2																																			
FINAL PLAN DOCUMENTATION AND ADOPTION																																				
Task 9	Final Plan Documentation																																			
9.1	Comprehensive Plan Report Updates																																			
Task 10	Comprehensive Plan Adoption																																			
10.1	Planning and Zoning Commission Recommendation																																			
10.2	City Council Adoption																																			

Comprehensive Plan Update Process

- Joint Workshop #1 – Council and P&Z provided feedback on issues needing to be addressed with the plan update
- Joint Workshop #2 – Council and P&Z provided direction for the consultant to prepare *preliminary* updates to the PlaceTypes and Future Land Use Plan
- Joint Feedback Session #1 – Council and P&Z reviewed the *preliminary* updates and provided direction for refinements that needed to be made prior to stakeholder input
- Stakeholder input was received in an open house and an online survey from February 4 – February 14
- Joint Feedback Session #2 – Council and P&Z reviewed the feedback received from Anna's Neighbors and provided the consultant with additional refinements to be made to further align the updated PlaceTypes and Future Land Use Plan with that feedback

Overview of Community Engagement Activities

Anna
2050 *Update*

Community Engagement Overview

- Community feedback was facilitated regarding the Draft PlaceTypes and Draft Future Land Use Plan in early February
- More than 430 touchpoints occurred with Anna's Neighbors from February 4 – February 14, 2025
- Opportunities for feedback were advertised through:
 - Project Website:
<https://engagekh.mysocialpinpoint.com/annacompplanupdate>
 - QR Code & Direct Link: Shared at the Community Open House
 - Public Outreach: Promoted through events, mailing lists, and social media

Open House Overview

- An Open House was conducted on February 6, 2025, at Sue Evelyn Rattan Elementary from 6:00 P.M. – 8:00 P.M.
- The format consisted of 19 boards at different stations
- The event was come-and-go, allowing participants to spend as much time as they desired at the different stations



Online Survey Overview

- An Online Survey was available to Anna's Neighbors from February 4 – 14
- The format mirrored the Open House stations
- Survey demographics:
 - 98.87% (349) respondents live in Anna
 - 18.7% (66) respondents work in Anna; 81.3% (287) work elsewhere
 - 43.52% (151) respondents identified as male; 56.48% (196) identify as female
 - Average respondent age: 47 years old

Plan Updates

Anna
2050 *Update*

Rural Living

RURAL LIVING (RL)

Character & Intent

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. These lots typically utilize private well water and septic systems.

Land Use Considerations

Primary Land Use

Farming, ranching and wildlife management, civic and institutional uses, parks, open space and local food production

Secondary Land Use

Single-family detached homes

Identifying Features

- + Single-family large lots. Lot size 5+ acres
- + Platting and utility exceptions possible
- + Country atmosphere
- + Agricultural uses



Estate Residential

ESTATE RESIDENTIAL (ER)

Character & Intent

Predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in platted subdivisions with access to some public utility services. Residential uses are oriented interior to the site. Lots may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential PlaceType range from 1 acre to 5 acre lots.

Land Use Considerations

Primary Land Use

Single-family detached homes on large lots in platted subdivisions

Secondary Land Use

Agricultural land, civic and institutional uses, parks and open space

Identifying Features

- + Single-family large lots. Lot size (range) 1- 5 acres
- + Subdivision orientation
- + Suburban-rural transition
- + Platting and utility exceptions unlikely to be granted
- + Open spaces and amenities



Suburban Living

SUBURBAN LIVING (SL)

Character & Intent

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are in platted subdivisions with all public utilities, residential streets and sidewalks, open space, parks and amenities. This Placetype is found near neighborhood commercial and commercial centers. Suburban living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living are typically less than 1 acre.

Land Use Considerations

Primary Land Use

Single-family detached homes, parks and open space, neighborhood-serving amenities

Secondary Land Use

Civic and institutional uses

Identifying Features

- + Single-family mid-size lots. Lot size (range) 6,000 SF - 1 acre lots
- + Platting and utilities required
- + Subdivision orientation
- + Parks and amenities
- + Complements neighborhood commercial



Compact Residential

COMPACT RESIDENTIAL (CR) ★

Character & Intent

Compact Residential neighborhoods are intended to provide smaller single-family attached residential lots. Home sites typically are developed in a suburban style with front yards, auto-oriented residential streets and sidewalks, which may include front entry driveways.

They may contain one or more of the following housing types: Small lot, single-family attached, townhomes, duplexes, triplexes, quadplexes, multiplexes, and detached cottage housing. Neighborhoods are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas.

Land Use Considerations

Primary Land Use

Small-lot single-family attached, townhomes, duplexes, triplexes, quadplexes, detached cottage housing, parks and open space, neighborhood-serving amenities

Secondary Land Use

Civic and institutional uses

Identifying Features

- + Single-family attached products
- + Single-family detached cottage homes
- + Platting and utilities required
- + Subdivision orientation
- + Mix of residential uses
- + Developments may serve as a buffer between higher-density development and traditional single-family neighborhoods
- + Amenities like parks, playgrounds, and community centers help foster social interactions
- + Suburban context with comprehensive infrastructure, making daily commutes and errands convenient for residents
- + Single-family attached and detached residential densities of 7+ units per acre



Urban Living

URBAN LIVING (UL)

Character & Intent

Urban Living are high density neighborhoods that support a variety of different housing types in a walkable development pattern. Urban neighborhoods are composed of a relatively compact network of streets that are easy to navigate by car, bike or on foot. They may contain one or more of the following housing types: Small lot, single-family detached, townhomes, duplexes, condominiums or apartments. In an urban neighborhood, housing is located within proximity to local retail and services that serve residents and surrounding neighborhoods. This PlaceType typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity.

Land Use Considerations

Primary Land Use

Townhomes, duplexes, condominiums, apartments, neighborhood serving retail, offices, parks and open space

Secondary Land Use

Small-lot, single-family detached homes as a transition to low density uses, civic and institutional uses, hotels, entertainment centers, and services

Identifying Features

- + Compact development
- + Mix of residential uses
- + Detached single-family Residential densities of 7+ units per acre
- + Attached single-family residential and multi-family residential densities of 25+ units per acre
- + Mixed-use buildings with first floor commercial or office space and upper floor residential
- + Neighborhood supporting retail
- + Streets that are easy to walk, cycle or take public transportation



Community Commercial

COMMUNITY COMMERCIAL (CC)

Character & Intent

Community Commercial development is typically characterized by small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial developments primarily provide services for residents of surrounding neighborhoods. Business types may include restaurants, local retail, medical offices, banks and other retail and services.

Land Use Considerations

Primary Land Use

Retail and commercial

Secondary Land Use

Civic and institutional uses

Identifying Features

- + Lot Size: Typically 5 acres or less; 1 or 2 stories
- + Neighborhood adjacent
- + Small commercial sites
- + Complimentary transitional uses
- + Auto and pedestrian accessibility



Regional Activity Center

REGIONAL ACTIVITY CENTER (RAC)

Character & Intent

A Regional Activity Center is characterized by big box stores or multitenant commercial uses. They are typically located at high-volume intersections and sometimes along both sides of a highway or arterial. Regional Activity Centers are accessible primarily by one mode of travel – the automobile. Buildings are typically set back from the road behind large surface parking lots, with little or no connectivity between adjacent businesses. A small amount of multi-family residential development may occur in these areas.

Land Use Considerations

Primary Land Use

Retail, commercial, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space, apartments and condominiums

Identifying Features

- + Lot Size: Typically 5 - 10 acres; 1 to 4 stories
- + Near major thoroughfares
- + Large clusters of commercial
- + Big-box anchor, smaller outparcels
- + Infill potential



Downtown

DOWNTOWN (D)

Character & Intent

Downtown is the traditional core of economic, entertainment and community activity for Anna. Downtown would also be an employment center and shopping destination for residents of surrounding neighborhoods. Buildings typically stand two or more stories with condominiums, apartments or offices over storefronts. The design and scale of the development encourages active living, with a comprehensive and interconnected network of walkable streets. The historic character of Downtown is preserved.

Land Use Considerations

Primary Land Use

Retail, commercial, offices, hotels, entertainment centers, service and office uses, small lot, single-family detached homes, townhomes, duplexes, condominiums and apartments

Secondary Land Use

Civic and institutional uses, parks and open space

Identifying Features

- + Lot Size (range) varies from very small lots in historic areas to larger lots where properties have been assembled
- + Walkable streets
- + Shared community spaces
- + Historic character
- + Cultural destination



Employment Mix

EMPLOYMENT MIX (EM)

Character & Intent

Employment Mix generally provides office jobs and is the location for major employers as well as smaller office or professional service companies. This PlaceType may include large, master-planned campuses, office parks or technology centers. This type of development may support a variety of occupations, including offices, research and development facilities, medical clinics and business incubators that are scaled appropriately with respect to neighboring development. These uses are typically located with access to arterial thoroughfares, and street frontage of the businesses are appealing and have an increased level of aesthetics and landscaping. Employment Mix PlaceTypes are typically self-contained with adequate buffering from adjacent residential and non-residential developments, through transitional uses and landscaped areas.

Land Use Considerations

Primary Land Use

Professional offices, medical offices, research and technology, office parks and flex office

Secondary Land Use

Restaurant and retail, civic and institutional uses, parks and open space

Identifying Features

- + Non-residential mix of uses
- + Lot Size (range) N/A
- + Employment-driven developments
- + Lower- to medium-intensity uses
- + Large, low-profile structures
- + Developments transition from adjacent land uses through landscaped buffers



Manufacturing & Warehouse

MANUFACTURING & WAREHOUSE (MW)

Character & Intent

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The number of employees per square foot of building space is usually low in these areas due to the percentage of each building that is needed for storage and logistics. They typically locate near major transportation corridors (e.g., highways and railways) to minimize local traffic and may include manufacturing centers, warehousing or logistic hubs.

Land Use Considerations

Primary Land Use

Manufacturing, distribution centers, technology/data centers and flex office

Secondary Land Use

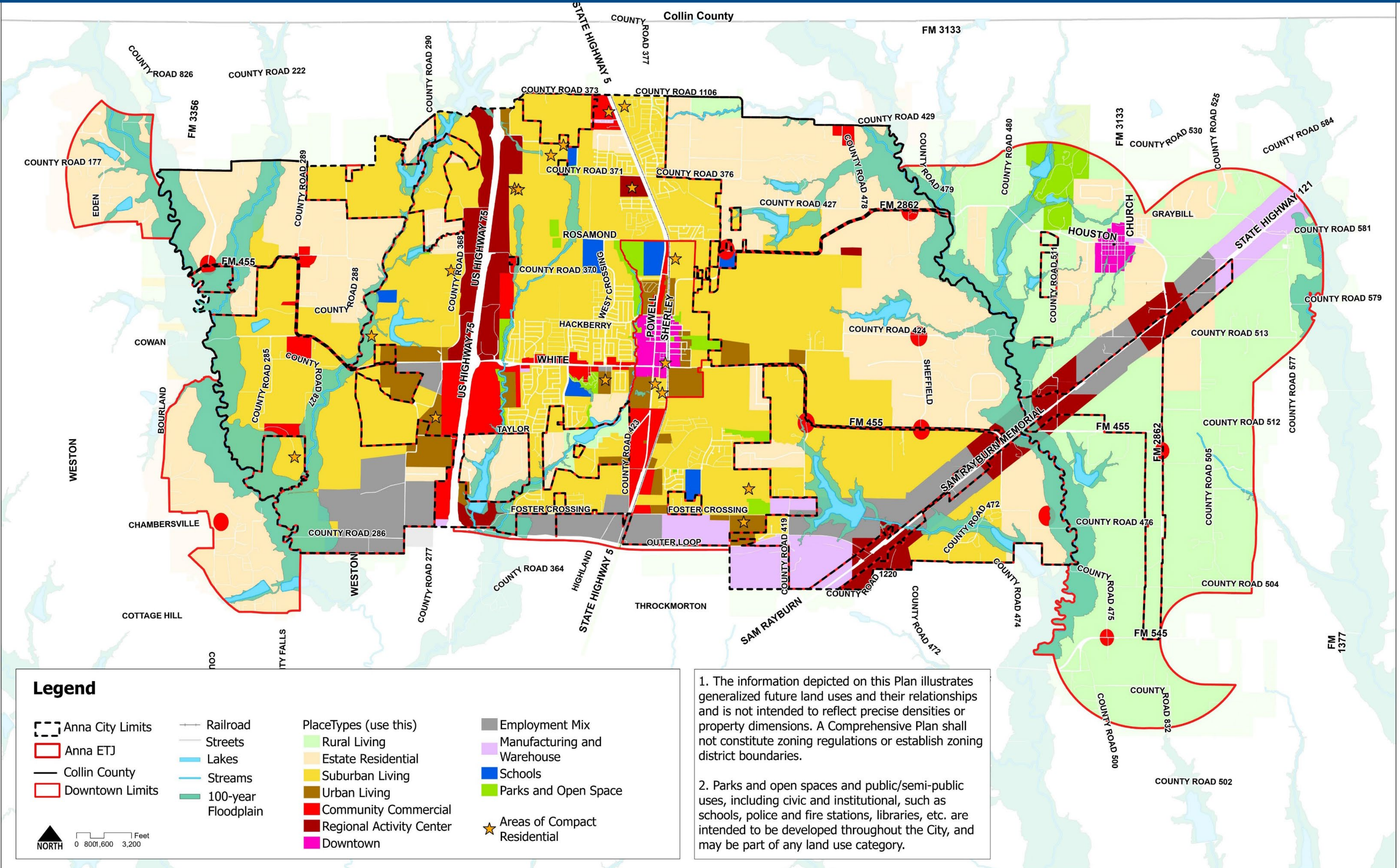
Logistics, retail and office uses, training facilities, civic and institutional uses and parks and open space

Identifying Features

- + Employment Centers
- + Lot Size (range) N/A
- + Large, low-profile warehouse structures
- + Non-residential adjacent
- + Major thoroughfare adjacent



Anna2050 Future Land Use Plan (2025)



Public Hearing

Anna
2050 *Update*

Planning and Zoning Commission

Public Hearing

March 18, 2025