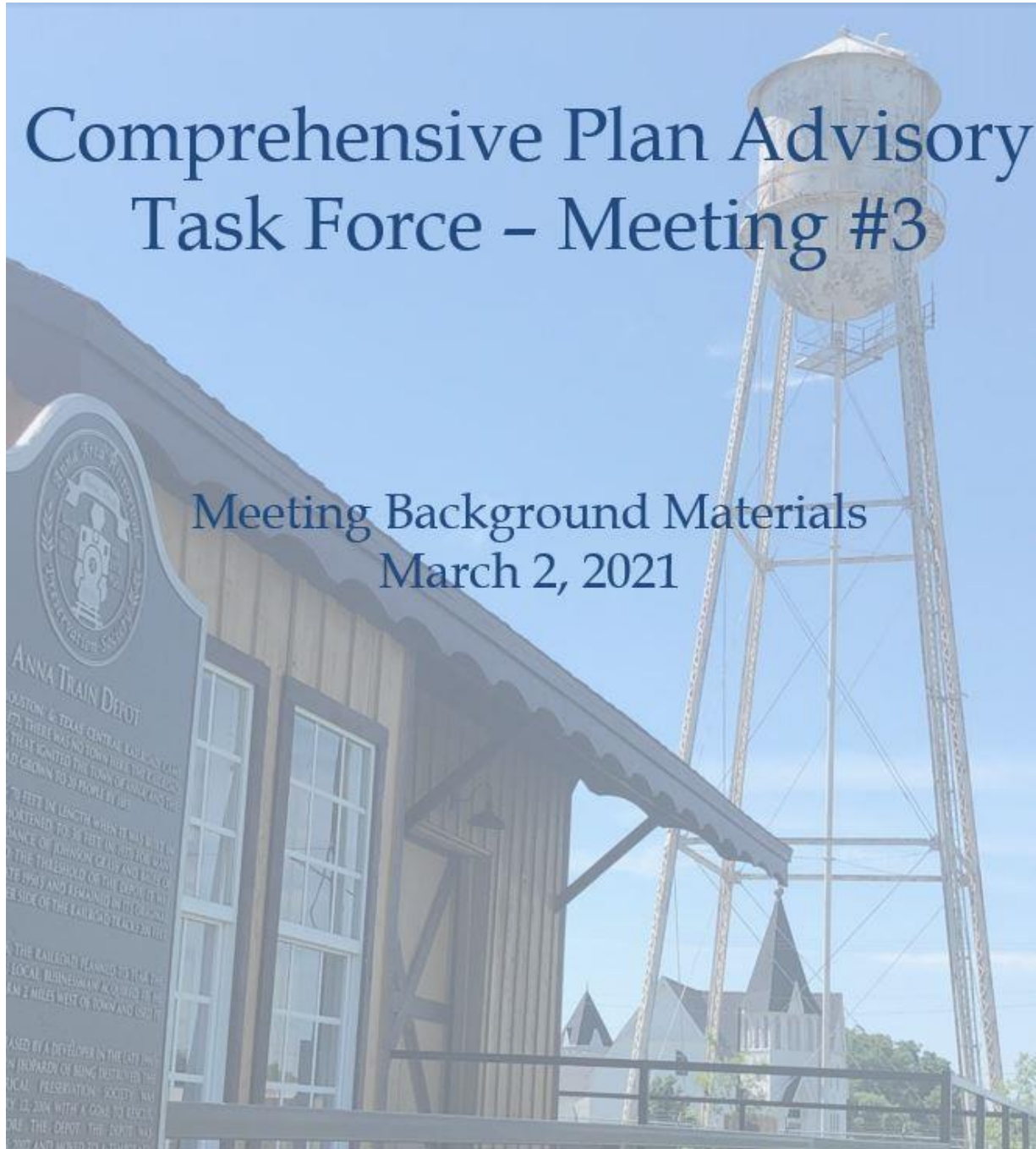


Comprehensive Plan Advisory Task Force – Meeting #3

Meeting Background Materials
March 2, 2021



Preliminary Survey Results for CPATF (As of 2/25/21)

Preliminary Survey Results for CPATF

Notes to Task Force Members

1. The online survey was opened on February 9, 2021. This analysis includes responses received through Thursday, February 25th. It will remain open until March 7th, so the final results may differ from the ones in this packet.
2. As of this time, 130 individuals have responded to the survey.
3. Only five Task Force members provided input through the survey, and some questions were answered by fewer members than this.
4. The Policy Direction and the Action Priorities reflect the responses of the TF members who responded to each question.
5. The additional open-ended Comments in the last section were provided by all individuals who responded to the survey. Only one of these comments was from a CPATF member.
6. Typically, additional comments are provided by individuals who have a particular interest or a strong opinion on a topic. They are helpful in understanding the range of community perspectives and they may propose valuable ideas for refining the plan. They are generally not reflective of a majority of the community.

Preliminary Survey Results for CPATF

How consistent is this direction with the Anna you would like to see by 2050?					
	Very consistent	Somewhat consistent	Somewhat inconsistent	Very inconsistent	I'm not sure
Vision Statement	75.0%	25.0%	0.0%	0.0%	0.0%
Guiding Principles	75.0%	25.0%	0.0%	0.0%	0.0%
Land Use	75.0%	25.0%	0.0%	0.0%	0.0%
Economic Development	100.0%	0.0%	0.0%	0.0%	0.0%
Housing	100.0%	0.0%	0.0%	0.0%	0.0%
Mobility	50.0%	50.0%	0.0%	0.0%	0.0%
Placemaking	100.0%	0.0%	0.0%	0.0%	0.0%
Parks, Trails and Open Spaces	100.0%	0.0%	0.0%	0.0%	0.0%
Downtown	100.0%	0.0%	0.0%	0.0%	0.0%
Plan Implementation	100.0%	0.0%	0.0%	0.0%	0.0%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
Land Use	Responses
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.	100.0%
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.	75.0%
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.	50.0%
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.	50.0%
Action 3.5. Code Updates. Prepare updates to the City's Zoning Ordinance and Subdivision regulations to align them with the future vision expressed in this comprehensive plan.	50.0%
Action 3.6. Proactive Rezoning. Conduct City-initiated rezoning of areas where such rezoning will remove an important barrier to development or revitalization.	50.0%
Economic Development	Responses
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.	100.0%
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 projects with the EDC and providing supportive policies and regulations to advance favorable projects.	75.0%
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, and review annually to assess progress.	75.0%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
Action 4.10. Unified Development Code Update. Develop and/or modify zoning and subdivision regulations to align with the Anna 2050 Plan and Future Land Use Plan.	50.0%
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.	50.0%
Action 4.12. Infrastructure Audit. Create and implement an infrastructure audit program to ensure that the City maintains smart, resilient and fiscally responsible infrastructure.	50.0%
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.	50.0%
Action 4.9. Standards and Regulations for Downtown. Adopt standards and regulations to ensure high-quality Downtown development.	50.0%
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.	25.0%
Action 4.4. Targeted Investment. Place greater emphasis on the four Key Centers, aligning resources, policies and investments with these targeted investment areas.	25.0%
Action 4.5. Business Database. Develop and maintain a database of businesses in order to maintain communication and continuity with its business allies.	25.0%
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.	25.0%
Action 4.14. Range of Development Types. Create design guidelines and prototypes to encourage a broad range of first-class development types.	0.0%
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.	0.0%
Housing	Responses
Action 5.2 Database of Sites. Identify and maintain a database of sites with available infrastructure suitable for residential development based upon the adopted Future Land Use Plan.	100.0%
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.	0.0%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
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.	0.0%
Action 5.4 Concentration of Rentals. Disperse high-density housing to maintain neighborhood integrity, focusing on appropriate locations around each of the four Key Centers.	0.0%
Action 5.5 Evaluation Criteria. Create evaluation criteria for neighborhood and housing quality through surveys that measure capital improvements (CIP) spending, residential sales and values, crime occurrences, code-related cases and actions, rental concentrations and other factors.	0.0%
Mobility	Responses
Action 6.8. Railroad Crossings. Perform an analysis of existing railroad crossings to enhance safety and consider the potential implementation needed for quiet zones.	100.0%
Action 6.9. Sidewalks. Prioritize the closing of sidewalk gaps along major roads to establish a connected pedestrian network.	100.0%
Action 6.1. Thoroughfare Plan. Review the Master Thoroughfare Plan every five years and update it as necessary.	50.0%
Action 6.10. Veloweb. Prioritize the construction of trail projects that are identified in, or complement, the NCTCOG Regional Veloweb network.	50.0%
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.	50.0%
Action 6.13. Collin County Transit. Partner with Collin County and NCTCOG to create a transit program providing subsidies for older adults, individuals with disabilities and low-income residents.	50.0%
Action 6.2. Design Standards. Adopt flexible design standards that complement the City's future PlaceTypes.	50.0%
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 multimodal facilities.	50.0%
Action 6.4. Pavement Maintenance. Prioritize pavement maintenance projects on major roads and roads with multimodal facilities.	50.0%
Action 6.5. Roundabout. Propose the construction of a roundabout to TxDOT 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.	50.0%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
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.	50.0%
Action 6.7. Traffic Calming. Create a citywide traffic calming program to identify and construct speed management devices as future projects.	50.0%
Action 6.12. Light Rail Station. Partner with DART to support the construction of a new Red Line station in Downtown Anna.	0.0%
Placemaking	Responses
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.	100.0%
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.	100.0%
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.	66.7%
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.	66.7%
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.	33.3%
Action 7.5 Historic Preservation. Establish a partnership among private interests to support historic preservation in Anna.	33.3%
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.	0.0%
Parks, Trails and Open Space	Responses
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.	100.0%
Action 8.11. Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.	75.0%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
Action 8.14. Improved Access. Assess and improve access to existing trails, and provide high-quality access to new trails.	75.0%
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.	75.0%
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.	50.0%
Action 8.4. Property Acquisition. Acquire developable properties utilizing the Key Service Criteria for park and recreation site development as described in the Appendix.	50.0%
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.	50.0%
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.	50.0%
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.	50.0%
Action 8.9. New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.	50.0%
Action 8.10. Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems	25.0%
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.	25.0%
Action 8.13. Programming. Provide staff-facilitated recreation programming for the community.	25.0%
Action 8.8. Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities where possible.	25.0%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
Downtown	Responses
Action 9.1. 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.	100.0%
Action 9.5. Downtown Core Transitions. Include requirements in the new zoning regulations for Downtown for 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 and diverse activity throughout the day.	66.7%
Action 9.6. Traffic Calming and Entry Features. Provide traffic calming measures at key intersections and gateway entry features that improve traffic flow and safety and signify arrival to the district.	66.7%
Action 9.10. Coordination with DART. Establish an ongoing dialogue with DART on ways to bring rail service to Anna and make improvements as opportunities arise to increase transit readiness.	33.3%
Action 9.11. Street Maintenance. Initiate a street maintenance program for Downtown.	33.3%
Action 9.12. Branding. Develop a branding program for the Downtown Core and Downtown Neighborhood, including a wayfinding package that can be implemented over time.	33.3%
Action 9.14. Railroad Crossing Enhancement. 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.	33.3%
Action 9.15. Programming Space. Enhance the adjacent roadways and street network to accommodate more programming opportunities and make the area transit-ready.	33.3%
Action 9.16. Trail Network. Prioritize and enhance the trail network, its facilities and amenities to link key open spaces through Downtown, the Municipal Complex and the Slayter Creek trail network.	33.3%
Action 9.2. City Facilities. Develop a transition strategy for City-owned facilities to prepare for the time when they turn over and become available.	33.3%
Action 9.7. Downtown Parking. Develop a strategy for providing public parking to serve the Downtown area, which may include the construction of one or more public parking lots or centralized parking facilities.	33.3%
Action 9.8. Sidewalk and Trail Connectivity. Identify and prioritize sidewalk and trail projects that knit the Downtown Core together and provide safe routes for pedestrians to schools, open spaces, civic and institutional places.	33.3%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
Action 9.9. Funding. Apply to state, federal and non-profit funding programs to improve and connect Anna's pedestrian network throughout the district.	33.3%
Action 9.13. Gateways and Entry Features. Use branding to identify key gateways and entry features in Downtown.	0.0%
Action 9.3. Zoning Alignment. Align zoning in the Downtown area with the Future Land Use Plan.	0.0%
Action 9.4. Diverse Mix of Uses. Include provisions in the new Downtown zoning regulations to 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.	0.0%
Implementation	Responses
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.	76.2%
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, Policies, Action Items and how to use the plan in their daily operations.	66.7%
Action 10.2. Department Use. Encourage City departments to refer to the Implementation Matrix in the preparation of their annual budgets and work plans.	47.6%
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.	47.6%
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.	42.9%
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.	40.5%

Preliminary Survey Results for CPATF

These are the proposed Action Items for each strategy. Check the ones you think are most important to act on in the next five years.	
Action 10.7. Comprehensive Planning Staff. Create and staff a Comprehensive Planning section within the Planning & Development Department responsible for long-range planning issues and other related duties, including tracking progress on plan implementation, monitoring and managing necessary updates to codes and ordinances, reviewing zoning and development proposals for consistency with the plan, managing amendments to the plan to reflect new priorities and opportunities and preparing an annual report on the status of implementation.	40.5%

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Q2. Why are you interested in Anna? Please check all that apply.
I'm interested for another reason. See below:
As a resident of Gresham, Oregon for 33 years and member of the Planning Commission for that community, I would like to voice my thoughts and share my experience living in a community of 110,494. I was also the President of the Southwest Neighborhood Association which was a neighborhood of 3,000 homes. I also experience in land use planning and design as the owner of NW Drafting Services, llc. I have over 40 years experience in Civil Engineering and Residential/Commercial construction and development. We moved to Anna in September of 2019 and are extremely excited about living in a community that by all outward appearances is one of the most desirable communities in Collin County and North Dallas. I trust Anna 2050 will focus on specific projects and needs rather than politics. Currently building a new house in Anna. Also family members live in Anna, so we visit/shop often. To grow my current business enough to move it from McKinney to Anna. I'm a board member of a 501(c)(3) organization in Anna.
Q5. How consistent are these Guiding Principles with the Anna you would like to see by 2050?
Q6. Please share your additional thoughts, comments or questions here.
As Anna continues to grow, I would like to see the infrastructure that is built to meet the capacity of the city in 2050. No mention of a cultural center or performing arts center. No mention of industrial zones. No mention of airports, hospitals, universities or college level educational centers. Must emphasize the need for safe, clean, reliable energy. There should never be a power outage, unsafe water, water shortage, low or no water pressure or fuel shortage of any kind in the State of Texas. Many businesses lost money during this years winter storm. This is inexcusable. Never again! I would like there to be more middle and upper middle class homes. There are too many DR Horton and other low priced homes being built here. This isn't going to help our property value. Also, no more new concrete plants that hurt the air quality by adding more dust. Work with the dump in Melissa to control the smell and plant more trees and evergreens to block the view of the dump.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Please add that the City helps individuals feel apart of the community. At this time my interactions with the City in regards to water, trash, and such have left me feeling that I do not matter for it is operating as a business that does not have regard to the individual; as though I am a customer and not part of something bigger. This should start with the attitude of City employees.
Based on observation, plans that include focus on race, multi-culturalism and diversity tend to drive wedges between people rather than unite them. People are people and all have the same desires and needs regardless of background. It seems a good plan would address the needs of the many.
"Is resilient and adaptable in response to change and innovation, and responsive in times of emergency or disaster."
I believe this principle should be highlighted, we have seen that the City was extremely affected by the recent winter storm. It is essential that development not exceed infrastructure in terms of capacity and preparedness.
I'm very concerned about the unchecked growth and destruction of our small town environment and feel. While I understand the drive for grown, commercial business including but not limited to high end financial institutions, this will come at a price. The price is the loss of one of the reasons we moved to Anna, The small town feel. Perhaps the creation of a real down town built on the country feel of Texas.
In the vision statement, the word "races" needs to be stricken. By putting that language there, the implication is our town is not very welcoming to people of color. It's an ignorant word that will be looked upon in 30 years as "ignorant " considering the rapidly changing demographics of our area.
The downtown area is key yo the future of keeping people downtown via festivals and different events. Us 75 is out money line to the future business tax base.
I would like to see a retirement area for those over 65 with amenities.
Figure out a way to convince the current long time Anna residents that the growth is not only for the best, it is necessary for keeping some of the old town Anna alive.
The tax burden that will be placed on our city's less wealthy residents will force them out of their homes. Frankly, we can't afford all of this.
Please seriously think about extending Ferguson Parkway to the Otter Loop ASAP. It would be great to have another route into Anna when there's accidents on 75 and with the Highway 5 roadwork set to start.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Why is nothing being done about Internet Service?? This city has kept us locked with Suddenlink's horrendous service for over 10 years now, with no alternatives or competition. With this city's expansion and with everyone working remote, this should have been one of the first things improved upon but nothing has been done whatsoever. What kind of morons are running this council??
I would like to see a more robust statement about education.
Mobility choices may be impacted by NCTCOG and Collin County not viewing Anna as a future large community in their current mobility studies.
I dont see why our Vision statement has to have comments on race or age.
Q10. Are there other important action items to address future land use? If you have additional suggestions, please add those here.
I would like to see Anna as a city that has the ease of getting from place to place whether it be by car or foot or bike. Trails in Anna should shoot in and out of business areas.
Everything on the above list needs our attention in the next five years. I can hardly believe we are using a 2010 Comprehensive Plan in 2021. This is not acceptable. Our city leaders need to address this immediately or we find new leadership. This is embracing. Where are our priorities?
How does the development impact the environment- air quality and water. (Anna doesn't have the best wster)
Environmental and Quality of life impact studies on any new industrial business that wish to locate themselves in Anna.
If Anna incorporates "areas where ... 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 9), should not these be addressed and remedied as soon as reasonably possible?
Purchase land for parks, open green space, and connecting trails now before it is too late. When possible, require developers to commit to build the aforementioned before agreeing to rezone.
Any growth should be in keeping a small town feel rather than a move towards a metropolis.
Design downtown area.
I would like the city to ensure that agricultural and undeveloped areas are maintained within the city, just like they do in Plano. Having agricultural areas next to residential and commercial areas throughout the city will help us to maintain our open and rural feel.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Though I understand that we want to “diversify” housing. I hope that does not mean the continuous building of low income and starter homes. We need to focus on middle to higher income housing and apartments. Otherwise, we will not attract the talent and people that will continue pushing the city forward.
Very few apartments. Individual one family houses make for a healthier safer living condition.
Need to identify and designate an historic district in the downtown area. This needs to be done through the Texas Historical Commission (not just a local ordinance) in order to take full advantage of the benefits of being recognized.
Re-writing our ordinances and creating more structured zoning is imperative. We have too many planned developments which have undesirable entitlements which are not consistent with the long-term goals of excellence. Higher standards and sustainable construction, particularly in Multi-Family developments, are critical. If we allow Multifamily, we need to ensure it is built to an very high quality, and will not be a slum in 10 years. In addition, we need higher building standards for single family residential, including requirements for larger homes and a wider range of lot sizes. Right now Anna is 80% starter homes, and thus people have to leave the community to "upgrade."
Cost/benefit analysis should include the long-term cost of infrastructure maintenance and the contributions that future development can make toward its fair share.
Q11. Please share your additional thoughts, comments or questions here.
The "Vision Statement" is very incoherent and poorly written. Clearly defined goals should not be this difficult to understand. I can see you need help and some professional guidance. Please take a minute and visit this website: https://www.citiesthatwork.com/blog-renaissance/2016/6/30/applying-the-hierarchy-of-needs-to-help-make-cities-that-work
See question 10 above. I was concerned with the smell that was often present when I drove through Anna on my way to work in the mornings. I spoke with several residents before we decided to move here, none of them seemed to have noticed it (most have lived here for several years). After almost a year living in Anna, I would have chosen a different city, the smell is present more often than I expected and is quite unpleasant if you wish to be outdoors. The plant that produces it may have been here for a long time (I'm not sure). However Environmental and QoL studies of new incoming business may help to lessen such things from future businesses.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
With regard to LU9 the reference to steep slopes is restrictive so development and could result in an inverse condemnation of subject property simply due to topography especially when an engineering solution could ensure a positive outcome. This should be revised as such. With regard to LU10, educational institutes should coordinate their expansion with the city with regard to residential development but residential development regulated by the City should not be restricted by the educational institutions inability or separate agenda which may be contrary to that of the city agenda and plan. The way this currently read this reduces the powers of the council by providing the educational institution power to influence residential development. They certainly should be informed and kept informed so they can plan accordingly for growth but not have veto power over the city council and its ultimate responsibility to govern these matters. The city should be supportive to allocate opportunities for the educational institutions but not be required. Often when the cities incentivize development these other taxing authorities do not support or participate in such incentives wheee the city bears the impacts of such financial burdens. I truly feel that Anna does not have the infrastructure to support the increasing residential growth. There are too many houses going in too quickly. The access to sewer and water should be secured with updated current lines and treatment facilities. We need an updated billing procedure that is user friendly. The roads are not being repaired and safe for the increased traffic load. I believe we, as a community, are growing too fast to be properly prepared and safe. Cement factory is causing breathing problems among residents and nothing is being done (you're biding your time with this one), Love's truck stop is still an eyesore. I personally am a middle income millennial. I do not plan to stay in Anna long term if they continue to build low income and start homes. Its ok for a small portion to be built, but Im concerned with no availability of higher end homes and apartments. Lowe's/Home Depot needed here. More policemen are needed and their presence visible day and night in the neighborhoods. I live in Camden Parc and RARELY see a police car . A stop light is needed on CR 376 / Highway 5. Higher standards, higher quality, be more selective on Single Family and Multi-Family zoning changes. This community needs major code enforcement upgrades. DO not financially incentivize mediocre developments. Limit PID's and TIRZ.
Q14. These are the proposed Action Items for Economic Development. Check the ones you think are most important to act on in the next five years.
Please share other comments about these Action Priorities here.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
More thought needs to be given to primary traffic corridors and how they relate to current commercial and retail business zones. There are currently only two well defined business corridors Hwy 75, W. White Street, and Hwy 5/S Powell Pkwy. Has there been any thought given to a forth or fifth major corridor? Then "Downtown Historic District" needs a thoughtfully designed planned concept, much like the "town square" we see in McKinney and Denton. The Town Square concept is seen in hundreds of small towns throughout the nation and gives each city a distinctive identity that becomes a destination point for thousands of visitors and residence throughout the region. Anna is missing this "destination point" and thus its identity and sense of history. It's too late now, but the City Hall and Fire Station should have been located closer to the historic area near the railroad. Anna needs an official "Town Square".
I agree with the statement but do not feel that Anna is implementing it adequately.
While all of this is interesting, what about water usage. Is there enough water.
Instead of trying to enhance the aesthetic of downtown, I think we ought to be focused on preserving our historic downtown buildings and layout.
Let's be the first growing city to not redevelop a downtown boondoggle. It's not necessary.
To be as environmentally friendly and sustainable as reasonable possible any and all of the developments.
Need to only incentivize top tier development.
We need the city to foster growth in choices for internet providers.
Q15. Are there other important actions to address economic development? If you have additional suggestions, please add those here.
A thriving, positive, healthy, growing community does not begin with "Economic Development". Good Economic Development is simply a function of good management and leadership. You can have the best "Economic Development" plan in the nation and never see or achieve the desired outcome by 2050. Find the best City Manager you can afford who understands the importance of good values, integrity, discipline, honesty, transparency, morality, leadership and accountability.
We should focus on downtown development as stated, however, the priority now should be focused on the beautification of the roads, sidewalks, parks, and current parts of Anna. You drive through some parts and honestly it looks like a dump. And across from Anna town square, there is some land and a few trailers, and these type of things will not draw more people to move.
To be as environmentally friendly and sustainable as reasonable possible any and all of the developments.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Do not give away impact fees as an incentive.
Q16. Please share your additional thoughts, comments or questions here.
A good salad begins with good ingredients. If you want a good city, attract good people. Always focus on making the people better and by 2050 you will have an amazing community full of good people. Most people today have a fairly low opinion of government officials and so it is incumbent on every elected official to understand who they work for. Our nation is dangerously divided and for the first time in my life I fear for the future of our nation. Let us each stop for a moment and consider how blessed we are to live in a nation that, for the moment, celebrates freedom and individual liberty. The citizens of this community have entrusted our leaders to make the best decisions possible for the good of the people. That simple principle is the foundation by which we have all lived since 1776. My wife and I moved to Anna in 2019 after living for 33 years in Portland, Oregon. The difference is shocking. We feel so incredibly blessed to live in Texas and pray that we NEVER allow socialist ideology to prevail. The above summaries are very helpful. They indicate that the full text of Action 1.4, and etc., defines what "high-quality and innovative economic development projects" are. Why is nothing being done about Internet Service?? This city has kept us locked with Suddenlink's horrendous service for over 10 years now, with no alternatives or competition. With this city's expansion and with everyone working remote, this should have been one of the first things improved upon but nothing has been done whatsoever. What kind of morons are running this council?? To be as environmentally friendly and sustainable as reasonable possible any and all of the developments. Never give away impact fees.
Q19. These are the proposed Action Items for Housing. Check the ones you think are most important to act on in the next five years.
Please share other comments about these Action Priorities here.
NO HIGH DENSITY RESIDENTIAL HOUSING.
Affordability needs to be addressed and monitored. One of our main reasons for moving to Anna was the affordability. McKinney housing costs are 38.6% more expensive than Anna housing costs. This difference is alarming! We paid \$257,000 for our home in Sept. 2019. Today it would sell for \$283,000....an increase of \$26,000 in 18 months. If this trend continues, what will happen to our "affordable" housing market? Some might think this is a good problem to have, but I can assure you the demographics will change dramatically by 2050.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Action 5.3 is critical to allow for creativity and unique development. As trends in housing change the City should be able to adapt and stay current.
I do believe we need studies done as it looks like we have a high concentration of homes in the 200,000 range which nowadays is a starter home. We really need more homes in higher price ranges to have a good mix but also to have homes for families when they move to the next price range.
The number of residential homes is too high for the infrastructure of the city already. We as a community are growing faster than the technical & communication platforms can address.
Please be sure not to stamp out poorer residents who have lived here their whole lives. Please try to avoid the use of eminent domain at all costs.
Taxes are too high as it is. Cut costs and maintain the current balance of growth and maintenance for infrastructure and business growth. We don't need to be the next McKinney or Plano.
Need to encourage less starter homes and more next level homes. We have too many starter homes by % of stock.
Q20. Are there other important action items for housing? If you have additional suggestions, please add those here.
We are paying \$5000 per year for property taxes and \$600 per year for HOA fees. Is there anyone looking at ways to lower our taxes? My wife and I are retired and would like to stay in our home for the duration. Please give homeowners a fighting chance.
Traffic studies should be performed as housing increases. Additional traffic control measures need to be put into place before expanding existing areas to far. Major intersections in/out of areas with schools should be more controlled as they become dangerous during arrival and release hours.
Personally, I would like to keep the number of apartment complexes and other rental-only options down.
Many of the new neighborhoods going up are all very similar, plain brick houses. Would love to see some new designs and more character. Most houses going up are also increasing in price. Please consider the families that moved here before Anna started growing and have developments that are affordable for when we need to upgrade to a bigger house and want to still be in Anna rather than having to move out. Also, would love to see some houses with more land or at least big backyards.
Creekside association could really use maintenance with sidewalks, more street lights, and either more stops signs or speed bumps because people drive way too fast in the neighborhood.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Develop neighborhoods with more than starter homes to improve the city and school district ratings.
We need more planned green spaces in this town.
A gated community for seniors over 65 with amenities.
I am not completely against rental houses. But I have noticed homeowners care more about their property and have a lower chance of turning into a drug house. Property managers should have high standards and do thorough background checks on renters to minimize drug dealers coming to Anna.
Offer more apartments which range in size and price. Offer more amenities through-out these apartment complexes.
Again, I don't plan to stay in Anna in long term if we continue "diversifying" housing with more starter and lower income homes. You look at other places and there is a reason why people would rather move there and the property values have increased faster. Stop the focus on low income and diversity, and focus on middle to higher income housing. At the end of the day, my higher valued property pays more taxes than my neighbors who are in a starter home.
Code Enforcement is a huge need. There is trash, debris, and unmaintained property everywhere.
While unpopular, there needs to be an action item that addresses affordable or workforce housing that is clean, safe and sustainable. This should also include communication and education of neighbors to mitigate the stigma of and the need for such housing.
Q21. Please share your additional thoughts, comments or questions here.
The City's ability to allow and encourage innovative techniques, types, and design in development will be critical in the City staying current. New trends in housing such as tiny homes or back yard apartments are becoming more common place. If the zoning is updated to reflect these form of housing, the City will be able to attract a wide variety of people. A large draw to Anna at this time is affordable housing. Creativity is essential if different types of citizens are to be interested in moving to Anna. Unique development will allow the City to not simply be another bedroom/suburban community.
Houses are too close together, packed in like sardines. Not enough street lights in the subdivisions, streets are too narrow as people constantly park on them. Code violations are rampant, no code enforcement. Animal abandonment is rampant. Crime has increased, due to influx of renters, law enforcement presence has decreased. Trash has accumulated due to no city maintenance. HOA's are useless..
More code enforcement. Drop the hammer - let's clean this place up.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Q24. These are the proposed Action Items for Mobility. Check the ones you think are most important to act on in the next five years.
Please share other comments about these Action Priorities here.
I can assure you the bike lanes, walking trails and light rail are NOT a good idea. I live in Portland, Oregon for 33 years and all of these ideas cost tax payers Billions of dollars and basically destroyed a beautiful city and the surrounding communities. I hope those of you who are considering these ideas go visit Portland and see for yourself. Of course you know that "liberals" control almost every aspect of life in Oregon and so please resist the temptation to go down that road.
I'm not sure Action 6.5 will reduce crashes and keep traffic flowing. I'm familiar with a few roundabouts in the area and it seems that many people are confused how they work and, as a result, stop when they shouldn't or go when they shouldn't. Plus, there will be times when one of the two highway streets has a lot of traffic and that may back up both streets. I do, however, think, that it would be good for slowing down downtown traffic if/when downtown is built out and the speed limit is reduced.
Regarding Action 6.12, DART coming to Anna will depend on the connecting cities and I don't know if they have signed off on DART yet.
The City needs to address a well-connected network of thoroughfares that supports the mobility needs of BICYCLISTS AND PEDESTRIANS especially to commercial establishments such as grocery stores, etc.
Please DO NOT build a round about at Powell and White. People around here don't know how to use them, and this WILL results in increased accidents at this intersection.
I say no to anything not checked above. I do NOT support these initiatives nor the tax cost to support these.
Stop Lights on Highway 5 is a must and needed as soon as possible. Too many accidents. Intersections need to be better identified with lane markers and turn only lanes.
Please get the new traffic light installed at the intersection of Highway 5 and 371/376 soon. There have been way too many accidents there.
Need more support from NCTCOG and Collin County on transit. Currently we get ZERO.
Q25. Are there other important action items for mobility? If you have additional suggestions, please add those here.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
At some point, Anna Town Square is going to need a stop light on S. Powell Pkwy. We have only lived here for 18 months and we already seen a marked increase in traffic and the backups on Finley during morning and evening commutes. Please encourage the developer of Anna Town Square to finish the widening of E. Finley Blvd. and increase the Speed Limit to 40 MPH. The current speed limit of 30 mph is too slow for a boulevard traffic design. Look at the standards.
We use Collin County Outer Loop almost every day getting to Hwy 75. The speed limit on this 2 mile link is 60 mph. It is a heavily used highway and will need to be widened at some point. What are the cities or counties plans for this link to 75?
The lights outside of Walmart and Taco Bell should really be reconsidered having a yield signal during busy hours, if at all. The street is too busy and people always try to turn into Walmart even with oncoming traffic.
Sidewalks need to be added all over Anna and crosswalks need to be clearly marked. Major crosswalks need to have the button operated crossing signals.
Railroad crossings need to be better marked and railroad crossing gates need to be installed and/or properly maintained.
Please repave 371 and 376. The potholes have been filled so many times that they are screaming for a total paving overhaul. The potholes wreak havoc on our vehicles. Thank you.
The cross street of Mantua and Highway 5 on school days is very dangerous. The updated lanes have helped but eventually a light would be more beneficial.
Try to tap into McKinney's transit - need to figure out how to get Anna listed as part of the McKinney metro area - so they can add us. Right now they cannot add us.
Q26. Please share your additional thoughts, comments or questions here.
Focus on the streets and highways in an effort to keep up with increasing traffic volumes. Bring State Highway 5 (S. Powell Pkwy) into the 21st century. Force developers of these giant subdivisions to widen all access roads and adjacent highways. Provide safe pedestrian crossings at major intersections and DO NOT allow speed bumps and "traffic calming" plans to destroy our lives. Once again, "traffic calming" is a reminder to everyone that the government needs to control every aspect of your life. I use to live in a community where "speed bumps", "bike lanes, and "traffic calming" were prolific and new do what that are designed to do. If these are allowed to destroy our city, I will move somewhere else.
A sidewalk next to Anna Middle School is needed. Many students walk along the roadway in the grass, this is unsafe and provides no protection from vehicles and muddy ground conditions.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Light rail in Anna? Based upon the distance to the redline this is a 2 billion dollar price tag and it would seem that while this is an amazing vision, it's not very likely. Spending local dollars on corridor studies on state roads will be very expensive. Getting the state to actually provide adequate service would be a much needed strategy. The efforts by the current staff have had some successes but this needs the elected officials to lobby on the state level to get those financial obligations to be a reality.
All of these options are good for our city. We need to reduce the vehicle congestion.
When will Highway 5 be widened to four lanes? It better be soon, because with all the new housing development going on the traffic will be so bad that any new roadwork will be too little too late.
Please fix the current roads and do not waste money on a roundabout
Plan for the future. Needs are a changin.
Q29. These are the proposed Action Items for Placemaking. Check the ones you think are most important to act on in the next five years.
Please share other comments about these Action Priorities here.
I'm generally in agreement with the items above. I think we judge our community in relation to the surrounding communities. Melissa has done an amazing job at defining the gateway to their community with all the landscaping and hardscape art in the areas next the Highway 75. It is somewhat interesting though that there is no distinctive corridor to a "city center" or "town square". We have lived in this area for 18 months and still have not seen anything resembling a "Downtown Melissa". We see subdivisions and strip malls, but no downtown Melissa. Where is it??? I hope Anna does not spend a fortune on landscaping and art work next to Hwy 75, like the City of Melissa has done. What a waste of tax dollars in my opinion. The water tower defines our city and it looks great. Now, when are we going to finish the landscaping efforts on W. White Street? We've been watching and waiting for almost 2 years. Are we planning a "Welcome to The City of Anna" sign of some kind? I'm in favor of something that looks like some of the subdivision signage we have seen around Collin County.
The city needs to address the green spaces in each residential subdivision. Each subdivision builder should provide a greenspace and something as public use for the city.
We could use a nice, big movie theater in Anna.
Get rid of truck stops on US 75. Ammortize them out.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Q30. Are there other important action items for placemaking? If you have additional suggestions, please add those here.
I'm not really sure about the term "Placemaking" or what it means. I'm assuming it has to do with branding and signage design for various landmarks throughout the community. The font style we are currently using on the cities website and water tower are a good choice. It is bold and shows our sense of pride in our community. The first question that I have is does the city have a Sign Ordinance or Standard that businesses must comply with? Judging by the signs I currently seen on I-5 and W. White Street, there is no ordinance and no attempt at any thing resembling a uniform standard. This should be a priority and something every business and commercial space should comply with.
The city needs facilities for people to connect with nature. All of our fields and wildlife areas are being replaced with "cookie cutter" housing. We need some originality and a slower growth pace.
Please bring new restaurants and shopping stores to Anna so we can spend our money locally instead of shopping in Sherman or McKinney. A Loews, Home Depot, Target would be great.
Get rid of truck stops on US 75.
Q31. Please share your additional thoughts, comments or questions here.
I highly recommend the city hire a respected Planning/Engineering/Architectural firm to contract with the city to develop some building and design standards. This would set us apart from many other communities and would give notice to prospective businesses and/or developers that we are not just another sleepy Texas town that is satisfied with mediocrity. We have a higher standard here in Anna and we are seeking excellence in our people and our community. This single goal could become the envy of our neighbors who are most certainly looking at us as an example of best practices.
Social media, namely Instagram, influences where people want to go for dinner or for a day trip. A farmer market/ stage area with Instagram-able locations will be a huge part of marketing Anna. A down town mural, art work, unique benches could all serve as draws to the City. Another popular Instagram post is unique food items. Bringing in restaurants that create Instagram-able dishes and desserts will really serve to create a place that is fun and youthful.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
The current neighborhood design standards were developed with the best of intentions but they are actually contrary to many modern, diverse and creative planning methodologies supported by smart growth principles. The geometric requirements result in wasteful land use, dead end water mains that require monthly flushing, neighborhoods which are difficult to navigate for public safety slowing response times, and increased traffic concerns with lack of connectivity. They are also outdated as the state legislature has removed the cities ability to regulate and dictate architectural standards so as written they are ineffective and unenforceable.
We need an H-E-B Grocery Store or an H-E-B Central Market in Anna. Even a Sprouts would be great.
Still need to get rid of truck stops on US 75 - do whatever you have to do to make this happen.
Q34. These are the proposed Action Items for Parks, Trails and Open Space. Check the ones you think are most important to act on in the next five years.
Please share other comments about these Action Priorities here.
I like what I see, so far, within the major developments regarding open spaces, parks and trails. Most of the current residents are already paying for the upkeep and maintenance of the amenities through HOA fees. I don't feel or see a real need for any more of these kinds of amenities throughout the city that then become an addition tax burden to the city. The City of Anna will always have limited resources for Parks, Trails and Open Spaces and therefore should not be a high priority within the city.
Let Anna's natural beauty shine and don't try to enhance through costly projects. We do NOT need a sports complex and artificial visual enhancements. Just keep clean what we already have.
Q35. Are there other important action items for parks, trails and open space? If you have additional suggestions, please add those here.
Having made the statement above I do, however, believe that a Sport Complex could be a very attractive addition to our community. At some point in the future we are going to attracting major Fortune 500 companies to Anna. I would entertain the idea of building this future Sports Complex next to or adjacent to the building site of these headquarters. In fact, this future company should build this complex as a joint venture with the city of Anna and possibly Collin County. The company should be given the opportunity to name the complex as the major contributor and give the company some tax benefit for agreeing to the partnership. The complex should contain baseball fields, softball fields, soccer field, football field, tennis courts, indoor public swimming pool, athletic and training facilities. These facilities should be privately owned and managed.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Baseball parks are not open for use of our children. This has always been an issue here. I understand they are rented out to ASG and other teams but there should be at least 1 open for use for "fun". Shirely park used to get so much use by families...
we need soft hiking trails, more paved trails, and a real trail network.
Q36. Please share your additional thoughts, comments or questions here.
I would like to know how many acres of property are currently owned by the city and are there any plans to annex any other surrounding properties.
A big focus of planning for recreation is a large sports facility for specific sports. In my opinion the best use of tax payer money is a facility that benefits all citizen not just youth sports or one specific group of people. Good example are Celebration Park in Allen and the Wylie Rec Center. Celebration park is simply a large field, but I see it used consistently and by a large range of people. The open space allows for variety of sports and activities. The Wylie rec center is connected to the library allowed for shared resource and infrastructure. They also have the ability to offer many courses. Simple and accessible to all is what the city needs before diving into extremely expensive specialized facilities.
With regard to P4 the development of a parks and recreation department exists and is overseen by an experienced professional. While only being in its infancy not being previously funded it is in development and should continue.
With regard to Action 8.7 the DRC is an operational committee made up of staff from all departments and site plan review has strict state inflicted timelines so adding additional steps could compromise quality and timely required responses.
I like the idea of having some additional parks, but I think adding the sports complex is a bad idea. People like me moved here because Anna is small and affordable. If we add things like the sports complex, it will increase the cost of land and housing, and make it very difficult for young professionals to find housing they can afford in our city.
No new taxes!
Need to work with development to get more trails built.
Q39. These are the proposed Action Items for Downtown. Check the ones you think are most important to act on in the next five years.
Please share other comments about these Action Priorities here.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
As I mentioned, the Downtown Historic District needs to be clearly defined for future development and zoning. I would entertain the concept of a Town Square much like the City of McKinney. Although we only have one or two city blocks that currently appear to be the original buildings, there could be a design concept prepared by a major developer to keep the vintage integrity and same appearance as the existing buildings we now see on 4th Street. It would incorporate the new City Hall and Fire Station.
If you look at historical data for revitalizing. Run down out of the mainstream downtown areas it has been a waste of tax payers money. It sounds good on paper but over 80% of the time fails
Should get approval to use railroad easement for public parking downtown on the land east of Riggins St. other cities have gained parking with this model. The city keeps it maintained and the city gets to use for parking.
I think bringing passenger rail service to Anna is a bad idea. This would certainly require the use of eminent domain, forcing people to sell their property whether they want to or not.
I like Anna as quite community we don't need to become McKinney. If you want to live in a place like McKinney then move there. I moved here to get away from all the congestion and hectic life style I prefer the slow pace that is Anna.
Need a financial plan for upgrading downtown roads, water, sewer, drainage.
Q40. Are there other important action items for Downtown? If you have additional suggestions, please add those here.
Mainly to see the downtown area grow.
I also would highly recommend a Performing Arts Center be incorporated into the Downtown Historic District. The center could house a local theater or opera company and be an excellent location for live music concerts and/or conventions. I believe a parking structure would be a requirement due to limited street parking. I also believe this would be a great location for an "old style" hotel and restaurants. The goal of this district would be to become a destination point. Street level business and upper level apartments or condominiums could also be a very positive addition.
Bury utility lines and refurbish water tower.
Clean it up and fix the roads.
Infrastructure improvements will be vital to bringing development
Q41. Please share your additional thoughts, comments or questions here.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Downtown should create a cohesive "theme." The downtown has only a few historical building, there is not enough structures as is to grow the area. Because new building will have to built, there can be a degree of control on how the City wants the Anna's downtown to be perceived. I think the best direction would be to maintain the historical buildings but not get to caught up in making new structure match. The new/modern Anna should be able to create its own identity. New and old can be combined in way that is respectful to the past but that is artful and modern and invites in fresh small businesses.
With regard to DART this a great idea but at \$2 billion price tag there's not enough population to make this happen anytime soon. But we should ask.
With regard to railroads, any improvements would likely have to be paid for locally. This should be acknowledged since they are very expensive to retrofit.
Some roads in the downtown are state roads and not in city jurisdiction.
Redeveloping downtown is a waste of resources.
It needs to be a special, unique, destination for everyone within 15-20 miles to want to come to.
Q42. Would you like to review recommendations for Implementation?
Answer Choices
Yes
No, I'd like to skip it
Q44. These are the proposed Action Items for Implementation. Check the ones you think are most important to act on in the next five years.
Please share any other comments about these Action Priorities here.
Re. 10.7: Should Planning Staff have some prior successful experience in a similar capacity or with some engineering background?
I don't support plan 2050.
Funding of the big ticket items will be the biggest need, and toughest to do.
Q47. If you have other thoughts about the Anna 2050 Plan, please share those here.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Thank you for give me the opportunity to share some of my thoughts and ideas regarding the future of Anna. We love this community and feel very much at home here. This is an inviting place to live. The people we have come to know and do business with here are extremely friendly and principled folks. Anna is at a crossroads and our desire is that we played a small part in helping make her better. I want to thank the mayor, city council, planning department, police and fire departments, and everyone on staff for the wonderful jobs you are doing. It is quit evident that you care about this community and are seeking to do everything in your power to make this a better place to live. This survey demonstrates the collective thoughts of many people and many hours. We appreciate your efforts. God bless each of you and know that the best is yet to come.
I really feel that if we want to move in the right direction as a community we need to improve the school system and improve teacher pay to attract the best educators. I often hear people say they like Anna but choose to buy homes in surrounding communities due to our current school system.
Please continue to be mainly family owned businesses/restaurants and not turn into a big chain city.
Would love to see more recycling in the city. We should switch the garbage bins to be the big one for recycling and the smaller one for trash.
I would like to know WHY it is that with all of these future plans, Anna leadership hasn't yet proposed adding an Animal Control Division? People are moving to Anna by the hundreds. There is a constant situation regarding animals (dogs/cats) loose, being mis-placed, roaming the streets. It's quite UNFAIR that the Collin County Animal Control has to take up the slack for growing cities like Anna, Melissa and Van Alstene regarding lost pets, and strays. Their shelter is constantly at capacity and they have to handle all animal control situations for Anna, Melissa, and Van Alstene. We have no Animal Control Officer who can be called in cases of dog bites. We have no shelter for the dogs/cats to be taken to locally when they are found. It's disgusting to drive on the streets and have to drive over the dead animals that litter the streets. If there are bonds presented to ad things like a Library, a second Fire Dept, and improve upon a park, I am at a loss as to WHY it is leadership isn't considering monies for a shelter, control Officer, a truck, and employee's to staff a shelter. The more people who move to Anna, the more we are going to have dogs and cats roaming the streets. The more cases of dog bites there will be. The more wildlife there will be on the roads being hit by cars while their remains are ran over and strewn all over the roadways. ANNA.....needs an Animal Control Division.
Downtown Mckinney is a good example of retaining a small town feel. We do not want big corporate businesses in DT Anna. Small business, restaurant, bar/grill atmosphere for Downtown. Possibly an outdoor area/small venue for entertainment such as local musicians. Quality Sports facilities for youth is a must located anywhere in Anna.

Preliminary Survey Results for CPATF

Anna 2050 Plan -- Comments on Key Recommendations
The comments below are from all respondents to the survey, not just the CPATF members.
Why is nothing being done about Internet Service?? This city has kept us locked with Suddenlink's monopoly and horrendous service for over 10 years now, with no alternatives or competition. With this city's expansion and with everyone working remote, this should have been one of the first things improved upon but nothing has been done whatsoever. What kind of morons are running this council??
All this is great, but please do not raise our taxes to do it
Lauren is the best planner ever! Ross is pretty good too.

Update to Comprehensive Plan Chapter Highlights (As of 2/21/21)

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 provided by the City of Anna and by other public entities (including Collin County and Anna ISD) 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.

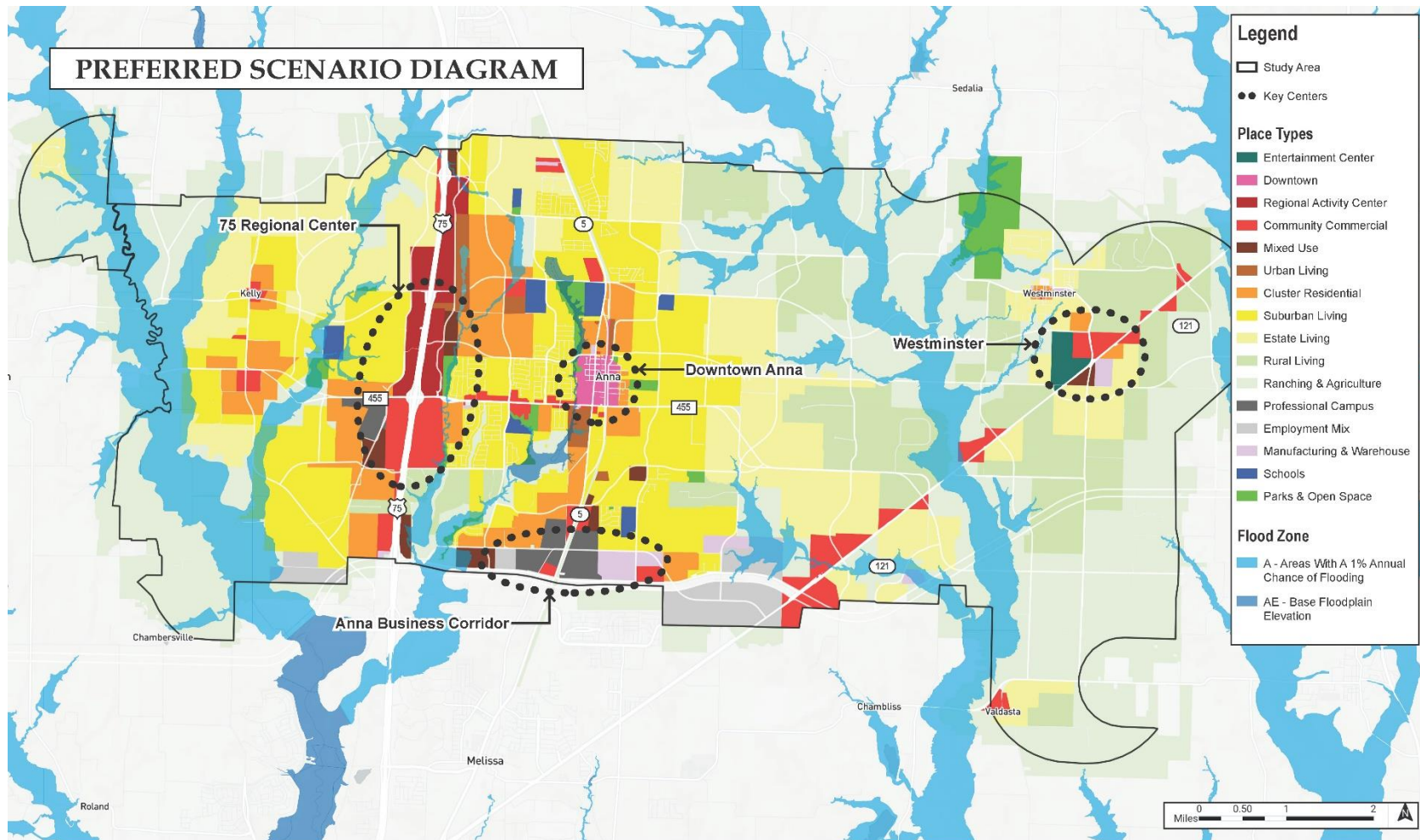
PREFERRED SCENARIO DIAGRAM

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 at the Future Leonard Avenue on the east, where future expansion of sewer capacities can support that level of density.
- 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, redevelopment, and reinvestment 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 – Future Key Center

During the Anna 2050 development process, residents and other stakeholders identified a longer-term opportunity to build upon the Westminster community as a key Center, but market projections suggest this will be some time beyond 2050. 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.

DRAFT

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 provides parcel-level detail of the physical development pattern that will be a key factor in achieving the Strategic Direction established in Chapter 2. 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.

It is important to note that Chapter 212 of the Texas Local Government Code states that "A Comprehensive Plan shall not constitute zoning regulations or establish zoning boundaries." The Future Land Use Map, therefore, should not be regarded as a zoning map, which provides specific development requirements on individual parcels. Instead, it is intended to guide City Staff in assessing development proposals related to the appropriateness of land uses at specific locations within the community, and the Planning and Zoning Commission and City Council in decision-making related to specific zoning proposals. While a property owner may choose to develop under existing zoning regulations regardless of the recommendations of the chapter, if that owner makes an application for rezoning, this chapter should provide important guidance related to the City's approval or disapproval of the zoning proposal. Observance of the recommendations in this Future Land Use strategy will be important to achieving the desired future development pattern the community's stakeholders desire in Anna. Significant deviation from this strategy could negatively impact the City's infrastructure investments, municipal services, and economic resiliency.

This chapter lays out the land use and development policies that should be considered as decisions are made related to zoning applications.

LAND USE AND DEVELOPMENT 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. These policies were used to help guide the development of the PlaceTypes and determine the appropriate locations for each within the Future Land Use Plan. They are intended to inform decisions related to new development, redevelopment, adaptive reuse of existing buildings, design of the public realm, and the public investments that support the desired character of each part of Anna.

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, thrive, 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.

PLACETYPES (NOTE TO CPATF – ADDITIONAL REFINEMENTS ARE BEING INCORPORATED INTO THESE PLACETYPES AND DESCRIPTIONS)

As stated in Chapter 2, PlaceTypes represent the different sorts of places that Anna stakeholders hope to see in their community in the future. The PlaceType descriptions below speak not only to a single land use in their descriptions, but to many features of the place, including the uses, scale, pedestrian experience and other factors. The following characteristics are included in the description of each PlaceType:

- PlaceType name and abbreviation
- A color tile to show the color for the PlaceType on the Future Land Use Map
- A description of the character and intent associated with the PlaceType
- Discussion of the land uses that are expected to be primary or secondary components of the place that is created
- Information on the range of development density or intensity expected
- Supporting images that illustrate the character represented by the PlaceType

Ranching & Agriculture (RA)

Character & Intent
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.

Land Use Considerations
Primary Land Use
Farming, ranching and wildlife management

Secondary Land Use
Single-family detached homes and supporting structures, agriculture related tourism, local food production and distributed energy generation. Cluster Residential may be permitted within a larger Ranching and Agriculture property if the criteria in this element are met.

Indicators & Assumptions
Lot size (range) typically greater than 10 acres
Platting and utility exceptions probable



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 typically larger than 5 acres in size and residential home sites are located randomly throughout the countryside and the surrounding area. These lots typically utilize private well water and septic systems.

Land Use Considerations
Primary Land Use
Single-family detached homes

Secondary Land Use
Agricultural land, civic and institutional uses, parks, open space and local food production

Indicators & Assumptions
Lot size (range) 5-10 acres
Platting and utility exceptions possible



Estate Residential (ER)

Character & Intent
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 planned 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 1/2 acre to 2 acre lots.

Land Use Considerations
Primary Land Use
Single-family detached homes

Secondary Land Use
Agricultural land, civic and institutional uses, parks and open space

Indicators & Assumptions
Lot size (range) 1/2-2 acre lots
Platting and utility exceptions unlikely to be granted



Suburban Living (SL)

Character & Intent
Suburban living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in flat subdivisions with all utilities, residential streets and sidewalks.

Land Use Considerations
Primary Land Use
Single-family detached homes

Secondary Land Use
Civic and institutional uses, parks and open space, neighborhood serving retail and office

Indicators & Assumptions
Lot size less than 1 acre
Paving and utilities required



Cluster Residential (CR)

Character & Intent
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 suffered from surrounding ranching and agricultural operations or other rural development by natural areas reserved as green belts. Natural open spaces or landscaped areas, lot sizes are typically less than 1 acre and utilize central water and wastewater services, such as seepage treatment plants.

Land Use Considerations
Primary Land Use
Single-family detached homes, townhomes and other single-family attached homes

Secondary Land Use
Civic and institutional uses, parks and open space

Indicators & Assumptions
Lot size (range) less than 1 acre, but overall development densities are comparable to Estate Residential or Rural Living



Urban Living (UL)

Character & Intent
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 single-family detached homes on small lots, townhomes, duplexes, condominiums or apartments, with a small amount of local retail and neighborhood services to serve the neighborhood.

Land Use Considerations
Primary Land Use
Small Lot, single family detached homes, townhomes, duplexes, condominiums and apartments

Secondary Land Use
Civic and institutional uses, parks and open space, retail and commercial

Indicators & Assumptions
Densities of 6-40 units per acre



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

Indicators & Assumptions
Lot Size (range) N/A
Typically 5 acres or less; 1 or 2 stories



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, apartments and condominiums, offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use
Civic and institutional uses, parks and open space

Indicators & Assumptions
Lot Size (range) N/A
Typically 5 - 10 acres; 1 or 2 stories



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, condominiums, apartments, offices, hotels, entertainment centers, and service and office uses

Secondary Land Use
Civic and institutional uses, parks and open space

Indicators & Assumptions
Lot Size (range) varies from very small lots in historic area to larger lots where properties have been assembled



Entertainment Center (EC)

Character & Intent

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 Placetype.

Land Use Considerations

Primary Land Use
Retail, commercial, offices, hotels, entertainment centers, services and office uses

Secondary Land Use

Condominiums, apartments, and workforce housing, civic and institutional uses

Indicators & Assumptions

Lot Size (range) N/A



Transit Ready Development (TRD)

Character & Intent

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.

Land Use Considerations

Primary Land Use
Retail, commercial, townhomes, and workforce housing; offices, business park, hotels, entertainment centers, retail, service and office uses

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



Mixed Use (MU)

Character & Intent

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 Placetype typically includes a higher intensity of uses developed in an urban 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.

Land Use Considerations

Primary Land Use
Retail, commercial, townhomes, apartments, offices, hotels and personal service uses

Secondary Land Use

Civic and institutional uses, parks and open space



Employment Mix (EM)

Character & Intent

Employment Mix includes professional and service uses typically on smaller-sized parcels with lower intensities than business corridors. 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 a transit thoroughfare, and the building form of the businesses are appealing and have an increased level of aesthetics and landscaping.

Land Use Considerations

Primary Land Use
Offices, professional services, offices, parks and flex office

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



Professional Campus (PC)

Character & Intent

The Professional Campus Placetype generally provides office jobs and is the location for major employers as well as smaller offices or professional service companies. This Placetype features large, modern, 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.

Land Use Considerations

Primary Land Use
Higher education, research and technology, professional offices, medical, restaurant and retail

Secondary Land Use

Civic and institutional uses, parks and open space

Indicators & Assumptions

Lot Size (range) N/A



Manufacturing & Warehouse (MW)

Character & Intent

Manufacturing and Warehouse areas provide 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) 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

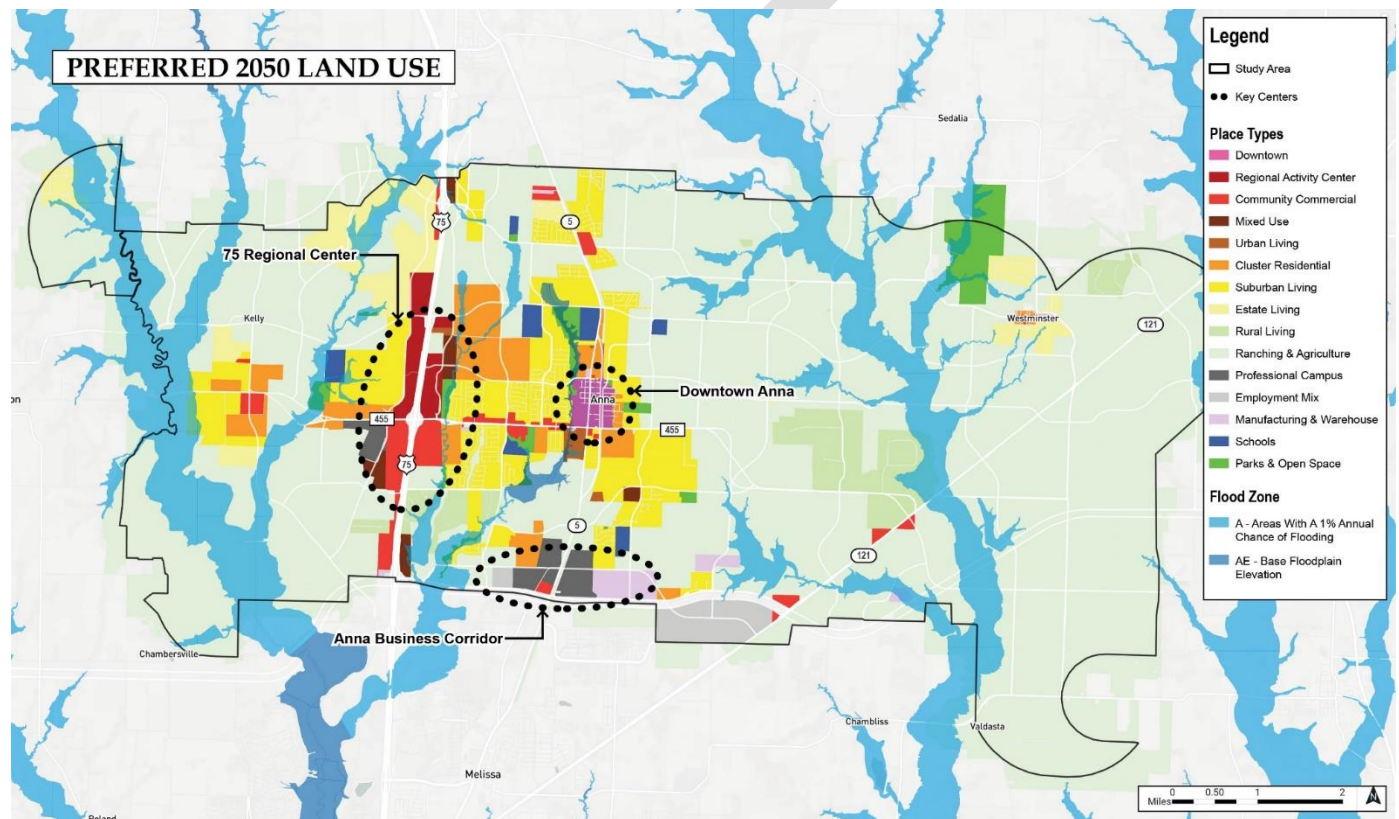
Indicators & Assumptions

Lot Size (range) N/A



FUTURE LAND USE PLAN

The Future Land Use Plan has been developed in alignment with the Preferred Scenario Diagram (described in Chapter 2) based on detailed discussions in multiple meetings with the Comprehensive Plan Advisory Task Force and joint workshops with the Anna EDC and CDC, Parks Board, Planning and Zoning Commission and City Council, as well as online input from Anna neighbors. It 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 listed earlier in this chapter, 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%	32,727.81	76%
Rural Living	1,213.80	3%	1,320.09	3%
Estate Residential	215.84	1%	1,383.42	3%
Suburban Living	1,098.23	3%	3,097.64	7%
Cluster Residential	-	0%	1,159.71	3%
Urban Living	10.33	0%	77.41	0%
Community Commercial	63.15	0%	518.64	1%
Regional Activity Center	51.82	0%	317.62	1%
Downtown	144.37	0%	144.37	0%
Mixed Use	-	0%	177.05	0%
Employment Mix	-	0%	411.15	1%
Professional Campus	-	0%	337.55	1%
Manufacturing and Warehouse	163.32	0%	266.43	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.

To support the community's desire for a range of housing options to support Anna neighbors at all phases of their lives, a wider range in single family lot sizes, townhomes, row houses, apartments and condominiums will provide a larger share of the housing supply under the Future Land Use Plan than they do today. These housing types are all important to meet the market demand of young people beginning their adult lives, Millennials who want to walk to restaurants, shops and entertainment, empty-nesters who no longer want the demands of a house and yard and people whose age or abilities make it difficult for them to drive. To achieve this range in housing, outreach to the development community will be needed to inform a broader spectrum of residential developers of the pent-up demand for more diverse residential products in the community. Additionally, rezoning of existing parcels should be considered to allow more diversity in housing as described in the Comprehensive Plan PlaceTypes. In 2050, townhomes and row houses will comprise approximately 8% of the housing units, and apartments and condos will account for 11%.

Housing Type	Existing		2050	
	# of Units	% of Total	# of Units	% of Total
Large Lot Single-Family*	3873.03	57%	10,992.00	39%
Small Lot Single-Family**	2580.96	38%	11,817.00	42%
Townhomes	64.87	1%	2,179.00	8%
Multi-Family	320.63	5%	3,176.00	11%
Total	6839.49	100%	28,164.00	100%

Residential Mix

*Lot sizes of 5,500 square feet and above

**Lot sizes under 5,500 square feet

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%	7,521.0	19%
Office	759.0	26%	11,519.0	30%
Public	761.0	26%	16,110.0	41%
Industrial	446.0	15%	3,712.0	10%
Agriculture	16.0	1%	0.0	0%
Total	2955.0	100%	38,862.0	100%

Employment Mix

KEY CENTERS

The Future Land Use Plan identifies three Key Centers in Anna, each with distinct economic development attributes and opportunities. The goal is to create 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. Details related to the four Key Centers are

included in the following pages. Additional aspects of these centers related to Placemaking and Parks, Trails and Open Space are detailed in Chapters 7 and 8.

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 concentrated 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 live within walking or biking distance to their jobs if they choose. Locations within the center would be connected through a comprehensive network of walkable streets with amenities for walkers and cyclists and would provide pedestrian connectivity to surrounding single-family residential neighborhoods.

Allowable PlaceTypes:

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



Downtown Anna*

Downtown Anna is located near the intersection of SH 5/Powell Parkway and FM 455/White Street. The Study Area is generally bounded by Slayter Creek on the west and Rosamond Parkway on the north, and follows Smith Street on the east and Cunningham Boulevard on the south. The Future Land Use Plan recommends the revitalization of Downtown Anna with a combination of infill and redevelopment to transform Downtown into a place where the

community can come together for events and activities, as well as a place where people can live and work.

Defining Characteristics:

The Downtown PlaceTypes will allow this center to transform into a unique mixed-use center that will become the “heart” of Anna with new businesses and residential neighborhoods built in a manner that accentuates Anna’s unique history, culture and spirit of place. Downtown is envisioned to be the preferred location for unique, local businesses that align with the community’s desires for business establishments and experiences that are unique to Anna. Downtown will be connected through a comprehensive network of walkable, streets, with amenities and accommodations for walkers and cyclists, and would have pedestrian connectivity to surrounding single-family residential neighborhoods.

Allowable PlaceTypes:

Downtown PlaceType:



**Chapter 9 of this report is dedicated to the future vision for Downtown Anna.*

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 to allow synergies between businesses that often collaborate but have distinct facility needs. This center has the potential to be branded as a distinct area utilizing proven placemaking techniques. Connectivity within this center will likely be achieved through the development of a range of street types that are designed to support PlaceType-dependent mobility needs that will range from pedestrian- to semi-truck-oriented environments.

Allowable PlaceTypes:

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



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 Overhaul. Rewrite the City's development related ordinances including the Zoning Ordinance and Subdivision regulations to align them with the future vision expressed in this comprehensive plan.

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

Action 3.7. Database Updates. Update the City's GIS platform and database to incorporate the future land use pattern reflected in this plan and develop supporting themes to assist in the day to day implementation of the plan.

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 Type A and Type B 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, 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 CDC and 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 in order to diversify the local 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 projects 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 investment 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, and 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. Development Code Update. Develop and/or modify zoning, subdivision and other relevant regulations and guidelines 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. Create design 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 and 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 through effective code compliance and other means in order to protect and maintain housing stock and values.
- H 3.** The City should permit the use of innovative programs, design, planning and construction methods that lower development costs while maintaining or increasing present standards.
- H 4.** . 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 5.** The City should work to avoid potential blighting influences within residential areas through proactive land use planning. Where unavoidable, the adverse impacts of conflicting land uses should be minimized through performance criteria requiring adequate screening, landscaping and other design features that promote land use compatibility and appropriate land use transitions.
- H 6.** 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 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 around each of the four Key Centers.

Action 5.5 Evaluation Criteria. Create evaluation criteria for neighborhood and housing quality through surveys that measure capital improvements (CIP) spending, residential sales and values, crime occurrences, code-related cases and actions, rental concentrations and other factors.

Preliminary

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 City will identify, design and implement safety improvements on the roadways with the highest rate of crashes.
- M 3.** The City will develop a complete trails network that connects parks with other major destinations.
- M 4.** The City of Anna will coordinate with Collin County Transit, NCTCOG, 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. Review the Master Thoroughfare Plan every five years and update it as necessary.

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 multimodal facilities.

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

Action 6.5. Roundabout. Propose the construction of a roundabout to TxDOT 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. Sidewalks. Prioritize the closing of sidewalk gaps along major roads to establish a connected pedestrian network.

Action 6.10. Veloweb. Prioritize the 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. Light Rail Station. Partner with DART to support the construction of a new Red Line station in Downtown Anna.

Action 6.13. Collin County Transit. Partner with Collin County and NCTCOG to create a transit program providing subsidies for older adults, individuals with disabilities and low-income residents.

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 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 (COMPLETE LIST FROM FULL PARKS, TRAILS AND OPEN SPACE MASTER PLAN)

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.

PT2. 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 new residents and businesses.

PT3. 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 Chapter 7, Placemaking, *Anna 2050* Comprehensive Plan).

PT4. The City will increase staffing levels commensurate with the addition of parks, facilities and programming responsibilities.

PT5. The City of Anna should develop and implement a plan for staff-facilitated recreation programming for the community, to include activities such as youth and adult sports leagues, after school programs, summer activities, skills classes, senior programs, etc.

PT6. The City of Anna will pursue planning and design for additional trail connections, making important linkages to identified destinations throughout the city.

PT7. The City of Anna will expand its inventory of recreation facilities, including planning and design for an indoor recreation facility.

PT8. The City of Anna will pursue the planning and design of an outdoor sports complex to support the needs of Anna neighbors who want to play sports closer to home.

PT9. The City of Anna will pursue the planning and design of an outdoor space within Downtown that will become a destination and gathering space for Anna neighbors and visitors.

PT10. The City will adopt strategy for the development of active based recreation facilities.

PT11. The City will develop key active recreation facilities to serve the community.

PT12. The City will encourage other organizations to develop recreation facilities in Anna to serve community needs.

PT13. The City of Anna commits to developing a strong set of recreation programs and services to serve the needs of the community.

PT14. The City will make a clear and informed determination of the role it will play in providing community recreational programs.

PT15. The City will establish an overall basic programming philosophy, a program plan and a program classification system as required recreation program support initiatives.

PT16. The City will adopt a long-range organizational plan for the establishment of a Parks & Recreation Department.

PT17. The City should establish the required parks and recreation organizational support initiatives.

ACTION ITEMS (COMPLETE LIST FROM FULL PARKS, TRAILS AND OPEN SPACE MASTER PLAN)

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. Property Acquisition. Acquire developable properties utilizing the key service criteria.

Action 8.3. 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 8.4. Open Space Opportunities. Evaluate alteration requests to existing buildings and sites for additional open space, plaza, gathering places and/or green space and landscaping options.

Action 8.5. Plan Review. 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 8.6. Green Infrastructure Guidelines. Develop a guiding policy for all development within the city to implement green infrastructure practices, where applicable.

Action 8.7. City Gateways and Shared Spaces. Plan for and design a citywide plan to standardize city gateways, monuments and medians to create a cohesive branded landscape throughout Anna.

Action 8.8. Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.

Action 8.9. Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities, where possible.

Action 8.10. New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.

Action 8.11. Missing Segments. Complete missing trail segments and locate sources for funding the construction of these sections to improve network connectivity and provide links to key destinations in Anna and adjacent cities.

Action 8.12. Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems

Action 8.13. Paddle Trail. Engage in planning and design of put in/ take out points on Sister-Grove Creek presented in this plan and the CCRTMP.

Action 8.14. Review and Update. Conduct a regular review of the Trail Master Plan to determine whether it meets the needs and priorities of Anna neighbors and businesses as development continues to occur; update the plan as needed.

Action 8.15. Funding Assistance. Apply for funding through the Collin County Parks and Open Space Project Funding Assistance Program for pedestrian and paddle trail improvements in this plan.

Action 8.16. Trail Surface Options. Develop a hierarchy of trail surface options for context-sensitive use, such as soft-surface trails in wooded areas and wide, concrete surfaces for off-street, multi-use trails.

Action 8.17. Trail Amenities. Develop a palette of trail amenities, such as mile markers, parking, restrooms and directional signage pedestrian-scaled lighting, restrooms and security/safety enhancements for construction/installation along Anna trails.

Action 8.18. Trail Signage/Exhibits. Provide interpretive and/or educational trail exhibits along select trails to acknowledge the cultural and historical significance of an area.

Action 8.19. Communication. Develop an active plan for communicating with parks and recreation users that utilizes online maps and tools, social media presence and other techniques to inform the community of facility improvements and to develop community support for parks, trails and open space plans.

Action 8.20. Priorities. Establish priorities for citywide facility development.

Action 8.21. Site and Infrastructure Improvements. Determine site and infrastructure improvements required for the development of the prioritized projects.

Action 8.22. Incentives. Establish development incentives for the construction of new recreation facilities.

Action 8.23. Feasibility Studies. Complete feasibility studies for each major facility.

Action 8.24. Partnerships. Determine possible project development partners.

Action 8.25. Funding. Determine funding mechanism for capital development and operations.

Action 8.26. Philosophy. Establish a philosophy for recreational programming.

Action 8.27. Programming Plan. Develop a comprehensive programming plan that reflects community needs.

Action 8.28. Classification System. Adopt a program classification system.

Action 8.29. Other Providers. Determine the role of other providers in the overall system of Anna recreation programming.

Action 8.30. Partnerships. Establish programming partnerships, as necessary, to meet the desires of Anna residents.

Action 8.31. Staffing and Funding. Determine the staffing and financial commitment necessary to provide the desired level of recreational programming in Anna.

Action 8.32. Fee Policy. Develop a fee policy to address programs, activities and facilities.

Action 8.33. Programming Policies and Procedures. Establish programming policies and procedures.

Action 8.34. Marketing Plan. Develop a marketing plan to promote City recreational programming.

Action 8.35. Commit to a funding strategy for staffing, operations and management of parks and recreation in accordance with the desired level of service.

Action 8.36. Establish a staffing philosophy for the Parks and Recreation divisions.

Action 8.37. Develop and adopt a 10-year staffing scenario that reflects new planned parks and facilities as well as recreation programs and services.

Action 8.38. Adopt a three-division plan within the Department that covers administration, parks, and recreation.

Action 8.39. Establish up-to-date department operational policies and procedures.

Action 8.40. Develop a parks maintenance management plan and track performance.

Action 8.41. Develop and/or update job descriptions for all positions.

Action 8.42. Establish goals and metrics for social equity, diversity and inclusion.

Action 8.43. Establish performance measures for parks and recreation operations and track on an annual basis.

Preliminary

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 (COMPLETE LIST FROM FULL DOWNTOWN MASTER PLAN)

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 CDC/EDC should make the identified Catalyst Areas the highest priority for public focus and investment for landowner/private developer partnerships to spur development, economic growth and reinvestment in Downtown.
- D.2.** The CDC/EDC should market, promote and incentivize Downtown as a top-priority location for locally-owned small businesses and restaurants, as well as for the services that support entrepreneurial businesses and nearby residents.
- D.3.** The City of Anna, in partnership with other Downtown stakeholders, 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, with major public spaces located in the Identity Points identified in this plan.
- D.5.** The City of Anna should secure funding and prioritize the design and construction of multimodal facilities in the public realm according to the street types established in this plan, including streets with sidewalks and trails, to encourage walkability and connectivity throughout the district and to nearby neighborhoods and destinations.
- D.6.** The City of Anna should use its regulatory powers, guidelines and incentives to remove regulatory barriers to provide for a more diverse range of uses and housing choices for the community, achieve the desired character of the area, create housing that allows residents to age in place and improve market adaptability.
- D.7.** The City of Anna 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, and should use parkland dedication or fees to ensure that parks, trails and paths are provided as part of new development, redevelopment and adaptive reuse projects.

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 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.

D.10. The City of Anna should use branding and high-quality improvements in the public realm to transform Downtown into a unique and identifiable place in Anna.

D.11. The City of Anna, CDC and EDC should reinforce the Downtown as a mixed-use environment, with the character and development intensity described in this plan, to accommodate a diversity of uses and building types and provide economic stability and a diverse tax base.

ACTION ITEMS (COMPLETE LIST FROM FULL DOWNTOWN MASTER PLAN)

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

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all or portions of the Downtown Core, using techniques such as Form Based Code, Planned Development ordinance or zoning overlay, to codify the community's vision and align zoning in the Downtown area with the **Anna 2050** Future Land Use Plan and the Downtown Master Plan.

Action 9.2. Diverse Mix of Uses. Include provisions in the new Downtown zoning regulations to ensure that the diversity of residential types and mix of uses envisioned for the Downtown Core and Downtown Neighborhood districts are supported by zoning that will promote Downtown vitality and provide opportunities for a flexible market and range of choice options.

Action 9.3. Downtown Core Transitions. Include requirements in the new Downtown zoning regulations that create appropriate transitions from the Downtown Core to existing neighborhoods and which support a mix of uses, promote connectivity and interaction between all parts of the district and encourage diverse activity throughout the day.

Action 9.4. Architectural Character. To the extent allowable by law, implement the vision for the character and appearance of future buildings by adopting design regulations and/or guidelines that create a diverse, pedestrian-scaled Downtown.

Action 9.5. Downtown Street Types. Implement the new Downtown Street Types and proactively redevelop roadways that are critical to optimizing reinvestment in the Downtown Core.

Action 9.6. Traffic Calming and Entry Features. Provide traffic calming measures at key intersections and gateway entry features that improve traffic flow and safety and signify arrival to the district.

Action 9.7. Roundabout. Conduct a feasibility study for the construction of a roundabout at the intersection of FM 455/White Street at SH 5/Powell Parkway; coordinate with TxDOT as necessary during all phases of the project.

Action 9.8. Downtown Parking. Conduct a study and develop a strategy for providing public parking to serve future development in the Downtown area, which could include on-street parking, various temporary solutions and one or more public parking lots or centralized parking facilities to be constructed as development occurs.

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

Action 9.10. Coordination with DART. Establish an ongoing dialogue with DART on ways to bring public transportation to Anna and make improvements as opportunities arise to increase transit readiness.

Action 9.11. Downtown Walkability. Design and implement a sidewalk and connectivity program throughout the Downtown to enhance walkability and access to and from adjacent neighborhoods.

Action 9.12. Railroad Crossing Enhancement. Enhance the railroad crossing at Fourth Street and Riggins Street to connect the east and west sides of Downtown together and to make the area pedestrian-friendly and transit-ready.

Action 9.13. Programming Space. Enhance the Downtown street network and open spaces to accommodate more programming opportunities.

Action 9.14. Festival Street. Convert Fourth Street east of Powell Parkway to a festival street designed to provide mobility for vehicles, bicycles and pedestrians and to be easily converted to a civic space that can be utilized by the community for special events.

Action 9.15. Pedestrian-Only Thoroughfare. Convert Interurban Street into a pedestrian-only thoroughfare in the vicinity of City Hall/the Municipal Complex to catalyze development of restaurants, food trucks and outdoor dining.

Action 9.16. Historic District. Conduct a study to evaluate the feasibility of delineating and designating a historic district to preserve any eligible historically significant buildings and sites and to capture the opportunity for programs and funding available to such a district.

Action 9.17. Rehabilitation. Invest in, enhance and celebrate the community's historic heritage and facilities, such as the Anna Train Depot and Sherley & Brothers Hardware store, by reinvesting in those older structures that provide context and character for Downtown.

Action 9.18. Restoration. Refurbish the old water tower in Downtown, including implementing branding elements to help identify Downtown as a unique and historic place and attract Anna neighbors, new business and visitors to the area.

Action 9.19. Sidewalk and Trail Connectivity. Identify and prioritize sidewalk and trail projects that knit the Downtown Core together and provide safe routes for pedestrians from the

neighborhoods surrounding Downtown to Anna Middle School and to Downtown restaurants, shops, open spaces, civic and institutional places.

Action 9.20. Trail Network. Prioritize and enhance the Downtown trail network, its facilities and amenities to link key open spaces and destinations within the district.

Action 9.21. Landscape Ordinance. Amend the Landscape Ordinance to create a shaded area requirement for any new Downtown park improvements.

Action 9.22. Parks and Plazas. Develop a strategy for designing, funding and improving Downtown parks and plazas; conduct a feasibility study for the highest priority facilities.

Action 9.23. Catalyst Areas. Work with landowners on targeted efforts to jumpstart Catalyst Areas, including small area plans, infrastructure strategy, zoning, incentives and outreach to prospects.

Action 9.24. 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 9.25. Incentives. Create and promote an incentivized process/program for Downtown development, which may include tax incentives, rebates, a public improvement district, cash grants, tax increment funding and other performance-based or value-capture programs.

Action 9.26. Gateways and Entry Features. Design and construct gateway enhancements at key pedestrian and vehicular entry locations and intersections Downtown, including the main north, south, east and west routes via FM 455 and SH 5, at major trailheads and where Fourth Street and FM 455/White Street intersect with SH 5/South Powell Parkway.

Action 9.27. Branding. Develop a branding package for the Downtown Core and Downtown Neighborhood, including a wayfinding program leading to historic landmarks, public spaces, shops, restaurants and places of interest Downtown.

Action 9.28. Street Maintenance. Develop and implement a street maintenance program for Downtown.

Action 9.29. Public Art. Promote Anna's history and culture through public art programs that display community pride and heritage.

Action 9.30. Shade. Require shade elements for new Downtown developments and building and site upgrades through the development review process.

Action 9.31. Corridors. Enhance and preserve Downtown district corridors with beautification projects and thoroughfare improvements throughout the principal streets, paths, trails, railroad, floodplain, natural areas, tree canopies and viewsheds.

Action 9.32. Infrastructure. Enhance and maintain public utility, technology and transportation infrastructure to ensure a vibrant, mixed-use Downtown district that encourages multimodal

mobility and provides convenience and telecommunications connectivity to residents and visitors in Downtown.

Action 9.33. Municipal Complex Connectivity. Design and implement a sidewalk, open space and connectivity program adjacent to the Municipal Complex to link this important civic building to the Downtown Core along Fourth Street and to provide opportunities for gathering and walking.

Action 9.34. Outdoor Dining. Redevelop Riggins Street near the Municipal Complex to catalyze and accommodate a diverse Downtown dining environment by implementing widened sidewalks and infrastructure for patio dining; incorporate a farmer's market and/or food truck park in this location.

Action 9.35. Downtown Programming. Encourage partnerships with shops and restaurants to host events and support programmed activities such as later shopping hours one night a week, live music and farm-to-table dinners for charity.

Action 9.36. 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 9.37. Promotion. Coordinate with landowners, developers and interested parties to calibrate and craft a merchandising and marketing strategy to Downtown prospects, including retailers, entertainment concepts, restaurants, artists, service providers, small corporate offices and other organizations that can promote the activation and vitality of Downtown.

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 City Council's annual City of Anna Strategic Plan will conform to the **Anna 2050** Comprehensive Plan.
- I 4. The Implementation Strategy will be a tool for capital projects planning.
- I 5. City departments will be encouraged to use the **Anna 2050** Plan and the Implementation Strategy as input for planning and budgeting.
- I 6. 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, Policies, 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/Revise 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 revise or rewrite 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. Comprehensive Planning Staff. Create and staff a Comprehensive Planning section within the Planning & Development Department responsible for long-range planning issues and other related duties, including tracking progress on plan implementation, monitoring and managing necessary updates to codes and ordinances, reviewing zoning and development proposals for consistency with the plan, managing amendments to the plan to reflect new priorities and opportunities and preparing an annual report on the status of implementation.