



AGENDA

**SPECIAL JOINT MEETING
of the City Council,
Planning & Zoning Commission,
Parks Advisory Board, EDC/CDC,
and Comprehensive Plan Advisory Task Force**

Tuesday, January 12, 2021 @ 5:00 PM

**Sue E. Rattan Elementary School
1221 S. Ferguson Parkway, Anna, Tx 75409**

The City Council, Planning & Zoning Commission, Parks Advisory Board, EDC/CDC, and Comprehensive Plan Advisory Task Force of the City of Anna will meet in a Joint Session at 5:00 PM, on January 12, 2021, at Sue E. Rattan Elementary School, 1221 S. Ferguson Parkway, Anna, TX 75409, to consider the following items.

Welcome to the Joint Meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary 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 City Council regarding an item on this meeting agenda that is not scheduled for public hearing and any item that is not on this meeting agenda. The public will be permitted to offer public comments electronically, as provided by the agenda and as permitted by the presiding officer during the meeting. We are encouraging neighbors, who wish to speak, to complete a [Speaker Registration Form](#) and submit to City Secretary Carrie L. Land (cland@annatexas.gov) by 5:00 p.m. so it may be read into the record. 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 citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Anna 2050, City Comprehensive Plan - Joint Workshop.**

Questions and comments regarding Anna 2050 should be sent to Lauren Mecke, Planner II (LMECKE@annatexas.gov).

5. **Adjourn.**

This is to certify that I, Carrie L. Land, City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on January 8, 2021.

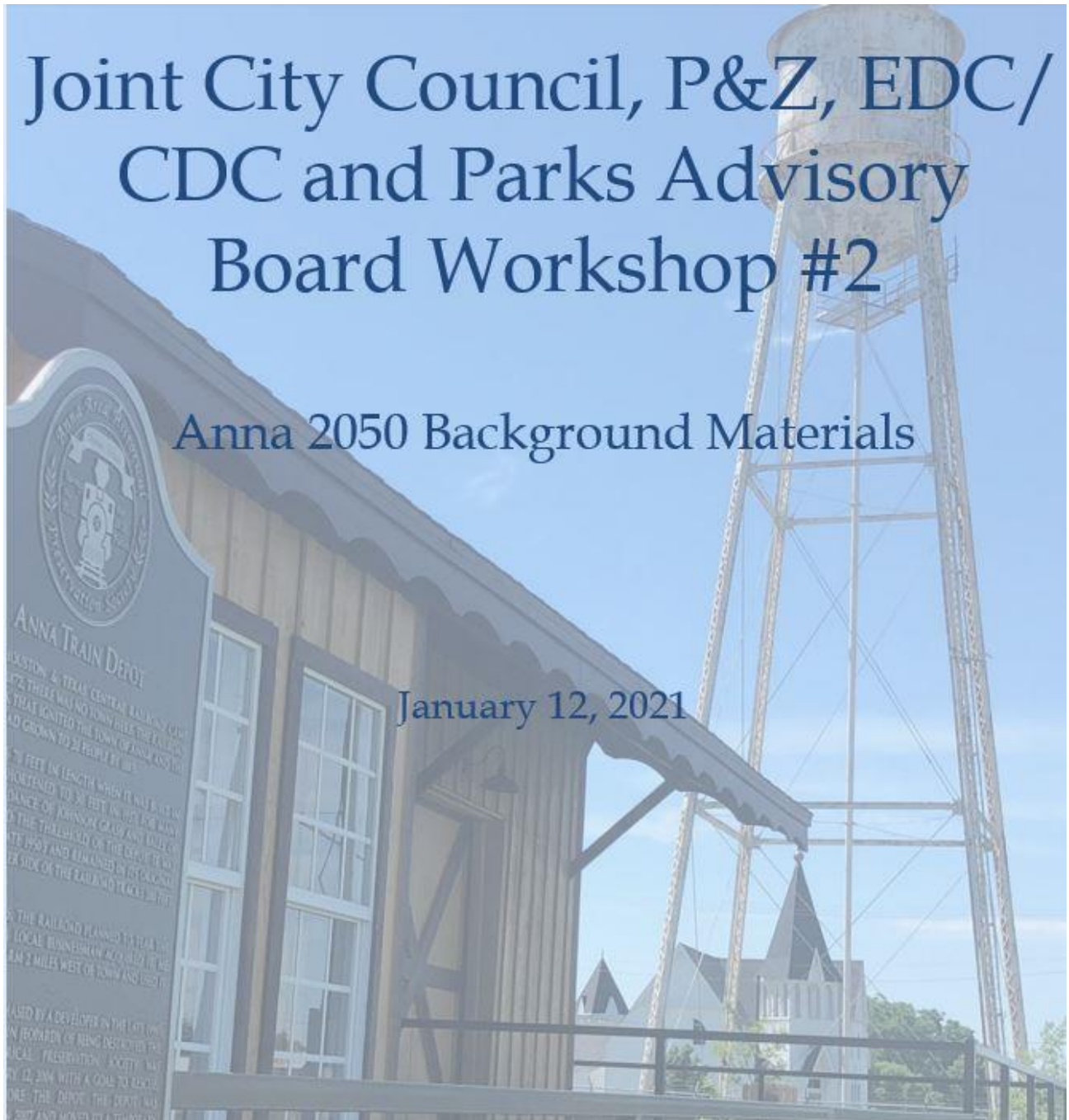
Carrie L. Land, City Secretary

Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary at 972.924.3325 two working days prior to the meeting so that appropriate arrangements can be made.

Joint City Council, P&Z, EDC/ CDC and Parks Advisory Board Workshop #2

Anna 2050 Background Materials

January 12, 2021



Chapter 2: Strategic Direction

1. STRATEGIC DIRECTION

ROLE OF STRATEGIC DIRECTION

A Comprehensive Plan's Overall Policy Direction should include three important components:

- A Vision Statement
- A set of Guiding Principles
- A Preferred Scenario

The **Vision Statement** describes the future that is desired by the Anna community in terms of its physical, social and economic conditions. It is an aspirational statement. It is not intended to describe the current situation; instead, it is designed to create an inspiring image of the future that the community seeks to achieve.

A Vision Statement should:

- Describe where the community wants to go (i.e., the result, not the process to get there)
- Be succinct and memorable
- Not be a laundry list of individual topics

Guiding Principles provide overall guidance across plan components, articulating the important general principles that should be followed in order to achieve the Vision. These Guiding Principles apply at both the citywide level and for smaller geographic parts of the community (like Downtown), and they shape the more detailed policies that apply to each topical area, such as mobility or urban design.

The **Preferred Scenario** is the graphic depiction of the future Anna community as it would exist if these Guiding Principles are followed and this Vision is realized. As with the Guiding Principles, the Preferred Scenario provides overall guidance for investors and decision-makers. By illustrating the general geographic development pattern which the Anna community hopes to achieve, the Preferred Scenario establishes the basic framework for the strategies that pertain to individual areas within the current city limits and the Extraterritorial Jurisdiction (ETJ).

When the Preferred Scenario is detailed in the **Anna 2050** land use diagram, it reflects the character of development and reinvestment the Anna community wants. A set of "PlaceTypes" is used to describe the desired character in particular places within the community. Instead of simply indicating a single land use (such as single-family residential use at two units per acre),

the PlaceType describes the character of the development pattern that could be attracted to various parts of Anna. Each PlaceType includes a brief description and supporting images that define the places represented.

WHY DOES THIS MATTER?

This level of Overall Policy Direction is the foundation upon which the topical and geographic policies and recommendations in a comprehensive plan are based. It sets the overall framework for the plan's more specific policy direction and informs stakeholders of what the plan seeks to achieve. Each of the plan's strategy sections includes policies that should help the City achieve its vision in a manner that is consistent with the guiding principles. The Overall Policy Direction should be the basis for recommendations by city staff and decisions by elected and appointed officials on a variety of actions and investments that affect the future form and character of the community.

2. VISION STATEMENT

The Vision Statement for the **Anna 2050** plans is presented below. It describes the future Anna's leaders and community members want to see by 2050.

Anna 2050 Vision Statement

Based on heritage and built on innovation, by 2050 Anna is a diverse and vibrant community, balancing big-city assets with a hometown character, where neighbors of all ages, races and abilities enjoy a premier community with the homes, jobs and community amenities they need to thrive.

3. GUIDING PRINCIPLES

As noted above, the Guiding Principles in a comprehensive plan should provide overall policy direction that pertains to many or all of the plan's topical areas. They should establish a basis for major decisions shaping the community. Their broad statements of principle and direction are applied and detailed in each of the topical Plan Strategies so that they can be put into practice as a city considers individual decisions on development, capital investments, public programs and other issues.

A set of twelve Guiding Principles is presented below. These principles reflect input from the Comprehensive Plan Advisory Task Force, Planning & Zoning Commission, Parks Board, CDC/EDC Boards and City Council through October 2020. They are not prioritized because they are all important to Anna's future. They will be used to direct the individual Master Plans (Downtown and Parks, Trails and Open Space) and Plan Strategies that will be part of the final **Anna 2050** Plan.

ANNA 2050 GUIDING PRINCIPLES

Today's leaders in Anna want the community to grow. But they want growth that benefits Anna's current and future neighbors. This desirable growth:

- Occurs where and when it can be supported by the public facilities and services (including schools) that Anna's neighbors need.
- Maintains a healthy balance between old and new, and between residential and non-residential uses.
- Builds on Anna's heritage and history as the foundation of a unique 21st century identity.
- Offers many diverse, vibrant and distinctive destinations for work and play.
- Attracts and keeps neighbors who are multi-cultural and multi-generational and provides housing choices for people from a variety of backgrounds, income levels and stages of life.
- Creates a community with strong communication, shared core values and connection between neighbors, as well as effective communication between neighbors and the City government.
- Includes businesses that serve and provide high-quality jobs to Anna's residents, that expand the tax base and that establish Anna as an important long-term employment center for the DFW region.
- Makes Anna an education and training hub for people in Anna and the surrounding region.
- Promotes the health and vitality of existing Anna neighbors, neighborhoods, businesses and infrastructure.
- Provides neighbors with a range of flexible, practical and appropriate mobility choices to their destinations using all modes of travel (car, bike, walk, transit, and others).
- Is resilient and adaptable in response to change and innovation, and responsive in times of emergency or disaster.
- Is efficient and effective in its use of resources and infrastructure – fiscal, energy, water and natural assets.

4. PREFERRED SCENARIO

The **Anna 2050** process included the consideration of three alternative futures or scenarios for Anna—Baseline, Centers and Compact. These scenarios were developed based on input at the Joint Workshop held on August 11, 2020. The Kimley-Horn team developed geographic diagrams that reflect each of the alternatives, then analyzed their implications. The set of indicators for this analysis was developed through discussion with Anna City Staff. The three

scenarios were analyzed by the Kimley-Horn team, and the results were presented to the CPATF on October 13, 2020. The Task Force members worked in teams to review this analysis, and their input and recommendations led to the creation of a single Preferred Scenario. This scenario is intended to achieve the Vision and follow the Guiding Principles presented above.

Based on this direction, the Kimley-Horn team has developed this Preferred Scenario, which depicts the desired pattern of growth, development and reinvestment through 2050 and beyond. The scenario uses a set of PlaceTypes to describe the character of places that exist or will be created in the **Anna 2050** Study Area (the existing incorporated City and the current ETJ). The PlaceTypes are described generally below; the detailed descriptions of all **Anna 2050** PlaceType are found in the Future Land Use Strategy (Chapter 3).

PLACETYPE DESCRIPTIONS

PlaceTypes are the “color palette” used to represent the different sorts of places that could exist in the Anna community of the future. They communicate what’s important. Instead of referencing a single land use, they describe the character of the place and the quality of the place to be created—the mix of land uses, scale, how a pedestrian would experience the area and other aspects. This approach also gives the community more flexibility in addressing development proposals for specific properties and in responding to changing market conditions.

The fifteen PlaceTypes below were used in the Alternatives Analysis phase of this process. They are used here to depict the general Preferred Scenario for future growth. In addition, they will be used at a smaller scale in the Future Land Use element and other **Anna 2050** Plan components to show a more specific level of detail about appropriate future development. Each of these potential PlaceTypes is summarized in the chart below. The details of each PlaceType are provided in the Future Land Use Strategy, found in Chapter 3. Each PlaceType is represented by a set of characteristics, including the name, tile color and abbreviation, a brief description, a discussion of primary and secondary land uses and development densities and supporting images.

PlaceType	Character and Intent
Ranching & Agriculture (RA)	Agricultural areas are characterized by very large tracts of undeveloped land utilized for agricultural production, wildlife management, or ranching, including the raising of livestock. There are opportunities for additional uses that support the character and economic viability of agriculture.
Rural Living (RL)	Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high degree of separation between buildings. Lots are typically larger than 5 acres in size and residential home sites are located randomly throughout the countryside, the surrounding area. Typically utilize private well water and septic systems.
Estate Residential (ER)	Estate Residential areas are dominated by single-family housing on the urban fringe in large lot development. Unlike rural living, home sites may be in platted subdivisions that have water service, though they may have septic wastewater treatment. Residential uses are oriented interior to the site. Lots may or may not have farm and livestock restrictions. Lot sizes in the Estate Residential Place Type range from ½ acre to 2 acre lots.
Suburban Living (SL)	Predominantly single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets, and sidewalks.
Cluster Residential (CR)	Cluster residential neighborhoods are intended to provide a clustering of smaller residential lots, surrounded by large areas of green/open space. Overall residential densities are comparable to those in Estate Residential or Rural Living. These neighborhoods are generally formed as subdivisions with residential uses oriented interior to the site, typically buffered from surrounding ranching and agricultural operations or other nearby development by natural areas preserved as green belts, natural open spaces or landscaped areas. Lot sizes are typically less than 1 acre and utilize centralized water and wastewater services, such as package treatment plants.

PlaceType	Character and Intent
Urban Living (UL)	Urban Living areas support a variety of different housing types in a compact network of complete, walkable streets that are easy to navigate by car, bike, or on foot. Housing types can include small lot, single family detached, townhomes, duplexes, condominiums, or apartments, with a small amount of local retail and neighborhood services to serve the neighborhood.
Community Commercial (CC)	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.
Regional Activity Center (RAC)	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.
Downtown (D)	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.
Entertainment Center (EC)	Entertainment centers are emerging commercial centers planned or developed on large sites, including movie theaters or event venues, and based on an overall master plan. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, entertainment use, and commercial uses that serve a regional market. These centers may include a variety of housing types. The master plan for a regional entertainment center reinforces the interdependence of uses in the development, even though the uses are typically designed as separate pods or neighborhoods. The regional entertainment center may have a traditional shopping mall, event center or lifestyle area as an anchor of the Place Type.
Transit Ready Development (TRD)	Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets. The development intensity and pattern focus on a potential future location for transit.
Mixed Use (MU)	A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Place Type typically includes a higher intensity of uses developed in an urbane style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets.
Employment Mix (EM)	Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than business Campuses. This type of development may support a variety of occupations including offices, research and development facilities, medical clinics, and business incubators. 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.
Professional Campus (PC)	The Professional Campus Place Type generally provides office jobs and is the location for major employers as well as smaller office or professional service companies. This Place Type features large, master-planned campuses. The sites are typically well landscaped and provide opportunities for many employment uses such as corporate headquarters, institutional facilities, university campuses, and medical campuses. They typically locate near major transportation corridors and may include office parks or technology centers.
Manufacturing & Warehouse (MW)	Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They typically locate near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehousing, or logistic hubs.

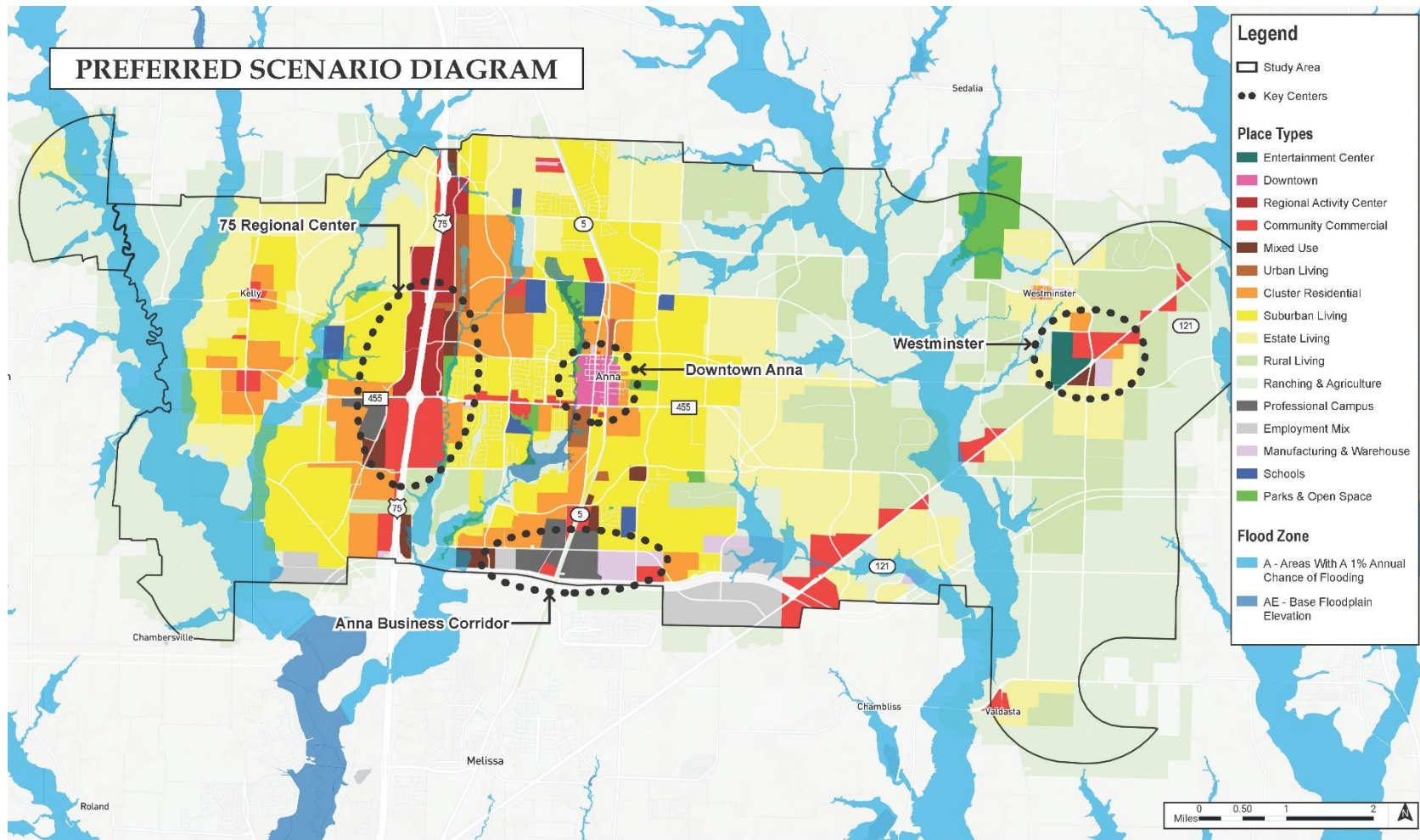
PREFERRED SCENARIO DIAGRAM

The Preferred Scenario diagram depicts the anticipated geographic pattern of development in the future Anna community if the Vision and Guiding Principles are realized. It is shown on the next page. The Preferred Scenario addresses the entire Anna Study Area (the current incorporated area and the ETJ). It is a generalized diagram of future development patterns that are further refined within the Future Land Use component of this plan.

FUTURE DEVELOPMENT TRENDS AND POLICIES

The Preferred Scenario is based on several basic assumptions related to future development trends and policies derived throughout the planning process, including:

- Existing development patterns in many parts of today's incorporated city will not change. Existing residential, commercial and employment areas of the city are expected (with some targeted investment) to remain desirable and viable in 2050.
- Major planned developments previously coordinated between the development community and the City of Anna (i.e. Mantua, Anna Town Square, Villages of Hurricane Creek, etc.) are indicated in the Preferred Scenario with their currently planned uses and densities.
- Higher density residential PlaceTypes (i.e. Suburban Living, Cluster Residential and Urban Living) would generally occur between the East Fork of the Trinity River on the west and CR 419 on the east, where future expansion of sewer capacities can support that level of density. Areas west of the East Fork of the Trinity River and east of CR 419 would generally include lower density residential PlaceTypes (i.e. Estate Living and Rural Living).
- The corridor along the Collin County Outer Loop from the East Fork of the Trinity River to SH 121 would become a major employment district centered on SH 5, with a variety of areas designated for Professional Campus, Employment Mix and Manufacturing & Warehouse PlaceTypes.
- Multiple future park investments will be focused on key Centers (see Key Centers below) and key green corridors along floodplain areas. In these locations, park types and designs will be based on their development context. This approach will provide Anna with more diversity in new park types and an emphasis on access, amenities and walkability (through a connected trail network) for the local community and visitors.



THE CITY OF
Anna

ANNA 2050 COMPREHENSIVE PLAN



Anna2050 Preferred Scenario Diagram

KEY CENTERS

The Preferred Scenario also reflects the desired direction for four key Centers in Anna, each with distinct economic development opportunities. This approach to creating unique centers within the community is intended to allow for diverse development types in Anna so that each one has a special market focus. As a result, these centers should not compete with each other as individual developments. When considered as a whole, they create a strong portfolio of assets for Anna.

75 Center

The US 75 corridor is expected to evolve into Anna's primary activity center and will be a regional draw due to its combination of PlaceTypes—Regional Activity Center, Community Commercial, Mixed Use and a range of residential PlaceTypes. The 75 Center will be a major hub for shopping, entertainment, healthcare, recreation, employment and living.

Downtown Anna

Throughout the visioning process, many stakeholders have expressed a desire to celebrate and revitalize Downtown Anna. Stakeholders would like to see a combination of infill and redevelopment in a manner that allows Downtown Anna to become not only a location where the community comes together for events and activities, but also a place where people live and work. The City is already catalyzing the Downtown area by investing in the new Municipal Complex Campus, and small shops and restaurants are beginning to be attracted to the older structures in the area. The primary PlaceType within this Center is the Downtown PlaceType. It includes a range of housing types and densities, as well as civic/governmental elements. It also includes office and commercial uses that will lead to the development of a unique, vibrant downtown. Walkability will be key so that people can move freely within Downtown and connect to the area from the surrounding community through a well-planned trail network.

Anna Business Center

The Anna Business Center establishes a significant employment hub along the future Collin County Outer Loop from SH 5 to US 121. This employment hub would be catalyzed by the existing Anna Business Park and would expand employment-oriented PlaceTypes to include Professional Campus, Employment Mix and Manufacturing & Warehouse. It is envisioned that the core of the Center could continue to expand and support additional employment-oriented development along the Collin County Outer Loop.

Westminster

Anna neighbors and stakeholders expressed a strong desire to build upon the Westminster community as a key Center. Future development in the area should attract visitors who want to experience the quaint agricultural community center as a part of the overall experience in Westminster. Additional destinations in this area could be focused on the outdoors, sports and other sorts of entertainment. These options could benefit from trails and other recreational activities along the floodplain and could build on the existing assets of the Adventure Camp.

Entertainment Center, Community Commercial and Cluster Residential are among the PlaceTypes that are envisioned to contribute to an entertainment node along the SH 121 Corridor. Opportunities for a sports complex with supporting restaurants and other commercial uses will be evaluated over time, with the goal of drawing families to Anna for sports-related activities.

5. DEVELOPMENT POTENTIAL

PREFERRED SCENARIO DIAGRAM CAPACITY

If all the properties in the **Anna 2050** study area were developed according to this Preferred Scenario Diagram, just over 200,500 residents, 77,100 housing units, and 72,500 jobs could be accommodated. The retail space per capita would be 41.5 square feet, slightly below the national and North Texas benchmarks of 46 and 52 square feet per capita, respectively. With a ratio of jobs to population of 0.33, this ultimate development pattern would need to include additional non-residential development areas to provide an equal balance between employment and residential uses (using a benchmark target of 0.48).

DEVELOPMENT BY 2050

The capacity of this Preferred Scenario will not be fully utilized within the time horizon of the **Anna 2050** plans. The population projections developed for this project anticipate a population range of 42,000 to 84,000 in the planning horizon year of 2050. To accommodate this anticipated population, only 21% (for the low end of the range) to 42% (for the high end) of the Preferred Scenario's development capacity would be needed by 2050. This means that much of the land in ranching, agricultural or rural use today will still be in similar uses in 2050.

The Future Land Use Strategy detailed in Chapter 3 identifies the areas for development expected to occur by 2050. The strategy considers where infrastructure is or will be available, and which parts of the Study Area have projects already in the planning or design stages. Based on this analysis, the Future Land Use Plan found in Chapter 3 identifies the PlaceTypes anticipated throughout the Study Area by 2050. This plan anticipates development that will accommodate almost 40,000 jobs by 2050.

The 2050 Future Land Use Plan reflects a desirable balance between residential and non-residential development. The retail space per capita is estimated at 54.3 square feet, very slightly higher than the national and North Texas benchmarks of 46 and 52 square feet per capita, respectively. With a ratio of jobs to population of 0.478, the development shown in the 2050 Future Land Use Plan provides a balance of jobs and residents that almost exactly matches the benchmark target of 0.48.

These estimates of population, employment and housing are based on the general assumptions depicted in the Preferred Scenario Diagram. They do not represent caps or maximum levels of development far into the future. As development continues, the specific uses, timing and density or intensity of growth will affect the location and amount of population and

employment in Anna. These estimates will be refined in future updates to this plan, ensuring that the development pattern continues to reflect the vision of Anna neighbors for their community.

Preliminary

Round 1 Team Discussion Background Materials

Chapter 3: Future Land Use

INTRODUCTION

The Future Land Use strategy is a critical tool that will help guide the City along a path that ensures a predictable development pattern, fiscal stability and a high quality of life for residents. It is intended to inform and assist City leaders in making important decisions regarding future land use, zoning, capital improvements and other significant investments that will contribute to Anna's long-term success.

POLICIES

The following Land Use and Development Policies are intended to work in conjunction with the Future Land Use Plan to establish the community Anna neighbors hope to see in 2050.

LU 1. The City of Anna will use this Future Land Use Plan as its primary policy document for decisions related to the physical development and the desired future community character of Anna.

LU 2. Decisions on rezoning, the subdivision of land, project design, the provision of incentives and other aspects of development should be made consistent with the Future Land Use Plan.

LU 3. Public sector infrastructure investments will be made in accordance with this plan to facilitate the desired supporting private sector investment.

LU 4. Investments by the private sector should be consistent with the Future Land Use Plan's direction in terms of the scale, mix of land uses and development character.

LU 5. New development and redevelopment in Anna will create a diverse mix of housing opportunities for people so that they can reside in Anna at all stages of their lives.

LU 6. New development and redevelopment in Anna should create a range of locations for businesses that provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents of surrounding communities that choose to shop in Anna.

LU 7. Reinvestment by the City, Anna property owners and developers will be encouraged to support the continued vitality of existing Anna neighborhoods so that they continue to appeal to new generations of residents.

LU 8. Anna property owners and developers will be encouraged to retain, protect and enhance existing cultural and historic assets to maintain Anna's unique sense of place as the community continues to grow.

LU 9. The City will discourage development in areas where steep slopes, flooding, exposure to toxins or pollutants or other hazards pose a threat to the people who will live or work in the area and to the investment they have made in their properties.

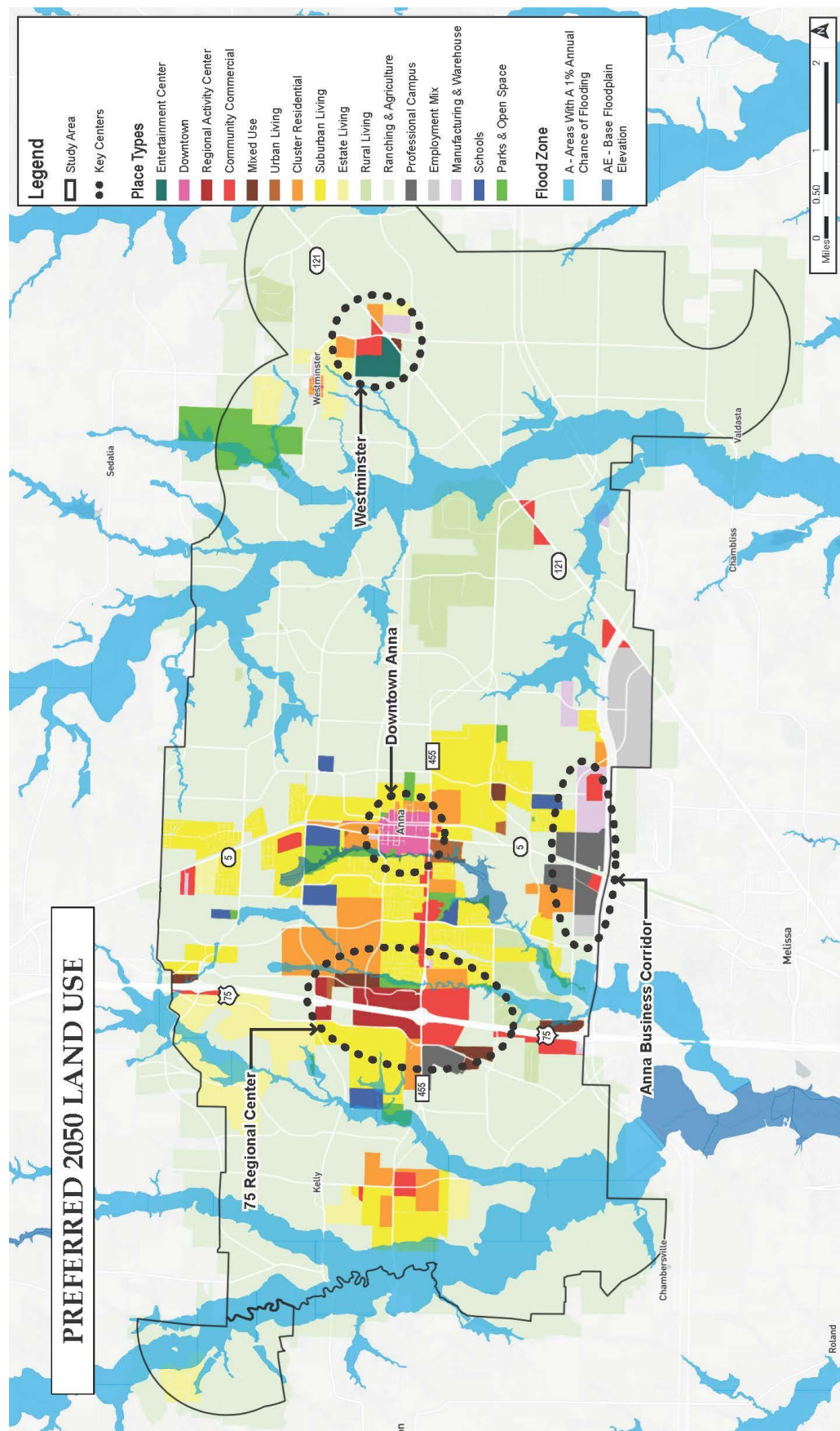
LU 10. The City, Anna Independent School District and Collin College will coordinate planning for new residential development and new educational facilities so that future facilities and developments are well connected, mutually supportive and available at the appropriate time.

LU 11. The City will participate in regional programs and initiatives that result in a more successful future development pattern for North Texas and will use its Future Land Use Plan to position Anna to contribute and succeed within the region.

LU 12. If zoning decisions by City Council show a consistent pattern of not being in alignment with this Future Land Use Plan, the City should conduct a review of the plan to determine if community values, market conditions or other factors warrant a change to the plan's Vision, Guiding Principles and Policies.

FUTURE LAND USE PLAN

The Future Land Use Plan is a graphic depiction of Anna's ideal land use pattern for the **year 2050**. It should be used by the City, in conjunction with the Land Use and Development Policies to guide future decisions on proposed zoning and development applications and development standards.



Projected Growth

As indicated in Chapter 2, the population projections developed for this project anticipate a population range of 42,000 – 84,000 in the planning horizon year of 2050. To accommodate this anticipated population, only 21% (for the low end of the range) to 42% (for the high end) of the Preferred Scenario’s development capacity would be needed by 2050. This means that much of the land in ranching, agricultural or rural use today will still be in similar uses in 2050.

PlaceType	2020 PlaceType Mix		2050 PlaceType Mix	
	Acres	% of Study Area	Acres	% of Study Area
Ranching and Agriculture	39,119.13	91%	32,667.15	76%
Rural Living	1,213.80	3%	1,320.09	3%
Estate Residential	215.84	1%	1,411.10	3%
Suburban Living	1,098.23	3%	3,097.64	7%
Cluster Residential	-	0%	1,160.13	3%
Urban Living	10.33	0%	77.41	0%
Community Commercial	63.15	0%	515.68	1%
Regional Activity Center	51.82	0%	212.49	0%
Downtown	144.37	0%	144.37	0%
Entertainment Center	-	0%	95.87	0%
Mixed Use	-	0%	182.49	0%
Employment Mix	-	0%	411.15	1%
Professional Campus	-	0%	337.55	1%
Manufacturing and Warehouse	163.32	0%	305.77	1%
Schools	176.69	0%	252.71	1%
Parks	647.00	2%	712.08	2%
Total	42,903.68	100%	42,903.68	100%

2050 PlaceType Mix

Residential Mix

Anna’s neighbors have indicated a desire for an increased range in future housing choices in Anna that would allow residents to age in place. The mix of housing units anticipated in the Future Land Use Plan places Anna on a path to achieving this objective. The following exhibit compares Anna’s current housing mix with the housing mix anticipated in the year 2050.

Housing Type	Existing		2050	
	# of Units	% of Total	# of Units	% of Total
Large Lot Single-Family	3873.03	57%	11,020.96	39%
Small Lot Single-Family	2580.96	38%	11,812.28	42%
Townhomes	64.87	1%	2,126.52	8%
Multi-Family	320.63	5%	3,089.24	11%
Total	6839.49	100%	28,049.00	100%

Residential Mix

Non-Residential Mix

The Future Land Use Plan also encourages a development pattern that establishes a range of locations for businesses that will provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents. By 2050, the Future Land Use Plan could accommodate over 38,500 jobs. The following exhibit compares the mix of jobs represented by the Future Land Use Plan with the current mix of jobs in Anna.

Job Type	Existing		2050	
	# of Jobs	% of Total	# of Jobs	% of Total
Retail	973.0	33%	7,362.0	19%
Office	759.0	26%	11,525.0	30%
Public	761.0	26%	16,069.0	42%
Industrial	446.0	15%	3,695.0	10%
Agriculture	16.0	1%	0.0	0%
Total	2955.0	100%	38,651.0	100%

Employment Mix

ACTION ITEMS

The following Action Items are recommended steps to achieving the land use vision desired by Anna neighbors:

Action 3.1 Comprehensive Plan Checklist. Develop a Comprehensive Plan checklist as a means of evaluating development proposals and zoning applications for consistency with the **Anna 2050** principles and policies and to assist City Staff in making recommendations to P&Z and Council.

Action 3.2 Mixed-Use Guidance. Establish policies to guide the appropriate mix, intensity and design of mixed-use projects to help City Staff evaluate the implication of these types of development proposals.

Action 3.3 Fiscal Impact Analysis. Establish and utilize a fiscal impact analysis process for major new development and redevelopment so decision-makers can consider the costs and benefits to the City and the community when they make determinations on proposed projects.

Action 3.4 Communication with Developers. Continue to work with the North Texas development community, property owners, realtors and brokers to inform these stakeholders about the new opportunities resulting from **Anna 2050** vision and development policies.

Action 3.5 Code Updates. Prepare the critical updates to the City's Zoning Ordinance and Subdivision regulations that will be necessary to align them with the future vision expressed in this comprehensive plan to achieve the desired future development pattern.

Action 3.6 Proactive Rezoning. Conduct City-initiated rezoning of areas where such rezoning will remove an important barrier to development or revitalization.

Round 2 Team Discussion Background Materials

Chapter 4: Economic Development

INTRODUCTION

Economic development is characterized by the sustained, unified actions of policy makers and communities aimed at promoting and upholding the standard of living and economic health of a community. It is a collaborative effort between local governments and the private sector. Economic development includes improving the quality of life, creating jobs, increasing wealth and maintaining and expanding infrastructure.

POLICIES

Anna's Economic Development Policies are presented below. They are derived from the Anna Economic Development 4A and 4B Strategic Plan, adopted by the economic development boards and the City Council.

ED 1. The City should maintain a successful economic development program in order to achieve local, state and national recognition.

ED 2. The City should continue to strengthen its commercial and employment base.

ED 3. The City should continue to foster and develop relationships with businesses, partners and allies in order to retain and grow Anna's tax base.

ED 4. Anna will create and nurture a positive identity that differentiates the city from surrounding communities by promoting its unique characteristics through branding elements, unified marketing materials and first-class development.

ED 5. Anna should work to transform Downtown into a vibrant district for living, shopping and working.

ED 6. Anna should maintain policies, regulations and resources to improve the quality of life in the city.

ED 7. The City should focus on efforts to improve the aesthetics and appearance of the community through public and private investment.

ED 8. The City will partner with the EDC to develop first-class infrastructure in Anna to support private development.

ED 9. The City will support efforts to increase a broad range of development types to diversify the City's tax base.

ACTION ITEMS

The Action Items below will help to guide the development and implementation of the City's economic development strategy by laying out a framework for the creation and expansion of programs and capital improvements to help maintain the fiscal sustainability and resiliency the community desires.

Action 4.1 Quality and Innovation. Support high-quality and innovative economic development projects to advance economic development goals providing adequate resources for the economic development,

coordinating economic oriented project with the EDC, and providing supportive policies and regulations to advance favorable projects.

Action 4.2 Adequate Resources. Provide adequate resources to accommodate high-quality economic development initiatives by aligning Capital Improvements Program (CIP) budgeting with economic development projects to ensure available infrastructure.

Action 4.3 Fiscal Alignment. Perform a fiscal analysis of the City's long-term infrastructure investments to ensure future developments are supported and fiscally responsible.

Action 4.4 Targeted Investment. Place greater emphasis on the four Key Centers, aligning resources, policies and investments with these targeted investments areas.

Action 4.5 Business Database. Develop and maintain a database of businesses in order to maintain communication and continuity with its business allies.

Action 4.6 Positive Relationships. Develop a plan or program for maintaining positive working relationships with nearby communities, regional partners, state officials and national leaders.

Action 4.7 Branding Policy. Develop and maintain a branding policy to ensure a singular and unified brand is communicated across all departments and is represented on future internal and external assets.

Action 4.8 Public Investment in Downtown. Develop a program and identify funding for the implementation of the highest priority improvements to infrastructure and the public realm in the Downtown area to catalyze revitalization and advance Downtown as a place; review annually to assess progress.

Action 4.9 Standards and Regulations for Downtown. Adopt standards and regulations to ensure high-quality Downtown development.

Action 4.10 Unified Development Code Update. Update the Unified Development Code to align with the *Anna 2050* Plan and Future Land Use Plan.

Action 4.11 Aesthetic Values and Strategy. Develop a plan to identify the City's aesthetic values and to activate a strategy with the goal of becoming a unique, progressive and sustainable city.

Action 4.12 Infrastructure Audit. Create and implement an infrastructure audit program to ensure that the City maintains smart, resilient and fiscally responsible infrastructure.

Action 4.13 Smart Ecosystem. Consider working with partner agencies, including utility companies and telecommunications providers, to commission a study exploring opportunities to expand the digital infrastructure as necessary to enable a smart city ecosystem that is well equipped for the future.

Action 4.14 Range of Development Types. Revise the City's development standards and create appropriate guidelines and prototypes to encourage a broad range of first-class development types.

Chapter 5: Housing

INTRODUCTION

It is critical that future housing choices in Anna align with the community's vision, while protecting and revitalizing past choices. While Anna's most transformational growth will occur near existing neighborhoods, future opportunities include mixed-use and infill options near Downtown. It will be equally important to preserve and continue building out established neighborhoods to create a complete community. As the community and economy at large continue to evolve, flexibility will remain a key component of success.

POLICIES

The policies below are aimed at protecting existing housing and neighborhoods and encouraging a diverse range of new housing types in Anna.

H 1. The City should encourage housing diversity in Anna to increase resiliency, sustainability and to attract a broad range of housing options.

H 2. The City will work to maintain the integrity and quality of existing neighborhoods to protect and maintain existing housing stock and values.

H 2. The City should permit the use of innovative programs, design, planning and construction methods which lower development costs while maintaining or increasing present standards.

H 3. The City should maintain effective and efficient development regulations and administrative procedures to minimize delays in the development review process and in the issuance of development application approvals.

H 4. The City will maintain effective code compliance to ensure neighborhood standards and regulations are observed.

H 5. The City will work to maintain the integrity and quality of existing neighborhoods to protect and maintain existing housing stock and values.

H 6. The City should work to avoid potential blighting influences within residential areas through land use planning. Where unavoidable, minimize the adverse impacts of conflicting land uses through performance criteria requiring adequate screening, landscaping and other design features which promote land use compatibility and appropriate land use transition.

H 7. The City will continue to improve neighborhood parks to ensure that they serve as focal points and gathering places for neighborhoods.

ACTION ITEMS

The following Action Items can help attract a choice population and help shape a sustainable future for the Anna community.

Action 5.1 Housing Study. Conduct a housing assessment to determine the types of housing products that Anna can support and the policies and actions that can improve the health and vitality of Anna's housing stock.

Action 5.2 Database of Sites. Identify and maintain a database of sites with available infrastructure that are suitable for residential development based upon the adopted Future Land Use Plan.

Action 5.3 Development Flexibility. Revise the zoning ordinance and other related regulations to accommodate innovative and flexible land development techniques to permit a variety of lots and promote context-sensitive development, subject to compliance with other City goals and policies.

Action 5.4 Concentration of Rentals. Disperse high-density housing to maintain neighborhood integrity, focusing on appropriate locations within each of the four Key Centers.

Action 5.5 Evaluation Criteria. Create evaluation criteria for neighborhood and housing quality surveys through surveys that measure CIP spending, residential sales and values, crime occurrences, code related cases and actions, rental concentrations and others.

Chapter 6: Mobility

INTRODUCTION

Mobility planning combines both engineering and planning principles to help move people and goods to and from their destinations. The Mobility Strategy for the City of Anna establishes the City's transportation policy direction and provides a long-term overview of the major transportation improvements that will be necessary to support the Future Land Use Plan.

POLICIES

The following policies were created to provide a direction for the City as it strives to achieve its future mobility goals over the next 30 years:

M 1. The City of Anna will establish and maintain a well-connected network of thoroughfares that supports the mobility needs of vehicles, bicyclists and pedestrians.

M 2. The Planning & Development Department will partner with Public Works to identify, design and implement safety improvements on the roadways with the highest rate of crashes.

M 3. The Planning & Development Department will partner with the Public Works and Parks & Recreation departments to develop a complete trails network that connects parks with other major destinations.

M 4. The City of Anna will coordinate with Collin County Transit and DART to provide residents with increased access to transit services.

M 5. The Public Works Department will update the City's right-of-way requirements to obtain additional width at thoroughfare intersections to allow for dedicated turn lanes and increased capacity.

M 6. The Planning & Development Department will revise the subdivision ordinance to ensure that Minor Collectors are being properly utilized in new residential developments and creating connectivity within neighborhoods.

ACTION ITEMS

All of the policies in the Mobility Strategy need to be supported by recommended actions in order to ensure that they are implemented. The following is a list of Action Items related to the Mobility policies in this plan.

Action 6.1 Thoroughfare Plan. Adopt the Master Thoroughfare Plan presented in this plan.

Action 6.2 Design Standards. Adopt flexible design standards that complement the City's future PlaceTypes.

Action 6.3 Capital Improvements Plan. Develop a Capital Improvements Plan (CIP) that reflects the roadway alignments and cross sections presented in this plan, including the closing of existing sidewalk gaps along major roads.

Action 6.4 Pavement Maintenance. Prioritize pavement maintenance projects on major roads and roads with multimodal facilities.

Action 6.5 Roundabout. Design and build a roundabout at the intersection of FM 455/White Street and SH 5/Powell Parkway to calm traffic in that area, reduce intersection-related crashes and serve as a gateway into Downtown Anna.

Action 6.6 Corridor Study. Conduct an independent corridor study of FM 455/White Street from US 75 to SH 5/Powell Parkway to further address safety issues, such as poor access management.

Action 6.7 Traffic Calming. Create a citywide traffic calming program to identify and construct speed management devices as future projects.

Action 6.8 Railroad Crossings. Perform an analysis of existing railroad crossings to enhance safety and consider the potential implementation needed for quiet zones.

Action 6.9 Trails. Adopt the trails network proposed in the Parks, Trails and Open Space Master Plan.

Action 6.10 Veloweb. Prioritize construction of trail projects that are identified in, or complement, the NCTCOG Regional Veloweb network.

Action 6.11 Bicycle Network. Construct a network of on-street bicycle facilities as shown in the Master Thoroughfare Plan to support the off-street trails network.

Action 6.12 Sidewalks. Implement a policy or regulation requiring sidewalks in all new developments or when development undergoes major reconstruction to support a more complete pedestrian network citywide.

Action 6.13 Light Rail Station. Partner with DART to support the construction of a new Red Line station in Downtown Anna.

Action 6.14 Collin County Transit. Partner with Collin County Transit to include Anna as a participating city in their Older Adult, Individuals with Disabilities, and Low-Income Transit Subsidy programs.

Chapter 7: Placemaking

INTRODUCTION

Placemaking helps establish a city as a desirable place to live and guides the selection of site amenities that support its vision. When people have a choice about where to live, they seek out the places that offer community, connection and a higher quality of life. These places tend to emerge where a city and/or a developer takes advantage of the attributes of the surrounding area—topography, vegetation, land uses, building form—and utilizes those attributes to create a place that is distinct from anywhere else in the region.

POLICIES

Placemaking provides essential social and economic value that can set Anna apart as unique and special. The policies below will form the foundation for the Anna's placemaking efforts.

P 1. The City of Anna should work with developers to create unique destinations that build off of existing areas of cultural or architectural distinction to attract residents and businesses.

P 2. The City of Anna will create a hierarchy of streets that meets the needs of pedestrians, bicyclists and automobiles and respects the architectural character of the surrounding area.

P 3. The City of Anna should encourage the development of parks, open space and trails by utilizing land within floodplains to create connections across Anna.

ACTION ITEMS

The following Action Items are tangible steps that the City of Anna should take to implement placemaking measures.

Action 7.1 Neighborhood Design Guidelines. Develop or update design guidelines that support Placemaking in key PlaceType areas and the use of natural areas and resources in the design of Anna neighborhoods and amenities.

Action 7.2 Employment Center Design Guidelines. Create design guidelines that ensure that employment centers are developed with the character that attracts highly-skilled, high-income workers.

Action 7.3 Gateway Design Study. Conduct a Gateway Design Study to determine the appropriate characteristics of the development, signage and amenities at the major entrances to Anna.

Action 7.4 Historic Preservation Plan. Develop a Historic Preservation Plan for Anna to identify those buildings and neighborhoods that should receive local protection and state and national recognition.

Action 7.5 Historic Preservation. Establish a partnership among private interests to support historic preservation in Anna.

Action 7.6 Branding Strategy. Prepare a citywide Branding and Placemaking Strategy that welcomes visitors, identifies historic landmarks and gateways and links together existing character areas through a wayfinding program that uses a combination of environmental graphics, print materials and web-based information.

Action 7.7 Performing Arts. Identify opportunities to host performing arts events in publicly owned spaces, including parks, streets rights-of-way and public buildings.

Preliminary

8. Parks, Trails and Open Space

INTRODUCTION

The City of Anna is at a turning point and has the opportunity today to set the vision for the future of parks and open space within the city. There are currently a number of high-quality parks and open spaces that serve the existing population, but the city is expected to grow exponentially in the coming years. There will need to be strategic improvements to the current recreation system so that outdated components can be replaced as needed and so that the system can adapt to evolving demographics and trends.

POLICIES

These policies focus on enrichment and improvement of the Anna parks and recreation system so that the needs of Anna neighbors will be met, both today and as the community grows.

PT 1. The City of Anna will create an exemplary parks and recreation system to provide Anna neighbors access to recreation close to home.

PT 2. The City of Anna should work with developers to create unique destinations that build off of existing areas of cultural or architectural distinction to attract residents and businesses (see also Chapter 7, Placemaking).

PT 3. The City of Anna should encourage development of parks, open space and trails by utilizing land within floodplains to create connections across the community (see also Chapter 7, Placemaking).

PT 4. The Neighborhood Services Department will continue to develop specific Parks and Recreation staff positions to create a separate Parks Department.

PT 5. The City of Anna will expand its inventory of recreation facilities, including planning and design for an indoor recreation facility.

PT 6. The City of Anna will pursue planning and design for an outdoor sports complex to support the needs of Anna neighbors who want to play sports closer to home.

PT 7. The City of Anna will pursue planning and design for additional trail connections making important linkages to identified destinations throughout the city.

PT 8. The City of Anna should develop an avenue for providing recreational services and programs to Anna neighbors of all age groups and abilities.

PT 9. The City of Anna will pursue planning and design for an outdoor space within Downtown that will become a destination and gathering space for Anna neighbors and visitors.

ACTION ITEMS

The following Action Items are tangible steps that the City can implement in developing the new parks and recreation system in Anna.

Action 8.1 City-Owned Properties. Expand or enhance City-owned park and recreation properties that have the potential to better serve the surrounding residents or that could become a wellness and enjoyment destination for the community at large.

Action 8.2 Staffing. Follow the step-by-step plan in the Parks and Recreation Master Plan to create dedicated Parks and Recreation staff positions and to address the department's organizational structure as detailed in that plan.

Action 8.3 Medians and Rights-of-Way. Continue to utilize Anna's medians and rights-of-way to add green infrastructure and beautification to the city.

Action 8.4 Property Acquisition. Acquire developable properties utilizing the Key Service Criteria for park and recreation site development as described in the Appendix.

Action 8.5 Open Space Standards. Consider incorporating standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and community gathering places.

Action 8.6 Open Space Opportunities. Evaluate alteration requests to existing buildings and sites for additional open space, plaza, gathering place and/or green space and landscaping options.

Action 8.7 Plan Review. Continue to include Parks personnel on the Anna Development Review Committee and review plan submittals, not only to meet specific technical requirements, but also to meet community quality of life, recreation and open space needs.

Action 8.8 Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities where possible.

Action 8.9 New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.

Action 8.10 Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems

Action 8.11 Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.

Action 8.12 Trail Exhibits. Provide interpretive and/or educational trail exhibits along select trails to acknowledge the cultural and historical significance of an area.

Action 8.13 Programming. Provide staff-facilitated recreation programming for the community.

Action 8.14 Improved Access. Assess and improve access to existing trails, and provide high-quality access to new trails.

Chapter 9: Downtown

INTRODUCTION

A healthy downtown is an important part of a thriving community. It contributes to the city's image and vitality and is a reflection of its values and quality of life.

POLICIES

The **Anna 2050** plan for Downtown identifies specific policies crafted to make this area a better place to conduct business, visit, live and enjoy. Based on a study of physical and market conditions and a robust community engagement process, the plan it is intended to be responsive to the community's needs. Strategic policies of the plan include:

- D 1.** The City of Anna and the EDC should partner with land owners and private developers to target catalyst areas to spur development, economic growth and reinvestment in Downtown.
- D 2.** The EDC should market and promote Downtown as a center for locally-owned, boutique businesses and family restaurants.
- D 3.** The City of Anna should establish a Downtown entity to ensure the continued success of programming efforts and to market and promote it as a center for locally-owned businesses.
- D 4.** The City of Anna should encourage development of and prioritize community gathering spaces.
- D 5.** The City of Anna should secure funding and prioritize the design and construction of multimodal facilities in the public realm, including sidewalks and trails, to encourage walkability and connectivity throughout the district.
- D 6.** The City of Anna should initiate a rezoning of Downtown to encourage a more diverse range of uses and housing choices for the community, preserve the character of the area, create housing that would allow residents to age in place and improve market adaptability.
- D 7.** The City of Anna Parks Department should continue to invest in Downtown through the construction and maintenance of parks, trails and paths to ensure outdoor activities and natural areas are targeted as assets for the community.
- D 8.** The Anna Historical Society should continue to work closely with the City to ensure that historical assets and the character of Downtown is preserved and celebrated.
- D 9.** The City of Anna should utilize the Municipal Complex and City Hall site to develop an outdoor public plaza and gathering space that knits together the pedestrian infrastructure along its perimeter and throughout Downtown, creating an attractive and active pedestrian environment for daily activities, community events and festivals.

ACTION ITEMS

The following Action Items are designed to help advance the revitalization of Downtown Anna.

Action 9.1 Facilitate Partnerships. Identify and bring together key property owners with large parcels of land and representatives of the development community to promote partnerships and spur growth that is in alignment with the Downtown Master Plan.

Action 9.2 Transition Strategy for City Facilities. Develop a transition strategy of city facilities to prepare for the time when they turn over and become available.

Action 9.3 Diverse Housing and Mix of Uses Downtown. Promote a diversity of residential types and allow a mix of uses to promote Downtown vitality and provide opportunities for changing demographics and aging in place.

Action 9.4 Downtown Transitions. Provide for the appropriate transitions from the Downtown Core which are supportive of a mix of uses that promote walkability and interaction between all parts of the district.

Action 9.5 Downtown Zoning. Align zoning in the Downtown area with the Future Land Use Plan.

Action 9.6 Downtown Parking. Initiate a parking study for the Downtown Core to identify existing and future parking needs, and to prepare strategies for phasing future parking improvements to support future Downtown development.

Action 9.7 Traffic Calming. Provide traffic calming measures at key intersections and gateway entry features that improve traffic flow and safety and signify arrival to the district.

Action 9.8 Sidewalks and Trails. Identify and prioritize sidewalk and trail projects that knit the Downtown Core together and provide safe routes for pedestrian users to schools, open spaces, civic and institutional places.

Action 9.9 Funding for Connectivity. Apply to state, federal and non-profit funding programs to improve and connect Anna's pedestrian network throughout the district.

Action 9.10 Transit Dialogue. Establish an ongoing dialogue with DART on ways to bring rail service to Anna and make improvements as opportunities arise to increase transit readiness.

Action 9.11 Street Maintenance. Initiate a street maintenance program for Downtown.

Action 9.12 Downtown Branding. Develop a branding program for the Downtown Core and Downtown Neighborhood, including a wayfinding package that can be implemented over time.

Action 9.13 Gateways and Entry Features. Use branding to identify key gateways and entry features in Downtown.

Action 9.14 Railroad Crossing. Enhance the railroad crossing from a pedestrian standpoint to link the east and west sides of the Downtown together and to make the area transit-ready.

Action 9.15 Programming Features. Enhance the adjacent roadways and street network to accommodate more programming opportunities and make the area transit-ready.

Action 9.16 Open Space Linkages. Prioritize and enhance improvements to the trail network to link key open spaces through Downtown, the Municipal Complex and the Slayter Creek trail network.

Action 9.17 Municipal Complex Linkages. Design and implement a sidewalk and connectivity program within and adjacent to the Municipal Complex to link this important civic building to the Core along Fourth Street and to provide opportunities for gathering and walking.

Action 9.18 Catalyst Sites. Identify and prioritize catalyst sites which are ripe for development.

Action 9.19 Downtown Association. Assist with the formation of a downtown association to connect property owners with stakeholders and developers and to foster potential partnerships for the development of catalyst sites.

Action 9.20 Incentivized Process. Create and promote an incentivized process/program for Downtown development.

Action 9.21 Public Art. Promote Anna's history and culture through public art programs that display community pride and heritage.

Action 9.22 Shade Elements. Require shade elements for new Downtown developments and building and site upgrades through the development review process and determine whether the proposed shading components are adequate or if additional shade cover should be required.

Action 9.23 Landscape Ordinance. Amend the Landscape Ordinance to create a shaded area requirement for any new park development.

Chapter 10: Implementation Strategy

INTRODUCTION

The vision in the **Anna 2050** Comprehensive Plan is a reflection of the desires and aspirations for the future of the community from the perspective of many different stakeholders. It addresses a variety of basic issues and requirements that will affect the community's ability to plan for and achieve that vision, informs capital improvements planning, provides a basis for the review of zoning and development applications and helps identify changes in existing development regulations that are necessary to support the vision. A plan can only be effective, however, if there is a clearly articulated strategy for implementation.

POLICIES

These policies are the foundation for implementing the **Anna 2050** Plan.

- I 1. The Implementation Strategy will be used as a plan of action for achieving the community's vision for the future.
- I 2. The Implementation Strategy will be a reference for city officials in the making of decisions affecting physical development within Anna.
- I 3. The Implementation Strategy will be a tool for capital projects planning.
- I 4. City departments will be encouraged to use the **Anna 2050** Plan and the Implementation Strategy as a tool for planning and budgeting.
- I 5. City Staff will routinely track progress on plan implementation and report regularly to the City Council.

ACTION ITEMS

Below is a list of specific Action Items that should be undertaken in order to implement the **Anna 2050** Plan.

Action 10.1 Staff Resources. Identify City of Anna Staff who will be most involved in implementing the **Anna 2050** high priority actions and inform them of the Guiding Principles, Action Items and how to use the plan in their daily operations.

Action 10.2 Department Use. Encourage City departments to refer to the Implementation Matrix in the preparation of their annual budgets and work plans.

Action 10.3 Review of Regulations. Review the zoning ordinance, subdivision ordinance and other pertinent regulations and guidelines, as well as other plans—utility master plans, Capital Improvements Plans, the plans of partner agencies, etc.—for conformance with **Anna 2050** and update as necessary.

Action 10.4 Consistency Review. Evaluate an application's consistency with the **Anna 2050** Plan in the review of zoning requests and other development proposals, using a checklist and/or section of each staff report to provide the conclusion of the evaluation.

Action 10.5 Communicate Progress. Inform Anna neighbors, partners and other stakeholders about steps taken and steps to come in the implementation of the **Anna 2050** Plan.

Action 10.6 Progress Tracking and Annual Report. Monitor progress on plan implementation in a continuous and ongoing way, and present a report on the status of plan implementation to the City Council and other pertinent boards and commissions on at least an annual basis.

Action 10.7 Strategic Plan/Comprehensive Plan Alignment. Consider this Comprehensive Plan and its priorities when developing the City's yearly strategic plan to assure continued implementation of the community-wide vision.

Round 3 Team Discussion Background Materials

Key Centers

KEY CENTERS

The Future Land Use Plan identifies four key Centers in Anna, each with distinct economic development attributes and opportunities. The goal is to create distinct centers that don't struggle to attract the attention of the same consumer, the same tenant or the same dollars; each is meant to succeed because of its unique character. These diverse centers will satisfy a broader range of consumer needs and have the potential to draw from a larger geographic area because of the mix of uses, activities and environments they offer.

75 Center

75 Center is located on the east and west sides of US75 from the Collin County Outer Loop on the south to County Road 368 on the north. The most intense development within this center will be focused between White Street and County Road 370, with development to the north and south of this location transitioning into the surrounding residential PlaceTypes. This center will become a major regional draw and the most important center of activity in Anna. Destinations for shopping, entertainment, healthcare, recreation, employment and living in both vertical and horizontal mixed-use environments would be envisioned in this center.



Defining Characteristics:

The PlaceTypes within the 75 Center will include a mix of commercial uses that will support regional needs and offer a variety of jobs related to retail, personal and professional services, and healthcare. The center is envisioned to be the preferred location for nationally and regionally focused businesses that the community desires such as national restaurant chains, retail establishments and healthcare providers. Supporting these businesses will be higher density residential uses to enable the employees of the businesses in the center to be able to live within walking or biking distance to their jobs. The center would be connected through a comprehensive network of walkable, Complete Streets, and would have pedestrian connectivity to surrounding single-family residential neighborhoods.

Allowable PlaceTypes:

Regional Activity Center, Community Commercial, Mixed Use and Professional Campus and Urban Living PlaceTypes:



Anna Business Center

The Anna Business Center is located along the Collin County Outer Loop from Slayter Creek on the west to County Road 418 on the east. Depending on the future success of the center it could be expanded to SH 121. This center will build upon the success of the existing Anna Business Park.



Defining Characteristics:

This center is expected to be the primary employment center in Anna providing a range of jobs including logistics, light manufacturing, warehouse, office and supporting retail for the employees working in the area. A range of PlaceTypes is envisioned in the area to allow synergies between businesses that often collaborate, but each with distinct facility needs. While this center has an opportunity to be branded as a distinct area utilizing proven placemaking techniques, connectivity in this center will likely be achieved through a range of street types that are designed to support PlaceType dependent mobility needs ranging from pedestrian to semi-truck-oriented environments.

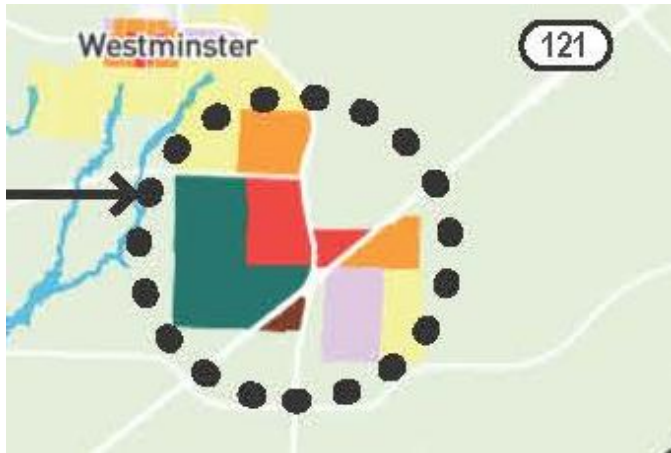
Allowable PlaceTypes:

Professional Campus, Employment Mix, Manufacturing & Warehouse, Community Commercial, Mixed-Use PlaceTypes:



Westminster

The Westminster Center is located near the Westminster Community at the intersection of SH 121 and FM 2862. The boundaries of the Center are generally along FM 513 on the south, Church Street on the north, and the intersection of CR 513 and 1067 on the east. The western edge of the center generally runs south as a continuation of Church Street. This center will become a major regional draw that could potentially focus on creating a unique destination in Anna for sports activities.



Defining Characteristics:

The Westminster center will be focused on attracting visitors who want to experience this rural community as part of an overall experience. This experience could also include outdoor sports and recreation destinations, perhaps even a sports complex. Other types of entertainment, along with restaurants and other commercial uses, could also be part of a combination of uses that would attract families and outdoor enthusiasts to Anna for the day or the weekend.

The unique location adjacent to the Westminster Community could provide opportunities for additional businesses that support the rural heritage of the area and PlaceTypes that support the preservation of open space by clustering development in specific locations.

Allowable PlaceTypes:

Entertainment Center, Community Commercial, Mixed-Use, Manufacturing & Warehouse and Cluster Residential:

