

AGENDA



City Council Meeting

Tuesday, April 27, 2021 @ 6:30 PM

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

The City Council of the City of Anna will meet at 6:30 PM, on April 27, 2021 at the Sue Rattan Elementary School, Located at 1221 S. Ferguson Parkway, to consider the following items.

Welcome to the City Council meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

1. Call to Order, Roll Call and Establishment of Quorum.

2. Invocation and Pledge of Allegiance.

3. Neighbor Comments.

At this time, any person may address the City Council regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the City Council regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Work Session.

- a. Update on Street Maintenance Activities for the City of Anna (Director of Public Works Greg Peters, P.E.)

5. Reports.

Receive reports from Staff or the City Council about items of community interest. *Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.*

- a. Proclamation - 52nd Annual Professional Municipal Clerks Week

6. **Consent Items.**

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

- a. Approve Council Meeting Minutes for April 13, 2021 and April 16, 2021. (City Secretary Carrie Land)
- b. Approve a Resolution authorizing the City Manager to execute Professional Services Agreements with Kimley Horn, Incorporated, for updating the
 - 1) City Master Thoroughfare Plan
 - 2) Water and Wastewater Master Plans
 - 3) 10-year CIP (for Water, Wastewater, and Roads)
 - 4) Impact Fee Study (for Water, Wastewater, and Roads)(Director of Public Works Greg Peters, P.E.)
- c. Approve a Resolution authorizing the City Manager to execute a purchase order in an amount not to exceed \$126,783.13 for the County Road 371 Street Maintenance project, from State Highway 5 to west of Joe K. Bryant Elementary. (Director of Public Works Greg Peters, P.E.)
- d. Approve a Resolution authorizing the City Manager to execute purchase order in an amount not to exceed \$37,615.96 for the County Road 367 Street Maintenance project (Taylor Boulevard), from Ferguson Parkway to west of Olive Lane. (Director of Public Works Greg Peters, P.E.)

7. **Items For Individual Consideration.**

- a. Anna 2050
 - 1) Conduct a Public Hearing on a recommendation regarding the Anna 2050 Comprehensive Plan, Downtown Master Plan, and Parks, Trails, and Open Space Master Plan. (Director of Development Services Ross Altobelli)
 - 2) Consider/Discuss/Action on an Ordinance regarding the Anna 2050 Comprehensive Plan.
 - 3) Consider/Discuss/Action on an Ordinance regarding the Anna 2050 Downtown Master Plan.
 - 4) Consider/Discuss/Action on an Ordinance regarding the Anna 2050 Parks, Trails, and Open Space Master Plan.
- b. Strategic Plan: 2021 – 2026 – 2036
 - 1) Consider/Discuss/Action on Resolution approving Strategic Plan: 2021 – 2026 – 2036
 - 2) Consider/Discuss/Action on Resolution approving Governance Guide 2021
- c.
 - 1) Conduct a Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA) and Internal Revenue Code of 1986, as amended, regarding the Waterview Apartments project. (Economic Development Director Joey Grisham)
 - 2) Consider/Discuss/Act on a Resolution authorizing Texas Home Collaborative to issue bonds to finance facilities in the City of Anna for the Waterview Apartments project. (Economic Development Director Joey Grisham)

- d. Consider/Discuss/Action on Appointment of EDC/CDC Members (Interview Committee)
 - e. Consider/Discuss/Action on Appointment of Planning and Zoning Commissioners (Interview Committee)
 - f. Consider/Discuss/Action on Appointments to the Parks Advisory Board (Interview Committee)
 - g. Consider/Discuss/Action on Appointments to the Board of Adjustments (Interview Committee)
 - h. Consider/Discuss/Action on Appointments to the Diversity and Inclusion Advisory Commission. (Interview Committee)
8. **Closed Session (Exceptions).**
Under Tex. Gov'T Code Chapter 551, The City Council May Enter Into Closed Session To Discuss Any Items Listed Or Referenced On This Agenda Under The Following Exceptions:
- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071).
 - b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
 - c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).
 - d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Boards and Commissions
- The Council further reserves the right to enter into executive session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.
9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.
10. **Adjourn.**

This is to certify that I, Carrie L. Land, City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on April 23, 2021.

Carrie L. Land, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
2. The Council reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.
3. Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary at 972 924-3325 two working days prior to the meeting so that appropriate arrangements can be made.



Item No. 4.a.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Update on Street Maintenance Activities for the City of Anna (Director of Public Works Greg Peters, P.E.)

SUMMARY:

The City of Anna has annual major street maintenance projects included in the Community Investment Program as a part of the annual budget. These projects are funded through a combination of the Street Maintenance Sales Tax increment revenues and General Fund dollars. Staff will provide an update on completed and upcoming street maintenance projects.

FINANCIAL IMPACT:

None. Specific street maintenance projects and funding are brought before the Council for approval.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

None. This is a report with updates for the City Council. There is no action required as the item is for information only.

ATTACHMENTS:

APPROVALS:

Gregory Peters, Director of Public Works
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Proclamation - 52nd Annual Professional Municipal Clerks Week

SUMMARY:

The International Institute of Municipal Clerks (IIMC), a professional association of City, Town, Township, Village, Borough, Deputy and County Clerks, sponsors Municipal Clerks Week. IIMC has 14,700 members throughout the United States, Canada and 15 other countries.

The Proclamation extends appreciation to all Municipal and Deputy Clerks for the services with which they provide their communities. Specifically, the Proclamation cites that the Clerk "serves as the professional link between the citizens, the local governing bodies and agencies of government at other levels."

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

ATTACHMENTS:

1. Fact_Sheet_2021_202103031352583702
2. 2021 Municipal Clerk's Week

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



52nd Annual Professional Municipal Clerks Week

May 2 - May 8, 2021

FACT SHEET

Sponsored by the International Institute of Municipal Clerks

Professionalism In Local Government Through Education

PURPOSE

To recognize the vital and appreciated services performed by Municipal and Deputy Clerks in serving the changing needs of their communities.

HISTORY

This May will be the 52nd Annual Professional Municipal Clerks Week, initiated in 1969 by IIMC and is endorsed by all of its members throughout the United States, Canada and 15 other countries. In 1984 and in 1994, Presidents Ronald Reagan and Bill Clinton, respectively, signed a Proclamation officially declaring Professional Municipal Clerks Week the first full week of May and recognizing the essential role Municipal Clerks play in local government.

TYPICAL RESPONSIBILITIES OF THE MUNICIPAL AND DEPUTY CLERK:

- Maintains the official council minutes, ordinance books and all records and documents.
- Indexes all official actions of council.
- Issues licenses and permits.
- Processes contracts and agreements.
- Keepers of community history and vital records.
- Receives, distributes and files correspondence from citizens and other governmental agencies.
- Administers elections, registration and voting.
- Acts as a key liaison between local government and its citizens.
- Handles significant financial responsibilities including preparation of tax rolls, special assessments and budgets.
- Provides central services such as personnel, purchasing, etc.

IIMC is a professional association of City, Village, Town, Township, Borough and County Clerks, Secretaries and Recorders. IIMC prepares its members to meet the challenges of the diverse role of the Municipal and Deputy Clerk by providing services and continuing professional development opportunities to benefit members and the government entities they serve. Founded in 1947 in French Lick, Indiana, IIMC has 14,700 members throughout the United States, Canada and 15 other countries.

City of Anna, Texas

Proclamation



Municipal Clerks Week
May 2-8, 2021

Whereas, The Office of the Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

Now, Therefore, I, Nate Pike, Mayor of the City of Anna, do recognize the week of May 2 through May 8, 2021, as Municipal Clerks Week, and further extend appreciation to our Municipal Clerk, Carrie L. Land, Deputy Municipal Clerk Karen Avery and to all Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

*In witness, whereof I have hereunto set my hand this
27th day of April, 2021 and called this seal to be affixed.*

Nate Pike, Mayor



Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Approve Council Meeting Minutes for April 13, 2021 and April 16, 2021. (City Secretary Carrie Land)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CCmin20210413 DRAFT
2. CCmin20210416 Planning Session DRAFT

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/21/2021
Final Approval - 4/22/2021

**Regular City Council Meeting
Meeting Minutes**



Tuesday, April 13, 2021 @ 6:30 PM

**Sue Rattan Elementary School
1221 E. Ferguson Road, Anna, Texas 75409**

The City Council of the City of Anna will meet at 6:30 PM, on April 13, 2021, at the Sue Rattan Elementary School, Located at 1221 S. Ferguson Road, to consider the following items.

Welcome to the City Council meeting. Please sign the Sign-In-Sheet as a record of attendance. If you wish to speak on an open-session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

1. Call to Order, Roll Call and Establishment of Quorum.

Mayor Pike called the meeting to order at 6:30 PM.

Council Member Atchley was absent.

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

No comments.

4. Reports.

- a. Update on joint jurisdictional roadways (City of Anna and Collin County) (Greg Peters, PE)

Staff presented an update on specific joint jurisdictional roadways to provide a maintenance improvement plan for Taylor Blvd and CR371.

- b. Earth Day Clean-up and HHW Drop Off (Director of Public Works Greg Peters and Director of Neighborhood Services Marc Marchand)

Earth Day Clean-Up effort scheduled for the week of April 19-24, set to coincide with the Don't Mess with Texas Trash-Off. During that time period, the City will ask volunteers to assist with litter pick up at 20 sites around town.

At the same time, neighbors can drop off their hazardous household waste (HHW) materials on Saturday, April 24 from 9 AM to 1 PM at Slayter Creek Park. The HHW drop-off is co-sponsored by the Anna Police Department, Public Works Department, and CARDS waste management.

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- c. Introduction of Recreation Coordinators (Director of Neighborhood Services Marc Marchand)

The Recreation Division has added three part-time recreation coordinators.

The three will be responsible for the City's afterschool and summer programming, recreation classes, special events, outdoor recreation, and sports. Their goal is to provide recreational options for people of every age in every corner of Anna.

- d. Thursdays Food Truck Series (Director of Neighborhood Services Marc Marchand)

Thursdays Food Truck Series will start on April 29 at Slayter Creek Park from 5 PM to 8 PM. The finale will be on June 3 and will include a Summer Kickoff Celebration featuring a free concert by Le Freak.

- e. Green with Envy Landscaping Class (Neighborhood Services Coordinator Elisa Bowers)

Participants will learn the best lawn care methods, efficient watering techniques, plus simple fertilizer and pesticide application to reduce pest issues. Virtual class, scheduled for May 3 from 6 PM to 8 PM.

- f. City's Investment Policy Certified (Director of Finance Alan Guard)

Recently, the Government Treasurers' Organization of Texas (GTOT) awarded the Certificate of Distinction to the City of Anna for its Investment Policy.

This award acknowledges local governments for maintaining a comprehensive written investment policy that meets the 26 criterias set forth by the GTOT. It also acknowledges the City for developing an investment policy that meets the

requirements of the Public Funds Investment Act and the standards for prudent public investing established by the GTOT.

5. **Consent Items.**

MOTION: Council Member Carver moved to approve Consent Items a-g, i, l-n. Council Member Ussery seconded. Motion carried 6-0.

- a. Approve Council Meeting Minutes for March 23, 2021 and March 28, 2021. (City Secretary Carrie Land)
- b. Review minutes of the March 1, 2021 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- c. Review minutes of the March 15, 2021 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- d. Approve a Resolution regarding the Buzz Center Addition, Block A, Lot 1 and 2, Final Plat. (Director of Development Services Ross Altobelli)

Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455). Zoned C-1 Restricted Commercial.

Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

- e. Approve a Resolution regarding the Buzz Center Addition, Block A, Lot 1 and 2, Site Plan. (Director of Development Services Ross Altobelli)

Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455). Zoned C-1 Restricted Commercial.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

- f. Approve a Resolution regarding the Anacapi, Phase 1A, Final Plat. (Director of Development Services Ross Altobelli)

191 single-family dwelling, detached lots and six common area lots on 44.2± acres located at the northeast corner of Hackberry Drive and future Ferguson Parkway. Zoned Planned Development-887-2020.

The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of the single family development and commercial lot.

Planning & Zoning Commission recommended approval.

- g. Approve a Resolution regarding the Shadowbend, Phase 2, Final Plat. (Director of Development Services Ross Altobelli)

231 single-family dwelling, detached lots, one commercial lot, and 11 common area lots on 81.2± acres located at the northeast and northwest corners of Rosamond Parkway and future West Crossing Boulevard. Zoned Planned Development-797-2018.

The purpose for the final plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of the single family development and commercial lot.

Planning & Zoning Commission recommended approval.

- h. Approve a Resolution regarding the Pecan Grove, Phase 2, Block M, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)

Private playground on one lot on 0.5± acre located at the northeast corner of Cherry Blossom Boulevard and Azaleas Run Drive. Zoned PD 705-2015.

The motion for approval failed by the Planning & Zoning Commission (3-1).

MOTION: Mayor Pike moved to approve. Council Member Vollmer seconded. Motion carried 4-2 Carver and Toten opposed.

- i. Approve a Resolution regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)

Public elementary school on one lot on 20.0± acres located at the southeast corner of Lenard Avenue (FM 2862) and Rosemond Parkway (FM 2862). Zoned SF-E Single-Family Residential - Large Lot.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

- j. Approve a Resolution regarding the naming of the park located at 1235 Lakeview Drive to be named "Baldwin Park." (Director of Neighborhood Services Marc Marchand)

The Parks Advisory Board reviewed and unanimously recommended to the City Council naming the park adjacent to Lakeview Estates neighborhood for a previous owner of the property, Jesse Glenn "Bud" Baldwin, great grandson of James Schluter (later changed to Slayter) at the October 19, 2020 regularly scheduled meeting. The City Council adopted a Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Other Recreation Facilities on November 10, 2020. The Neighborhood Services Department followed the naming policy in researching Mr. Baldwin with support from the Anna Area Historical Preservation Society. Mr. Baldwin's great grandfather, James Schluter, was a German immigrant who fought in the Texas Revolution and who eventually changed the spelling of his name to Slayter. The land was originally granted to Mr. Slayter for his service in the Texian Army in the amount of 320 acres and remained in the family until it was eventually handed down to his great grandson, Jesse Glenn "Bud" Baldwin. Mr. Baldwin fell into poor health and the family sold off parcels of the land for their sustenance including 51.24 acres of land where the Lakeview Estates community is today. The naming of park or other recreation areas are to ensure that the given names are consistent with the values and character of the area or neighborhood served and within the City as a whole, and the name identification for individual parks or other recreation areas within the City of Anna are to ensure that they are easily located and provide a sense of place. The historic contributions of the Slayter and Baldwin families to the City of Anna are important to the area, and the historic naming of the park will better ensure a sense of place for all neighbors and distinguish the park as a public space.

MOTION: Council Member Toten moved to approve 5 j. and k. Council Member Carver seconded. Motion carried 6-0.

- k. Approve a Resolution regarding the naming of a park located at 636 Banbury Drive to be named "Henry Clay 'Yank' Washington Park." (Director of Neighborhood Services Marc Marchand)

The Parks Advisory Board reviewed and unanimously recommended to the City Council naming the new park/playground located at 636 Banbury Dr adjacent to the West Crossing neighborhood for an early and beloved Anna neighbor named Henry Clay "Yank" Washington at the October 19, 2020 Parks Advisory Board meeting. The City Council adopted a Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Other Recreation Facilities on November 10, 2020. The Neighborhood Services Department followed the naming policy in researching Mr. Washington with support from the Anna Area Historical Preservation Society. Mr. Washington was believed to be the only African American neighbor in Anna from the late 1800s through the mid-1930s and worked as a janitor at the historic train depot, the Interurban station, the bank, post office, and several stores in town. Mr. Washington's main job was to carry bags of mail from the depot to the post office using a homemade wooden cart

with two large iron wheels. Mr. Washington was well liked in Anna, and sometime in the late 1920s the neighbors of Anna took up a collection and bought him a railroad watch so that he would always know the time to expect the mail train. Late in Mr. Washington's life, the neighbors of Anna took up a collection to pay Mr. Washington's way on the train to St. Louis and back so that he could visit a relative he had not seen since he was 17 and a large crowd was waiting to greet him when he returned to Anna. The naming of park or other recreation areas are to ensure that the given names are consistent with the values and character of the area or neighborhood served and within the City as a whole, and the historic context of the time when Mr. Washington resided in Anna was during segregation in the U.S. South before the long-overdue civil rights movement that resulted in the abolition of Jim Crow laws and racial segregation. Despite enduring the harsh restrictions and inherent inequality of so-called "separate but equal" segregation rules, Mr. Washington earned the respect and affection of his neighbors in Anna providing hope for the inclusion that would eventually grow to be a principal value in our community. The historic naming of the park will better ensure a sense of place for all neighbors and distinguish the park as a public space.

See motion on Consent Item 5. j.

- I. Approve a Resolution authorizing the City Manager to execute a Task Order with Birkhoff Hendricks and Carter for the design of public water and sanitary sewer infrastructure along State Highway 5. (Director of Public Works Greg Peters, P.E.)

TxDOT has 95% construction plans for the widening of State Highway 5 from Melissa through Anna. They are currently working on project funding and expect to be ready to move the project towards construction in the next 2 years. In order to ensure that the City utilities are clear of the right-of-way, the City needs to begin the engineering and development of construction plans now.

It is currently estimated that the section of SH 5 through Anna will be widened in two phases, with Project A from FM 455 to the Collin County Outer Loop, and Project B from FM 455 to the northern City limit. This item pertains specifically to Project A, which will be constructed first. Birkhoff Hendricks and Carter was hired to complete the preliminary engineering report attached as Exhibit A. This report identifies the needed infrastructure relocations and improvements needed to ensure our utilities are not in conflict with the new road, and that our utilities are of an appropriate size for future development in the corridor. Now that the preliminary engineering report is complete, we are now ready to proceed with formal engineering design.

A portion of the engineering fees, easement acquisition, and construction costs will be eligible for TxDOT reimbursement. The actual reimbursement amount will be developed during the design process, and formalized with an agreement approved by both the City Council and TxDOT prior to construction. Once this agreement has been developed, staff will bring it forward for Council approval.

- m. Approve a Resolution approving the Form of Articles of Incorporation for the formation of the Anna Housing Finance Corporation. (Economic Development Director Joey Grisham)

Staff was approached last year by Ryan Combs with JPI to develop a Class A, Senior Living Development at Anna Town Square by Palladium. In order to make the project viable, a Housing Finance Corporation is needed to allow for a property tax exemption. Chapter 394 of the Texas Local Government Code allows for the creation of HFCs, with several cities having formed them including but not limited to: Dallas, Fort Worth, Rowlett, McKinney, Arlington, and many others. The purpose of HFCs is to provide a means to finance the cost of residential ownership and development that will provide decent, safe and sanitary housing at affordable prices for residents of local governments. Since the project is tax exempt, the City will receive a developer fee from the project to offset lost property tax revenue. It is important to note that the project is not "public housing" or Section 8. It simply offers rent control to allow more seniors on fixed incomes to afford the rents. The initial Board of the Anna HFC is the Anna City Council. HFCs can issue bonds but in the case of this project, private activity bonds will be issued through Collin County. These are not municipal bonds and do not affect the city's credit or tax rate.

- n. Approve a Resolution authorizing the City Manager to execute a task order amendment with Birkhoff Hendricks & Carter LLC for the final engineering design of utility relocation and expansion along US 75. (Director of Public Works Greg Peters, P.E.)

TxDOT is preparing engineering plans for the widening of US 75 north of FM 455 to the county line. TxDOT has raised the priority of this project up their list of future construction projects, and is planning to begin the project within the next 18 months. The City of Anna has some existing water infrastructure within the limits of the proposed project which must be relocated. Birkhoff Hendricks & Carter completed the preliminary engineering design for this project several years ago under an original task order. Those plans are attached as Exhibit A. Staff has worked with BHC to update the task order to include a larger diameter water main which will also be longer than originally planned, in order to facilitate future development of the US 75 corridor north of FM 455. Exhibit B shows this additional water main proposed. BHC is now prepared to begin the final engineering design. In order to fund the final engineering design an amendment must be made to the original task order approved by the City back in 2017.

Staff has reviewed the task order amendment and finds it to be consistent with the increased scope, and recommends approval.

6. **Items For Individual Consideration.**

- a. Consider adoption of an Ordinance revising Solid Waste regulations pertaining to roll-off dumpsters (Director of Public Works Greg Peters, P.E.)

The City of Anna currently has a contract for Solid Waste services with CARDS Dallas, Incorporated. Per the contract, CARDS has exclusive rights to provide solid waste services in the City of Anna. The current Ordinance is somewhat vague regarding the use of outside companies for roll-off dumpsters and other non-standard collection methods, which are often used by homes and businesses for major remodeling project or to remove debris and brush. This item will provide more clear and concise language regarding the use of roll-off dumpsters and outside contractors for solid waste services in the City of Anna.

MOTION: Council Member Vollmer moved to approve. Council Member Toten seconded. Motion carried 6-0.

- b. Conduct a Public Hearing and Approve a Resolution regarding the East Fork Estates, Lot 24, Replat. (Director of Development Services Ross Altobelli)

One single-family dwelling, detached on 1.4± acres located on the northwest side of East Fork Circle, 1,782± feet south of FM 455. Zoned Agricultural.

State law requires a public hearing for replats of residentially zoned land. The purpose of the replat is to legally plat a tract of land that was subdivided and sold via metes and bounds. Approval and recordation of this replat will bring this property into compliance with city regulations.

Planning & Zoning Commission recommended approval as submitted.

Mayor Pike opened the public hearing at 6:03 PM.

No comments.

Mayor Pike closed the public hearing at 6:03 PM.

MOTION: Council Member Carver moved to approve. Council Member Ussery seconded. Motion carried 6-0.

- c. 1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance for rezoning 3.0 acres from Agricultural District (AG) and Single-Family Residential - Large Lot (SF-E) to Single-Family Residential (SF-84). (Director of Development Services Ross Altobelli)

2) Approve a Resolution for the Medina's Addition, Block A, Lots 1 & 2, Final Plat.

Zoning

Rezone 3.0± acres located on the north side of Elm Grove, 160± feet east of Rodeo Drive **from** AG Agricultural and SF-E Single-Family Residential – Large Lot **to** SF-84 Single-Family Residential District.

The applicant is requesting to rezone the property due to the existing zoning (AG & SF-E) requiring a minimum of 43,560 square feet (1 acre) per lot. The requested zoning is SF-84 which requires a minimum of 8,400 square feet (0.19 acre).

Additional project and zoning information can be found in the attached staff report.

The Planning & Zoning Commission recommended approval.

Mayor Pike opened the public hearing at 6:05 PM.

No comments.

Mayor Pike closed the public hearing at 6:05 PM.

Final Plat

Two single-family dwelling, detached lots on 3.0± acres located on the north side of Elm Grove, 160± feet east of Rodeo Drive.

The purpose for the final plat is to divide the tract into two lots; Lot 1 (0.6± acre) and Lot 2 (2.4± acres).

The Planning & Zoning Commission recommended approval subject to approval of the associated zoning case.

MOTION: Council Member Toten moved to approve zoning and final plat. Council Member Carver seconded. Motion carried 6-0.

- d.
 - 1) Continue conducting the Public Hearing/Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1) (Director of Development Services Ross Altobelli)
 - 2) Approve a Resolution regarding the Waterview, Block A, Lot 1, Concept Plan.

Zoning

At the March 23, 2021 City Council meeting the applicant requested a continuance in order to continue to refine the request and review the implications associated with the Planning & Zoning Commission recommendations.

Anna 21, LLC has submitted an application for an amendment to Ordinance No. 843-2020. Multifamily residence on 20.8± acres located on the west side of State Highway 5, 1,420± feet south of West White Street. Zoned Planned Development-843-2020.

The applicant is requesting the following amendments;

- i. Increase maximum height **from** 3-story **to** 4-story while still maintaining the maximum height of 45 feet. However that measurement would be from the grade to the top plate of walls rather than to a point midway between elevation of the eaves and elevation of the ridges, for gable, hip and gambrel roofs per the City of Anna ordinance.
- ii. Reduce the minimum parking **from** 2 per dwelling unit **to** 1.75 per dwelling unit and maintain the 0.25 visitor parking per dwelling unit requirement.

- iii. Reduce the minimum covered parking **from 75% to 15%** .

The Commission was in agreement with reducing the minimum parking to 1.75 spaces per dwelling unit and modifying the reducing covered parking request to 50%. The reductions would be in alignment with the Palladium multifamily zoning which has the same minimum parking requirement and requires roughly 61% covered parking.

Due to the existing vegetative buffer between the proposed development and the residential subdivision to the west the Commission was supportive of the 4-story building height and to increase the maximum building height by 10 feet rather than varying the "Height of building" definition within the zoning ordinance.

The Planning & Zoning Commission recommended approval with the following stipulations:

1. Maximum Height: 4-stories/55 feet. Buildings located within 100 feet from the western property line shall have a maximum height of 3-stories/45 feet.
2. Minimum parking 1.75 units per dwelling unit and maintain the 0.25 visitor parking per dwelling unit requirement.
3. Minimum 50% of required parking must be covered.

Additional project and zoning information can be found in the attached staff report.

Mayor Pike opened the public hearing at 6:06 PM.

Gina Maria Ottavio - Spoke with concern regarding parking and fire safety.

Mayor Pike closed the public hearing at 6:12 PM.

Provident Realty Advisors John Hickman gave Council a presentation on the project. (See Exhibit A)

MOTION: Council Member Carver moved to approve. Council Member Miller seconded. Motion carried 5-1 Ussery opposed.

Concept Plan

It is recommended that the City Council approve a resolution regarding the Waterview, Block A, Lot 1, Revised Concept Plan

Anna 21, LLC has submitted an application for approval of a concept plan

The purpose of the revised concept plan is to align with the amended zoning.

The Planning & Zoning Commission recommended approval.

MOTION: Mayor Pike moved to approve. Council Member Miller seconded. Motion carried 6-0

- e. Consider/Discuss/Action on correspondence regarding TxDOT initiatives (City Manager Jim Proce)

Staff presented to Council regarding TxDOT initiatives.

MOTION: Mayor Pike moved to approve. Council Member Ussery seconded. Motion carried 6-0.

- f. Consider/Discuss/Action on an Ordinance Amending the FY2020 - 2021 Budget to add 1.0 FTE Communications Manager, 4.0 FTE Police Officers, additional Fire overtime, an ambulance, three single trailer mount generators, various technology and equipment needs, a summer intern (0.45 FTE) and additional promotional expense funding for Economic Development. (City Manager Jim Proce)

Ordinance Amending the FY2020 - 2021 Budget to add 1.0 FTE Communications Manager, 4.0 FTE Police Officers, additional Fire overtime, an ambulance, three single trailer mount generators, various technology and equipment needs, a summer intern (0.45 FTE) and additional promotional expense funding for Economic Development.

MOTION: Council Member Toten moved to approve. Council Member Vollmer seconded. Motion carried 6-0.

7. **Closed Session (Exceptions).**

Under Tex. Gov'T Code Chapter 551, The City Council May Enter Into Closed Session To Discuss Any Items Listed Or Referenced On This Agenda Under The Following Exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Charter provisions; personnel policies; Council procedures; staff procedures; City ordinances; City contracts; public facilities and related legal matters.
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). City Council

MOTION: Council Member Carver moved to enter closed session. Council Member Ussery seconded. Motion carried 6-0.

Mayor Pike recessed the meeting at 8:26 PM.

Mayor Pike reconvened the meeting at 10:13 PM.

8. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

No action.

9. **Adjourn.**

Mayor Pike adjourned the meeting at 10:14 PM.

Approved on April 27, 2021.

Mayor Nate Pike

ATTEST:

City Secretary Carrie L. Land

MINUTES



City Council Meeting

Friday, April 16, 2021 @ 1:00 PM

Anna Fire Station, Meeting Room
305 S. Powell Parkway, Anna, Texas 75409

1. **Call to Order, Roll Call and Establishment of Quorum.**

Mayor Pro-tem Miller called the meeting to order at 1:08 PM.

Mayor Pike arrived late.

2. **Neighbor Comments.**

No Comments.

3. **Work Session.**

- a. Presentation/Consider/Discuss/Action on the City Strategic Plan. (City Manager/ City Council)

Consultant Lyle Sumak was present by Zoom. The focus was building on the current 15-year strategic plan.

No action was taken.

4. **Adjourn.**

Mayor Pike adjourned the meeting at 5:58 PM.

Approved on April 27, 2021.

Mayor Nate Pike

ATTEST:

City Secretary Carrie L. Land



Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Approve a Resolution authorizing the City Manager to execute Professional Services Agreements with Kimley Horn, Incorporated, for updating the

- 1) City Master Thoroughfare Plan
 - 2) Water and Wastewater Master Plans
 - 3) 10-year CIP (for Water, Wastewater, and Roads)
 - 4) Impact Fee Study (for Water, Wastewater, and Roads)
- (Director of Public Works Greg Peters, P.E.)

SUMMARY:

The City of Anna is at the end of our Comprehensive Plan process, which sets a roadmap for the future goals and growth of the community. As such, we are now at a point where we can begin the process of updating our master plans and impact fees for roads, water, and wastewater to match the results of the Comprehensive Plan.

Impact Fees are paid by developers for their impact on the City infrastructure. Often these funds are utilized to upsize water and sewer mains, construct new water and sewer systems, and to expand roads. These fees are critical to ensuring that the City adheres to the City Council's Strategic Goal of Sustainable Anna Community Through Planned, Managed Growth.

In accordance with State Law, the elements of the project will be funded through impact fees, resulting in no use of taxpayer dollars (general fund) to complete the process. Staff anticipates the process to begin following the adoption and finalizing of the Comprehensive Plan, with a completion date of Fall 2021. The City Council will be involved in reviewing the findings, making recommendations for the prioritizing and need for CIP projects, and providing direction on the establishment of any changes to the current impact fee structure.

These efforts will take place during future Council meeting as the project moves forward.

FINANCIAL IMPACT:

The total cost of \$264,000 will be funded through Roadway, Water, and Sanitary Sewer Impact Fees. The Community Investment Plan (CIP) currently shows a total of \$330,000 to be allocated in the budget for this work, so the proposed fee is less than anticipated. The breakdown of funding for the project is:

Water Master Plan Update: \$40,000
Wastewater Master Plan Update: \$75,000
Land Use Infrastructure Assumptions: \$16,000
Roadway Impact Fee Study & 10-yr CIP: \$40,000
Water Impact Fee Study & 10-yr CIP: \$30,000
Wastewater Impact Fee Study & 10-yr CIP: \$30,000
Implementation Support: \$8,000

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. Resolution - Professional Services Kimley Horn
2. Exhibit A - Proposal - Water and Wastewater Master Plan Updates and Water Wastewater and Roadway Impact Fee Updates_v2

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/23/2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED TWO HUNDRED SIXTY-FOUR THOUSAND DOLLARS AND ZERO CENTS (\$264,000); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Anna is responsible for managing the Capital Improvement Plan and impact fees applied to development in the City; and,

WHEREAS, the City master plans, impact fee studies, and 10-year CIP must be updated to reflect changes in land use and community goals per the new Anna Comprehensive Plan; and,

WHEREAS, the professional engineering services are for Capital Improvement Projects included in the City of Anna Community Investment Program; and,

WHEREAS, the total estimated cost of the services is \$264,000, with funding to be from Roadway, Water, and Wastewater Impact Fees.

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization of Payment and Funding.

That the City Manager is hereby authorized to execute the professional services agreement, in an amount not to exceed \$264,000.00 for the City of Anna, Texas.

That funding for the purchase orders shall come from the Roadway, Water, and Wastewater Impact Fee Funds.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ____ day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Smith

Mayor, Nate Pike

Exhibit “A”
(see following pages)



March 26, 2021

Mr. Greg Peters, P.E.
Director of Public Works
City of Anna
3223 North Powell Parkway
Anna, TX 75409

Re: *Water and Wastewater Master Plan Updates and Water, Wastewater, and Roadway Impact Fee Updates*

Dear Mr. Peters:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to the City of Anna ("Client" or "City") for the Water and Wastewater Master Plan Updates and Water, Wastewater, and Roadway Impact Fee Updates.

PROJECT UNDERSTANDING

The City has requested Kimley-Horn assist with updating their current water and wastewater models and master plans. The City is currently finalizing the Comprehensive Plan, and the City would like to update the models and corresponding master plans to account for changes in existing and projected water demands and wastewater flows, land uses, and projected capital improvement projects.

In addition, Kimley-Horn will also update the City's water, wastewater, and roadway impact fees. Kimley-Horn will provide the City with the technical analysis required by Chapter 395 of the Texas Local Government Code to determine the maximum water, wastewater, and roadway impact fees that may be assessed. Kimley-Horn will also assist the City with the various presentations required during the public hearing and adoption process. Kimley-Horn will utilize the water and wastewater master plan updates and capital improvement plans as a basis for the impact fee update process.

SCOPE OF SERVICES:

SECTION 1 – WATER AND WASTEWATER MASTER PLAN UPDATES

Task 1 – Water Master Plan Update

1. Data Collection:

The City will assist Kimley-Horn in obtaining updated record information regarding the following:

- a. Historic Demands (peak day, yearly average, winter low, etc.)

- b. Service Connections – The City will provide total number of service connection on December 31 for the last five (5) years, including subtotals for residential, commercial and industrial connections for the past year, if available.
- c. Metering Records – The City will provide a list of all large water users, their locations and metering records for the past year, including local industries, restaurants, schools, hospitals and other businesses.
- d. Wholesale water supply capacity and applicable contracts
- e. As-Built drawings for new developments.

2. Analysis:

The current hydraulic water model for the City will be updated. The model will be created using the computerized modeling software “WaterCad” by Haestad Methods. Kimley-Horn will use this model to identify infrastructure improvements required to accommodate existing deficiencies and growth for the existing, 5-year, 10-year, and buildout conditions.

a. Existing System Analysis

- i. Land Use Assumptions – Kimley-Horn will incorporate land use assumptions from the current Comprehensive Plan Update.
- ii. Design Criteria - Kimley-Horn will develop design criteria to base the analysis upon including but not limited to:
 - Minimum and maximum pressures,
 - Minimum and maximum pipe velocities,
 - Elevated storage,
 - Ground storage,
 - Pumping,
 - Fire Flow,
 - Texas Commission on Environmental Quality (TCEQ) criteria.
- iii. Existing Water Demands – Kimley-Horn will utilize the City’s existing water usage data to calculate the City’s existing and historical water demands. Tasks will include:
 - Historical and current average day, maximum day, and peak hour water demand,
 - Historical and current average day water demand per acre by each unique land use type,
 - Representative maximum day water diurnal demand curve.
- iv. Water System Model – Kimley-Horn will update the City’s water system model to represent the existing water system and existing water system demands. The model will utilize existing infrastructure information, system operational parameters, and available customer demand information. This will include:
 - Evaluation of system connectivity.
 - Confirmation of pipe and node parameters, such as pipe size, roughness factor, and node elevation.
 - Confirmation of system operational parameters and controls.

- Evaluation of the distribution of existing demands.
- v. Long-Term Water Supply
 - Kimley-Horn will document the City's projected water needs and existing contracted water sources to determine additional water sources required for the future.

3. Capital Improvement Plan

- a. Water System Analysis and Infrastructure Sizing – Kimley-Horn will utilize the water system model prepared with this task to determine existing infrastructure that does not meet the design criteria and to size infrastructure to serve future growth. This will include:
 - i. Identification of infrastructure needed to alleviate existing system deficiencies.
 - ii. Utilization of future land use and population projections from recent comprehensive plan update to prepare projected demand distributions and incorporate into the model.
 - iii. Execution of the model to identify infrastructure improvements necessary to meet future demands.
 - iv. Execution of fire flow simulations to identify infrastructure improvements necessary to meet fire flow requirements.
 - v. The following components will be evaluated and sized:
 - Water lines
 - Ground storage
 - Elevated storage
 - Pump stations
 - Pressure planes
 - Control valves
- b. Capital Improvement Plan – Kimley-Horn will develop a water Capital Improvement Plan that identifies projects to be constructed. This will include:
 - i. Development of capital improvements project list.
 - ii. Development of opinions of probable construction cost for each project.

4. Water Master Plan Report

Kimley-Horn will prepare a Water Master Plan report summarizing the findings of the analysis and the recommendations.

- a. Prepare draft report for review and comment by City.
- b. Prepare final report based on City comments.
- c. The report is anticipated to include the following:
 - i. Executive summary
 - ii. Introduction
 - iii. Description of existing infrastructure

- iv. Design criteria and modeling methodology
- v. Existing water system deficiencies
- vi. Future land use and water demand projections
- vii. Analysis and recommendations
- viii. Capital improvements plan
 - Opinion of probable construction cost
 - Project description
- ix. Maps
 - Existing land use map
 - Ultimate land use map
 - Existing system infrastructure map
 - Capital Improvement Plan map

Task 2 – Wastewater Master Plan Update

1. Data Collection:

The City will assist Kimley-Horn in obtaining updated record information regarding the following:

- a. Wastewater Specific Data Collection
 - i. Physical Data
 - Lift Stations: total capacity, number of pumps, flow and head range, pump curves, pump impeller elevation
 - Wastewater treatment plant average day and maximum day capacity
- b. Wastewater discharge records – Previous ten (10) years
 - i. Current and historical population (annually)
 - ii. Current and historical number and type of water connections (monthly)
 - iii. Wastewater treatment plant discharge (daily)
 - iv. Lift station discharge (daily)
 - v. Specific commercial/industrial meters (daily)
- c. System Operational Parameters and Controls
 - i. Lift station pump control settings
- d. Historical maintenance data
 - i. Sanitary Sewer Overflow (SSO) History
 - ii. Maintenance problem areas
- e. Flow Metering Records – The City will provide previous flow meter data from NTMWD.

2. Analysis

This task will consist of compiling existing infrastructure information and demographics to create the hydraulic sewer model for the City. The model will be created using industry standard sewer modeling software such as “SewerCAD” by Bentley. Kimley-Horn will use this model to

identify infrastructure improvements required to alleviate existing deficiencies and to serve future growth. The scope is anticipated to be as follows:

- a. Existing System Analysis
 - i. Land Use Assumptions – Kimley-Horn will utilize future land use assumptions from current comprehensive plan update
 - ii. Design Criteria – Kimley-Horn will develop design criteria that meets Texas Commission on Environmental Quality (TCEQ) regulations and industry design standards for:
 - Sewer line capacity
 - Lift station and force main capacity
 - iii. Existing Wastewater Demands – Kimley-Horn will utilize the City's existing wastewater discharge data and field data to calculate the City's existing and historical wastewater discharges. This will include:
 - Calculation of historical and current average day, dry weather wastewater discharges for the City and for each wastewater basin.
 - Calculation of historical and current average day, dry weather wastewater discharges by each unique land use type.
 - Calculation of a representative diurnal wastewater demand curve for the City and for each wastewater basin.
 - Calculation of wet weather wastewater discharges for the City and for each wastewater basin for each unique rainfall event.
 - iv. Wastewater System Model – Based on the data gathered above, Kimley-Horn will create a wastewater system model to represent the existing wastewater system and existing wastewater system demands. The model will utilize existing infrastructure information, system operational parameters, and available customer demand information. This will include:
 - Evaluation of system connectivity.
 - Confirmation of pipe and node parameters, such as pipe size, roughness factor, and node elevation.
 - Confirmation of system components, such as lift stations, are shown in the model with the correct location, connectivity, and geometry.
 - Confirmation of system operational parameters and controls.
 - Evaluation of the distribution of existing demands.
 - v. Model and Infrastructure Verification –
 - Kimley-Horn will coordinate with City staff to verify that the existing infrastructure matches the wastewater system model.
 - A calibration analysis will be performed to compare model results with the recorded data.

3. Capital Improvement Plan

- a. Wastewater System Analysis and Infrastructure Sizing – Kimley-Horn will utilize the wastewater system model to determine existing infrastructure that does not meet the design criteria and to size infrastructure to serve future growth. This will include:
 - i. Identification of infrastructure needed to alleviate existing system deficiencies.
 - ii. Utilization of future land use projections to prepare projected demand distributions and incorporate into the model.
 - iii. Execution of the model to identify infrastructure improvements necessary to meet future demands.
- b. The following components will be evaluated and sized:
 - i. Transmission Lines
 - ii. Lift Stations
 - iii. Treatment Facilities
- c. Capital Improvement Plan – Kimley-Horn will develop a wastewater Capital Improvement Plan that identifies projects to be constructed. This will Include:
 - i. Development of capital improvements project list.
 - ii. Development of preliminary opinions of probable construction cost for each project.

4. Wastewater Master Plan Report

Kimley-Horn will prepare a Wastewater Master Plan report summarizing the findings of the analysis and the recommendations. This will include the following:

- a. Preparation of a draft report for review and comment by City.
- b. Preparation of a final report based on City comments.
- c. The report is anticipated to include the following:
 - i. Executive summary
 - ii. Introduction
 - iii. Description of existing infrastructure
 - iv. Design criteria and modeling methodology
 - v. Existing wastewater system deficiencies
 - vi. Future land use and wastewater demand projections
 - vii. Analysis and recommendations
 - viii. Capital improvements plan
 - Opinion of probable construction cost
 - Project description
 - ix. Maps
 - Existing land use map
 - Ultimate land use map
 - Existing system infrastructure map
 - Capital Improvement Plan map

SCOPE OF SERVICES:

SECTION 2 – WATER, WASTEWATER, AND ROADWAY IMPACT FEE UPDATES

Task 3 – Land Use Assumptions

1. Data Collection. Data for the Land Use Assumptions (“LUA”) will be developed from the recently developed Comprehensive Plan and Master Planning efforts and supplemented with data provided by the City for new development activity that has occurred since the demographic data within the last year. Data to be provided by the City include residential (added single and multi-family dwelling units) and square footage (or acreage) of developed non-residential uses within the City and water/wastewater planning areas. Kimley-Horn will coordinate with the City on specific data needs.
2. Existing Land Use. Kimley-Horn will utilize data collected from Task 3.1 to document existing growth rates, trends and socio-demographics as well as provide the development of base projections. Kimley-Horn will provide supporting documentation for land use, population and employment data by planning areas and service areas for the base year.
3. 10-Year Land Use. Chapter 395 requires that impact fees may only be used to pay for items included in the Impact Fee Capital Improvements Plan and attributable to new service units projected over a period not to exceed ten (10) years. Based on guidance from the City regarding projected development patterns and growth rates, Kimley-Horn will develop the Ten-Year Land Use Assumptions for the 2021 – 2031 planning window. Kimley-Horn will complete the demographic table for each service area.
4. Documentation. Kimley-Horn will prepare a Chapter entitled “Land Use Assumptions” for final Impact Fee Report. This will be incorporated into the final report.
5. Meetings. Kimley-Horn will meet with the City to discuss the land use assumptions. One meeting is anticipated.
6. Deliverables. The LUA will be a standalone report that will ultimately be incorporated into the final Impact Fee Study report. Key elements of the LUA report include:
 - a. Coordination and correlation of LUA with service areas for roads, water and wastewater,
 - b. Documentation of existing growth rates, trends and socio-demographics,
 - c. Development of base, 10-year and ultimate or build-out projections,
 - d. Land use, population and employment assumptions for the projection periods,

- e. Supporting documentation population and employment data by planning areas and service areas for the base year and 10-year growth.

Task 4 – Roadway Impact Fee Study

1. Data Collection. Kimley-Horn will coordinate with the City to obtain the following data:
 - a. City contacts – City will provide the organization structure and contact information for the applicable City staff involved with the completion of the roadway capacity analysis and Roadway Impact Fee Project plans.
 - b. Thoroughfare Plan – Kimley-Horn will utilize the recently updated thoroughfare plan. Any analysis related to updating the City's currently adopted Thoroughfare Plan will be considered additional services.
 - c. Traffic Counts – The City shall provide any available data (current and historical) for all roadway segments on the current Thoroughfare Plan. Kimley-Horn will obtain recently completed traffic counts for state highway facilities from TxDOT and NTCOG.
 - d. Historical Project Costing Information – The City shall provide Kimley-Horn with available data on the actual City costs for previously completed arterial roadway improvement projects to assist in the development of planning level project costs for future projects and to include any project costs for previously completed projects with excess capacity available to serve future growth.
2. Ten-Year Growth Projections and Capacity Analysis.
 - a. Kimley-Horn will identify the service units for new development and the average trip length. Using the 10th Edition of the Institute of Transportation (ITE) Trip Generation Manual, Kimley-Horn will incorporate trip generation and pass-by trip rates.
 - b. Kimley-Horn will perform an analysis of existing conditions. This will include a determination of roadway capacities, volumes, vehicle-miles of supply, vehicle-miles of demand, existing excess capacity, and existing deficiencies.
 - c. Kimley-Horn will project traffic conditions for the ten-year planning period, the target year for the impact fee growth projections. This will include growth and new demand for each service area established in Task 3. Kimley-Horn will determine the capacity available for new growth.
3. Roadway Impact Fee Project Plan. Kimley-Horn will assist the City to develop a Roadway Impact Fee Project Plan which will include cost projections for anticipated projects to be included in the study. The Roadway Impact Fee Project Plan will include existing oversized facilities and proposed facilities designed to serve future development. The Roadway Impact Fee Project Plan shall include a general description of the project and a project cost projection. Planning level cost projections for future projects will be prepared based on discussion with local roadway construction contractors, City staff, and previous experience with roadway construction costs. The City shall provide actual city cost information for previously completed projects with excess capacity and any cost contribution to County, State, Federal, or developer

constructed projects. Due to the variety of unknowns associated with roadway project costs projections (ROW acquisition, utility relocations, market impact on materials and labor costs over time, etc.), the planning level project cost projections utilized in the roadway impact fee analysis should not be used for any future capital improvement planning within the City. Kimley-Horn will identify the portion of projected improvements required to serve existing demand and the portion of project improvements required to serve new development within the 10-year planning period.

4. Maximum Assessable Roadway Impact Fee Calculation. Using the newly developed ten-year growth projections, Roadway Impact Fee Project Plan, and capacity available for new growth, Kimley-Horn will determine the cost of roadway improvements by service area, the maximum costs per service unit, and the resulting pre-credit maximum assessable roadway impact fees by service area. A financial analysis for the credit calculation will be not performed. 50% of the pre-credit maximum assessable roadway impact fee calculated in Task 4.4 will be utilized to determine the maximum assessable roadway impact fee.
5. Documentation. Kimley-Horn will provide both a draft and final Roadway Impact Fee Report. The report will include:
 - a. Land Use Assumptions;
 - b. Roadway service areas;
 - c. Roadway Impact Fee Eligible Project List ;
 - d. Narrative of the impact fee methodology;
 - e. Impact fee calculations;
 - f. Land Use Vehicle-Mile Equivalency Table; and
 - g. Supporting Exhibits.
6. Deliverables.
 - a. Electronic (.pdf) copy of the Draft Roadway Impact Fee Report;
 - b. Five 8.5" x 11" hard copies of the Draft Roadway Impact Fee Report; and
 - c. Upon final approval of the Roadway Impact Fee Analysis and new ordinance by the City Council, Kimley-Horn will provide five 8.5" x 11" originals and one electronic (.pdf) copy of the Final Roadway Impact Fee Report

Task 5 – Water Impact Fee Study

1. Data Collection. Kimley-Horn will coordinate with the City to obtain data required for the impact fee study, including information on water meters, recent water usage, since the Master Plan was completed. Kimley-Horn will prepare and present a data request email for City staff.
2. Ten-Year Growth Projections and Capacity Analysis. Kimley-Horn will develop projected water demands over the 10-year planning period which will be based on socio-demographic data developed in the LUAs report. The determination of 10-year water demands and will be based

on LUAs and recent historical water usage for average, maximum day, and peak operating conditions for both retail and potential wholesale customers. Kimley-Horn will utilize data from the Master Plan. Kimley-Horn will utilize equivalent capacity of water meters to establish the service unit equivalents (SUEs) required in Chapter 395 of the Local Government Code for both existing and 10-year growth conditions.

3. Water Impact Fee Project Plan. Kimley-Horn will utilize information provided by the City and the capacity analysis from the Master Plan to determine impact fee eligible proposed projects. Kimley-Horn will update the cost of proposed water system improvements to be included in the impact fee calculation. Maps will be prepared showing the existing and proposed water projects to be included in the impact fee calculation.
4. Maximum Assessable Water Impact Fee Calculation. Kimley-Horn will utilize data from the Master Plan to analyze existing completed and proposed projects for remaining capacity for impact fee cost recovery for 10-year projected growth. Kimley-Horn will utilize the capacity analysis and project costs to calculate percentage of project cost eligible for impact fee cost recovery. Kimley-Horn will develop maximum allowable water impact fees in accordance with Chapter 395 of the Texas Local Government Code using existing and proposed project costs to support 10-year growth based on projected increase in service units.
5. Documentation. Kimley-Horn will provide both a draft and final Water Impact Fee Report. The report will include:
 - a. Land Use Assumptions;
 - b. Water service area;
 - c. Water Impact Fee Eligible Project Plan;
 - d. Narrative of the impact fee methodology;
 - e. Impact fee calculations;
 - f. Service Unit Equivalency Table; and
 - g. Supporting Exhibits.
6. Deliverables.
 - a. Electronic (.pdf) copy of the Draft Water Impact Fee Report;
 - b. Five 8.5" x 11" hard copies of the Draft Water Impact Fee Report; and
 - c. Upon final approval of the Water Impact Fee Analysis and new ordinance by the City Council, Kimley-Horn will provide five 8" x 11" originals and one electronic (.pdf) copy of the Final Water Impact Fee Report

Task 6 – Wastewater Impact Fee Study

1. Data Collection. Kimley-Horn will coordinate with the City on obtaining data required for the impact fee study, including information from the wastewater meters, treatment plant discharge,

since the Wastewater Master Plan was last completed. Kimley-Horn will prepare and present a data request email for City staff.

2. Ten-Year Growth Projections and Capacity Analysis. Kimley-Horn will develop projected wastewater flows over the 10-year planning period which will be based on socio-demographic data developed in the LUA report. The determination of 10-year wastewater flows and will be based on LUA and recent historical wastewater flows for average, and peak day operating conditions for both retail and potential wholesale customers. Kimley-Horn will utilize data from the Master Plan in addition to the newly requested data. Kimley-Horn will utilize equivalent capacity of water meters to establish the service unit equivalents (SUEs) required in Chapter 395 of the Local Government Code for both existing and 10-year growth conditions.
3. Wastewater Impact Fee Project Plan. Kimley-Horn will utilize data from the Wastewater Master Plan to analyze existing completed and proposed projects for remaining capacity for impact fee cost recovery for 10-year projected growth. Kimley-Horn will utilize the capacity analysis and project costs to calculate percentage of project cost eligible for impact fee cost recovery.
4. Maximum Assessable Wastewater Impact Fee Calculation. Kimley-Horn will utilize the Wastewater Master Plan to analyze existing completed and proposed projects for remaining capacity for impact fee cost recovery for 10-year projected growth. Kimley-Horn will utilize the capacity analysis and project costs to calculate percentage of project cost eligible for impact fee cost recovery. Kimley-Horn will develop maximum allowable wastewater impact fees in accordance with Chapter 395 of the Texas Local Government Code using existing and proposed project costs to support 10-year growth based on projected increase in service units.
5. Documentation. Kimley-Horn will provide both a draft and final Wastewater Impact Fee Report. The report will include:
 - a. Land Use Assumptions;
 - b. Wastewater service area;
 - c. Wastewater Impact Fee Eligible Projects;
 - d. Narrative of the impact fee methodology;
 - e. Impact fee calculations;
 - f. Service Unit Equivalency Table; and
 - g. Supporting Exhibits.
6. Deliverables.
 - a. Electronic (.pdf) copy of the Draft Wastewater Impact Fee Report;
 - b. Five 8.5" x 11" hard copies of the Draft Wastewater Impact Fee Report; and
 - c. Upon final approval of the Wastewater Impact Fee Analysis and new ordinance by the City Council, Kimley-Horn will provide five 8" x 11" originals and one electronic (.pdf) copy of the Final Wastewater Impact Fee Report.

Task 7 – Adoption Process

1. Comparison Data. Kimley-Horn will collect information on actual Impact Fees collected for up to six benchmark cities for up to three different land uses (likely residential, commercial, and industrial land uses). This information will be provided to the City in electronic (.xls) tabular format for use in the development of comparison tables.
2. Ordinance Support. Kimley-Horn will review the proposed Impact Fee Ordinance as prepared by the City Attorney. It is anticipated the City Attorney will require exhibits from the Impact Fee Report to be included in the ordinance.
3. Revenue Projections. Kimley-Horn will utilize the Land Use Assumptions calculated in Task 3 to calculate various revenue projections based on potential collection rate scenarios.
4. Documentation. Kimley-Horn will provide final comprehensive Impact Fee Report that includes the Roadway, Water, Wastewater and Financial Analysis. The report will include:
 - a. Land Use Assumptions;
 - b. Roadway Impact Fee Study;
 - c. Water Impact Fee Study;
 - d. Wastewater Impact Fee Study;
 - e. Appendices
5. Meetings. It is anticipated that Kimley-Horn will prepare for and attend each of the following meetings:
 - a. Two Capital Improvements Advisory Committee (“CIAC”) meetings to present the Land Use Assumptions, Impact Fee eligible projects, and Maximum Assessable Impact Fees;
 - b. Two Council work sessions;
 - c. Two City Council public hearings to present the Impact Fee, including the Land Use Assumptions, Impact Fee eligible projects, and Maximum Assessable Impact Fees; and
 - d. One City Council meeting where it adopts the ordinance and establishes the actual Impact Fees.
6. Deliverables.
 - a. Electronic (.pdf) copy of the Final Impact Fee Report;
 - b. Five 8.5” x 11” hard copies of the Draft version of the Final Report; and
 - c. Upon final approval ordinance by the City Council, Kimley-Horn will provide five 8” x 11” originals and one electronic (.pdf) copy of the Final Impact Fee Report.

Task 8 – Administration Tools and Implementation Support

1. Impact Fee Estimator. Kimley-Horn will create an Impact Fee estimator spreadsheet tool to assist in calculating a development's roadway, water, and wastewater impact fees based on the impact fee rates adopted in Task 7.
2. Implementation Support. Kimley-Horn will provide implementation support to assist City staff as a program is rolled out. This implementation support is based on 18 hours.
3. Deliverables. Electronic (.xls) Impact Fee Estimator Tool.

Additional Services

Additional services to be performed if authorized by the City, but which are not included in the above-described Scope of Services, are as follows:

- Flow Monitoring
- Rainfall Monitoring
- Survey services
- Geotechnical engineering services
- Preparing applications and supporting documents for government grants, loans, or planning advances, and providing data for detailed applications.
- Any services not listed in the Scope of Services.

Fee and Expenses

Kimley-Horn will perform the Scope of Services for the total lump sum fee below.

SECTION 1: WATER AND WASTEWATER MASTER PLAN UPDATES		
Task 1 - Water Master Plan Update	\$	40,000
Task 2 - Wastewater Master Plan Update	\$	75,000
<i>Subtotal</i>	\$	<i>115,000</i>
SECTION 2: WATER, WASTEWATER, AND ROADWAY IMPACT FEE UPDATES		
Task 3 - Land Use Assumptions	\$	16,000
Task 4 – Roadway Impact Fee Study	\$	40,000
Task 5 – Water Impact Fee Study	\$	30,000
Task 6 – Wastewater Impact Fee Study	\$	30,000
Task 7 – Adoption Process	\$	25,000
Task 8 – Administration Tools and Implementation Support	\$	8,000
<i>Subtotal</i>	\$	<i>149,000</i>
Total	\$	264,000

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed.

All permitting, application, and similar project fees will be paid directly by the City. Payment will be due within 25 days of your receipt of the invoice. Due to the everchanging circumstances surrounding the COVID-19 Virus, situations may arise during the performance of this Agreement that affect availability of resources and staff of Kimley-Horn, the City, other consultants, and public agencies. There could be changes in anticipated delivery times, jurisdictional approvals, and project costs. Kimley-Horn will exercise reasonable efforts to overcome the challenges presented by current circumstances, but Kimley-Horn will not be liable to City for any delays, expenses, losses, or damages of any kind arising out of the impact of the COVID-19 Virus.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to the City of Anna.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

CITY OF ANNA



Todd Strouse, P.E.
Associate/Project Manager

By: _____
(Signature)



Joseph C. Riccardi, P.E.
Vice President

(Print Name and Title)

(Date)

Attachment – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
- (c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
- (d) Arrange for access to the site and other property as required for the Consultant to provide its services.
- (e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
- (g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the rate of 12% per year beginning on the 25th day. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
- (d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
- (e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the

Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO THE CLIENT AND THE CONSULTANT, THE RISKS ARE ALLOCATED SUCH THAT, TO THE FULLEST EXTENT ALLOWED BY LAW, AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS AGREEMENT OR THE EXISTENCE OF APPLICABLE INSURANCE COVERAGE, THAT THE TOTAL LIABILITY, IN THE AGGREGATE, OF THE CONSULTANT AND THE CONSULTANT'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS TO THE CLIENT OR TO ANYONE CLAIMING BY, THROUGH OR UNDER THE CLIENT, FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF OR IN ANY WAY RELATED TO THE SERVICES UNDER THIS AGREEMENT FROM ANY CAUSES, INCLUDING BUT NOT LIMITED TO, THE NEGLIGENCE, PROFESSIONAL ERRORS OR OMISSIONS, STRICT LIABILITY OR BREACH OF CONTRACT OR ANY WARRANTY, EXPRESS OR IMPLIED, OF THE CONSULTANT OR THE CONSULTANT'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, SHALL NOT EXCEED TWICE THE TOTAL COMPENSATION RECEIVED BY THE CONSULTANT UNDER THIS AGREEMENT OR \$50,000, WHICHEVER IS GREATER. HIGHER LIMITS OF LIABILITY MAY BE NEGOTIATED FOR ADDITIONAL FEE. THIS SECTION 9 IS INTENDED SOLELY TO LIMIT THE REMEDIES AVAILABLE TO THE CLIENT OR THOSE CLAIMING BY OR THROUGH THE CLIENT, AND NOTHING IN THIS SECTION 9 SHALL REQUIRE THE CLIENT TO INDEMNIFY THE CONSULTANT.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** All requests for the Consultant to execute certificates, lender consents, or other third-party reliance letters must be submitted to the Consultant at least 14 days prior to the requested date of execution. The Consultant shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within two years of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal,

or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) Construction Phase Services.

(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) No Third-Party Beneficiaries; Assignment and Subcontracting. This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) Confidentiality. The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) Miscellaneous Provisions. This Agreement is to be governed by the law of the State of Texas. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Approve a Resolution authorizing the City Manager to execute a purchase order in an amount not to exceed \$126,783.13 for the County Road 371 Street Maintenance project, from State Highway 5 to west of Joe K. Bryant Elementary. (Director of Public Works Greg Peters, P.E.)

SUMMARY:

This item is to approve the City funding for a rehabilitation project on County Road 371 from State Highway 5 to the west of Joe K. Bryant Elementary. The City is seeking to partner with Collin County on the project. The Collin County Public Works Department has agreed to participate pending Commissioners Court approval. The total project cost is \$147,321.90, and the City portion is \$126,783.13. If approved, staff will work with Collin County to get their funding in place so that the project can be completed this summer.

FINANCIAL IMPACT:

\$126,783.13 in Street Maintenance Sales Tax Funding (City portion)

Collin County will fund their portion, which is estimated to be \$20,538.77.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. Exhibit A - Collin County Court Order Notification of WOPAC Contract
2. Resolution and Quote - County Road 371 Street Maintenance

3. CR 371 Map

APPROVALS:

Gregory Peters, Director of Public Works
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



COLLIN COUNTY

Office of the Purchasing Agent
2300 Bloomdale Road
Suite 3160
McKinney, Texas 75071
www.collincountytx.gov

May 15, 2018

Wopac Construction, Inc.
PO Box 819
Prosper, TX 75078

RE: Award of IFB 2018-006, General Road Maintenance

Dear Mr. Leach:

Collin County has awarded Wopac Construction, Inc. Categories 2, 3 and 6 of the the above referenced solicitation to your company per Court Order No. 2018-383-05-14. It is understood all terms, conditions and prices will be held firm as per your response to the solicitation. This is an annual fixed price contract. The contract term continues for a one (1) year term contract commencing on the date of award. The County will have the right and option to extend the term of the contract for two (2) additional one (1) year periods upon the same terms and conditions. The County will also have the right and option to terminate the contract upon thirty (30) days written notice.

This is a notification only, purchase orders will be issued on an as needed basis. The delivery address for orders will be printed on each purchase order issued.

Per Article 3.0 of the specifications, please submit your insurance certificate indicating the required coverage within ten (10) days. Per 4.15 of the specifications, if a purchase order requires a Payment and/or Performance bond in accordance with Chapter 2253 of the Texas Government Code, the bond(s) must be provided in the amount of 100% of the purchase order total within ten (10) days. If a Maintenance Bond is required, it must be provided in the amount of ten percent (10%) of the purchase order total within ten (10) days.

A purchase order is required for all products or services ordered. Do not deliver any products or perform any services without a purchase order.

Invoices should be e-mailed to the Collin County Auditor's office at accountspayable@collincountytx.gov. Please ensure that the appropriate purchase order number is on all invoices.

Please acknowledge receipt of this letter, as indicated below, and e-mail it to Gina Zimmer at gzimmer@co.collin.tx.us or fax to 972-548-4694.

NAME

SIGNATURE

DATE

TITLE

Thank you for your interest in serving our needs. We look forward to a successful business relationship. If you have any further questions, please contact me at 972-548-4119.

Sincerely,

Gina Zimmer
Buyer II

Copy to:
File

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE REHABILITATION OF COUNTY ROAD 371 FROM STATE HIGHWAY 5 TO WEST OF JOE K. BRYANT ELEMENTARY TO WOPAC CONSTRUCTION, INCORPORATED IN THE AMOUNT NOT TO EXCEED ONE HUNDRED TWENTY-SIX THOUSAND SEVEN HUNDRED EIGHTY-THREE DOLLARS AND THIRTEEN CENTS (\$126,783.13); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, County Road 371 is identified as a capital roadway maintenance project in the City of Anna, Texas; and,

WHEREAS, County Road 371 is identified as a mutual boundary road with maintenance responsibilities for both the City of Anna and Collin County; and,

WHEREAS, the City of Anna is seeking to partner with Collin County to perform major rehabilitation of the road from State Highway 5 to west of Joe K. Bryant Elementary; and,

WHEREAS, Wopac Construction, Incorporated has a current contract with Collin County for road paving improvements; and,

WHEREAS, the City of Anna is utilizing the Collin County contract with Wopac Construction, Incorporated in accordance with the Collin County Purchasing Program; and,

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization of Payment and Funding.

That the City Council of the City of Anna hereby authorizes the City Manager to execute purchase orders in an amount not to exceed \$126,783.13 to Wopac Construction, Incorporated for the rehabilitation of County Road 371.

That funding for the project shall come from the Street Maintenance Sales Tax fund.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ____ day of April 2021.

ATTEST:

City Secretary, Carrie L. Smith

APPROVED:

Mayor, Nate Pike

WOPAC Const. Inc.

P.O. Box 819
Prosper, TX. 75078
972 562 8316 O
903-433-2123 F
469-525-0827 M

adamleachwopac@aol.com
www.wopacconst.com

Estimate

Estimate No: 1953
Date: 4/7/2021



QuoteTo:

City of Anna
111 N. Powell Pkwy
Anna, TX. 75409

WOPAC Consttuction, Inc. hereinafter called the company, offers to furnish all labor, materials and equipment required for the performance of the following described work.

Job and Location: Two Course Chipseal Paving on CR 371

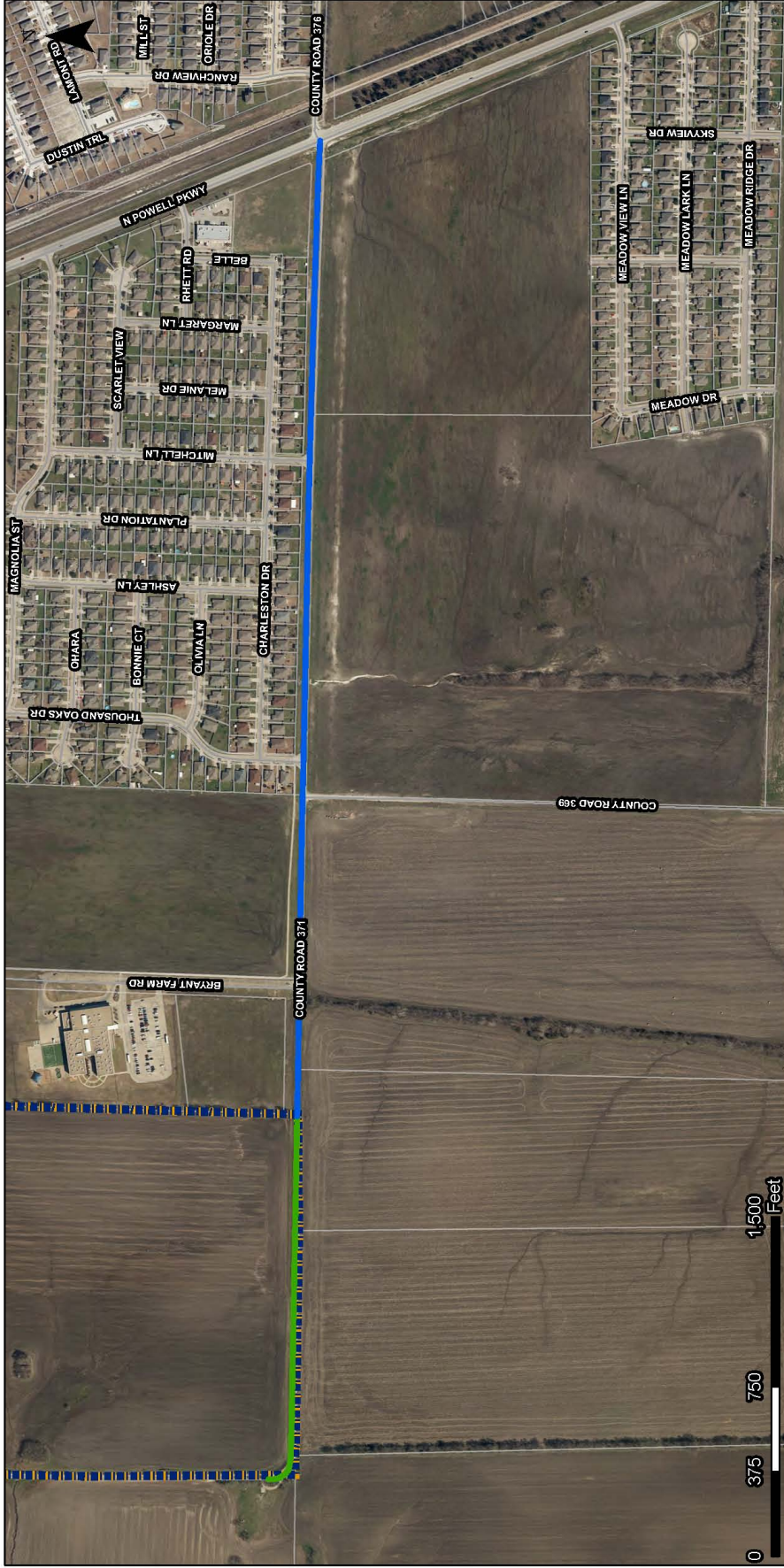
Item	Description	Quantity	Unit	Rate	Amount
1	Install Two Course Chipseal Paving using Grade 3 Rock for bottom course and Grade 4 Rock for top course at average width of 23 ft.	133929	SF	\$1.10	\$147,321.90

CITY PORTION: \$126,783.13
COUNTY PORTION: \$20,538.77

GRAND TOTAL \$147,321.90

By: _____
Day: _____

By: _____
Wopac Const. Inc.



THE CITY OF **Anna**

County Road 371

Maintenance Authority

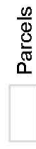
- City
- County/Shared



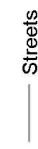
City Limits



ETJ

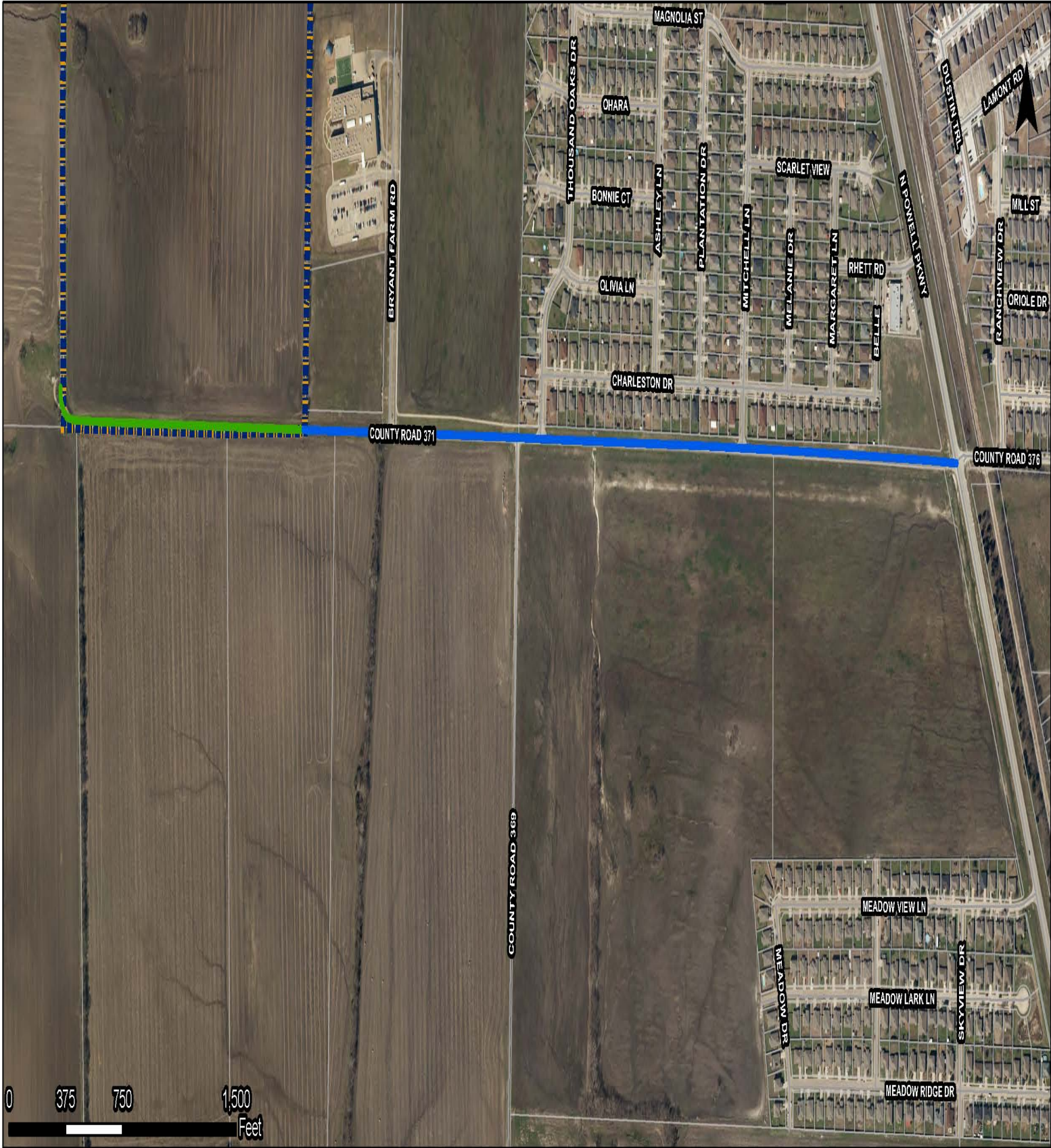


Parcels



Streets

Published April 2021 By: A. Vanderville L:\City Admin\Administration\Main\GIS\Public Works\CR 371.mxd
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Road Maintenance Authority data provided by Collin County Road Data Layer.



THE CITY OF Anna

County Road 371

Maintenance Authority

- City
- County/Shared



City Limits



Parcels



ETJ



Streets



Item No. 6.d.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Gregory Peters

AGENDA ITEM:

Approve a Resolution authorizing the City Manager to execute purchase order in an amount not to exceed \$37,615.96 for the County Road 367 Street Maintenance project (Taylor Boulevard), from Ferguson Parkway to west of Olive Lane. (Director of Public Works Greg Peters, P.E.)

SUMMARY:

The City of Anna is seeking to complete a major street maintenance/rehabilitation project on County Road 367 (Taylor Boulevard) from Ferguson Parkway to Olive Lane. The project is included in the FY 2021 Street Maintenance portion of the Community Investment Plan. Collin County has indicated that they are willing to partner on the project, pending approval of funding from the Commissioners Court. The total estimated cost is \$79,011.90, with the City portion estimated at \$37,615.96. The County portion is estimated at \$41,395.94. The City portion is proposed to be funded by Street Maintenance Sales Tax funds.

FINANCIAL IMPACT:

The City cost is \$37,615.96 from Street Maintenance Sales Tax funds.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. Resolution and Quote - County Road 367 Street Maintenance
2. Exhibit A - Collin County Court Order Notification of WOPAC Contract
3. CR367 Taylor Blvd Map

APPROVALS:

Gregory Peters, Director of Public Works
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE REHABILITATION OF COUNTY ROAD 367 FROM FERGUSON PARKWAY TO WEST OF OLIVE LANE TO WOPAC CONSTRUCTION, INCORPORATED IN THE AMOUNT NOT TO EXCEED THIRTY-SEVEN THOUSAND SIX HUNDRED FIFTEEN DOLLARS AND NINETY-SIX CENTS (\$37,615.96); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, County Road 367 (Taylor Boulevard) is identified as a capital roadway maintenance project in the City of Anna, Texas; and,

WHEREAS, County Road 367 is identified as a mutual boundary road with maintenance responsibilities for both the City of Anna and Collin County; and,

WHEREAS, the City of Anna is seeking to partner with Collin County to perform major rehabilitation of the road from Ferguson Parkway to Olive Lane; and,

WHEREAS, Wopac Construction, Incorporated has a current contract with Collin County for road paving improvements; and,

WHEREAS, the City of Anna is utilizing the Collin County contract with Wopac Construction, Incorporated in accordance with the Collin County Purchasing Program; and,

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

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization of Payment and Funding.

That the City Council of the City of Anna hereby authorizes the City Manager to execute purchase orders in an amount not to exceed \$37,615.96 to Wopac Construction, Incorporated for the rehabilitation of County Road 367.

That funding for the project shall come from the Street Maintenance Sales Tax fund.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ____ day of April 2021.

ATTEST:

City Secretary, Carrie L. Smith

APPROVED:

Mayor, Nate Pike

WOPAC Const. Inc.

P.O. Box 819
Prosper, TX. 75078
972 562 8316 O
903-433-2123 F
469-525-0827 M

adamleachwopac@aol.com
www.wopacconst.com

Estimate

Estimate No: 1954
Date: 4/7/2021



QuoteTo:

City of Anna
111 N. Powell Pkwy
Anna, TX. 75409

WOPAC Consttuction, Inc. hereinafter called the company, offers to furnish all labor, materials and equipment required for the performance of the following described work.

Job and Location: Two Course Chipseal Paving on CR 367

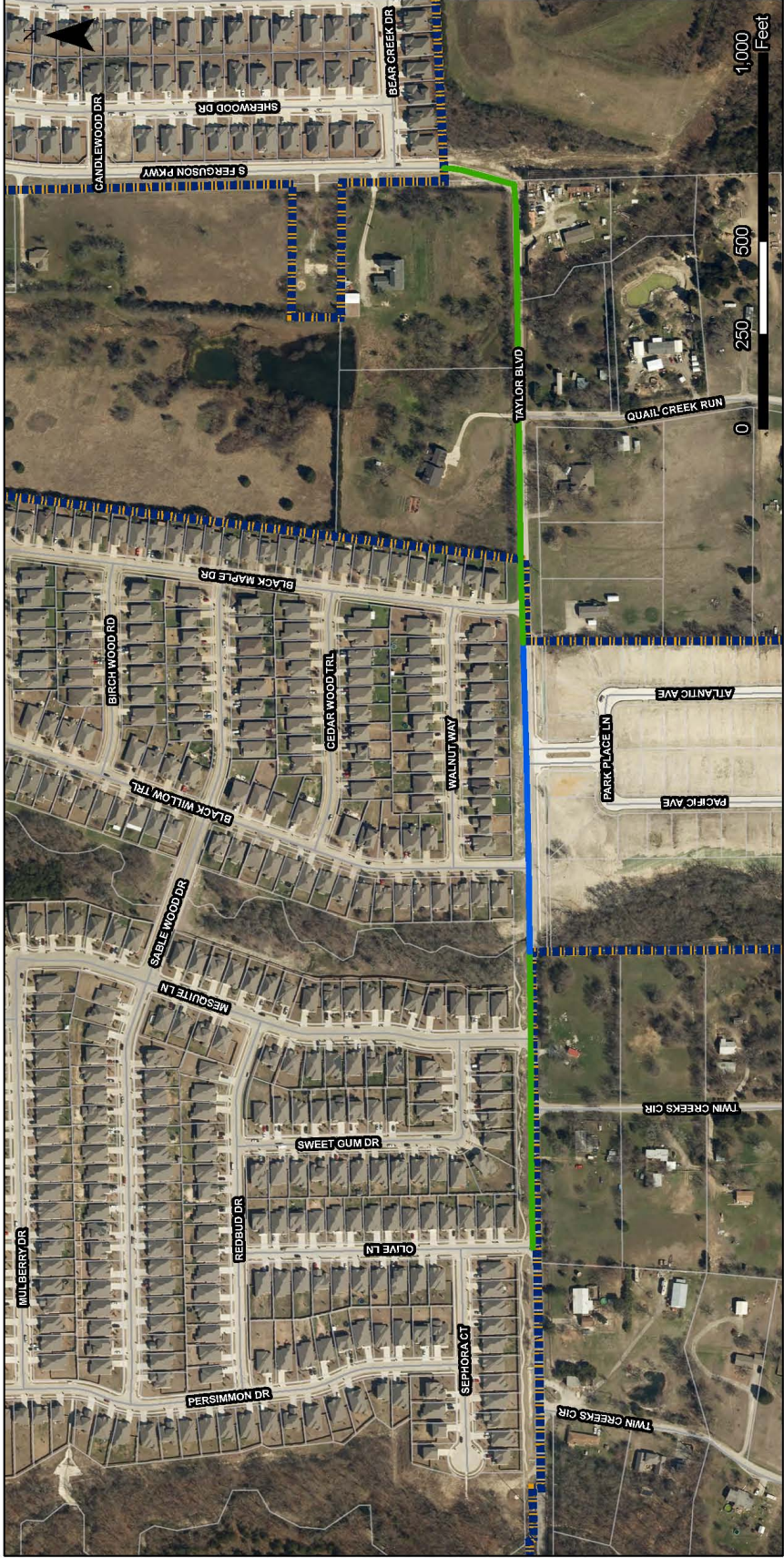
Item	Description	Quantity	Unit	Rate	Amount
1	Install Two Course Chipseal Paving using Grade 3 Rock for bottom course and Grade 4 Rock for top course at average width of 23 ft.	71829	SF	\$1.10	\$79,011.90

CITY PORTION: \$37,615.96
COUNTY PORTION: \$41,395.94

GRAND TOTAL \$79,011.90

By: _____
Day: _____

By: _____
Wopac Const. Inc.



THE CITY OF **Anna**

Taylor Blvd



Published April 2021 By: A. Vandenberg L:\City Administration\Map\GIS\Public Works\Taylor Blvd.mxd
 DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Road Maintenance Authority data provided by Collin County Road Data Layer.



COLLIN COUNTY

Office of the Purchasing Agent
2300 Bloomdale Road
Suite 3160
McKinney, Texas 75071
www.collincountytx.gov

May 15, 2018

Wopac Construction, Inc.
PO Box 819
Prosper, TX 75078

RE: Award of IFB 2018-006, General Road Maintenance

Dear Mr. Leach:

Collin County has awarded Wopac Construction, Inc. Categories 2, 3 and 6 of the the above referenced solicitation to your company per Court Order No. 2018-383-05-14. It is understood all terms, conditions and prices will be held firm as per your response to the solicitation. This is an annual fixed price contract. The contract term continues for a one (1) year term contract commencing on the date of award. The County will have the right and option to extend the term of the contract for two (2) additional one (1) year periods upon the same terms and conditions. The County will also have the right and option to terminate the contract upon thirty (30) days written notice.

This is a notification only, purchase orders will be issued on an as needed basis. The delivery address for orders will be printed on each purchase order issued.

Per Article 3.0 of the specifications, please submit your insurance certificate indicating the required coverage within ten (10) days. Per 4.15 of the specifications, if a purchase order requires a Payment and/or Performance bond in accordance with Chapter 2253 of the Texas Government Code, the bond(s) must be provided in the amount of 100% of the purchase order total within ten (10) days. If a Maintenance Bond is required, it must be provided in the amount of ten percent (10%) of the purchase order total within ten (10) days.

A purchase order is required for all products or services ordered. Do not deliver any products or perform any services without a purchase order.

Invoices should be e-mailed to the Collin County Auditor's office at accountspayable@collincountytx.gov. Please ensure that the appropriate purchase order number is on all invoices.

Please acknowledge receipt of this letter, as indicated below, and e-mail it to Gina Zimmer at gzimmer@co.collin.tx.us or fax to 972-548-4694.

NAME Adam Leach

DATE 5-24-18

SIGNATURE _____

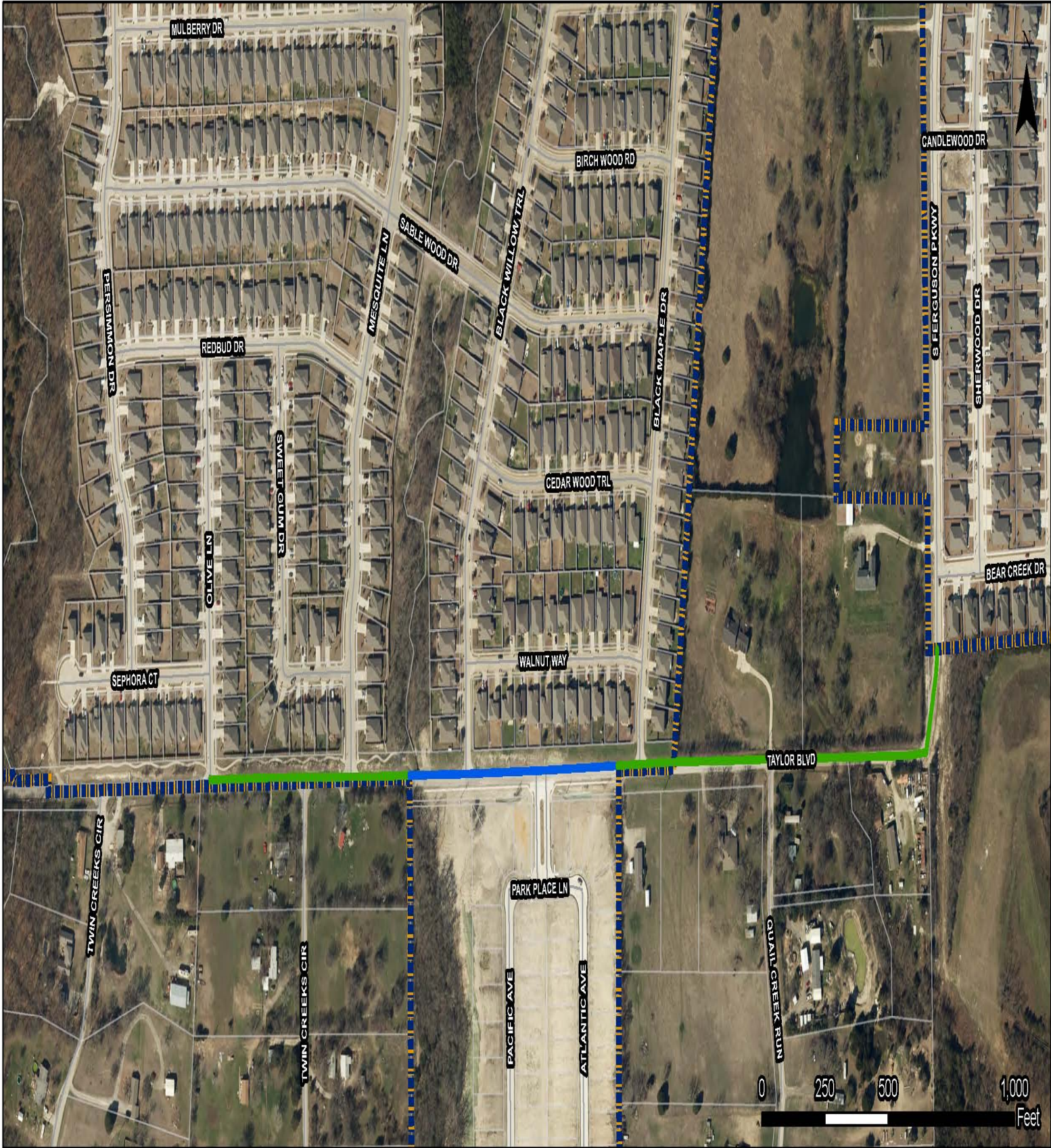
TITLE _____

Thank you for your interest in serving our needs. We look forward to a successful business relationship. If you have any further questions, please contact me at 972-548-4119.

Sincerely,

Gina Zimmer
Buyer II

Copy to:
File



THE CITY OF Anna

Taylor Blvd

Maintenance Authority

- City
- County/Shared



- Streets
- Parcels



Item No. 7.a.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Anna 2050

- 1) Conduct a Public Hearing on a recommendation regarding the Anna 2050 Comprehensive Plan, Downtown Master Plan, and Parks, Trails, and Open Space Master Plan. (Director of Development Services Ross Altobelli)
- 2) Consider/Discuss/Action on an Ordinance regarding the Anna 2050 Comprehensive Plan.
- 3) Consider/Discuss/Action on an Ordinance regarding the Anna 2050 Downtown Master Plan.
- 4) Consider/Discuss/Action on an Ordinance regarding the Anna 2050 Parks, Trails, and Open Space Master Plan.

SUMMARY:

The delivery of the three plans being considered for approval are the result of a year-long effort by the City Council, Task Force, Boards and Commissions, literally hundreds of neighbors, City staff, and our consultants Kimley Horn and Associates and la terra studios. The unprecedented tackling of three plans under the conditions of a pandemic, yielded an innovative approach that was groundbreaking in its execution and likely to be replicated by others, as there were virtual charrettes, opportunities for all neighbors to contribute, and provided a highly efficient and effective delivery of service and public outreach to meet the aggressive goals and schedule, on-time and on budget, delivering a world class series of master planning that truly identifies the City of Anna as a premier city.

A comprehensive plan is a document which provides guidance for development and growth. The plan is not a zoning ordinance or a map. Instead, the Comprehensive Plan provides recommendations for land use, transportation, and infrastructure planning. Texas Local Government Code Chapter 213 covers the legal statutes for Comprehensive Planning in the State of Texas. The purpose of planning is to “promote the public health, safety, and welfare” of communities in Texas.

Comprehensive plans are important as they state the desired future for a community. This future is derived by gathering feedback from various stakeholders through public

meetings, discussion with community leaders and local government staff. The Comprehensive Plan states the future vision of the community and the actions necessary to achieve the vision.

Most comprehensive plans state a desired vision of a community within a 20 to 30 year window. Despite the long range time frame for plans, a community should update the plan on a regular basis as the future vision of the community will change due to economic issues, new stakeholders, and growth. The update should include public input and address the change in future vision and challenges faced by the community. Most updates are considered every five years and if the community is in a high growth mode or undergoing rapid changes due to internal and external forces, plan updates should occur every two to three years.

When a City adopts a Comprehensive Plan, zoning regulations must be adopted in accordance with the Comprehensive Plan. The Comprehensive Plan will be implemented through the Planning and Development Regulations and Capital Improvements Program (CIP) also referred to as the Community Investment Plan/Program. The zoning ordinance is what helps make the recommendations of the Comprehensive Plan a reality through the designation of zoning districts with a list of development regulations and desired uses. The subdivision regulations take development a step further by describing how land should be subdivided, the placement of utility and access easements, and infrastructure improvements. The plan recommendations for transportation facilities and urban infrastructure are implemented through a Capital Improvements Program. The program (CIP) prioritizes improvements and expenditures of local tax dollars needed to construct improvements.

Comprehensive Plans in the State of Texas may be adopted or amended by ordinance and each city can determine its own procedures for doing so. The adoption must take place in a public hearing allowing the public the opportunity to provide their support or opposition to the plan under consideration either by personal testimony or through a written record.

The Downtown Master Plan is a specific area plan that focuses on the redevelopment and revival of downtown Anna. This plan expands upon the Comprehensive Plan to guide development of downtown providing specific targets, strategies, actions and goals to provide for activating this specific area. This will be the foundation of a thriving economic engine, destination making, and result in a place for neighbors.

The Parks, Trails, and Open Space Master Plan is a document that provides an inclusive framework for orderly and consistent planning; acquisition; development; and administration of the parks and recreation resources, programs, and facilities. This plan expands upon the Comprehensive Plan to guide development of parks providing guidance for the community to provide parks, recreation, and open space opportunities enhancing the quality of life for neighbors..

These three plans were identified as "Top Priority" items by the City Council in

the City adopted Strategic Plan, under the Policy Agenda within the City of Anna Action Agenda 2020-2021.

The Parks Advisory Board recommended approval of the Parks, Trails, and Open Space Master Plan.

The Planning and Zoning Commission, Economic Development Corporation, and Community Development Corporation recommended approval of the Comprehensive Plan, Downtown Master Plan, and the Parks, Trails, and Open Space Master Plan.

The development of these three plans was truly a community effort, by Anna neighbors, whereby the City Council, Task Force, all Boards and Commissions, and literally hundreds of neighbors through their inputs, contributed to these plans, truly making these results, "Plans by our neighbors, for our neighbors."

FINANCIAL IMPACT:

These documents will help to guide the city's development, commercial and residential growth, public infrastructure planning, targeted land acquisition, parks, recreation needs, facilities and buildings, and future financial impacts.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

Recommended for approval.

ATTACHMENTS:

1. Anna 2050 Memorandum to City Council
2. Anna 2050 City Council Public Hearing -Final Presentation
3. Ordinance Anna 2050 Comp Plan
4. Anna 2050 Comprehensive Plan (Exhibit A)
5. Ordinance Anna 2050 Downtown Master Plan
6. Anna 2050 Downtown Master Plan (Exhibit A)
7. Ordinance Anna 2050 Parks Trails and Open Space Master Plan
8. Anna 2050 Parks Open Space Trails Recreation Master Plan (Exhibit A)

APPROVALS:

Lauren Mecke, Planner II

Ross Altobelli, Director of Development Services

Clark McCoy, City Attorney

Jim Proce, City Manager

Created/Initiated - 4/21/2021

Approved - 4/21/2021

Approved - 4/22/2021

Final Approval - 4/22/2021



MEMORANDUM

To: Anna City Council

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

Date: April 20, 2021

Subject: Anna 2050 Comprehensive Plan, Downtown Master Plan and Parks, Open Space, Trails and Recreation Master Plan

Anna 2050 is a group of three important plans prepared to guide public decisions and investments, private development, and community projects in Anna for the next 30 years. It establishes three interconnected plans—a Comprehensive Plan, a Downtown Master Plan and a Parks, Open Space, Trails and Recreation Master Plan—that will work together to make Anna a unique and sustainable community for the future.

The Comprehensive Plan was identified as a top policy priority in the City's Strategic Plan 2020-2025-2035. The current Comprehensive Plan was adopted in 2010. At that time, the City had about 8,200 residents. During the timeframe of that plan—through 2030—the City was expected to grow to a population of about 35,000. In January 2021, the North Central Texas Council of Governments (NCTCOG) estimated Anna's population to be 17,460, more than double the number of residents in the city at the time the plan for 2030 was prepared. In addition to the amount of growth, the community has also seen changes in the diversity of residents, in its job base and in technology. The **Anna 2050 Comprehensive Plan** is designed to guide Anna's growth and address anticipated trends through the year 2050.

This updated plan includes a discussion of Anna's Strategic Direction for the future, including a 2050 Vision Statement, Guiding Principles and Preferred Scenario which are intended to inform future development decisions at the highest level. The plan then contains more detailed chapters focused on specific topics, including Future Land Use, Economic Development, Housing, Mobility, Placemaking, Parks Trails and Open Space (summary only), Downtown (summary only) and Implementation. Each of these chapters include a unique set of policies and action items focused on the particular chapter topic.

The current Downtown Development Plan was approved in 2015. As with the Comprehensive Plan, changes in the community, and developer and property owner interest in Downtown Anna, have driven the need for an updated plan to guide decisions for the years ahead. This updated plan provides an overview of the history and existing conditions in Downtown Anna, establishes strategic direction for Downtown (including a vision statement and policies specific to the study area) and lays out recommendations related to future development, multi-modal mobility, parks, trails and open

space and placemaking. The final chapter focuses on specific actions that should be undertaken by the City and its partners to implement the future vision for Downtown. The integration of this **Anna 2050 Downtown Master Plan** with the comprehensive plan means that the policies, priorities, and investments are coordinated and unified with the plan for the overall community.

Anna Neighbors value and highly utilize the parks that exist in this community today. As major new developments are completed, the City continues to add to this parks system. The **Anna 2050 Parks, Open Space, Trails and Recreation Master Plan** provides guidance for the location of future parks, the appropriate level and type of improvements in each one and for the citing and services appropriate for the major park facilities that will meet the needs of Anna's diverse and growing community. The updated plan provides an overview of existing conditions along with specific recommendations for Parks and Open Space, Trails and Sidewalls, Recreation Facilities, Recreational Programming, and an overall Operational Framework for the future parks system.

The **Anna 2050** process has included a great deal of public involvement to date. The future vision statements, policies, and actions for all three plans were developed in alignment with feedback from Anna's Neighbors. While all engagement activities with the general public were held virtually due to COVID-19 restrictions, a significant amount of input was still received, with over 3,800 individual responses and open-ended comments. Additionally, three hybrid face-to-face/virtual meetings were held with a Comprehensive Plan Advisory Task Force (CPATF) and there were two joint meetings with the Anna City Council, Planning and Zoning Commission, Parks Advisory Board, CDC/EDC Board and the CPATF. These meetings focused on receiving feedback and direction from these bodies related to existing conditions, background data, draft plans, and plan recommendations. The consultant team then incorporated this feedback and direction into the draft plans being presented. This process has resulted in plan drafts that truly represent the community's goals and aspirations and provide a comprehensive vision for the future of Anna.

Draft plans, based on the input of Anna Neighbors and the professional analysis of the consultant team and staff, are ready for final discussion by the City Council. The Anna Parks Advisory Board reviewed the **Anna2050 Parks, Open Space, Trails and Recreation Master Plan** on March 29, 2021 and recommended the plan for adoption. The Joint Planning and Zoning Commission and CDC/EDC Board conducted a public hearing on April 5, 2021 and recommended the **Anna2050 Comprehensive Plan, Downtown Master Plan and Parks, Open Space, Trails and Recreation Master Plan** for adoption. The final public hearing before the Anna City Council on April 27th provides Anna's Neighbors with an additional opportunity to provide feedback on the draft plans prior to the City Council's consideration for adoption.

City Council Public Hearing

April 27, 2021

Presentation Overview

- *Anna2050* Plans – Project Overview
- Public Engagement
- Comprehensive Plan Overview
 - Strategic Direction
 - Future Land Use
 - Economic Development
 - Housing
 - Mobility
 - Placemaking
- Parks, Trails and Open Space Master Plan Overview
- Downtown Master Plan Overview
- Implementation

Anna2050 Plans

Project Overview

Anna
2050

Anna2050 Project Overview

- Group of three important plans
- Will guide public decisions and investments, private development and community projects in Anna for the next 30 years
- Consists of three interconnected plans
 - Comprehensive Plan
 - Downtown Master Plan
 - Parks, Trails and Open Space Master Plan
 - The Downtown Master Plan and Parks, Trails and Open Space Master Plan, while stand-alone master plans, are also summarized in individual chapters within the Comprehensive Plan

Project Overview

- The Comprehensive Plan was identified as a top policy priority in the City's Strategic Plan 2020-2025-2035
- The current Comprehensive Plan was adopted in 2010
 - At that time, the City had about 8,200 residents
 - During the timeframe of that plan—through 2030—the City was expected to grow to a population of about 35,000
 - On 1/1/2021, the population of Anna was estimated at 17,460 (NCTCOG), more than double the number of residents in the city at the time the plan for 2030 was prepared

Project Overview

- The current Downtown Development Plan was approved in 2015
- Changes in the community, and developer and property owner interest in Downtown Anna, have driven the need for an updated plan to guide decisions for the years ahead
- The integration of this ***Anna 2050* Downtown Master Plan** with the comprehensive plan means that the policies, priorities, and investments are coordinated and unified with the plan for the overall community

Project Overview

- Anna Neighbors value and highly utilize the parks that exist in Anna today
- As major new developments are completed, the City continues to add to this parks system
- The ***Anna 2050 Parks, Trails and Open Space Master Plan*** provides guidance for the:
 - Location of future parks
 - Appropriate level and type of improvements in each one
 - Siting and services appropriate for the major park facilities
- The Anna Parks Advisory Board reviewed the ***Parks, Trails and Open Space Master Plan*** on March 29, 2021 and recommended the plan for adoption.

Public Engagement

Anna
2050

Public Engagement, 2020

- Diverse options for Anna Neighbors despite COVID-19
- Website www.anna2050.com – live since July 31st
- Three Virtual “Rooms” with multiple stations, open from August/September through November 1st
- A few highlights:
 - Most respondents are **generally positive** about their experiences in Anna.
 - Many comments mention the **friendliness** of Anna and the welcoming character of the community.
 - Some people value Anna’s diversity and **hope for increased diversity** over time
 - The **challenges of managing growth** are evident in the responses.
 - **Outdoor activities** and natural areas are highly valued.
 - Trails and paths for **walking and biking** are a very high priority.
 - Even as they age, **people expect to remain active** and want trails and recreational facilities they can continue to use.
 - Most participants have a **positive view of Downtown**’s role in Anna’s future and have particular ideas about additions that would improve the area.
 - Downtown **restaurants** are among the most popular places to take out-of-town visitors.
 - There is **interest in new jobs and businesses** that would provide higher incomes.
 - An **increased range of housing choice** is seen as desirable.
 - There is support for planning and investing to **accommodate expected growth**.
 - **Additional facilities and amenities** often found in larger communities are desired here.

Public Engagement, 2021

- Online Survey on draft of Key Recommendations
- Feb. 8th through Mar. 15th;
- 458 respondents; initial involvement for 75%
- Strong support for draft recommendations

How consistent is this Vision Statement with the Anna you would like to see by 2050?			
	Consistent (Very or Somewhat)	Inconsistent (Very or Somewhat)	I'm not sure
Vision Statement	82.8%	11.8%	5.3%
Guiding Principles	85.3%	11.8%	3.0%
Land Use and Development	83.0%	12.5%	4.5%
Economic Development	88.8%	9.3%	1.9%
Housing	81.7%	17.4%	0.9%
Mobility	86.5%	12.3%	1.2%
Placemaking	91.3%	7.4%	1.3%
Parks, Trails and Open Spaces	94.4%	5.6%	0.0%
Downtown	91.4%	8.6%	0.0%
Plan Implementation	89.9%	7.6%	2.5%

Public Engagement

- Comprehensive Plan Advisory Task Force (CPATF)
 - 3 Meetings: June 25 & Oct. 13, 2020, Mar. 2, 2021
- Joint Workshops
 - City Council, Planning & Zoning Commission, Parks Board, CDC/EDC Board, CPATF
 - Aug. 11, 2020, follow-up online survey, Jan. 12, 2021



Does this part of the plan reflect your idea of the best direction for Anna's future? (CPATF 2021)

	Definitely or Mostly	Mostly Not	I'm Not Sure
Vision Statement & Guiding Principles	100.0%	0.0%	0.0%
Future Land Use Strategy	80.0%	20.0%	0.0%
Economic Development Strategy	100.0%	0.0%	0.0%
Housing Strategy	66.7%	33.3%	0.0%
Mobility Strategy	80.0%	0.0%	20.0%
Placemaking Strategy	100.0%	0.0%	0.0%
Parks, Trails & Open Space Strategy	80.0%	20.0%	0.0%
Downtown Strategy	100.0%	0.0%	0.0%
Implementation Strategy	100.0%	0.0%	0.0%

Comprehensive Plan Overview

Anna
2050

Anna 2050 Vision Statement

The Vision Statement describes the future that is desired by the Anna community, in terms of its physical, social and economic conditions. It creates an inspiring image of the future that participants seek to achieve.

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.

Guiding Principles for Anna 2050

Guiding Principles describe the characteristics of desired future growth. Anna supports growth that:

- 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.

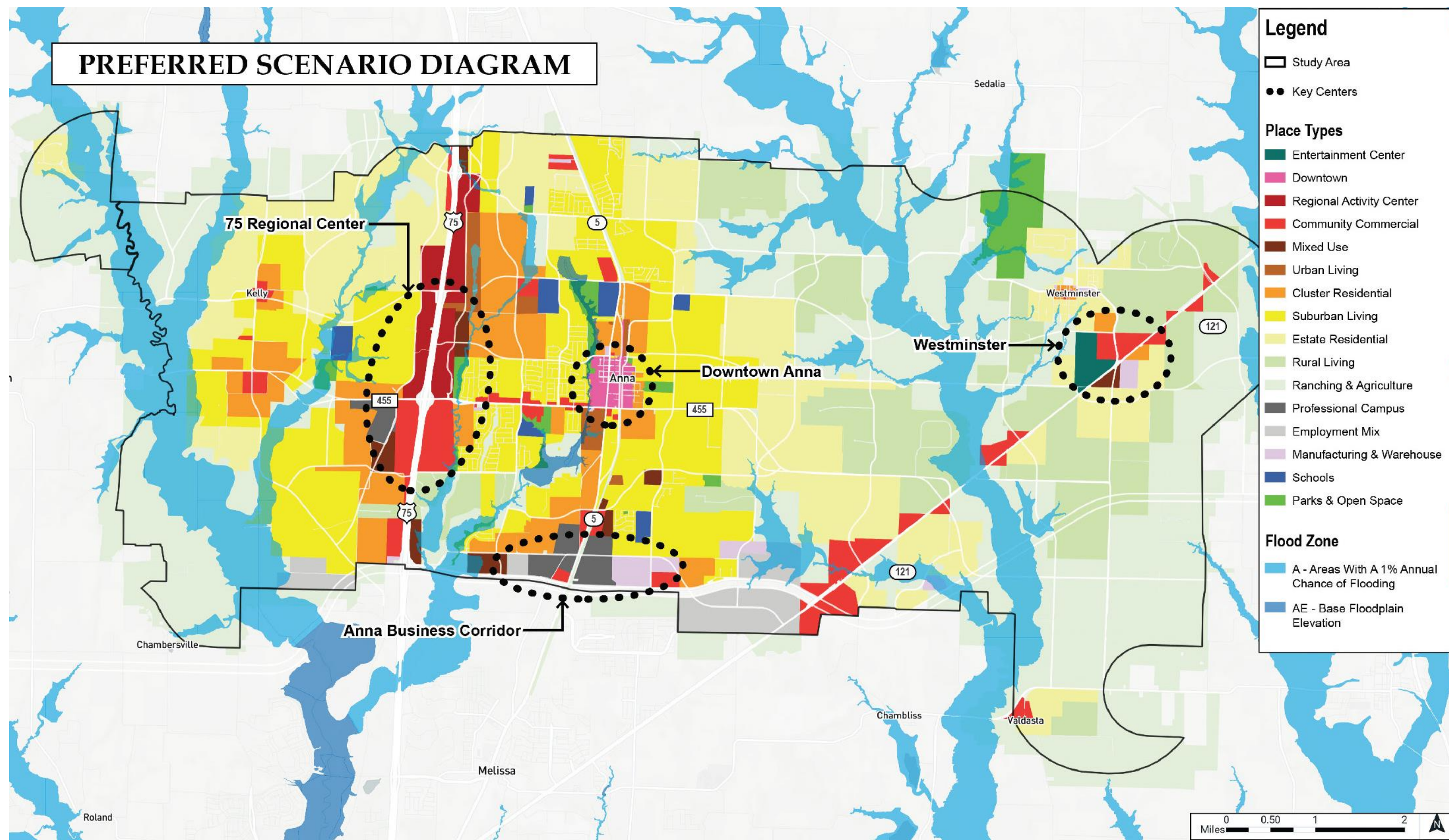
Guiding Principles for Anna 2050

Guiding Principles describe the characteristics of desired future growth. Anna supports growth that:

- 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.

Preferred Scenario

Graphic depiction of the future Anna community as it would exist if these Guiding Principles are followed, and this Vision is realized. Provides overall guidance for decision-makers.



Future Land Use

Policies (Report Page 20)

- **LU1.** 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.
- **LU2.** 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.
- **LU3.** Public sector infrastructure investments will be made in accordance with this plan to facilitate the desired supporting private sector investment.
- **LU4.** 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.
- **LU5.** 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.
- **LU6.** 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.
- **LU7.** 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.
- **LU8.** 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.
- **LU9.** 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.
- **LU10.** 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.
- **LU11.** 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.
- **LU12.** If zoning decisions by City Council show a consistent pattern of not being in alignment with this Future Land Use Plan, the City should conduct a review of the plan to determine if community values, market conditions or other factors warrant a change to the plan's Vision, Guiding Principles and Policies.

Future Land Use

PlaceType Example

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

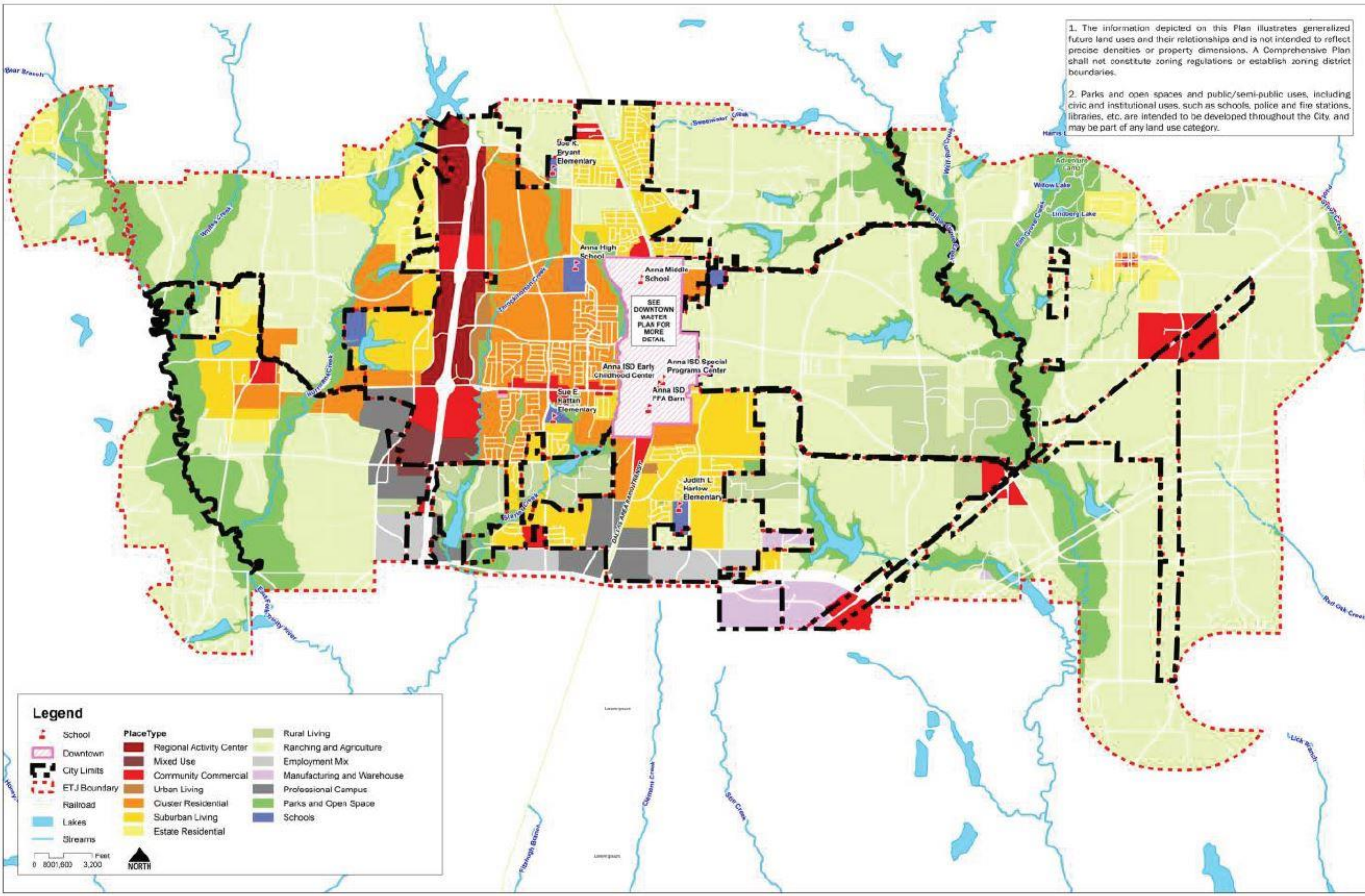
Civic and institutional uses, parks and open space

Indicators & Assumptions

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



Future Land Use Plan (FLUP)



Future Land Use

Priority Actions

- **Action 3.1. Comprehensive Plan Checklist.** Develop a Comprehensive Plan checklist to be used as a tool for determining the consistency of development proposals and zoning applications with the Anna 2050 principles and policies and to assist City Staff in making recommendations to P&Z and Council.
- **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 3.5. Code Overhaul.** Rewrite the City's development-related ordinances to align them with the vision expressed in this comprehensive plan and to accommodate the Future Land Use Plan.
- **Action 3.6. Proactive Rezoning.** Conduct City-initiated rezoning of areas where such rezoning will remove an important barrier to development or revitalization.

Economic Development Policies (Report Page 44)

- **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.

Economic Development

Existing Conditions

- Anna's 2021 population is estimated at 17,460 (NCTCOG – 1/1/21) and anticipated to grow at an annual rate of 4.73% to reach a 2025 population of 21,068. (ESRI)
- Anna is currently home to 5,866 households (NCTCOG – 1/1/21) and anticipated to add another 1,353 over the next five years. (ESRI)
 - 89% are currently owner-occupied
 - Median home value of \$221,701 is 6.3% less than the DFW median
- Anna's median household income of \$81,734 is well above the DFW median of \$70,779 (ESRI)
- Anna has a relatively young population with a median age of 32.0, which is younger than Collin County at 36.2 (ESRI)
 - Anna shows a growing number of young children
- Anna's racial makeup is: 74.4% Caucasian, 9.4% African American, 1.6% Asian Alone, 1% American Indian Alone, and 9.5% Two or More Races or Other (ESRI)
 - Racial makeup is expected to continue diversifying over the next 5-years
 - Ethnically, Anna is 22.4% Hispanic, and anticipated to continue diversifying

Economic Development

Market Demand Snapshot

- Single family - Across all income categories, our projections show that Anna has the potential to capture over **1,385 new units annually** based on a conservative capture rate, of which, there is demand for over 75% of total new homes valued above \$250,000. Income levels also show a moderate need for housing under \$250,000.
- Multi-family - Across all income categories, our projections show that Anna has the potential to absorb over **585 new rental units annually** based on a conservative capture rate. Of the total demand, there is demand for over 71% of units to support market rate product (\$1,500+/month rents). Income levels also show a less significant need for units priced under \$1,500.
- Office - Anna has an emerging medical cluster of Class A offices being developed along US-75 at the NWC of intersection FM 455, including the near completion of a 23,000 SF surgery center, and an additional 40,000 SF of planned office and hospital. Anna can expect ~10,000 SF of office product to be absorbed per year.
- Industrial - dependent on access to infrastructure (water, sewer, roads, fiber, gas). These factors are available in Anna and Anna's location and factors are prime to activate the Anna Business Park and additional infill areas within the City. Based upon regional activity, Anna could absorb approximately 50,000-100,000 square feet of industrial per year.
- Hospitality - Hotel development is dependent on two major sources producing room nights in a market; Corporate and Group, both of which have been greatly curtailed due to COVID-19. Anna's exposure to I-75 and additional commercial density and increasing the visitor rate could create greater demand and offset weak market conditions in the future.

Economic Development

Existing Conditions

The PTA represents the customer base of Anna, including a residential population of 47,106 across 15,785 households. The MHI of \$82,971 within the PTA is very similar to the MHI observed within the City.

Based on the categorical demand generated by the residential, commuter, and workforce components, there is nearly 205,000 square feet of unmet retail demand. To harness this demand, several key categories have been identified in the following bullets, while the whole analysis can be observed below:

- Department Stores – 69,599 SF
- Clothing Stores – 16,443 SF
- Shoe Stores – 12,528 SF
- Sporting Goods Stores – 11,817 SF
- Specialty Food Stores – 11,198 SF
- Furniture Stores – 8,662 SF

Economic Development

Priority Actions

- **Action 4.1. Quality and Innovation.** Support high-quality and innovative economic development projects to advance economic development goals, providing adequate resources for economic development, coordinating economic oriented projects with the EDC and providing supportive policies and regulations to advance favorable projects.
- **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 Key Centers, aligning resources, policies and investments with these targeted investment areas.
- **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; evaluate every two to three years.
- **Action 4.10. 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.

Housing

Policies (Report Page 52)

- **H1.** 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 negative 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

Housing Overview

House Values (Owner-Occupied)	2020				2025			
	Anna		Dallas-Fort Worth		Anna		Dallas-Fort Worth	
Owner-Occupied Units	4,773		1,642,426		6,112		1,791,989	
Less than \$50,000	330	6.9%	68,913	4.2%	281	4.6%	59,077	3.3%
\$50,000 to \$99,999	239	5.0%	164,079	10.0%	171	2.8%	139,636	7.8%
\$100,000 to \$149,999	478	10.0%	205,098	12.5%	397	6.5%	179,020	10.0%
\$150,000 to \$199,999	831	17.4%	236,273	14.4%	813	13.3%	218,404	12.2%
\$200,000 to \$299,999	1,529	32.0%	395,429	24.1%	2,188	35.8%	452,920	25.3%
\$300,000 to \$499,999	1,175	24.6%	390,507	23.8%	1,913	31.3%	501,256	28.0%
\$500,000 to \$999,999	177	3.7%	147,671	9.0%	324	5.3%	198,712	11.1%
\$1,000,000 or more	14	0.3%	34,456	2.1%	24	-	42,965	2.4%
Median (dollars)	\$221,701		\$235,567		\$243,715		\$266,332	

Source: U.S. Census 2010, ESRI

- Anna is anticipated to increase by 1,339 homes by 2020
- The plan anticipates Anna's population in 2050 to be 42,000-84,000

Housing

Priority Actions

- **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 that permit a variety of lot sizes and housing types and promote context-sensitive development.
- **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.

Mobility

Policies (Report Page 58)

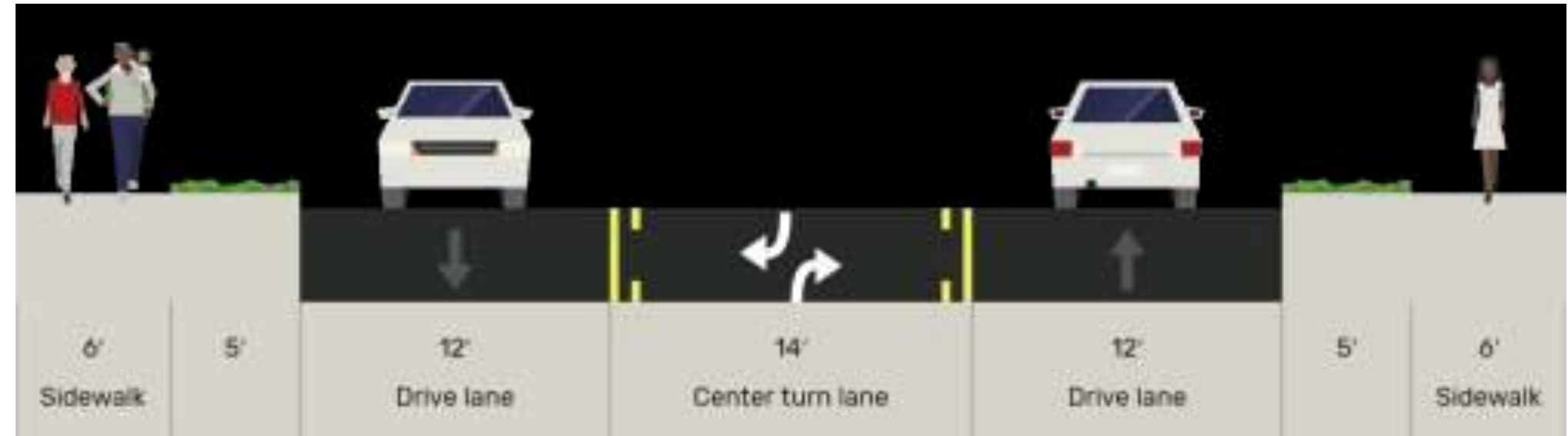
- **M1.** The City of Anna will establish and maintain a well-connected network of thoroughfares that supports the mobility needs of vehicles, bicyclists and pedestrians.
- **M2.** The City will identify, design and implement safety improvements on the roadways with the highest rate of crashes.
- **M3.** The City will develop a complete trails network that connects parks with other major destinations.
- **M4.** The City of Anna will coordinate with Collin County Transit, NCTCOG, and DART to provide residents with increased access to transit services.
- **M5.** 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.
- **M6.** 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.

Mobility

Thoroughfare Plan Updates

- Connectivity Improvements
- Removals
- Roadway Classification Revisions
- Bicycle and Pedestrian Improvements
- Improved Interactions with Highways

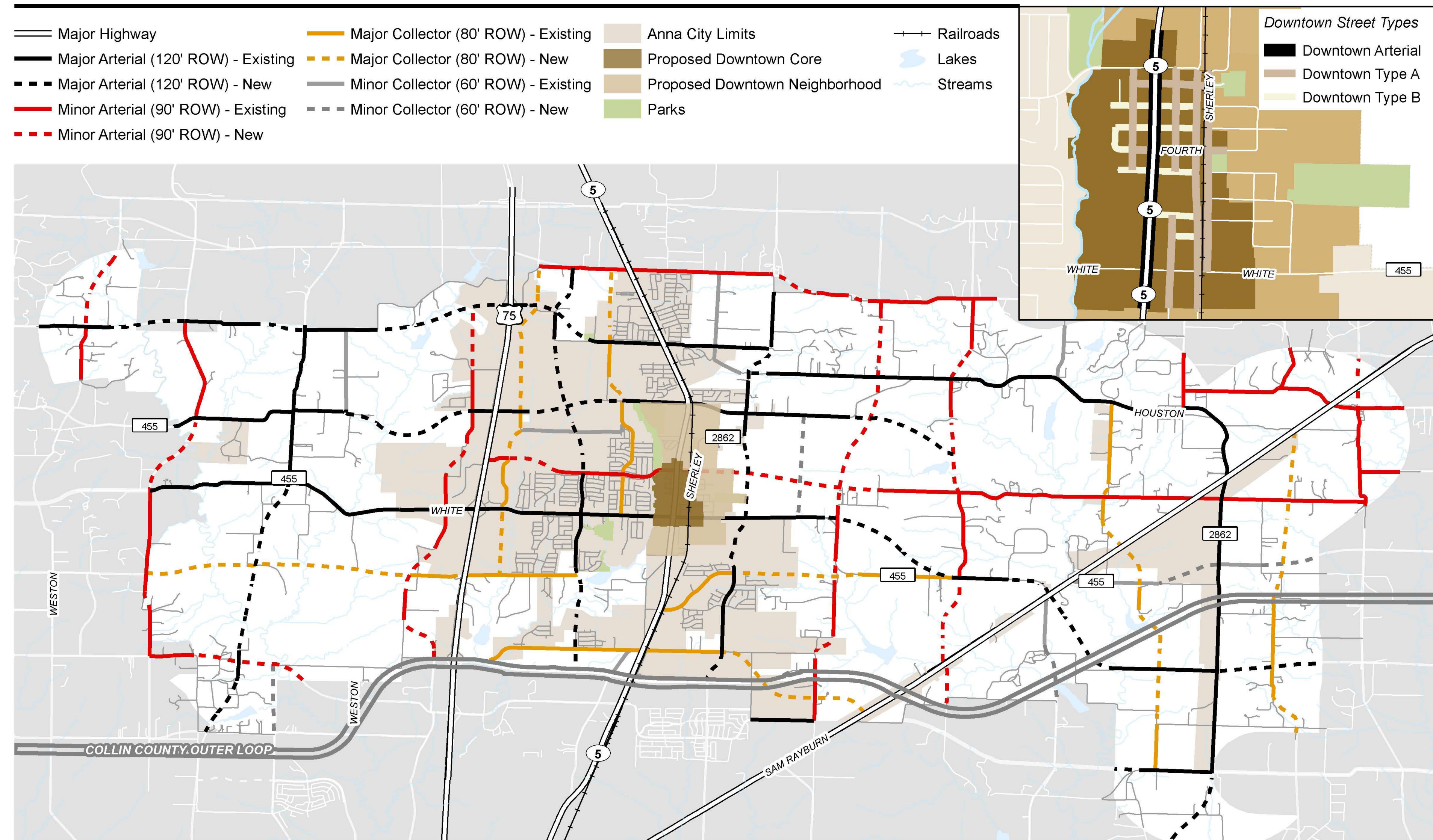
Minor Collector



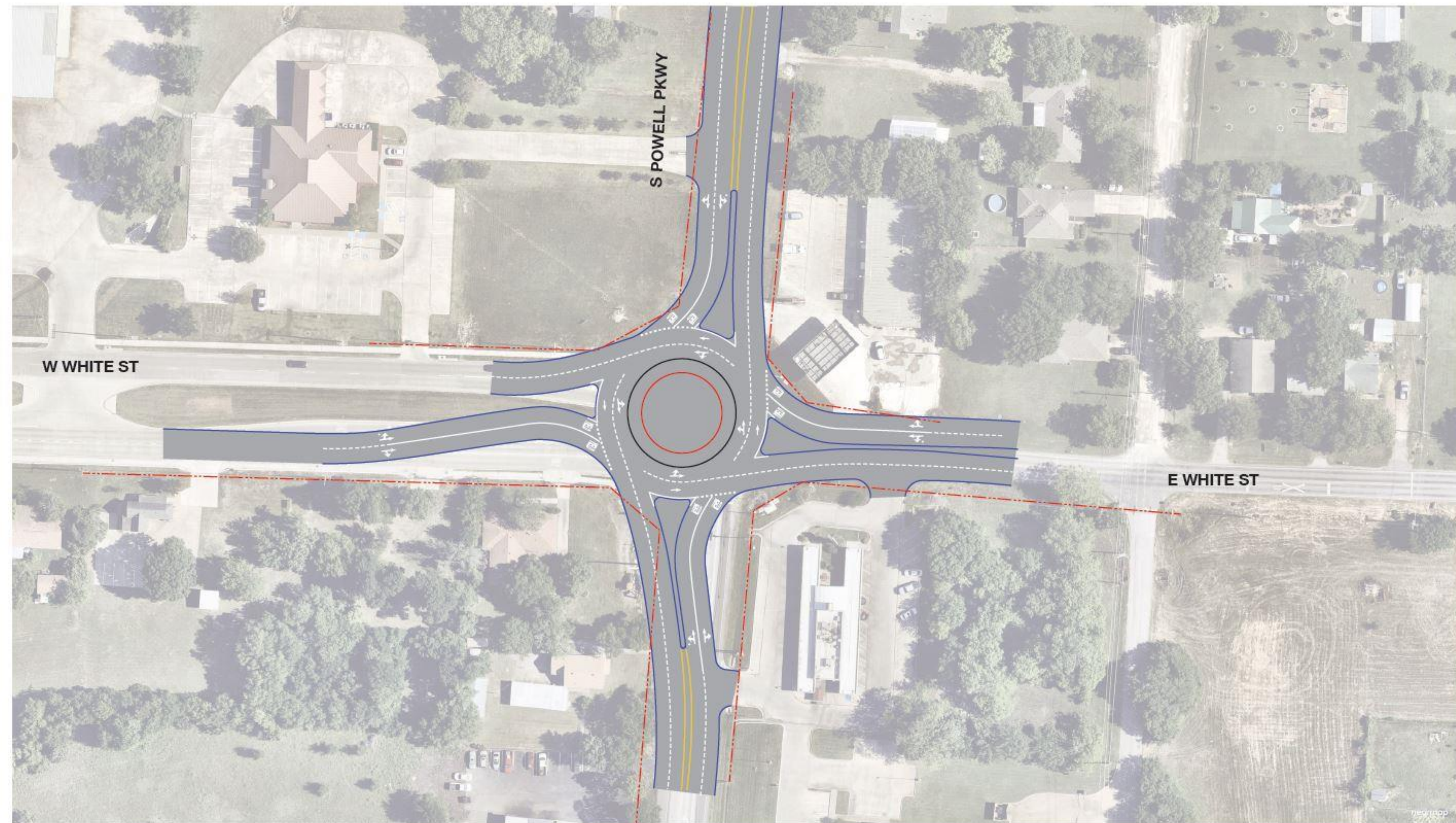
Local Road



Master Thoroughfare Plan



Roundabout Concept



Mobility

Priority Actions

- **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 6.8. 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.

Placemaking

Policies (Report Page 74)

- **P1.** The City of Anna will work with developers to create unique destinations that build off existing areas of cultural or architectural distinction to attract residents and businesses.
- **P2.** 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.
- **P3.** The City of Anna will encourage the development of parks, open space and trails by utilizing land within floodplains to create connections across Anna.

Placemaking

Overview

Key Components

- Corridors

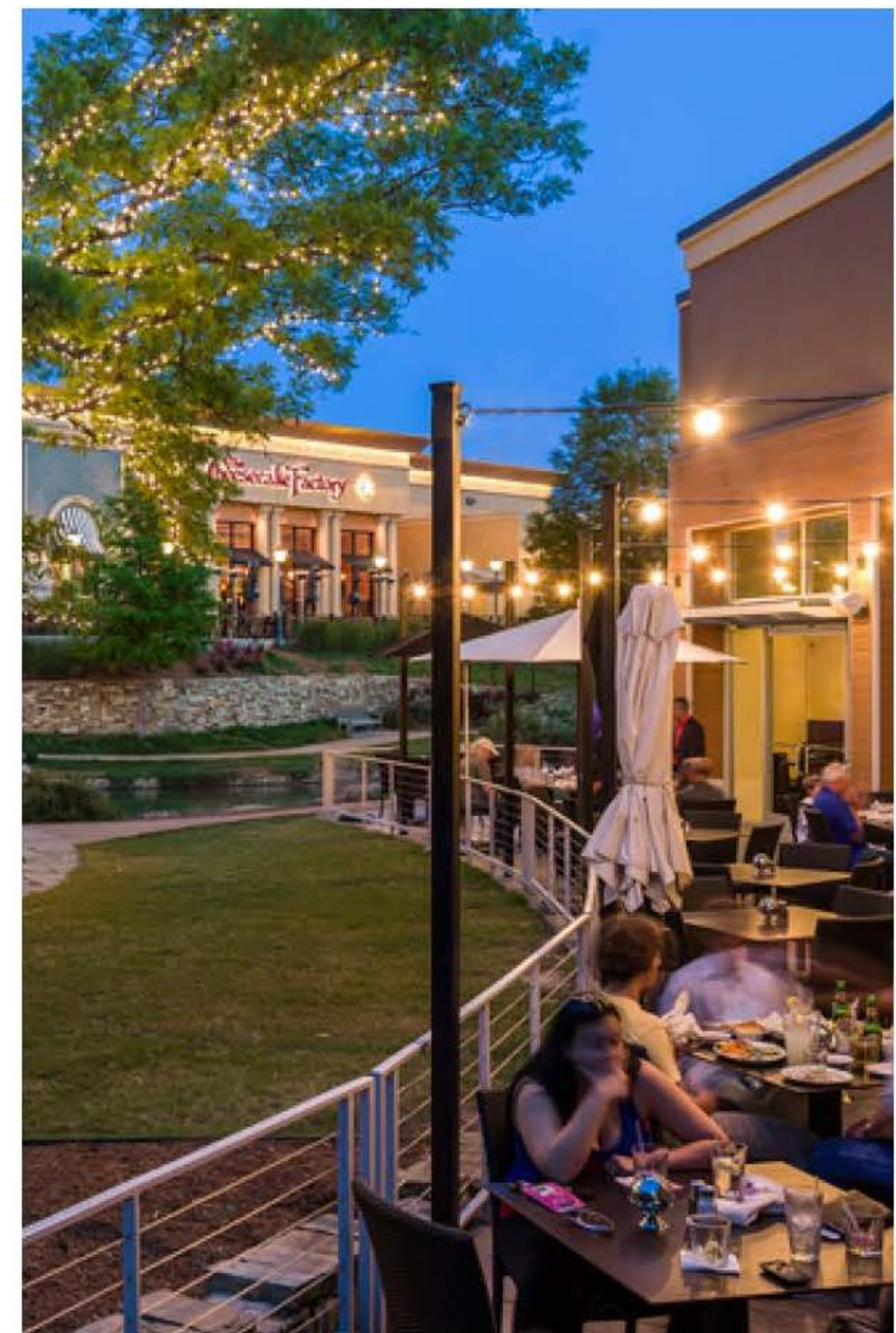
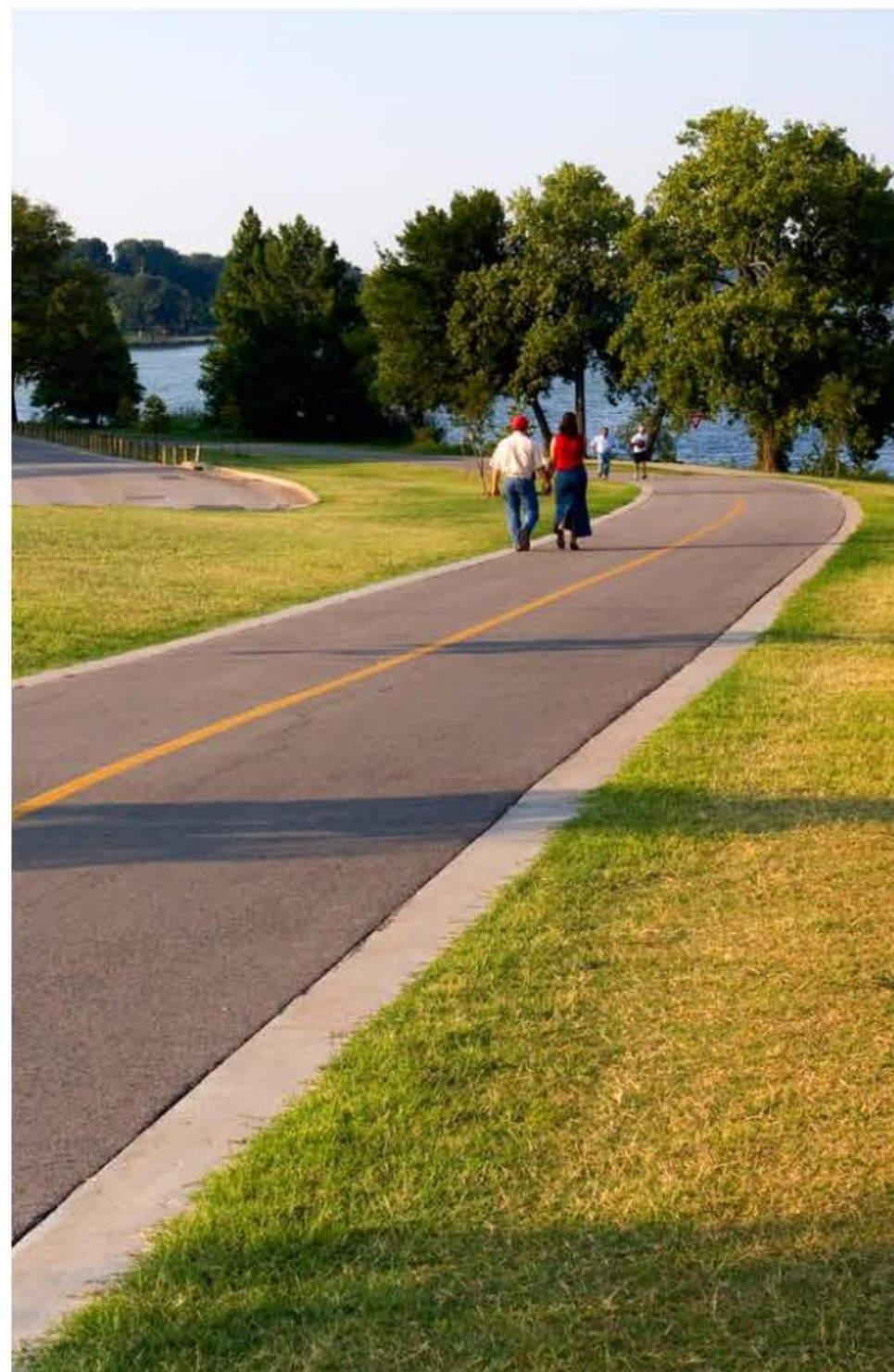


Placemaking

Overview

Key Components

- Corridors
- Public Spaces

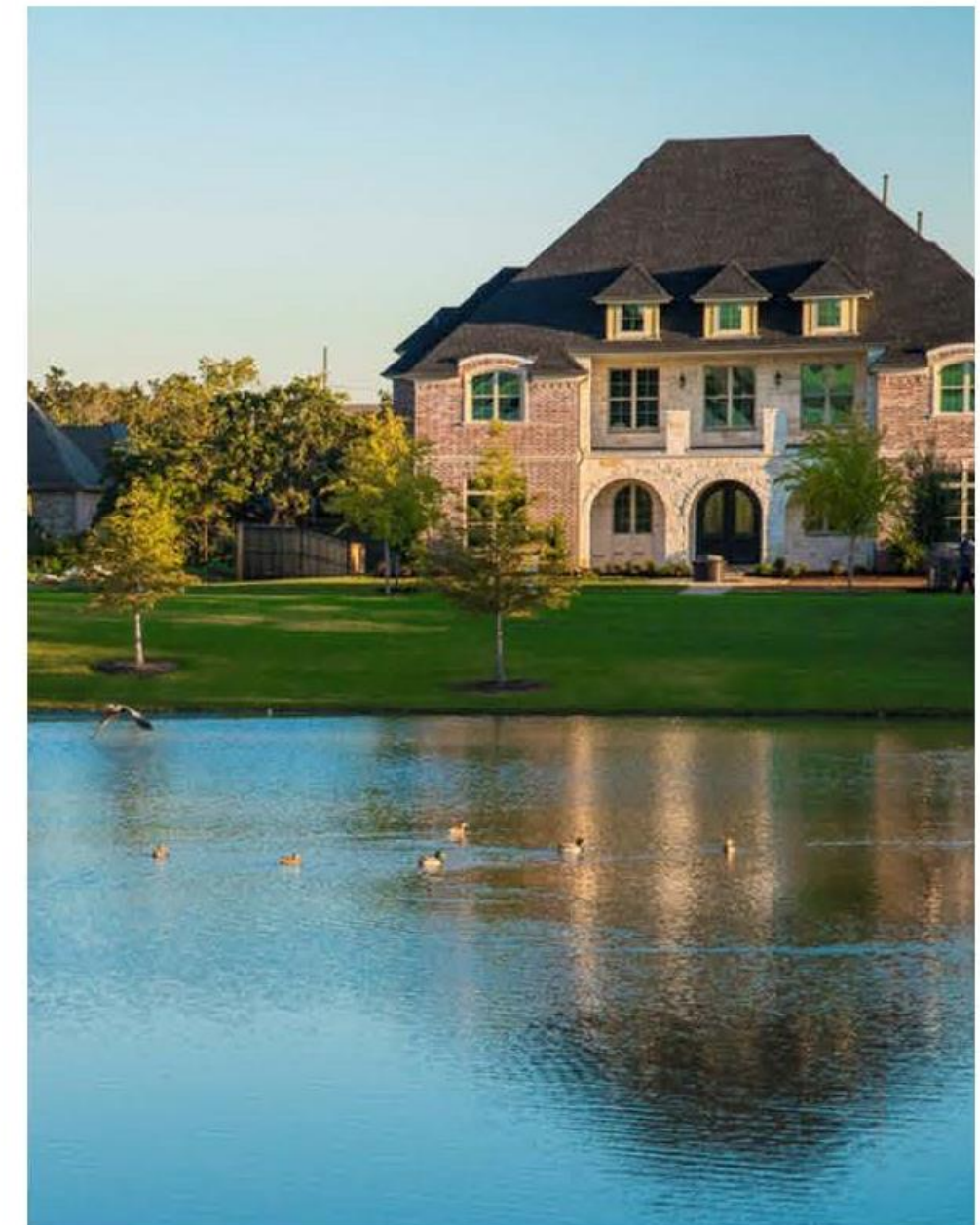
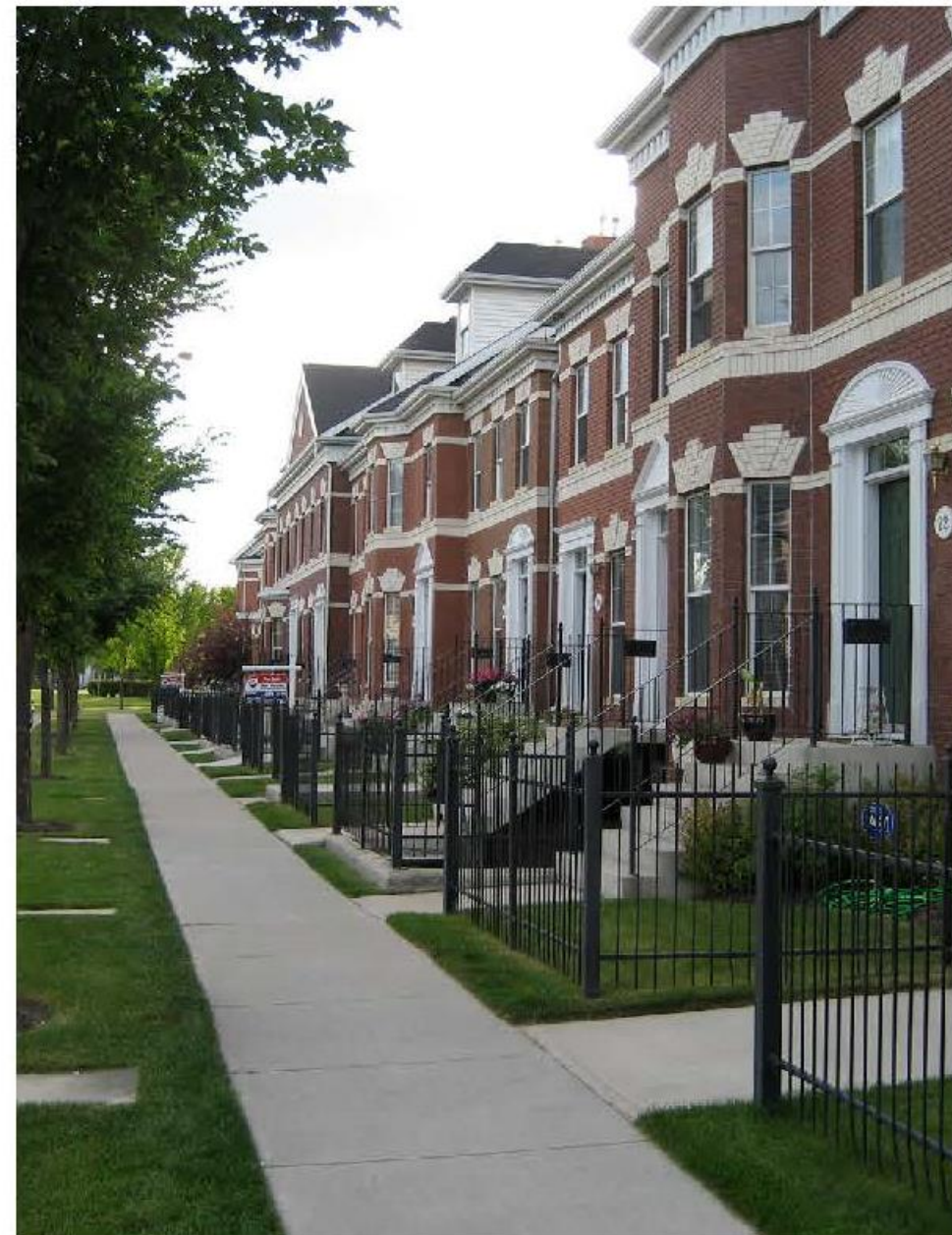


Placemaking

Overview

Key Components

- Corridors
- Public Spaces
- Distinctive Neighborhoods and Neighborhood Reinvestment



Placemaking

Key Centers

4. KEY CENTERS

A focal element of the Preferred Scenario, as reflected in the Land Strategy in Chapter 3, is the community's desire to manage growth, focus on specific district centers. As the city grows and development is dispersed throughout the city, these Key Centers are intended to become a series of centerpieces for the community. By implementing placemaking strategies, these areas can become the foundation of the community, where each center is positioned to succeed on its own and contribute to the overall vitality and success of Anna.

75 CENTER

With a future focus on Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3 for additional information on PlaceTypes), this center will serve a regional audience but should still be easily identified as part of the city of Anna. A modern aesthetic that draws from historical elements found throughout the city would be appropriate for this center. Building facades in the 75 Center should create an active and engaging public realm and encourage walking and the use of alternative transportation. Amenities for public transit and bicycle infrastructure should be included at key intersections/focal points.



DOWNTOWN ANNA*

In the Downtown area, architectural elements and site amenities should reflect the history of the community, especially the history of the Downtown district. This center should have human-scaled architecture, walkable streets, public gathering spaces, attractive amenities and eye-catching detail. Key intersections and focal points should include amenities for public transit and infrastructure for bicycles.

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



ANNA BUSINESS CENTER

Center 3, the Anna Business Center, should be established as an area that would be attractive to existing or incoming businesses. A cohesive design aesthetic will go a long way in making the center feel established, even as new businesses continue to move in. A modern industrial feel would be appropriate for this district. Human-scaled architecture may be difficult to achieve due to the uses that this district may attract, but should be attempted wherever possible, especially where the building faces the street. Public transit and bicycle facilities should also be accommodated within this center.



Placemaking

Priority Actions

- **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 Image Study.** Conduct a Gateway Image Study to determine the appropriate characteristics for the development 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. Placemaking and Wayfinding Strategy.** Develop a Placemaking and Wayfinding Strategy that uses City branding to welcome visitors, identify historic landmarks and gateways and link together existing character areas through the use of 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.

Parks, Trails and Open Space Master Plan Overview

Anna
2050

Plan Structure

Introduction

Anna At a
Glance

Parks and
Open Space

Trails and
Sidewalks

Recreation
Facilities

Recreation
Programming

Operational
Framework

Implementation

Vision

A parks and recreation system which preserves a rural feel and provides active lifestyle opportunities with family-friendly amenities.

Parks & Open Space

- To keep a rural feel in Anna by maintaining existing parks and making new parks that provide open space and family-friendly amenities.

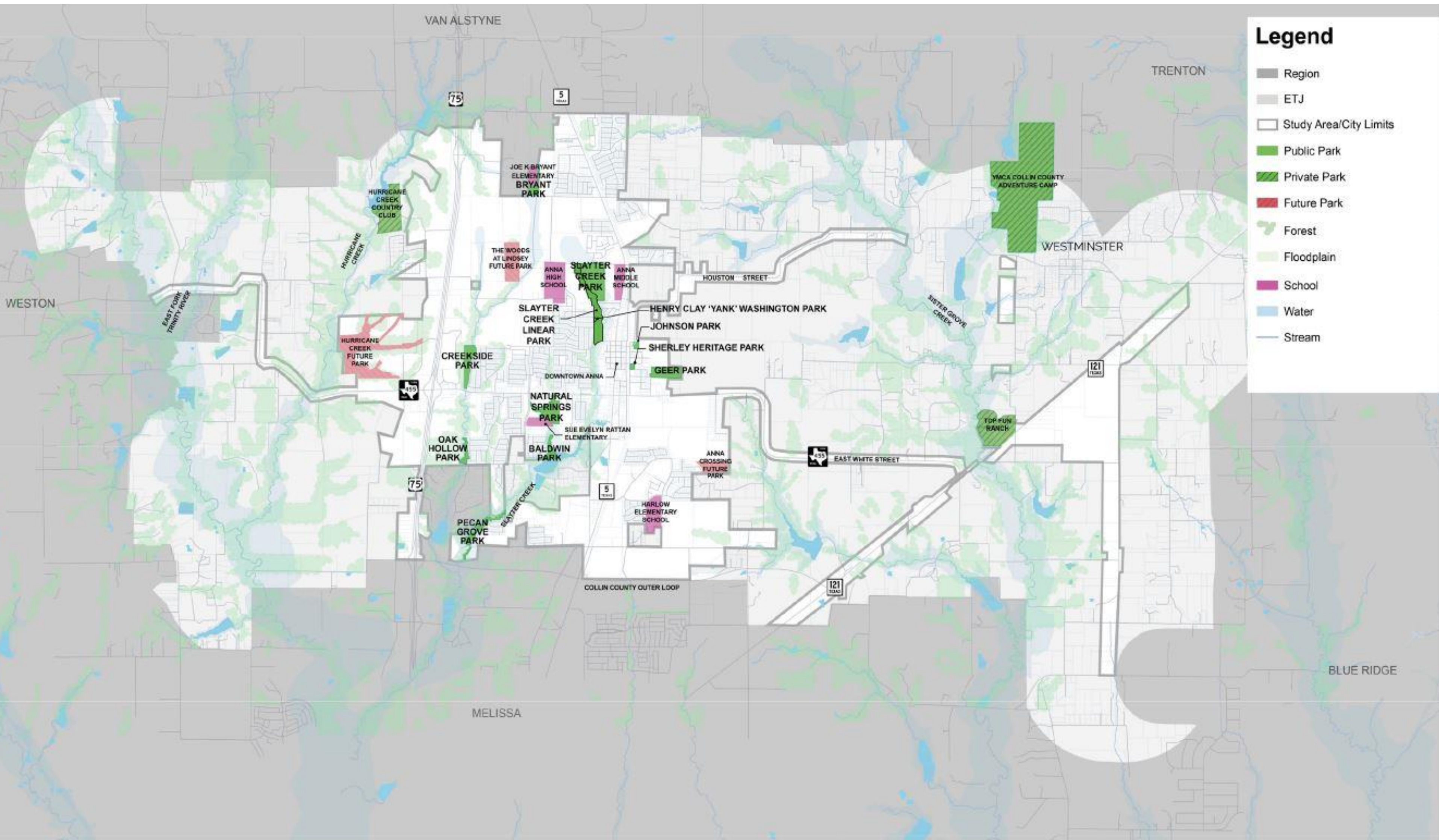
Trails & Sidewalks

- To add strategic trails and sidewalks in the community for recreation, leisure, and transportation connections.

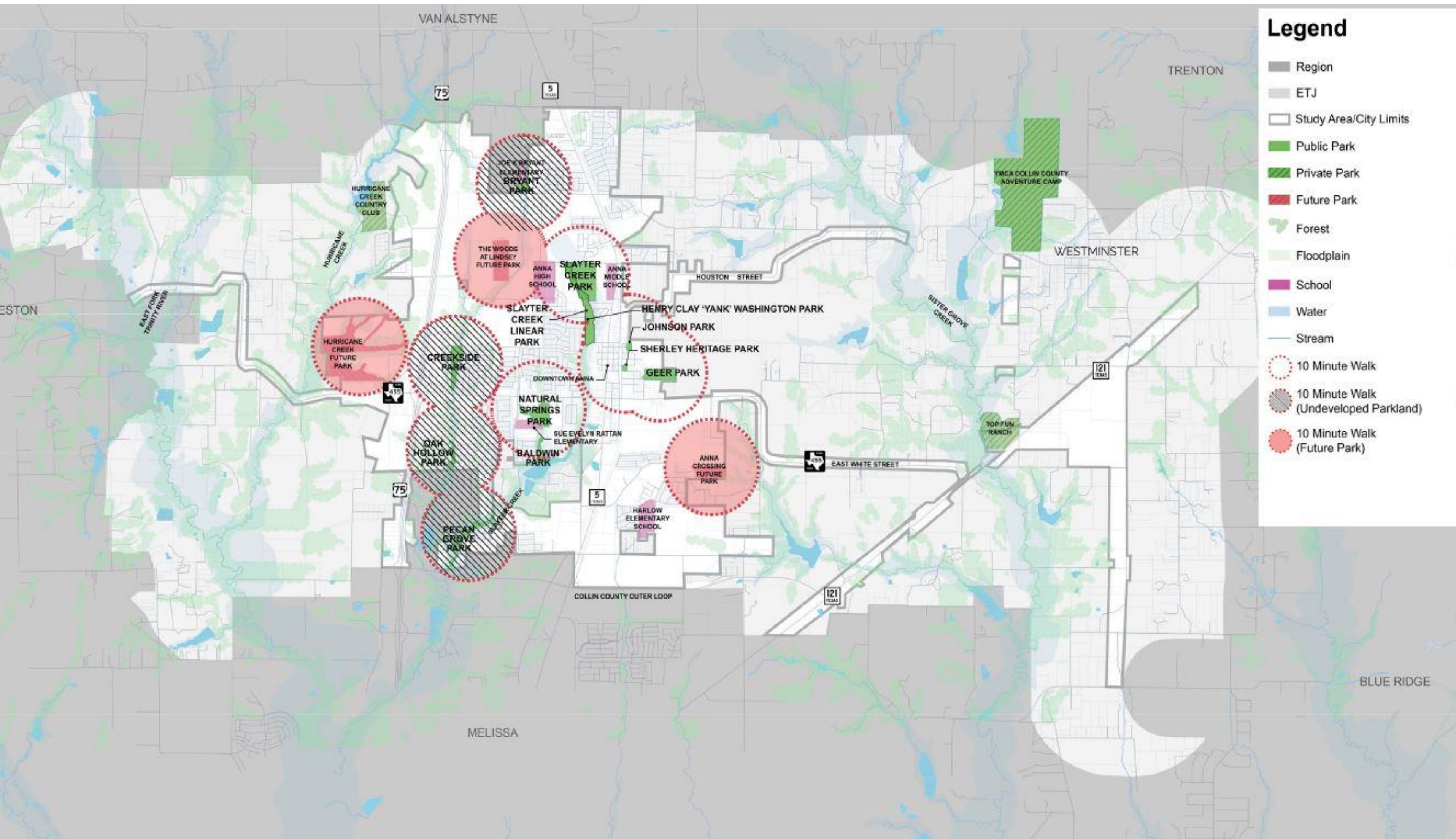
Recreation & Programming

- To incrementally build a formal recreation program by introducing new facilities and programming.

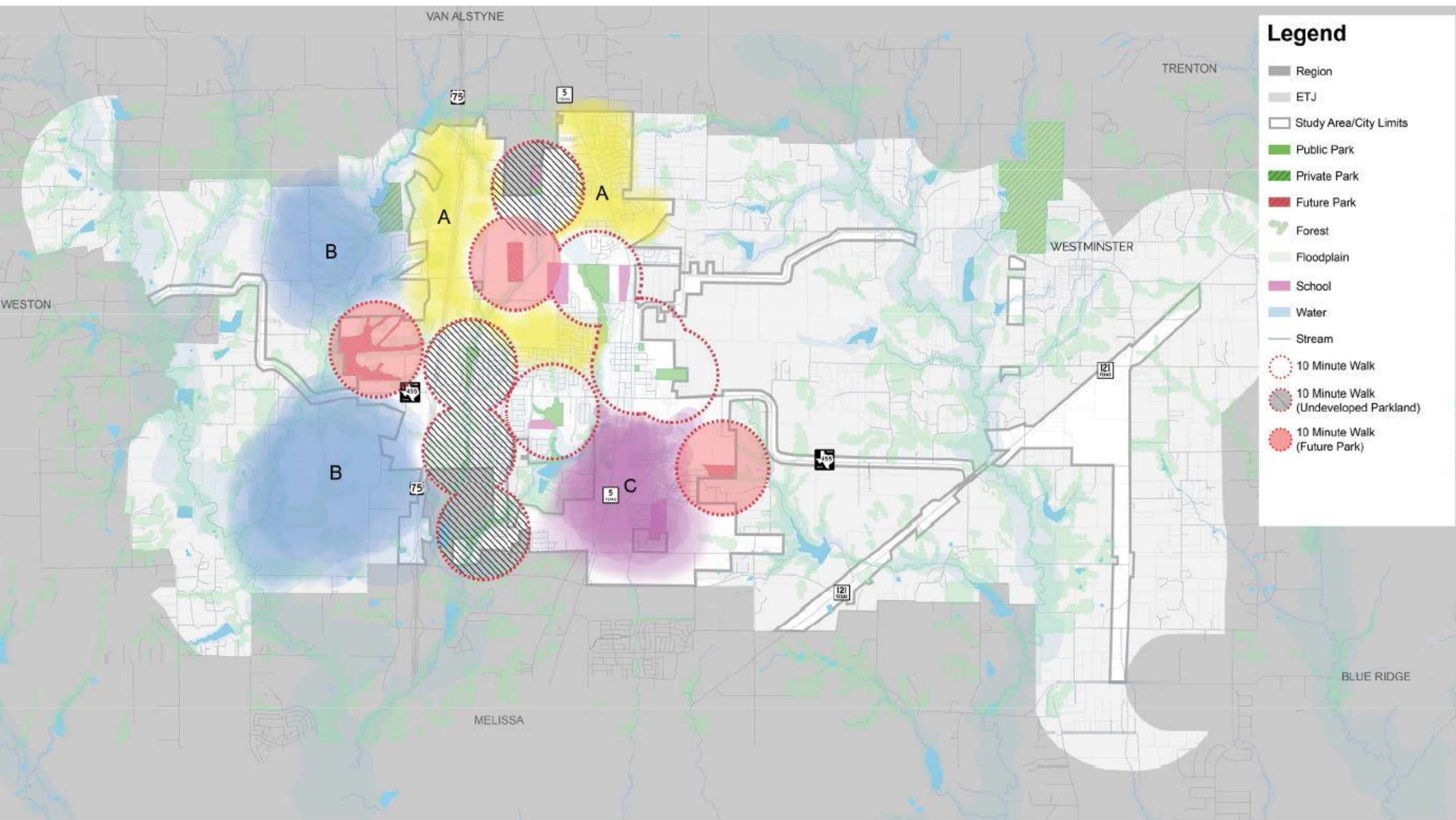
Parks and Open Space



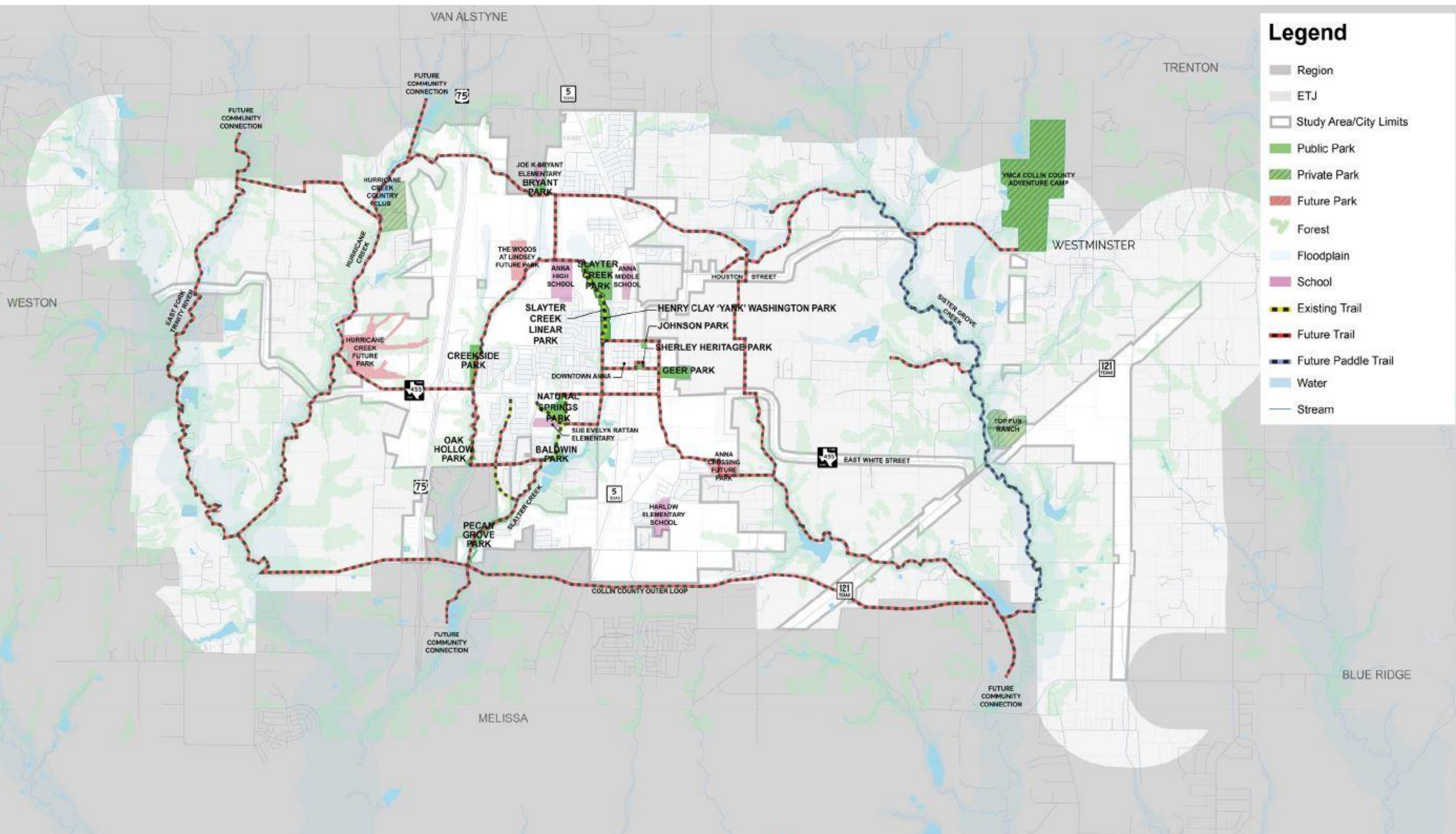
Parks and Open Space



Parks and Open Space



Trails & Sidewalks



Recreation Facility & Programming - Needs

Provide additional recreation facilities within the city.

- New areas for specialty recreation opportunities
- Citywide Sports Complex with community/neighborhood based athletic fields to augment the complex
- Citywide recreation center and aquatic center
- Community based splash pads
- Enhanced Concrete Skate park

Develop recreation programming and communication.

- Establish a programming philosophy
- Develop a program plan
- Partnerships with other providers

Priority Actions

- **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 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 8.5 Feasibility Studies.** Complete feasibility studies for each major facility described in the Parks and Recreation Master Plan—sports complex, recreation center, aquatic center; potentially racket sports facility, concrete skate park, special use pad.

Downtown Master Plan Overview

Anna
2050

Plan Structure

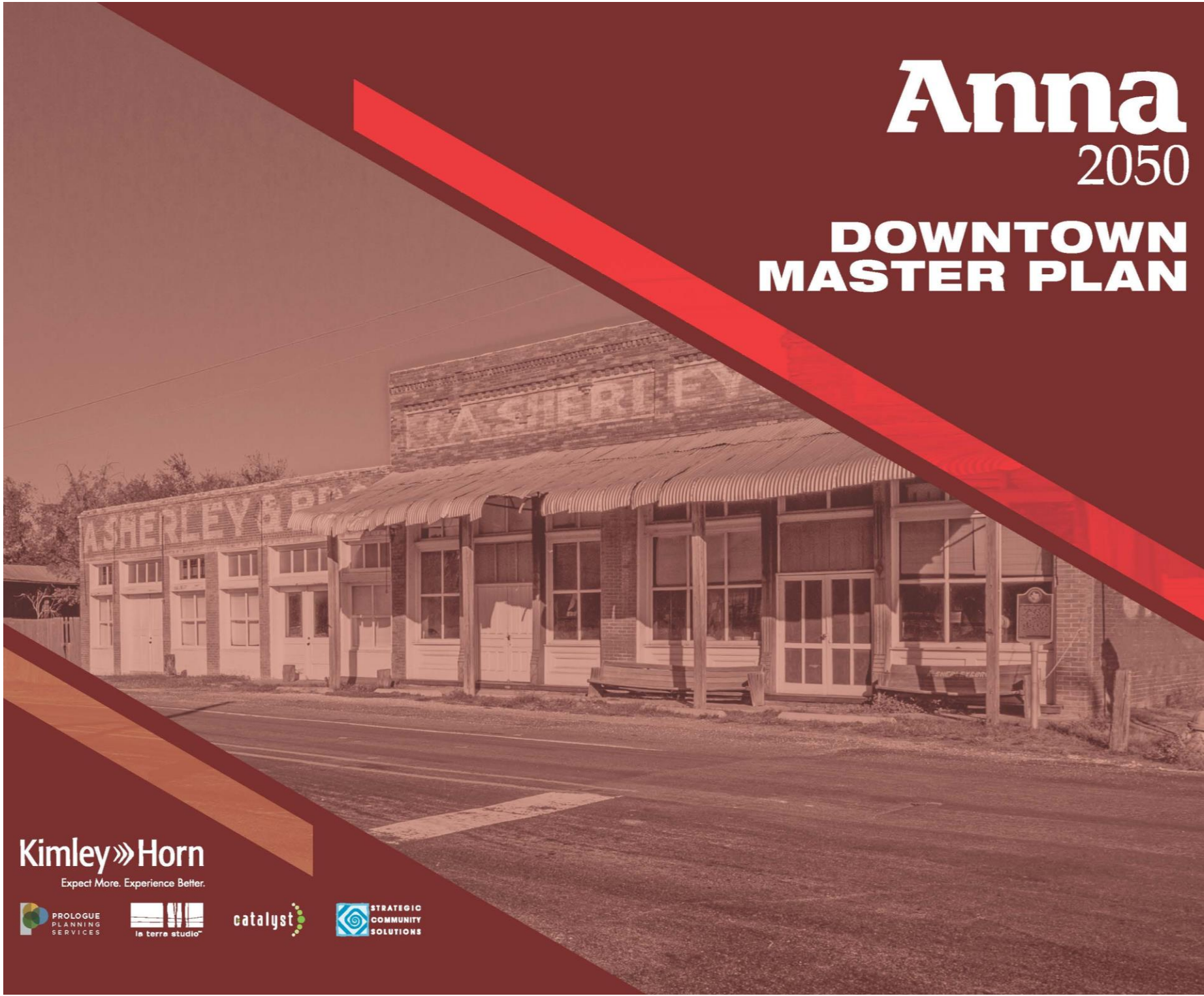


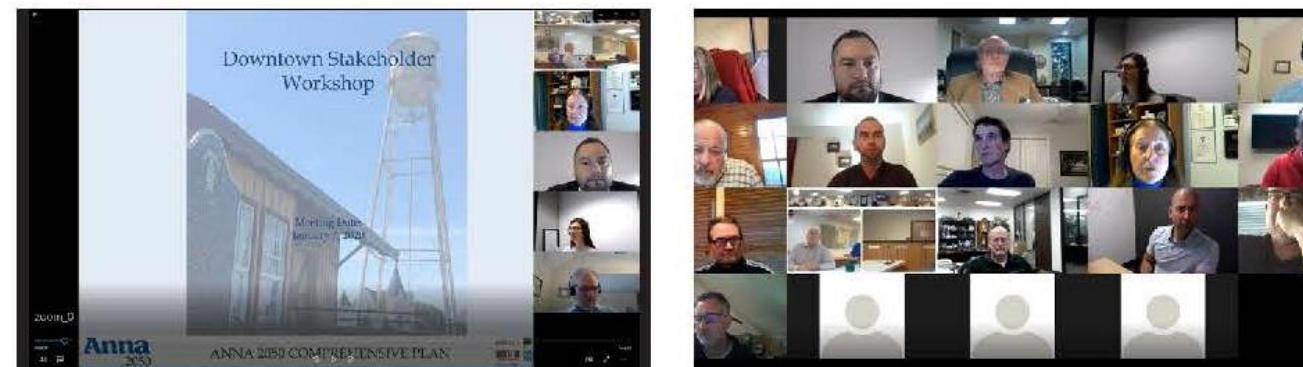
Table of Contents		
Chapter 01	Chapter 02	Chapter 03
Introduction	Strategic Direction	Implementation Strategy





COMMUNITY ENGAGEMENT

Strategizing for the Downtown Master Plan update started early in the **Anna 2050** planning process. Securing input from Anna neighbors and Downtown stakeholders was a priority. By combining the Downtown engagement process with the overall **Anna 2050** Comprehensive Plan process, the planning team was able to provide a wide range of interactive opportunities to the community, including the key Downtown stakeholders (property and business owners, developers and community leaders) who will play an important part in any revitalization effort.



VISION STATEMENT

Downtown Anna's future expands the traditional role of the Anna Train Station, creating a larger area where Anna neighbors find local goods and services, enjoy gathering in diverse indoor and outdoor spaces, and come together to celebrate and strengthen the unique character of the Anna community.

STUDY AREA



BRIEF HISTORY OF DOWNTOWN

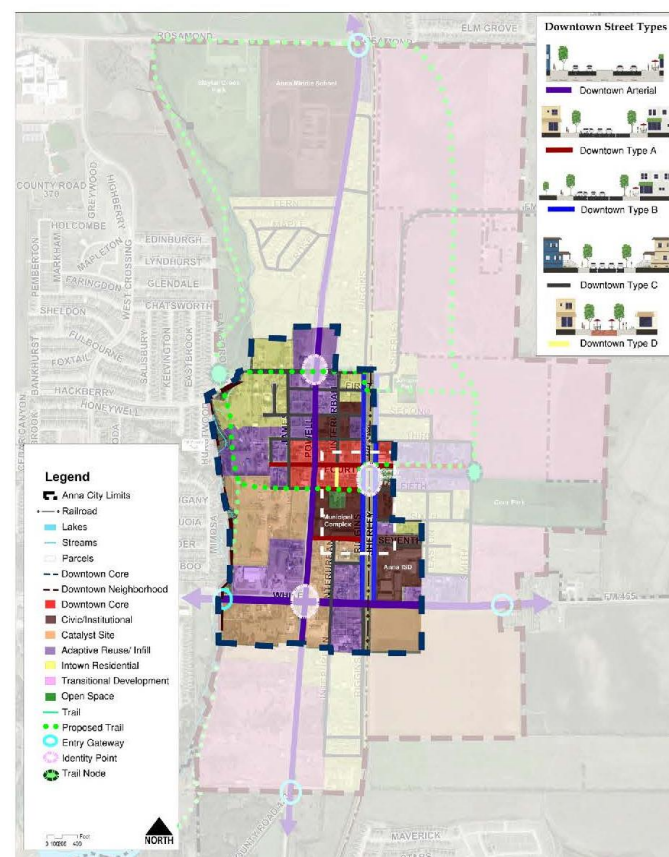
As an early 20th Century railroad town, some of the remnants from that era still remain. There are several old one-story brick buildings with mixed architectural styles along Fourth Street and a few other historic structures throughout the area. The railroad remains a focal element of Downtown. It is surrounded by Sherley Park, the Sherley & Bros. Hardware Store, and the Anna Train Depot. Vehicular access in the district is provided via a gridded network of streets, but pedestrian improvements are very limited; most of the roadways do not have sidewalks. There are several neighborhood parks in the Downtown area, and there are opportunities to link these spaces together as the city grows. On the northern and southern ends of the district there is land that is undeveloped and of a different character than the more traditional core; however, these undeveloped areas are in close proximity to the Downtown Core and will contribute to the district by presenting the potential for catalytic growth and investment.



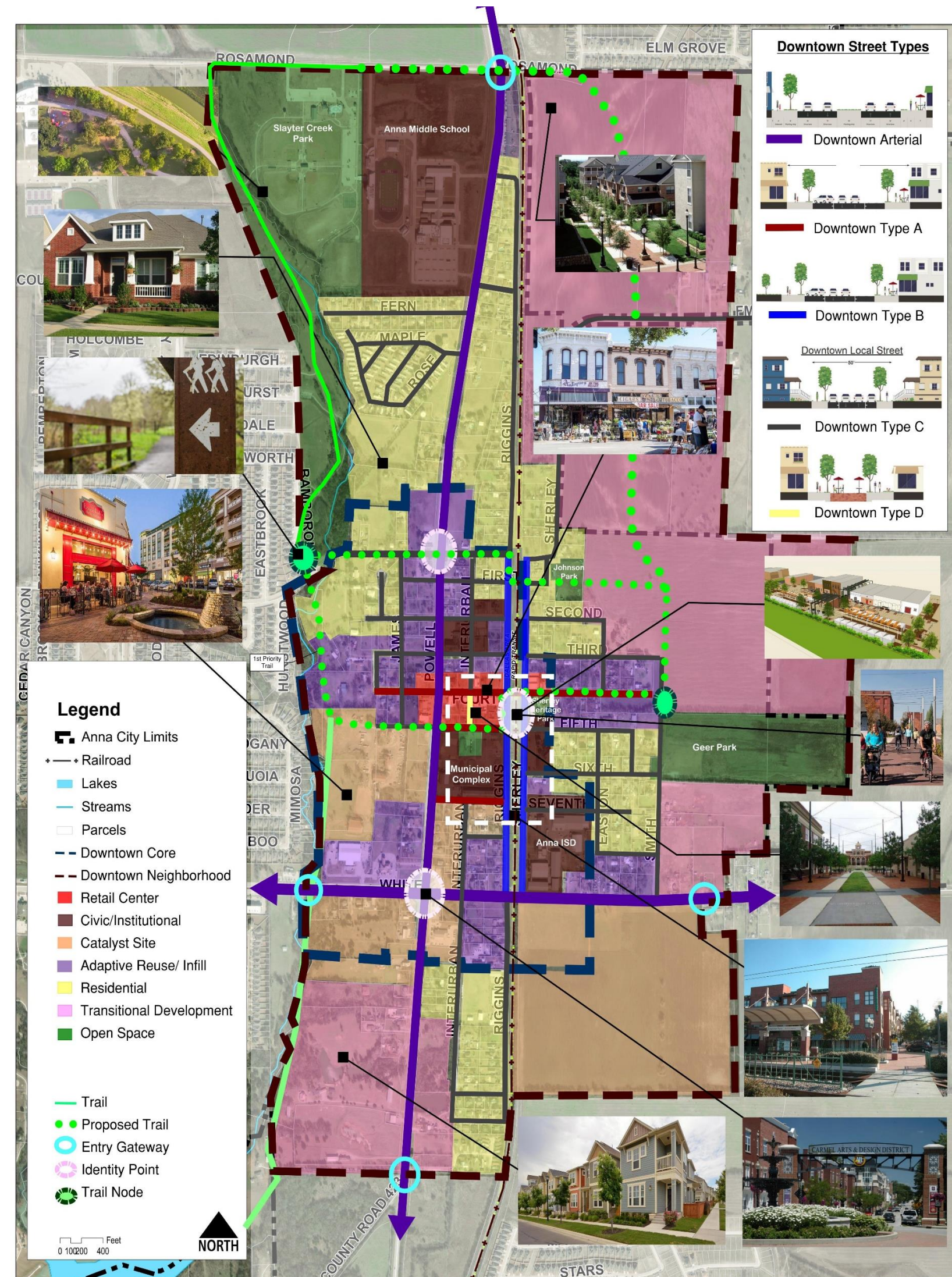
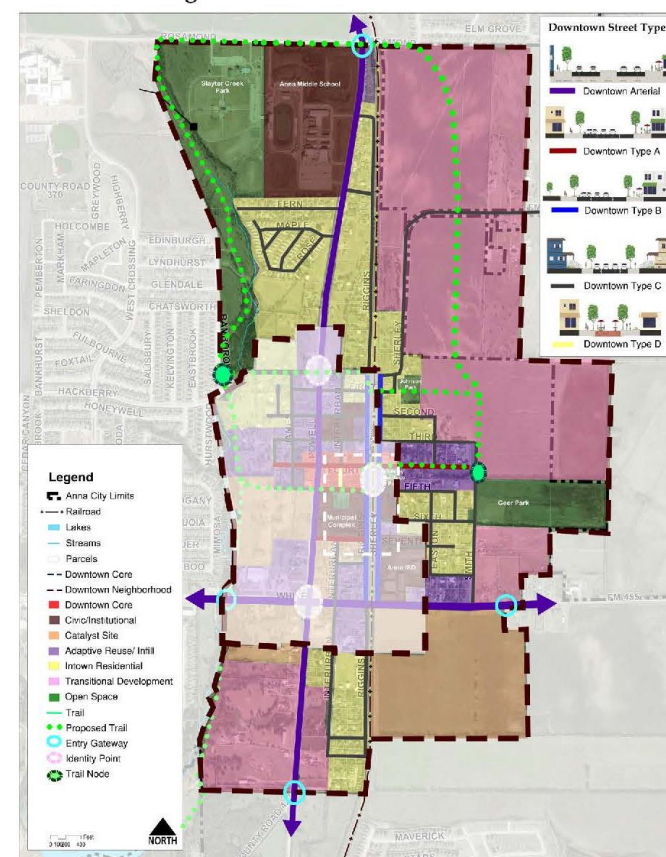
Downtown Framework Plan

- Downtown Districts
- Character Areas
- Thoroughfares and Street Types
- Parks, Trails, and Open space
- Gateways, Nodes and Places of Interest

Downtown Core District

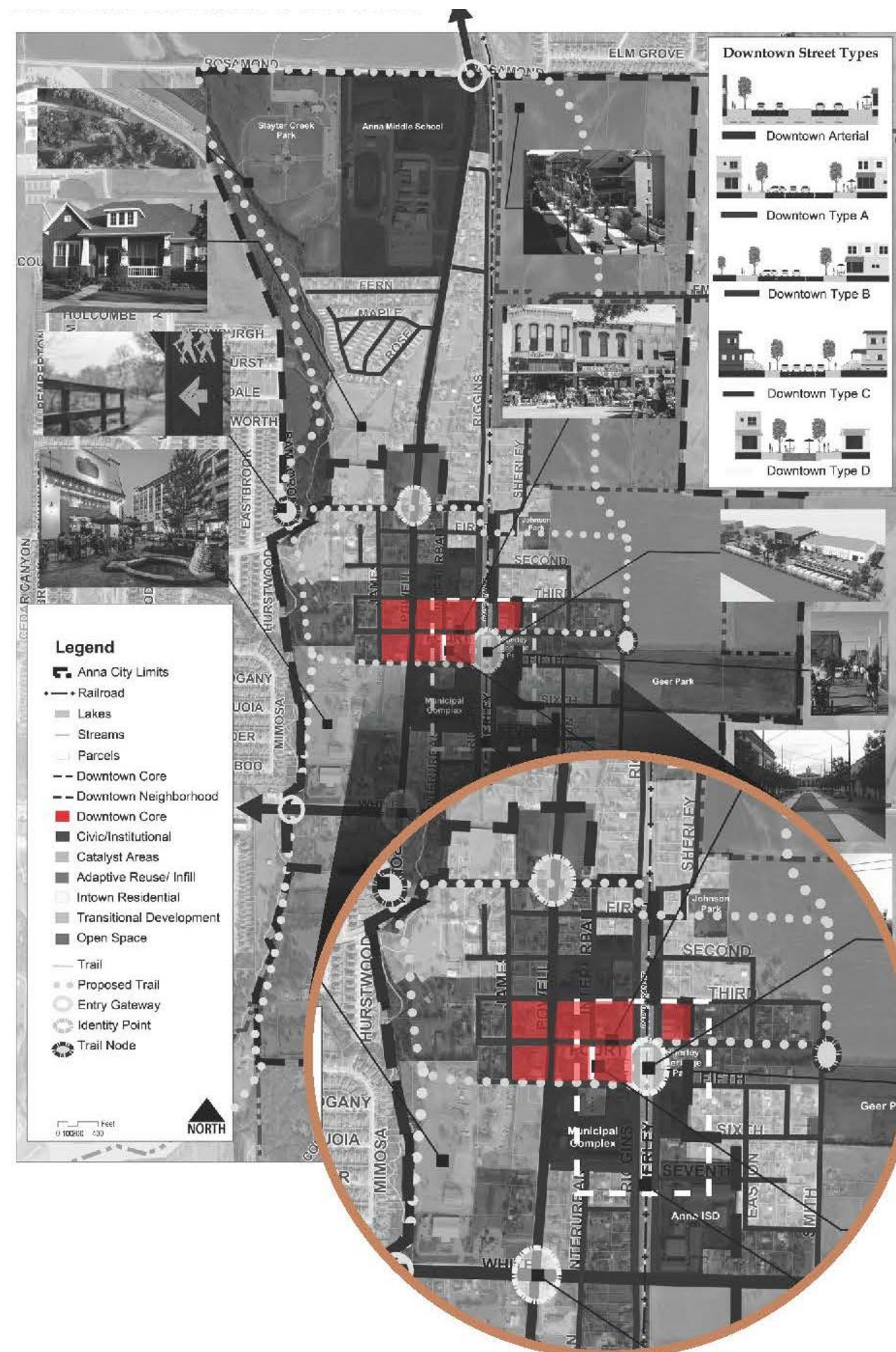


Downtown Neighborhood District



Character Areas

Retail Center - Catalyst Areas - Adaptive Reuse/Infill - Intown Residential - Transitional Development



Retail Center

In the heart of the Downtown Core, the Retail Center is located along both sides of Fourth Street and on the blocks between Fourth and Fifth Streets. It extends from just east of Powell Parkway to west of Sherley Street. This area is comprised of old storefront buildings that provide a walkable urban environment. Future land use decisions should complement the Retail Center and reinforce the multimodal atmosphere that accommodates a wide array of Downtown activity.

The following primary building types are appropriate in the Downtown Core: (Mixed-use, storefront retail and restaurants, urban residential)

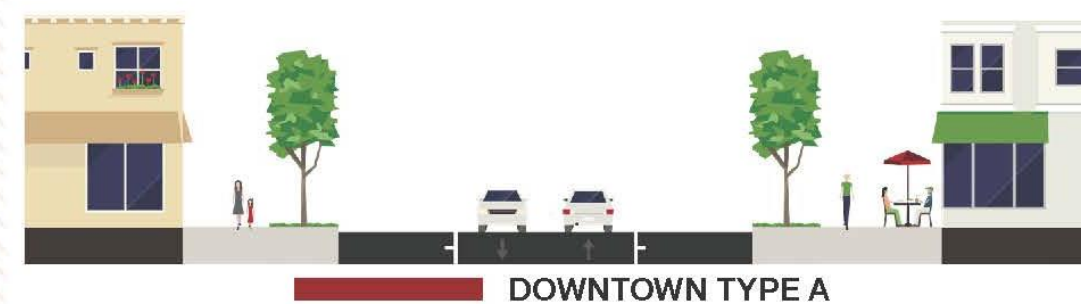
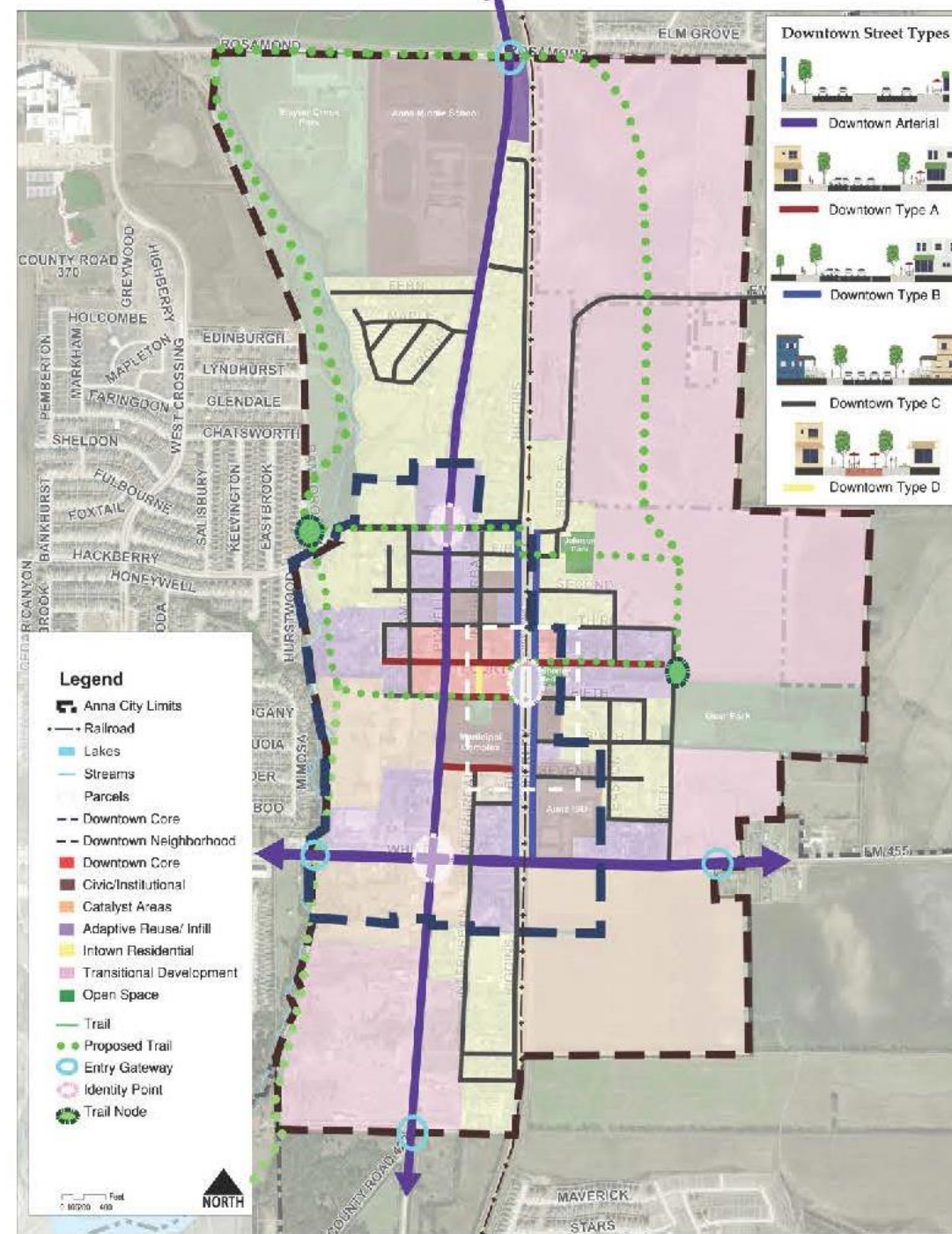


The following secondary building types are appropriate in the Downtown Core (Churches, Civic Structures):

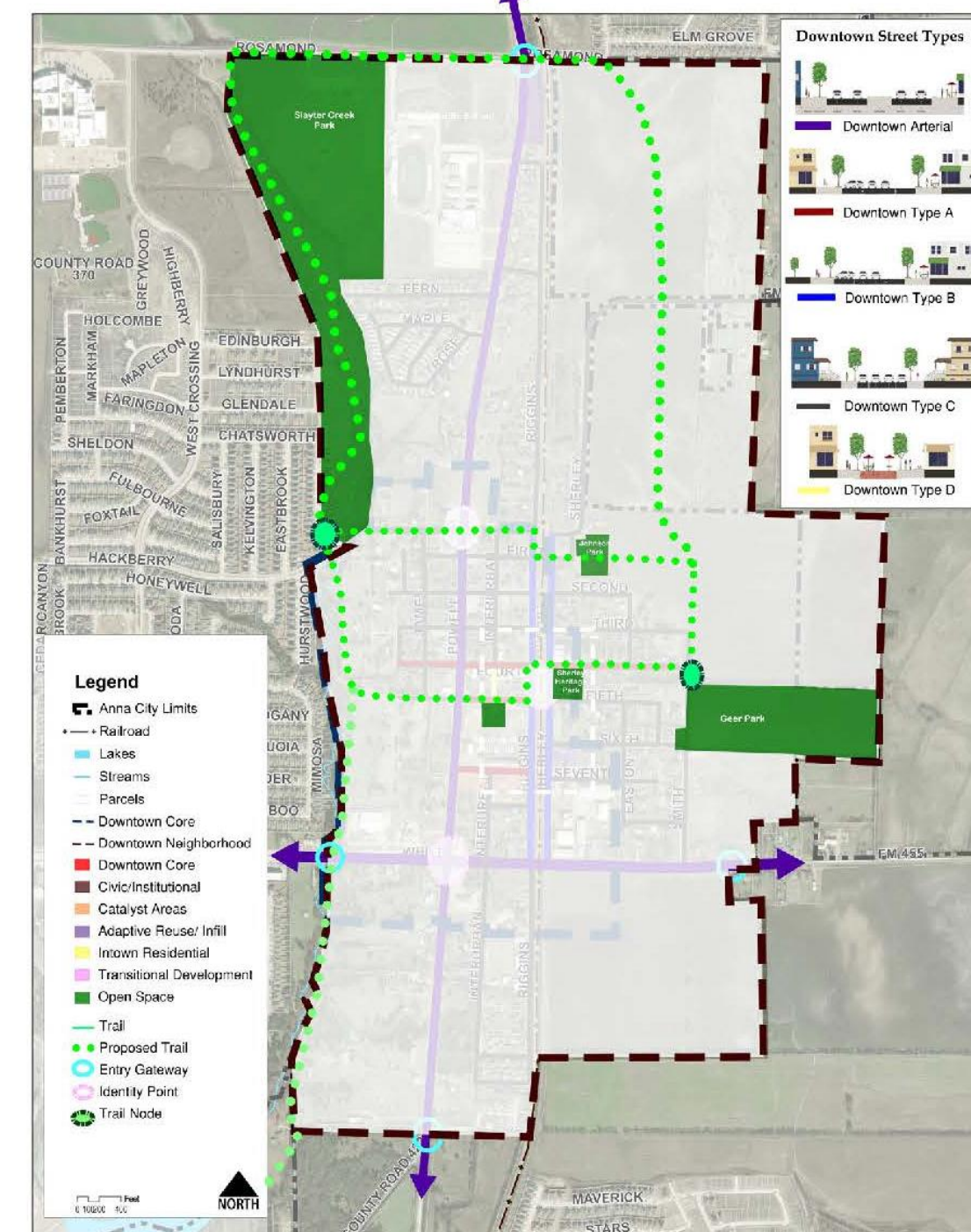


Mobility

Downtown Street Network

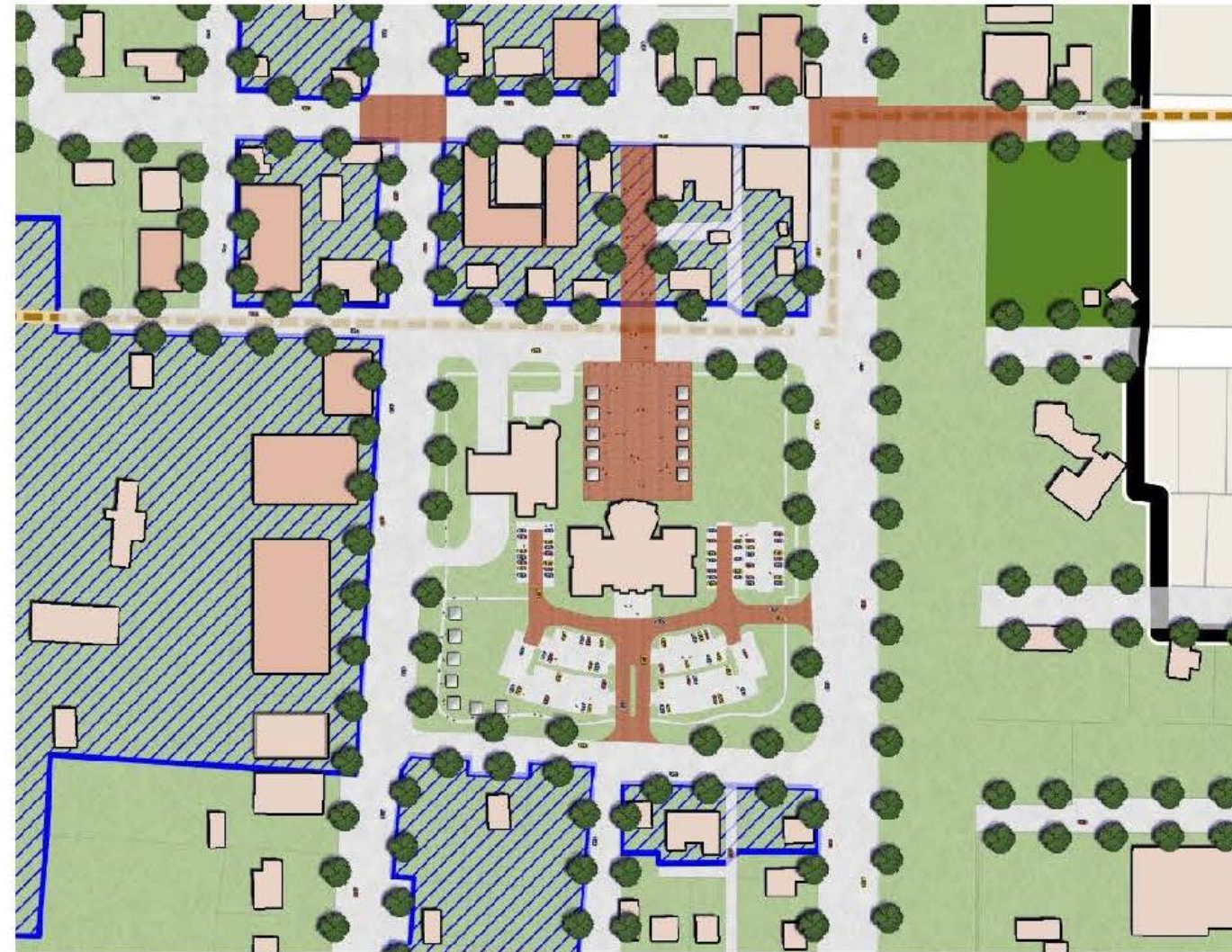


Park and Trails Network



Parks and Trails

Placemaking



Municipal Complex. The new Municipal Complex will ultimately be the location of several public buildings in a single block, ensuring a strong, long-term civic presence in Downtown. Downtown can benefit from private sector investment in the central core by capitalizing on the buzz created by the public sector investment in the Municipal Complex. Adjacent properties have been earmarked as catalytic opportunities that could contribute to the sense of place as reinvestment and redevelopment occurs.



ACTION ITEMS

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all portions of the Downtown Core, using techniques such as a 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. Provide traffic calming measures at key Downtown intersections to improve traffic flow and safety in the district

Implementation

Anna
2050

Implementation: A Joint Effort

- The beginning of the next phase of the process
- City will play a major role in this effort, but cannot do it alone
- Partners will include:
 - Governmental/Quasi-governmental agencies (City, County, DART, TxDOT, school districts...)
 - Private sector entities (landowners, developers, brokers, banks...)
 - Non-profit and Civic/Community groups (churches, charitable organizations, athletic leagues, arts/cultural groups, historical society, Chamber of Commerce...)
 - Anna neighbors (individuals, homeowner associations...)

Implementation Matrix

ACTION NUMBER	ACTION ITEM	TYPE OF ACTION	TIMING	PUBLIC SECTOR COST	RESPONSIBLE PARTIES	APPLIES TO
10	IMPLEMENTATION					
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.	EE, OO	Short-Term	\$	City	C/M

- Prepared as a tool for staff and decision-makers
- Elements include:
 - Action Items (Tasks to be completed, organized by topic)
 - Type of Action (Capital Investments, Education and Engagement, Financial Incentives, Organizational/Operational Changes, etc.)
 - Timing – Short (0-5 years), Mid (6-10 years), Long-term (more than 10 years) and/or Ongoing
 - Public Sector Cost (\$ - \$\$\$\$; less than \$150,000 to more than \$1 million)
 - Responsible Parties (City, County, TxDOT, etc.)
 - Applies To (Key Center, Citywide/Multiple Locations)

Keys to Implementation Success

- Successful implementation requires:
 - Committed City leadership
 - Community support
 - Cooperation and communication between the City of Anna and its stakeholders
 - The coordination of projects of mutual interest with public and private sector partners
 - Public sector is particularly important to funding/providing the infrastructure necessary to support new development
 - Private sector controls much of the land and capital required to execute the plan

Special Implementation Considerations

- Applications inconsistent with the plan
 - Can be approved if new information is available, conditions have changed, community values have evolved, a special opportunity is presented
 - Recommend making the reasons for the decision clear as part of the public record
- Monitoring and updating the plan
 - Monitor progress routinely and report to the City Council (and other boards, if appropriate) at least annually
 - Review approximately every five years for possible updating
 - Approving too many applications that are inconsistent with the plan suggests an update may be in order
- Staffing
 - Successful implementation will likely require the addition of one or more planners and/or a Comprehensive Planning section/division in the Planning & Development Department
 - To educate and inform, track progress on implementation, monitor codes and ordinances for problems, review applications for plan conformance, serve as staff manager for future plan updates, etc.

City Council Public Hearing

April 27, 2021

**CITY OF ANNA, TEXAS
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF THE ANNA, TEXAS, APPROVING AND ADOPTING THE ANNA 2050 COMPREHENSIVE PLAN; PROVIDING FOR SAVINGS, SEVERABILITY AND REPEALING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Anna, Texas (the “City Council”) has found and determined that the City’s existing comprehensive plan known as Comprehensive Plan 2010 - 2030 (the “Previous Plan”) should be reviewed and updated; and,

WHEREAS, the City of Anna, Texas ("City") by resolution created a Comprehensive Plan Advisory Task Force to ensure community input into the process of updating the Previous Plan; and,

WHEREAS, a new comprehensive plan to be known as the Anna 2050 Comprehensive Plan (the “New Plan”) has been proposed to replace the Previous Plan; and,

WHEREAS, a copy of the New Plan is on file in the office of the City Secretary;

WHEREAS, the New Plan is comprised of the documents attached to this ordinance as Exhibit A and incorporated herein for all purposes as if fully set forth in full, including without limitation all exhibits and appendices to the New Plan, all of which constitute an integral part of the New Plan; and,

WHEREAS, the New Plan has—with the input of the public and the Comprehensive Plan Advisory Task Force—been drafted and reviewed by City staff, the Economic Development Corporation (“EDC”), the Community Development Corporation (“CDC”), the Planning and Zoning Commission (“P&Z”), and the City Council; and,

WHEREAS, the required public hearings have been held, during which the public was given the opportunity to give testimony and present written evidence regarding the New Plan, all in compliance with applicable state law and the City Home-Rule Charter; and,

WHEREAS, the New Plan has been presented to the City Council for review and adoption; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City to approve and adopt the New Plan, said New Plan being in furtherance of the public health, safety and welfare;

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

Section 1. Recitals Incorporated.

The above recitals are deemed to be the findings and determinations made the by the City Council and are incorporated here as if set forth in full for all purposes.

Section 2. Adoption of Comprehensive Plan.

The City Council hereby adopts the New Plan in its entirety, intending that said New Plan shall amend, supersede, and replace the Previous Plan as amended. The City Council further grants the City's Director of Development Services full authority to correct all non-substantive clerical or typographical errors in the New Plan, and make other necessary formatting, heading and numbering changes, provided that such corrections and changes do not change the meaning or effect of the New Plan.

Section 3. Purpose and Application.

As set forth in more detail in the New Plan, the New Plan shall serve as a guide to all future City Council action concerning land use and development regulations. To the extent required by state law, zoning regulations and amendments thereto shall hereafter be adopted in general accordance with the New Plan; provided, however, that any zoning regulation(s) or parts thereof that may deviate in any way from or add to the New Plan shall be deemed to automatically amend the New Plan, whether or not reference be made to the New Plan in the ordinance adopting or amending such zoning regulation(s). With respect to any such zoning regulation that automatically amends the New Plan, any requirement under state law that a comprehensive plan be amended after public hearing and after review by the P&Z shall be deemed to have been satisfied by the public hearing(s) and P&Z review-and-recommendation procedures set forth in the City's zoning regulations, as amended, in accordance with Chapter 211 of the Texas Local Government Code, as amended. The New Plan shall not constitute zoning regulations or establish zoning district boundaries. To the extent that the City's Future Land Use Plan, Thoroughfare Use Plan, and Parks and Open Space Plan (or the respective equivalents of said plans) are not included in Exhibit A, such plans are hereby incorporated into the New Plan as if set forth in full for all purposes.

Section 4. Future Land Use Plan Map.

In accordance with Texas Local Government Code § 213.005, any City map in the New Plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Section 5. Savings, Severability and Repealing Clauses.

The Previous Plan is hereby repealed in its entirety. All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict, except that this ordinance by itself shall not affect any change to any existing zoning districts, zoning classifications, or other zoning regulations or designations of current zoning. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that anyone or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

Section 6. Publication of the Caption Hereof and Effective Date.

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication if so required.

DULY PASSED by the City Council of the City of Anna, Texas, this 27th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land
City Secretary

Nate Pike
Mayor

Anna

2050

COMPREHENSIVE PLAN



ANNA TRAIN DEPOT

ON & TEXAS CENTRAL RAILROAD CAME
HERE WAS NO TOWN HERE THE RAILROAD
IGNITED THE TOWN OF ANNA AND THE
TOWN TO 20 PEOPLE BY 1883
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Kimley»Horn

Expect More. Experience Better.



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01

INTRODUCTION

INTRODUCTION

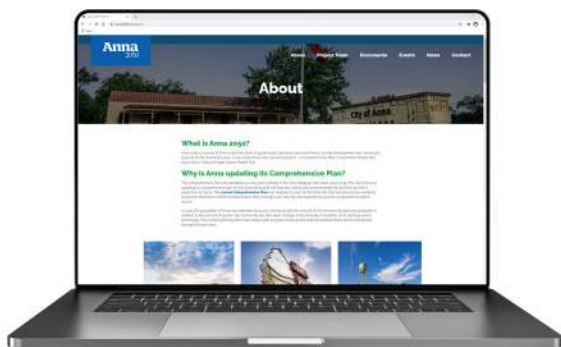
1. PROJECT BACKGROUND

The City of Anna has prepared this comprehensive plan as a guide for accommodating the dynamic growth expected in the community in the years ahead and to allow it to respond in an informed way to changing circumstances and conditions. The current Comprehensive Plan was adopted in 2010, when the City had about 8,200 residents. During the timeframe of that plan—through 2030—the City was expected to grow to a population of about 35,000.

In January 2021, the North Central Texas Council of Governments (NCTCOG) estimated Anna's population to be 17,460, more than double the number of residents in the community when the 2010 plan was prepared. In addition to the amount of growth the community has experienced, it has also seen changes in the diversity of its residents, in its job base and in technology. This effort establishes a plan that will enable Anna to address not only the growth that is expected in the coming years, but also to acknowledge these trends and to extend the planning horizon to the year 2050.

2. CREATING THE ANNA 2050 COMPREHENSIVE PLAN

The **Anna 2050** Comprehensive Plan was created through a process that combined input from Anna's neighbors, vetted with professional expertise and with decisions by a Comprehensive Plan Advisory Task Force and Anna's elected and appointed leaders. Public input was received primarily online due to restrictions on large group gatherings during the COVID 19 pandemic. Beginning early and continuing throughout the process, online input was used to engage community members who wanted to find information or provide input on the plan.



In the late summer of 2020, a virtual community open house was scheduled over several weeks, allowing Anna's neighbors to provide feedback related to the future they desire for Anna through a series of virtual "engagement rooms." A second virtual community open house was held in early 2021, allowing Anna's neighbors to share their perspectives related to critical actions that will be necessary to achieve the community's preferred vision. These virtual sessions gave City Staff and the consultant team insights into the community's concerns and ideas about Anna, both today and in the future.

A Comprehensive Plan Advisory Task Force was appointed by the Anna City Council. The Task Force was made up of representatives from several of Anna's Boards and Commissions, including the Anna City Council, Anna's Planning and Zoning Commission, Community Development Corporation, Economic Development Corporation and Parks Advisory Board, as well as representatives from the Anna Independent School District, the Greater Anna Chamber of Commerce and from several businesses and neighborhoods that could provide insight and support for the varied interests and perspectives held by all stakeholders in Anna. The Task Force was involved throughout the process in order to build consensus about the plan's focus and its approach to key issues and geographic areas.



Anna staff and a team of consultants provided professional expertise, analysis and the knowledge of best practices for planning and development. Staff's insights into past initiatives and current programs and policies ensured that this plan reflects the experience and character that make Anna unique. At the onset of the project, all City departments participated in a State of the City work session, where they shared their department's plans and policies as well as their unique expertise and perspectives.



The consultant team brought an understanding of the approaches other communities use to address issues like those facing Anna, as well as analytical tools to provide information on the specific implications of development and investment choices. This ensured that the decisions made for the future of Anna were made based on the best information available.

The Anna Parks Advisory Board, Community Development Corporation, Economic Development Corporation, Planning and Zoning Commission and City Council also provided direction at two joint work sessions and through online surveys at key points during the process. The involvement of these elected and appointed leaders gave the planning process the benefit of the latest deliberations on topics already under discussion, reinforcing the direction established by current decisions and using the plan to provide clearer and more consistent direction for the future on important issues facing Anna.

3. PLAN STRUCTURE

The Comprehensive Plan contains ten chapters. This chapter sets the stage for the information and policies that follow, and the second chapter provides the components of Overall Policy Direction—the Vision Statement, Guiding Principles and Preferred Scenario—that together describe the future the Anna community hopes to achieve. Chapters 3 through 9 are Plan Strategies that provide guidance on specific issues. These elements address:

- + Future Land Use, which primarily focuses on new, greenfield development, but also includes recommendations and policies related to redevelopment and maintenance of existing neighborhoods and business areas
- + Economic Development, with an overview of existing housing types and values and attention to future market demand by various economic

sectors and specific tools for attracting business and expanding economic development

- + Housing, with an overview of existing economic conditions and attention to future housing trends and market demand by product type, ownership category and demographics
- + Mobility, for people in vehicles, on bicycles and walking and including updates to the City's Master Thoroughfare Plan and Road Classifications
- + Placemaking, with discussions of citywide placemaking opportunities and specific opportunities in three Key Centers
- + Parks, Trails and Open Space, which summarizes the complete Parks and Recreation Master Plan that was developed as a part of the overall **Anna 2050** planning process, with full details available in a separate report
- + Downtown, which summarizes the complete Downtown Master Plan that was developed as a part of the overall **Anna 2050** planning process, with full details available in a separate report

These Plan Strategies, except for Downtown, address issues that affect the entire city and set policies which, for the most part, apply throughout the study area. Chapter 10, the last chapter, addresses Implementation. The implementation recommendations are essential because any plan requires action if a community is to successfully achieve its vision. The implementation strategy includes six Action categories: capital investments, education and engagement, financial incentives, partnerships, regulations/guidelines and studies. Each of these will play a role in carrying out the **Anna 2050** Comprehensive Plan.

The information and materials developed throughout the planning process are contained in a set of appendices, listed in the table of contents and available as a separate document for those who wish to review them.

4. GUIDING ANNA'S FUTURE

The **Anna 2050** Comprehensive Plan, together with the Downtown Master Plan and Parks and Recreation Master Plan, provide both the unified vision for the future and the plans and implementation strategies necessary to allow Anna to create the future its residents and property owners have described. It will serve as a guide for decision-making so that Anna's limited resources can be used effectively and efficiently for key public infrastructure investments that will provide a return in the form of private sector development. By adopting and implementing this plan, Anna's leaders are communicating their commitment to shaping the character and vitality of the community their children and grandchildren stand to inherit.



THE CITY OF
Anna



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 Preferred Scenario
- + A set of Guiding Principles

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.

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.

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.

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 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)

Character & Intent

Predominantly single-family housing on detached lots. Home sites are located in platted subdivisions with all utilities, residential streets, and sidewalks.

CLUSTER RESIDENTIAL (CR)

Character & Intent

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

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 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)

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.

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.

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.

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 Place Type.

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 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)

Character & Intent

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)

Character & Intent

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 a 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)

Character & Intent

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 high-level, preferred diagram selected by the Comprehensive Plan Advisory Task Force indicating generalized future development patterns that are further refined within the more detailed Future Land Use component of this plan. The Future Land Use Plan provides final direction for future land use decisions.

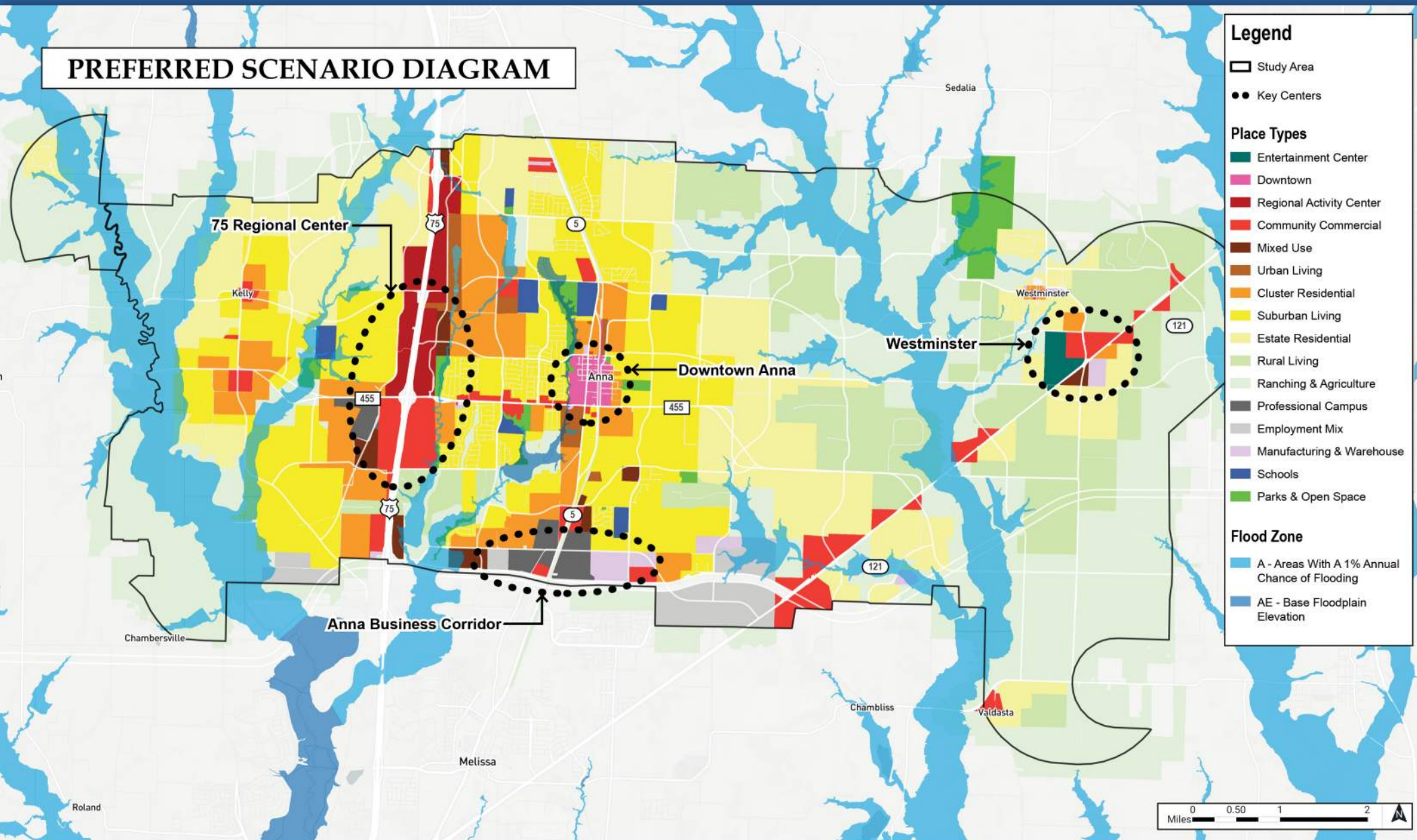
FUTURE DEVELOPMENT TRENDS AND POLICIES

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.

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.





JOE K. BRYANT ELEMENTARY



03

FUTURE
LAND USE

FUTURE LAND USE

1. 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.

2. 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.

3. PLACETYPES

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 an amount of open space equal to the platted lots is preserved and water and wastewater requirements can be 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
- + In areas immediately adjacent to parcels developed with higher density residential products, similar product types may be considered for these areas if water and wastewater requirements can be met by the developer.



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 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.

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) ½-2 acre lots
- + Platting and utility exceptions unlikely to be granted
- + In areas immediately adjacent to parcels developed with higher density residential products, similar product types may be considered for these areas if water and wastewater requirements can be met by the developer.



SUBURBAN LIVING (SL)

Character & Intent

Suburban Living neighborhoods consist predominantly of single-family housing on detached lots. Home sites are located in platted 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 (range) 7,500 SF - ½ acre lots
- + Platting and utilities required



CLUSTER RESIDENTIAL (CR)

Character & Intent

Cluster residential neighborhoods are intended to provide smaller single family detached and attached residential lots. Home sites are located in platted subdivisions with all utilities, residential streets and sidewalks.

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) 5,000 – 7,500 SF



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

Secondary Land Use

Civic and institutional uses, parks and open space

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 work-force housing, civic and institutional uses

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 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.

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

Indicators & Assumptions

Lot Size (range) N/A



EMPLOYMENT MIX (EM)

Character & Intent

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.

Land Use Considerations

Primary Land Use

Offices, professional service uses, office, 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 office or professional service companies. This PlaceType 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.

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 basic jobs and keep people in the city during different working hours. The number of employees per square foot of building space is usually low in these areas due to the percentage of each building that is needed for storage and logistics. They typically locate near major transportation corridors (e.g., highways and railways) 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



4. 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.

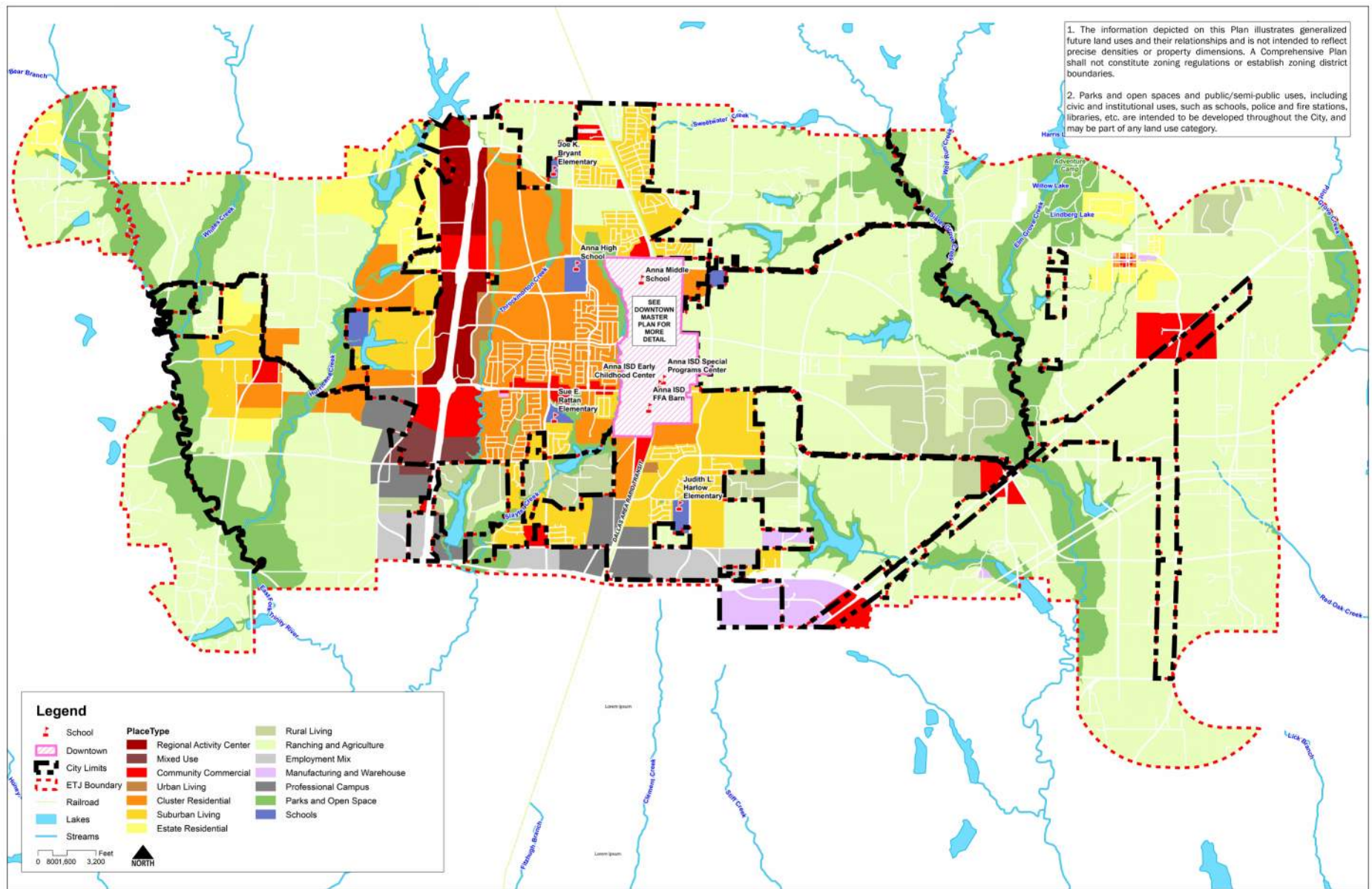


EXHIBIT 3.1

FUTURE LAND USE PLAN

DEVELOPMENT IMPLICATIONS

The Future Land Use Plan provides ample opportunity for Anna to accommodate the growth demands expected in the community through the year 2050. The specific growth implications related to the Future Land Use Plan are detailed below.

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.

The areas that do experience new development and redevelopment, however, will look much different than they do today. Consistent with the Plan's Land Use and Development Policies and community feedback, the 2050 development pattern will offer a wider variety of choices in terms of housing and business development. Exhibit 3.2 compares the mix of PlaceTypes in Anna today with the mix of PlaceTypes expected by 2050 as illustrated in the Future Land Use Plan. The biggest change is in the Ranching & Agriculture PlaceType. Since much of the future development in the Future Land Use Plan occurs on land that is in agricultural use today, the share of the Ranching & Agricultural PlaceType declines from 91% in 2020 to approximately 76% in 2050, but even with this reduction, Ranching & Agriculture is still the most dominant PlaceType in 2050.

PlaceType	2020 PlaceType Mix		2050 PlaceType Mix	
	Acres	% of Study Area	Acres	% of Study Area
Ranching and Agriculture	39,119.13	91%	32,667.15	76%
Rural Living	1,213.80	3%	1,320.09	3%
Estate Residential	215.84	1%	1,411.10	3%
Suburban Living	467.13	1%	2,466.54	6%
Cluster Residential	631.10	1%	1,791.23	4%
Urban Living	10.33	0%	77.41	0%
Community Commercial	63.15	0%	515.68	1%
Regional Activity Center	51.82	0%	212.49	0%
Downtown	144.37	0%	144.37	0%
Entertainment Center	-	0%	95.87	0%
Mixed Use	-	0%	182.49	0%
Employment Mix	-	0%	411.15	1%
Professional Campus	-	0%	337.55	1%
Manufacturing and Warehouse	163.32	0%	305.77	1%
Schools	176.69	0%	252.71	1%
Parks	647.00	2%	712.08	2%
Total	42,903.68	100%	42,903.68	100%

Exhibit 3.2: 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. Exhibit 3.3 compares Anna's current housing mix with the housing mix anticipated in the year 2050. Single-family detached homes are the most common housing type in Anna today with a 94% share of the total housing supply, and they will continue to be the most common in the future with an 79% share of the total housing supply

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, Millennial's who want to walk to restaurants, shops and entertainment, empty-nester's 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 10% of the housing units, and apartments and condos will account for 11%.

Housing Type	Existing		2050	
	# of Units	% of Total	# of Units	% of Total
Single Family Detached	6454	94%	22,171	79%
Townhomes	65	1%	2,866	10%
Multi-Family	321	5%	3,176	11%
Total	6,840	100%	28,213	100%

Exhibit 3.3: Residential Mix

NON-RESIDENTIAL MIX

The Future Land Use Plan also encourages a development pattern that establishes a range of locations for businesses that will provide jobs for Anna residents, opportunities for business growth and success, long-term economic viability and the goods and services desired by Anna's neighbors and residents. By 2050, the Future Land Use Plan could accommodate almost 39,000 jobs. Exhibit 3.4 compares the mix of jobs represented by the Future Land Use Plan with the current mix of jobs in Anna. Currently, almost 33% of jobs in Anna are in the service sector. By 2050, the Future Land Use Plan indicates more than a tenfold increase in jobs, with a greater focus on non-service-related jobs. This change in employment mix offers Anna's future residents a wider range of job possibilities, including better opportunities for jobs with higher pay and career potential.

Job Type	Existing		2050	
	# of Jobs	% of Total	# of Jobs	% of Total
Retail	973.0	33%	7,362.0	19%
Office	759.0	26%	11,525.0	42%
Public	761.0	26%	16,069.0	8%
Industrial	446.0	15%	3,695.0	11%
Agricultural	16.0	1%	0.0	0%
Total	2955.0	100%	38,651.00	100%

Exhibit 3.4: 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 three 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 one of the primary employment centers 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:

5. 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 to be used as a tool for determining the consistency of development proposals and zoning applications 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 to align them with the vision expressed in this comprehensive plan and to accommodate the Future Land Use 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.





04

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPEMENT

1. 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; therefore, it is critical that the public and private sectors coordinate economic development strategies in order to optimize outcomes.

Economic development includes improving the quality of life, creating jobs, increasing wealth and maintaining and expanding infrastructure. The results of economic development efforts create a strong economy and opportunities for all residents by creating a cycle of events that promotes a sustainable tax base which, in turn, provides revenue to support additional services, amenities and capital for reinvestment.

2. 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. These Policies will guide the development and implementation of Anna's economic development strategies in the future.

- 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.

3. OVERVIEW

Anna's economic development program is currently implemented by two economic development corporations—the Type A Economic Development Corporation (EDC) and the Type B Community Development Corporation (CDC). The Type B Corporation currently receives a $\frac{3}{4}$ cent sales tax to fund its operation while the Type A Corporation does not currently receive any sales tax collections. Type A corporations have a focus on primary employers—those companies whose product or service is sold to statewide, national and/or international markets, bringing new dollars into the economy. Type A corporations spend money on incentives for new jobs and investments, workforce development and infrastructure. Type B corporations have a wider range of options for their expenditures, including quality of life projects, parks, sports venues and retail.

The combination of Type A and Type B corporations gives Anna a strong source of funds to drive economic and community development initiatives. Using these tools will create economic vitality that will result in:

- + Higher quality developments
- + Additional catalyst projects in the Downtown area
- + Mixed-use development along FM 455/US 75
- + Strategic public/private partnerships
- + Increased investment in physical infrastructure
- + Stronger regional partnerships

EXISTING CONDITIONS

In 1995, Anna began experiencing explosive growth in its transition from a small, rural community to a fast-growth suburb in the Dallas-Fort Worth (DFW) Metroplex. Since 2000, Anna's population has increased 1,125%, causing it to be ranked one of the six fastest-growing cities in North Texas since 2010

(Dallas Business Journal, Nov 29, 2018). Strong residential growth, a stellar school district, a diversity of new projects and a prime location on US 75, SH 5, SH 121 and the future Collin County Outer Loop make Anna an excellent choice for corporations and residents alike.

Regional Context

Texas has a rapidly growing population of nearly 30 million residents. Texas' population centers around a triangle from Dallas-Fort Worth to Houston to Austin/San Antonio. Substantial growth is expected to continue in these urban areas for the foreseeable future, with the greatest population increases likely to occur in adjacent outlying suburban cities like Anna. Anna is strategically located at the northern gateway to DFW and perfectly positioned to capture regional growth as it continues along US 75 and SH 121. Anna depends on a healthy DFW region and its major economic drivers as it strives to achieve a sustainable future. Those drivers include:

- + Favorable economic climate
- + Broad talent base
- + Available, quality Infrastructure
- + Affordable real estate opportunities
- + Quality of life

Population

Texas has experienced one of the highest growth rates in the nation. Texas' four largest metro areas—Houston, DFW, Austin and San Antonio—have provided most of this growth. Anna is located in Collin County, and over the past two decades, Collin County, and particularly its northern cities, has undergone one of the highest population growth rates in the U.S. For example, Collin County is currently approaching a population of 1.1 million people and estimates for 2025 are projected at 1.25 million.

According to the NCTCOG, Anna has a 2021 population of 17,460 residents. A variety of growth scenarios was analyzed to project future population. The results of the analysis reveal a projected 2050 population within the range of 42,000 to 84,000 residents. Full projections are included in Appendix 4.B.

Income

A community's median household income (MHI) is one of the most important indicators of its economic health. Anna's MHI is \$81,734, well above the DFW Metroplex average of \$70,779, but in the lower percentile of Collin County, which has a MHI of \$99,061. Anna has a moderate Per Capita Income of \$29,798 and an average household income of \$92,641. A comparison of

income levels between Anna, Collin County, DFW and Texas is included in Appendix 4.B.

Age

Anna has a relatively young population, with a median age of 32.0, younger than Collin County at 36.2 and Grayson County at 41.2. Anna's median age increased from 2010 to 2020 (from 30.2 to 32.0), while Collin County's increased by only about one year during that same decade. ESRI projects that Anna's median age will be reduced to 30.4 by 2025, suggesting that young families with children are expected to join the population.

Race and Ethnicity

Racial and ethnic composition across the United States is growing increasingly diversified as net migration and higher birth rates continue to drive change. The U.S. Census Bureau projects that the nation will be minority-majority by 2060 and possibly as early as 2042.

Anna has a predominantly White Alone population base of 74.4%. The Black Alone population makes up 9.4% of the total and Hispanic (any race) represents 22.4%. The biggest racial difference between Anna and Collin County is that only 1.6% of the population base in Anna is Asian Alone compared to Collin County's 16.1%. A comparison of current and 5-year projected racial and ethnic composition is included in Appendix 4.B.

Psychographics of the Community

Psychographics is the study of personality, values, opinions, attitudes, interests and lifestyle traits in concert with traditional demographic factors. Psychographics are developed using quantitative and qualitative methodology to understand consumers' psychological attributes. This includes a wide range of characteristics, from health, to politics, to technology adoption. Each consumer's unique attitudes influence his or her lifestyle choices, and these choices impact their purchasing decisions relative to housing, clothing, food, entertainment and more.

The segmentation profile for Anna's Primary Trade Area (PTA)—the geographic area most customers travel from in order to shop in Anna—is based on the ESRI Tapestry lifestyle segmentation. Categorization based on these lifestyle segments provides the type of insight that helps businesses and marketing professionals identify potential customers and under served markets. The full descriptions of the top segments can be found in Appendix 4.C. The top segments within the Anna PTA are summarized as follows:

- + **Up and Coming Families (36%)** — Up and Coming Families is a

market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new and their families are young. This is one of the fastest-growing markets in the country.

- + **Middleburg (24.6%)** — Neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the U.S. This market is younger but growing in size and assets.
- + **Green Acres (21.4%)** — The Green Acres lifestyle features country living and self-reliance. They are avid do-it-yourselfers, maintaining and remodeling their homes with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is also a priority, again with the right tools, tillers, tractors and riding mowers. Outdoor living also features a variety of sports: hunting and fishing, motorcycling, hiking and camping and even golf. Self-described conservatives, residents of Green Acres remain pessimistic about the near future, yet are heavily invested in it.

4. MARKET DEMAND

RETAIL

Retail Trends

U.S. consumer spending continued to grow into 2020, but the platforms used to deliver retail are becoming more complex. This change was accelerated in 2020 due to COVID-19. Despite rumors of a pending retail collapse, the sector is instead restructuring to adapt to consumer needs and preferences.

Evolution of Retail in a Post-Pandemic Environment

Traditional retail has changed forever. While historical factors included access to large parking lots and proximity to other peer retailers, physical stores are now only part of the equation. According to Cushman and Wakefield, a retailer's network must also address other important elements, including experience and design.

- + **Experience.** While the Millennial's are responsible for driving change towards a desirable experience over a product, Baby Boomers are still responsible for most consumer spending. Creating innovative ways of interacting with consumers is key in the new age of retail.
- + **Design.** In order to survive going forward, the retail industry must capture and hold the customer's attention through the design of its physical stores. Designs should seek to be engaging with experiences and attractive in presentation.

Anna's Trade Area

In April 2019, the Anna EDC conducted a Primary Trade Area analysis to better understand the community's trade area. As has been described earlier, a Trade Area represents the geographic area most customers travel from to shop at a given location. The Trade Areas include a Primary and Secondary Trade Area.

- + **Primary Trade Area (PTA)** — captures the closest and densest clustering of 60%-70% of patrons
- + **Secondary Trade Area (STA)** — captures the closest and densest clustering of 70% to 85% of patrons

Appendix 4.D. Illustrates the boundaries of both the PTA and STA for Anna.

Retail Demand

As part of this planning process, Catalyst Commercial updated data within the PTA to estimate current 2020 demand in square feet. To calculate demand, Catalyst analyzed leakage within the PTA. "Leakage" or the "retail gap" is a measure of the difference between potential demand in dollars and the existing supply in dollars.

Retail demand for Anna can be traced to several sources. The primary driver of retail demand is generally new household growth in an area. Typically, the residential component of the community provides up to 80% of total retail demand in a given market. Based on the existing population and median household income within the PTA, there is a total Purchasing Power of over \$3.6 billion. The total retail leakage within Anna's PTA for total retail trade and food and drink is \$218,828,918. The full demand analysis is included in Appendix 4.E.

Based on existing demand generators, there is nearly 205,000 square feet of unmet retail demand in the PTA. The top categories of unmet demand are:

- | | |
|---------------------|-------------------------|
| + Department Stores | + Sporting Goods Stores |
| + Clothing Stores | + Specialty Food Stores |
| + Shoe Stores | + Furniture Stores |

Creating Successful Commercial Districts

Some of the hallmarks of quality retail developments throughout the DFW area include:

- + High-quality design
- + An experiential environment
- + Regional accessibility
- + A mix of uses
- + Merchandise options
- + Activation

As the northern gateway to DFW via the US 75 and SH 121 corridors, Anna should be poised to capture traffic headed into some of these regional centers or perhaps draw tourists from the south. Anna currently has just under 500,000 square feet of retail distributed across 54 buildings. Rental rates remain strong at around \$19 per square foot, with much higher rates among primary retail locations like the FM 455/US 75 intersection. The Northern Collin County Outlying City submarket saw 67,000 square feet of absorption over the last twelve months, putting the submarket 12th overall in terms of absorption in DFW according to CoStar, a real estate information provider. Anna has an opportunity to participate in the regional success of the US 75 and SH 121 corridors and the future Collin County Outer Loop with properly planned, cohesive and quality developments. See Appendix 4.E. and 4.F. for further discussion of Retail Demand and Retail Trends.

CORPORATE DEMAND

CORPORATE ATTRACTION

Office districts are becoming more intertwined with other community functions for many reasons, including the appeal of actively dense environments and the live-work-play lifestyle. The investment outlook for both medical and suburban office space is indicated as good; however, DFW has seen a great deal of new office space in recent years. Medical office, as well as treatment facilities, are often a good fit in suburban areas where new population growth is expected due to an increased supply of housing units. This is evidenced by the new freestanding emergency room and planned medical office development in Anna along US 75. As the population grows and ages, the market will continue to drive the need for medical services and space that will create quality jobs and a diversified tax base.

The trend of large company relocations to the DFW market in Texas has

been unprecedented and is expected to continue for some time. Several key factors that corporations consider when relocating include:

- + Distance to airports
- + Access to major transportation networks
- + Incentives
- + Presence/Synergies of similar industry makeup
- + Needed infrastructure (fiber, water, etc.)
- + Availability and price of land
- + Design/Features of development
- + Innovative areas
- + Access and composition to a broad range of quality housing

Office Demand

Almost 50% of the large company relocations to the DFW market have been related to information/technology. Advances in videoconferencing and teamwork software allow high-skill workers to split their time between working from home and working in an office just a short drive away. There is a relatively large portion of Anna's businesses that could leverage these high-skill, high-demand, technologically driven jobs, including industries such as Finance & Insurance (4.7% of the jobs in Anna), Real Estate, Rental and Leasing (6.6% of the jobs), Professional, Scientific and Tech Services (5.8% of the jobs) and Health Care & Social Assistance (8.2% of the jobs). The full breakdown of businesses and employees in Anna, categorized by their North American Industry Classification System (NAICS) categories is included in Appendix 4.G.

COVID-19 negatively affected the office sector. Most of the labor force is currently working from home, and distributed workforces will likely remain a trend, which may prevent Anna from absorbing office space in the short term. Anna currently has 64,800 square feet of office space, of which nearly 50,000 square feet has been built since 2nd Quarter 2017. While current vacancy sits at 26%, this is likely a combination of natural absorption delay and COVID-19 impacts that have stunted absorption. Rental rates remain strong throughout Anna and the submarket at \$29.83 and \$29.18 per square foot, respectively. Vacancy throughout the Outlying Collin County submarket remains high at 18.3%, and net absorption has dissipated to 33,200 square feet over the last 12 months (CoStar).

INDUSTRIAL ATTRACTION

Anna is well-positioned to capture industrial development given its regional mobility assets and the availability of the EDC/CDC's 85-acre, shovel-ready business park adjacent to the future Collin County Outer Loop and rail.

Millions of square feet of industrial space have been added to the DFW market over the past decade, but deliveries of new space have slowed recently. An indicator of Anna's strong industrial market can be observed based on the Northern Collin County submarket rental rate of \$10.90 per square foot, which ranks second among all DFW submarkets. The overall market and the Northern Collin County submarket are expected to remain strong into the future as supply chains continue to evolve. With its south-central location in the United States, DFW is in a particularly strong position to experience continued growth in warehousing and distribution.

Access to infrastructure (water, sewer, roads, fiber, natural gas) gives an advantage not only to the Anna Business Park, but to the entire city in terms of its ability to attract industrial users. Based on market demand, Anna could absorb approximately 50,000 – 100,000 square feet of industrial space per year. See Appendix 4.H. for more information.

HOSPITALITY AND TOURISM

COVID-19 has had a negative impact on the hospitality industry. Hotel development is dependent on two major sources to produce room nights in a market—corporate demand and group demand, both of which have been greatly curtailed due to COVID-19.

- + **Corporate Demand** — hotel demand generated as a result of local and proximate companies who have any number of business travelers coming to their corporate office
- + **Group Demand** — hotel demand generated by a sales team who presents a property as a good location to host a meeting or event that includes guests required to travel to the property; group meetings can be corporate in nature, but also include smaller groups for events such as weddings, reunions, conferences and team sports

Other demand for hotel room nights can be generated by the property itself based on amenities and offerings that create a desirable destination.

Hotel development should be planned for in conjunction with the presence of corporate office or major destination development timing. Tourists can be lured off US 75 with destination retail projects and attractions such as a revitalized Downtown. Small local restaurants can also draw from the highway, and a specialty restaurant that gets a reputation can be a huge tourist attraction.

5. EMERGING ECONOMIC DEVELOPMENT THEMES

Based upon current industry trends and input from stakeholders, the following economic development themes have been mentioned as part of an economic development-oriented vision:

- + Create unique, quality developments
- + Create neighborhoods and commercial areas that continue to increase in value over time
- + Create a phased approach that minimizes risk and maximizes returns for the city and its neighbors
- + Encourage development that maximizes tax benefits for the City of Anna
- + Preserve natural areas and protect open space

For an expanded discussion of these themes, see Appendix 4.I.

6. TOOLS TO HELP ATTRACT BUSINESS AND EXPAND ECONOMIC DEVELOPMENT

The CDC/EDC Board and City Council adopted a Comprehensive Economic Development Incentive Policy in October 2020. Incentives for individual projects are considered by the participating agencies on a case-by-case basis. The key criteria for evaluation include amount of capital investment, type of project, number of permanent jobs, wage levels and added tax value. Those receiving incentives are required to enter into a performance agreement.

The following economic development tools are currently available to the City of Anna under Chapter 380 of the Texas Local Government Code and the provisions for Tax Increment Financing (Chapter 372, Subchapter A), Public Improvement Districts (Chapter 311 of the Texas Tax Code) and Tax Abatements (Chapter 312 of the Texas Tax Code). These techniques give cities a good amount of flexibility in structuring the required performance agreements.

- + **Tax Increment Financing (TIF).** According to Chapter 311 of the Texas Tax Code, the City may enter into economic development and infrastructure reimbursement agreements to pay for improvements within a geographic zone to attract new development. A Tax Increment Reinvestment Zone (TIRZ) is created when a TIF project begins. The City of Anna has three active TIRZs.
- + **Tax Abatements.** Chapter 312 of the Texas Tax Code allows the City of Anna to designate tax reinvestment zones and negotiate tax abatement agreements with applicants. These abatement agreements authorize the appraisal districts to reduce the assessed value of the taxpayer's

property by a percentage specified in the agreement; the taxpayer pays taxes on the lower assessed value during the term of the agreement. The City of Anna has no active tax abatements.

- + **Public Improvement Districts (PID).** In accordance with Texas Local Government Code Chapter 372, the City of Anna may create a public improvement district to finance the cost of qualified public improvements that confer a special benefit to a definable part of the city or its extraterritorial jurisdiction. The City of Anna has three active PIDs and created a PID Policy in 2020.
- + **Triple Freeport Exemption.** The City of Anna, Anna Independent School District and Collin County offer a business personal property tax exemption on inventory that is held within the State of Texas for 175 days or less from the date it was manufactured in, acquired in or transported to the state. Freeport Exemption Application forms must be submitted to the Central Appraisal District of Collin County no later than April 30th of each year.
- + **Grants.** The City, EDC or CDC may provide a grant to encourage new investment and reinvestment in the city and/or provide a foundation through which business may locate and expand their operations. The amount and duration of the grant may vary based on a determination by the City Council and/or the EDC or CDC board. An example is the City's COVID-19 Recovery Grant Program.
- + **Fee Reductions/Waivers or Infrastructure Assistance.** The City may reduce or waive fees or assist with the cost or construction of infrastructure in order to spur development.
- + **Loans.** The EDC or CDC may enter into a loan agreement with eligible businesses as determined by their boards.
- + **Property/Sales Tax Rebates.** The City and/or EDC and CDC may enter into an agreement to rebate property and/or sales taxes based on the scope of the project.

The table below indicates the Key Centers in which each of these economic development tools might be most effectively used.

ECONOMIC DEVELOPMENT TOOL	75 CENTER	DOWNTOWN ANNA CENTER	ANNA BUSINESS CENTER
Tax Increment Financing (TIF)	X		
Tax Abatements			X
Public Improvement Districts		X	
Triple Freeport Exemption			X
Grants	X	X	
Fee Reductions/Waivers or Infrastructure Assistance	X	X	
Loans		X	X
Property/Sales Tax Rebates		X	X

7. ACTION ITEMS

The Vision Statement, Guiding Principles and Policies contained in the **Anna 2050** Plan 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. The Action Items below were informed by the Anna Economic Development Type A and Type B Strategic Plan adopted by the EDC, CDC and the Anna City Council.

Action 4.1. Quality and Innovation. Support high-quality and innovative economic development projects to advance economic development goals, providing adequate resources for 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 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; evaluate every two to three years.

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

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

Action 4.10. 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 4.11. Infrastructure Audit. Create and implement an infrastructure audit program to ensure that the City maintains smart, resilient and fiscally responsible infrastructure.

Action 4.12. Smart Ecosystem. Consider working with partner agencies, including utility companies and telecommunications providers, to expand the digital infrastructure as necessary to enable a smart city ecosystem that is well equipped for the future.

Action 4.13. Range of Development Types. Create design guidelines and prototypes to encourage a broad range of first-class development types.





05

HOUSING

HOUSING

1. INTRODUCTION

There are nearly 123 million households in the United States, and approximately 2/3 of them are owner-occupied. The propensity to own a home decreases with the age of the primary resident; consequently, most renters are in their 20's and most homeowners are over 30 years of age. Approximately 37% of those who rent live in multifamily housing, while the remainder reside in traditional single-family homes, townhomes, condos and other residential products.

Owner-occupied households represent 89% of the total in Anna, and while owner-occupied units are typically dominant in suburban markets, the limited number of renter-occupied units (579 units) can be a deterrent to corporate uses and create barriers for the portion of the population that prefers to rent.

It is critical that future housing choices in Anna align with the community's vision while protecting and revitalizing past choices. Although Anna's most transformational growth will occur near existing neighborhoods, future opportunities will also 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.

Changes in a city happen incrementally as individuals make economic choices that shape and mold the community as a whole. One of the most significant choices that individuals make in shaping a community is with regards to their housing. This includes the typology, size, character and distribution of housing choices among neighborhoods.

2. POLICIES

- 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.

3. HOUSING OVERVIEW

Both Collin County and Anna have experienced an increase in the number of residential units developed over the last 10 years. Today, Anna has approximately 5,866 households, more than double the number of households present in 2010. The average size of the households has remained steady over the past 10 years at around 3.1 persons and is expected to remain constant over the next five years as well. Most of these households (4,258) are classified as "Families."

House Values (Owner-Occupied)	2020				2025			
	Anna		Dallas-Fort Worth		Anna		Dallas-Fort Worth	
Owner-Occupied Units	4,773		1,642,426		6,112		1,791,989	
Less than \$50,000	330	6.9%	68,913	4.2%	281	4.6%	59,077	3.3%
\$50,000 to \$99,999	239	5.0%	164,079	10.0%	171	2.8%	139,636	7.8%
\$100,000 to \$149,999	478	10.0%	205,098	12.5%	397	6.5%	179,020	10.0%
\$150,000 to \$199,999	831	17.4%	236,273	14.4%	813	13.3%	218,404	12.2%
\$200,000 to \$299,999	1,529	32.0%	395,429	24.1%	2,188	35.8%	452,920	25.3%
\$300,000 to \$499,999	1,175	24.6%	390,507	23.8%	1,913	31.3%	501,256	28.0%
\$500,000 to \$999,999	177	3.7%	147,671	9.0%	324	5.3%	198,712	11.1%
\$1,000,000 or more	14	0.3%	34,456	2.1%	24	-	42,965	2.4%
Median (dollars)	\$221,701		\$235,567		\$243,715		\$266,332	

Source: U.S. Census 2010, ESRI

The median home value of \$221,701 in Anna is slightly lower than the median home value of \$235,567 throughout DFW, making it an attractive place for young families to begin their lives.

Anna is expected to add 1,353 new households within five years, which represents a 4.6% annual growth rate, significantly higher than the 1.8%

growth rate expected throughout the larger MSA (Metropolitan Statistical Area; a term used in the Census to refer to a defined geographical area with certain characteristics). Based on projections, and using various land use scenarios, the number of Anna households could increase to a range of 59,000 to more than 80,000.

4. HOUSING DEMAND

MARKET TRENDS

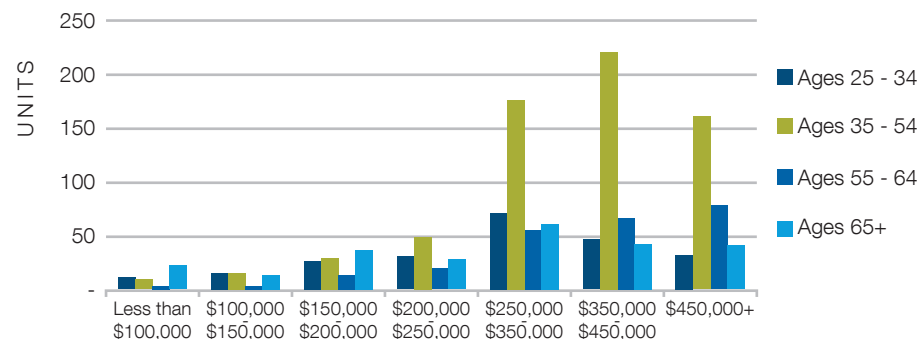
Based on the prevailing demographics, new household demand is expected to remain strong throughout DFW, which includes Anna. As development patterns continue to expand outward along major interstates throughout the DFW Metroplex, Anna is poised to harness a substantial amount of household growth. While construction and new deliveries are likely to tighten due to COVID-19, the Anna market is still expected to grow at a rapid pace. Temporarily limited supply may put upward pressure on home prices, which would create additional opportunities to introduce a broader range of product types. A growing regional population will generate additional market demand for all household types, adding wealth and fueling additional opportunities for new housing products.

OWNER-OCCUPIED DEMAND

To understand owner-occupied residential demand, Catalyst Commercial calculated demand for the region and adjusted based on the estimated capture rate—the portion of total housing demand in a region satisfied in one market or geographical area—to reflect the historical percentage of homes built in Anna. Collin County is projected to gain over 55,000 new households over the next five years. Based on regional ownership trends and propensity to move across all income categories, these projections show that Anna has the potential to capture over 1,385 owner-occupied households annually, based on a conservative capture rate. Of these households, over 75% of the total new homes demanded will be valued above \$250,000. Income levels also show a moderate need for housing under \$250,000.

To better understand the owner-occupied residential demand, this analysis explored demand by income and by age groups. Different age groups represent different preferences in home typologies and product type, further nuancing the need for differentiated home choices. **Exhibit 5.1** outlines owner-occupied market trends by age group.

Anna Annual Owner-Occupied Demand



RENTER-OCCUPIED DEMAND

Market Trends

The Dallas-Fort Worth multifamily market has been experiencing a long stretch of record high demand and high occupancies, with 2019 2nd Quarter occupancies at 95.1% according to CBRE Research, a global real estate market research firm. Due to COVID-19, however, vacancy rates may increase temporarily, causing rent growth to decline since multifamily hosts many residents that may be affected by the pandemic. Although the result will likely be a decline in construction starts and the amount of square footage under construction, deliveries should continue in a timely, yet reduced, fashion. According to the Texas A&M Real Estate Center, “Given the significant decrease in construction activity over the past two years, the DFW apartment market should be poised better than other Texas MSAs to weather the uncertainties of the COVID-19 crisis.”

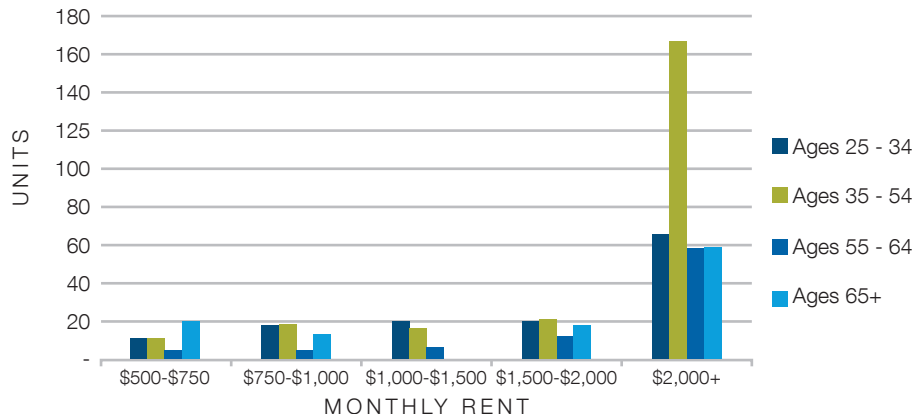
Market Demand

As has been noted, Collin County is expected to gain more than 55,000 total new households over the next five years, with an annual demand for over 6,800 housing units based upon qualified incomes within the county. Based on regional ownership trends and propensity to move across all income categories, projections show that Anna has the potential to capture 585 new renter-occupied units annually across all income categories. To determine the capture rate, building permits were analyzed from the U.S. Census to determine Anna’s potential capture of the Collin County demand. Over 71% of the total units demanded will be market rate product (\$1,500+/month rents). Income levels show a less significant demand for units priced under \$1,500.

To better understand the demand scenario, the renter-occupied residential demand was broken down by income categories and age groups. As is the

case with the owner-occupied market, different age groups have different preferences in home typologies and product type, requiring more refinement in determining the types of homes that each group is searching for **Exhibit 5.2** outlines renter-occupied market trends by age group.

Anna Annual Renter-Occupied Demand



5. RESIDENTIAL SHIFTS

As has been referenced, growth in the region will create demand for a wide spectrum of housing types. Markets that can cater to a broad audience will create greater resiliency and capture a greater share of total demand; therefore, policies that encourage more housing choices and minimize social inequity will ensure the long-term viability of the community.

As Anna ages over the next few decades, a goal will be to incorporate residential products and planned developments that will attract and retain choice residents. Master planned communities can achieve that by offering a broad range of product, including higher-density residential units, single-family houses, senior housing and commercial developments. These master planned developments can integrate a broad range of commercial services to cater to residents of all ages, including grocery stores, restaurants, retail shops and healthcare services. See Appendix 5.C. for a discussion of master planned communities and another specific product type—senior housing.

6. RESIDENTIAL THEMES AND TRENDS

Successful communities evolve with time and prove their resilience through a variety of economic cycles. They can meet both the current and future needs of their residents. New development can contribute to resiliency and economic stability through infill and net new development.

Anna is a community with an established residential base, but there is still significant opportunity to bolster sustainability by taking advantage of opportunities for infill development. Infill development is the use of vacant or under-utilized property in areas that are already mostly developed. Infill development should optimize existing infrastructure investments and explore strategies to employ efficiencies in land utilization to create greater economies in regards to costs of service and economic impacts. There are several areas of Anna that are prime for infill development, including Downtown and on tracts adjacent to or near established neighborhoods and commercial corridors.

Aligning new residential development with broader housing choices and amenities will help increase the diversity of existing housing stock in Anna, help stabilize and improve the values of existing homes and expand the housing options available to groups of people—first-time home buyers, young families and seniors—allowing residents to enjoy their entire life cycle in Anna. While single-family units have historically been the preferred housing type for generations, housing preferences continue to undergo a dramatic shift. Increasingly, people in both suburban and urban communities are looking for more varied product types, such as townhouses, apartments, age-restricted communities, rowhomes and brownstones, to meet a greater diversity of needs, including a variety of lifestyle choices and financial situations.

7. ACTION ITEMS

The following Action Items can help attract a choice population and contribute to 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 that permit a variety of lot sizes and housing types and promote context-sensitive development.

Action 5.4 Concentration of Multi-Family. 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 assessments that measure capital improvements (CIP) spending, residential sales and values, crime occurrences, code-related cases and actions, rental concentrations and other factors.







06
MOBILITY

MOBILITY

1. 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.

In this chapter, the City of Anna's thoroughfare network, crash history and multimodal network will be evaluated to provide context on the existing state of transportation. Developing a clear understanding of the existing conditions helps to set a strong foundation for specialized Policies and Action Items that will enable the City to achieve its future vision and goals.

2. 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.

3. THOROUGHFARE PLAN

THOROUGHFARE PLAN NETWORK

A thoroughfare plan is an important tool that allows a city to preserve future roadway corridors and to protect or acquire the necessary right-of-way to establish the local thoroughfare network. To best serve the updated Future Land Use strategy and the associated future demand, the comprehensive planning process included a review and update of future thoroughfare alignments and classifications. Local public comment, stakeholder input and the Collin County Master Thoroughfare Plan were all taken into consideration in the update of the plan.

Existing Facilities

Texas Department of Transportation (TxDOT) Facilities

There are multiple major highways that connect Anna to the region. The major highways that run through the city are US 75/North Central Expressway, SH 121/Sam Rayburn Memorial Highway and SH 5. Both US 75 and SH 5 run through the western section of the city; SH 121 extends northeast from the southern city limit line in the eastern portion of the city. As for east-west connections, two important roadways run perpendicular to US 75, connecting with all of these highways*—FM 455/White Street in the middle of the city and the Collin County Outer Loop, which touches the southern boundary of Anna near the midpoint.

City Facilities

Within Anna, the TxDOT roadways—SH 5/Powell Parkway and White Street/FM 455 —function as arterials. The intersection of these two roads is a key location in the city and the entrance to Downtown Anna. Other important connectors throughout the City include FM 2862, The Collin County Outer Loop Road, West Crossing Boulevard, Ferguson Parkway, Rosamond Parkway, and County Road 371/376. **Exhibit 6.1** shows a map of the existing roadway network in the city of Anna.

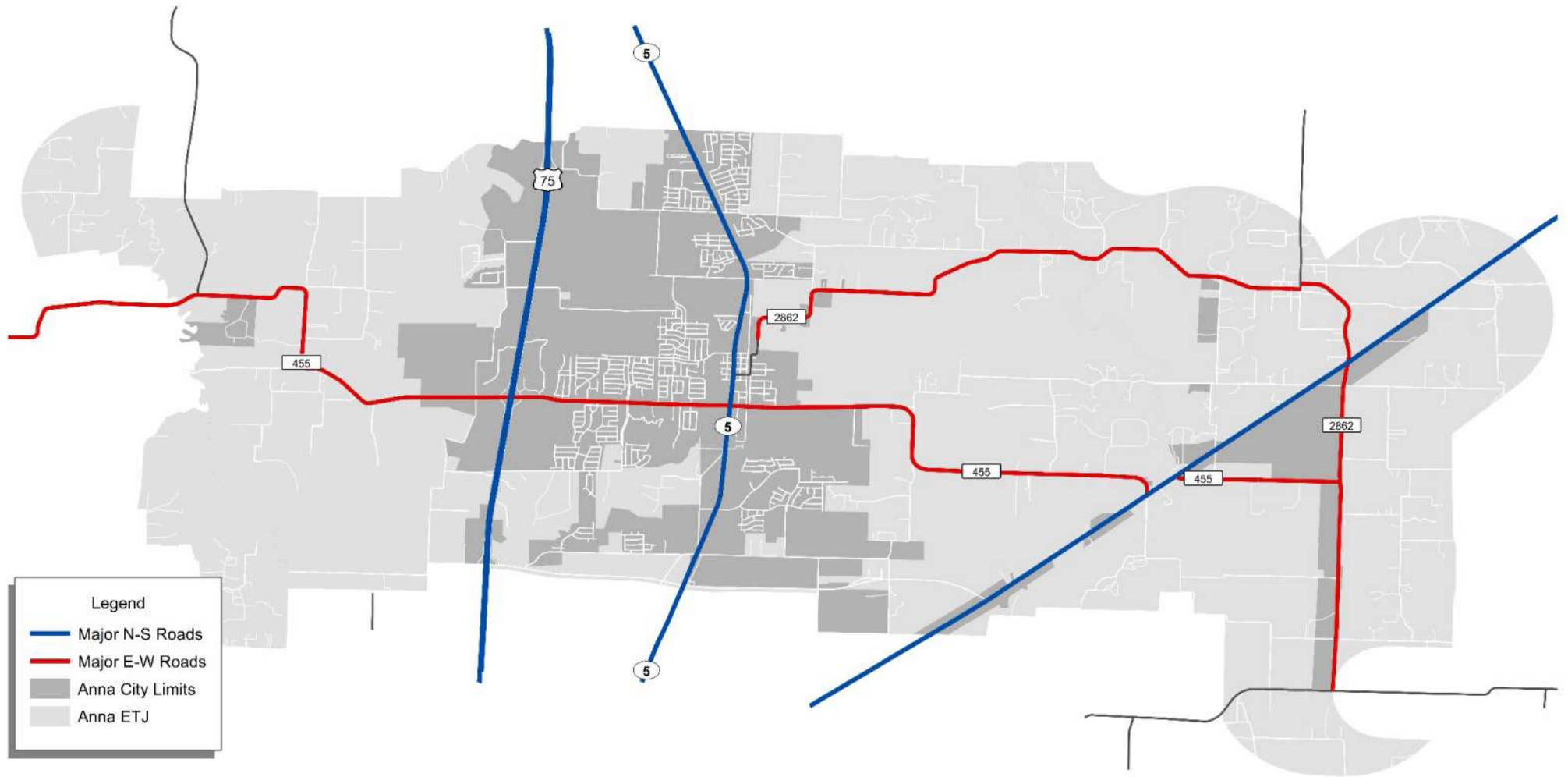


EXHIBIT 6.1

EXISTING ROADWAY NETWORK

THOROUGHFARE PLAN UPDATES

The last Thoroughfare Plan created by the City of Anna was adopted in January 2010 as part of the 2030 Comprehensive Plan process. It took destinations such as parks, schools, water towers and City Hall into consideration and accounted for flood hazard areas in the planning of the network of future roadways. This plan created many new thoroughfares around the city with a curvilinear design. Since its adoption, development patterns have changed around the city, regional agencies have updated their thoroughfare plans and new projects have become more feasible, so an update of the plan is in order.

Updates to this plan can be organized into the following categories:

- + **Connectivity Improvements** — updates that are focused around creating new roadway connections or realigning existing roadways to realign the curvilinear design into a more grid-like pattern
- + **Removals** — the deletion of previous proposed new roads that are no longer needed or conflict with new roads
- + **Roadway Classification Revisions** — upgrades or downgrades of a road classification based on anticipated future use and function in the city's overall network
- + **Bicycle and Pedestrian Improvements** — additions to Anna's existing bicycle and pedestrian network to ensure connections to major destinations
- + **Improved Interactions with Highways** — changes to the road network's interaction with major highways as well as the addition of the Collin County Outer Loop

Road Classifications

In addition to planning out the locations of future roadways, the Master Thoroughfare Plan also sorts roadways into functional classifications. The goal of a functional classification system is to balance the two major needs of roadway users:

- + **Mobility** — the need to move large distances
- + **Access** — the need to reach destinations

Roadway classification levels range from high mobility/low access highways to low mobility/high access local roads. Figure 1 shows the relationship between mobility and access in a functional roadway classification system. Having a well-defined hierarchy in a road network helps to streamline the design standards for roadways within a jurisdiction, making the road network easy to navigate for users.

The City of Anna's 2010 Master Thoroughfare Plan defined three levels of road classifications: Major Highways, Major Collectors and Minor Collectors. This update of the Thoroughfare Plan uses these classification levels as a foundation for determining the new roadway hierarchy. The new Master Thoroughfare Plan for the City of Anna classifies roads into four types: Highway, Major Arterial, Minor Arterial and Collector. For roads within the boundaries of Downtown Anna, three context-specific road classifications have been created to help reinforce the placemaking principles envisioned for this plan.

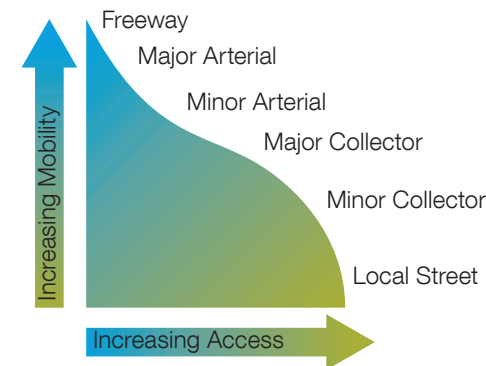


Exhibit 6.2: Conceptual Roadway Functional Hierarchy (Source: FHWA)

Highway

During the reclassification process, several steps were taken to update the old hierarchy system. To start with, the Major Highway classification was previously split into two types: Highway and Major Arterial. Under the new plan, the Highway classification is reserved for Major Highways that have consistent speeds of 55 mph or more and have, or are planned to have, frontage roads for access. While these attributes all contribute to similar highway designs, it should be noted that the Texas Department of Transportation (TxDOT) and the Federal Highway Administration (FHWA) each determine their own design specifications.

Major Arterial

Major Arterial roads provide mobility to nearby areas outside the city while also providing access to major developments. Roads that were classified as Major Highways or Major Collectors in the previous plan, but functioned as arterials, were all candidates for reclassification to Major Arterials.

The cross section for Major Arterials is a six-lane divided design within 120 feet of total right-of-way (ROW) width (Figure 2). The 15 feet of parkway area includes a 6-foot sidewalk buffered by a 4-foot planting strip along the back of curb and 6 feet of space on the other side of the sidewalk.



Exhibit 6.3: Major Arterial Cross Section

Minor Arterial

Minor Arterials were designated based on the current surrounding context as well as future planned development. Minor Arterials provide connections between major developments and neighborhoods and are best suited for roads with moderate speeds.

The cross section for Minor Arterials is a 4-lane divided design within 90 feet of total ROW width (Figure 3). The section plans for the 14 feet of parkway area to be utilized as a 6-foot sidewalk buffered by 4-foot planting strips on each side.



Exhibit 6.4: Minor Arterial Cross Section

Collectors

Roads that are used primarily to connect neighborhoods to each other are classified as Collectors. Collectors provide a high amount of access but a low amount of mobility compared to arterials or highways. This usually makes them lower in speed and ROW width. Within the Collector road classification, two different subtypes have been identified: Major Collector and Minor Collector.

A **Major Collector** is an appropriate classification for a roadway with no houses fronting on it. These roadways are designed within 80 feet of ROW and assume a higher travel speed than a Minor Collector. The cross section for a Major Collector is shown in Figure 4.



Exhibit 6.5: Major Collector Cross Section

The **Minor Collector** designation is appropriate for roads that provide mobility within a neighborhood but do not have houses fronting them. The

cross section for Minor Collectors is a 3-lane undivided roadway within 60 feet of ROW (**Exhibit 6.6**). In addition to the two travel lanes (typically one in each direction), the Collector cross section allows room for a 14-foot two-way left turn lane. The 11 feet of parkway allows for a 5-foot green strip along the back of curb and a 6-foot sidewalk adjacent to the green strip.



Exhibit 6.6: Minor Collector Cross Section

Local Roads

The local road designation applies to all other roads in the city. This cross section is designed to provide users with a high amount of access. This section has 31 feet of pavement width that allows one lane in each direction and parking on both sides of the street. The full cross section for a local road can be seen in **Exhibit 6.7**.

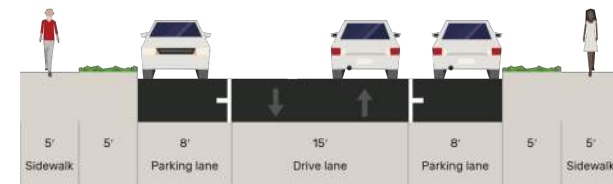


Exhibit 6.7: Local Road Cross Section

Downtown Street Types

As mentioned previously, three new street types were created specifically for the roads within Downtown Anna. The goal of these new classifications is to reinforce a pedestrian-friendly environment and foster an enhanced sense of place within this special district. The three Downtown street types are:

- + **Downtown Arterial** — designed specifically for SH 5/Powell Parkway. This street type serves as the backbone for the Downtown area and includes streetscape elements that establish the aesthetic character of the area. The 15 feet of parkway allows for flexible uses such as street cafes or street trees. It is important to note that a modification of the design for SH 5/Powell Parkway will need to be cleared with TxDOT since this roadway is part of the state highway system.

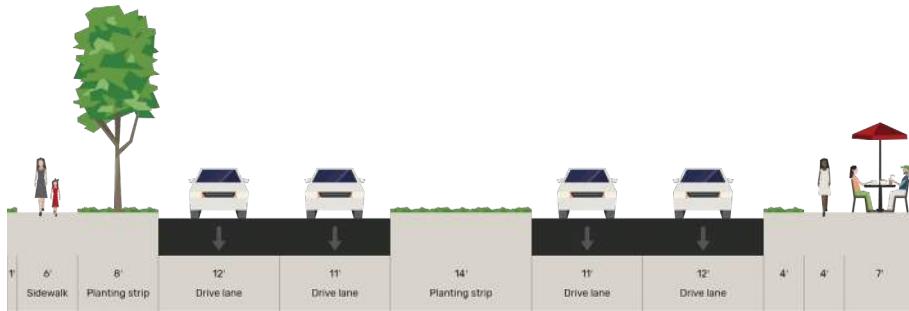


Exhibit 6.8: Downtown Arterial Cross Section

- + **Downtown Type A** — prioritizes pedestrian mobility with 12-foot sidewalks on both sides of the street. This street type is meant for roadways that have the greatest number of Downtown businesses fronting on them. Creating a roadway cross section that maximizes pedestrian comfort is intended to increase the amount of interaction between people and the Downtown businesses. This cross section is best suited for east-west roads that intersect with Powell Parkway.

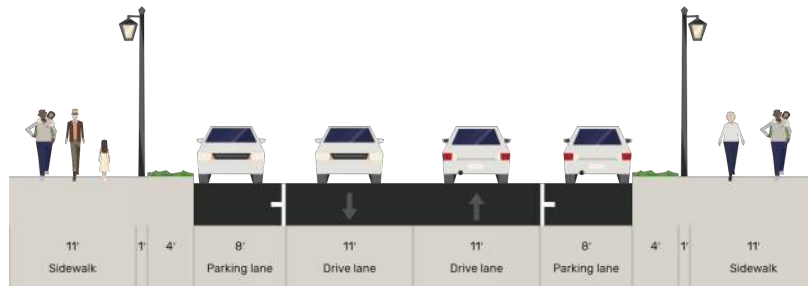


Exhibit 6.9: Downtown Type A Cross Section

- + **Downtown Type B** — meant for roadway access to Downtown parking facilities. Pedestrian facilities are still accounted for in this street type, but due to the limited amount of access to adjacent businesses, these facilities are not as wide as the Type A street. This cross section applies mostly to north-south roads that are parallel to Powell Parkway.

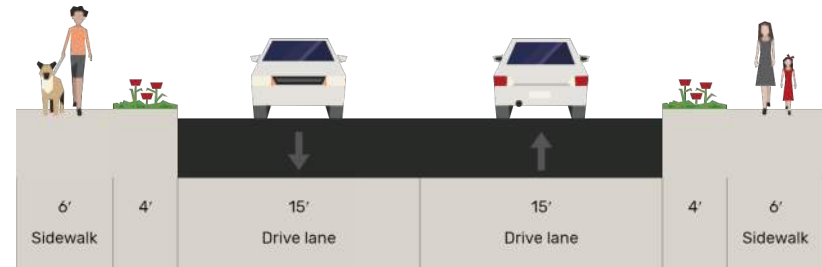


Exhibit 6.10: Downtown Type B Cross Section

FINAL NETWORK

The final roadway network incorporates the new functional classification system. **Exhibit 2** shows the proposed Master Thoroughfare Plan for the City of Anna. Some of the roadways on this map are called out as also being part of the on-street bicycle network. The multimodal section of this Mobility Strategy describes how these roads will differ in cross section design.

ANNA 2045 MASTER THOROUGHFARE PLAN

- | | | | |
|--|--|--------------------------------|-------------|
| == Major Highway | — Major Collector (80' ROW) - Existing | Anna City Limits | — Railroads |
| — Major Arterial (120' ROW) - Existing | - - Major Collector (80' ROW) - New | Proposed Downtown Core | Lakes |
| - - Major Arterial (120' ROW) - New | — Minor Collector (60' ROW) - Existing | Proposed Downtown Neighborhood | Streams |
| — Minor Arterial (90' ROW) - Existing | - - Minor Collector (60' ROW) - New | Parks | |
| - - Minor Arterial (90' ROW) - New | | | |

DOWNTOWN INSET MAP

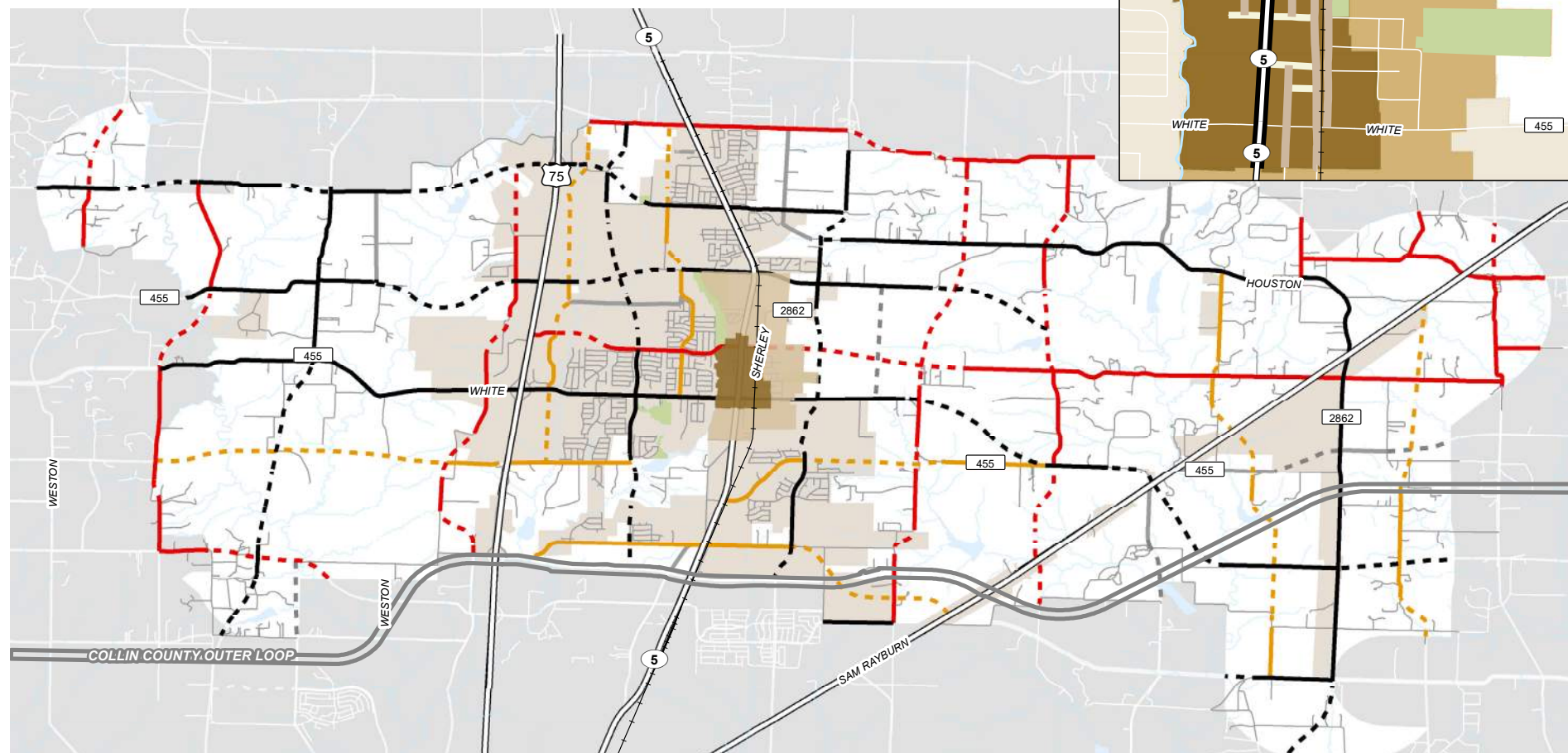
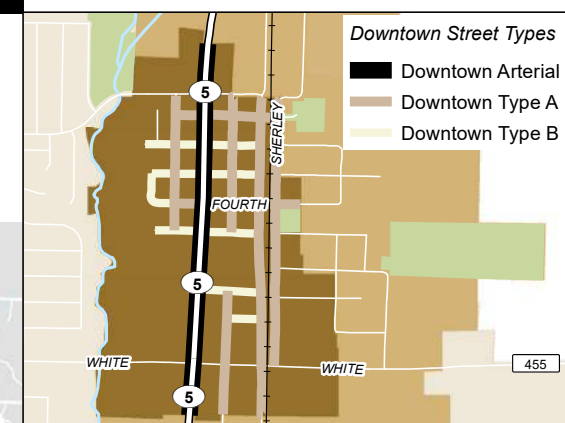


EXHIBIT 6.11
MASTER THOROUGHFARE PLAN

4. SAFETY

According to the Center for Disease Control (CDC), motor vehicle crashes are a leading cause of death in the United States, accounting for more than 35,000 fatalities in 2019. This is an alarmingly high number considering that every motor vehicle crash is caused by human error and is therefore preventable. The nationwide safety initiative Vision Zero operates with the goal of reducing human error and preventing every death caused by vehicular crashes.

CRASH HISTORY

It is a top priority for the City to address potential safety risks in its transportation network. To identify these risks, crash history was examined for potential trends in crash locations and contributing factors. Between 2015 and 2019, there were 1,397 total crashes in the city of Anna, resulting in 8 fatalities and 56 serious injuries. **Exhibit 6.12** below shows crash and population trends over the last 5 years.

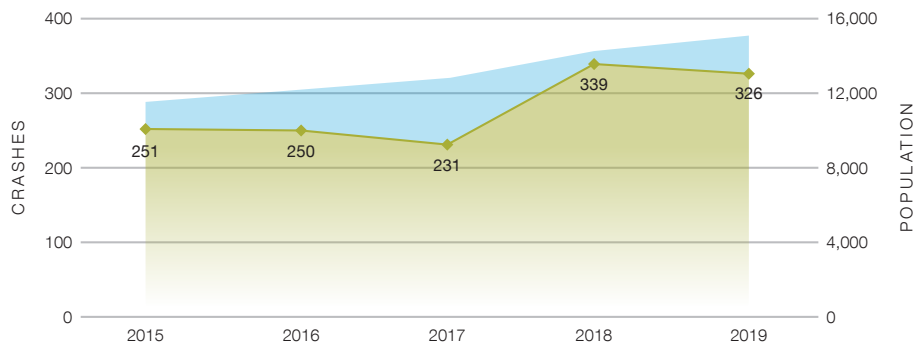


Exhibit 6.12: Crash and Population Trends in Anna, TX (2015-2019)

Exhibit 6.13 shows a breakdown of contributing factors for these crashes. Based on the data analyzed, the top five most common causes of crashes in Anna are construction, slowing or stopping vehicles, distracted driving, one-vehicle related crashes and losing control or skidding.

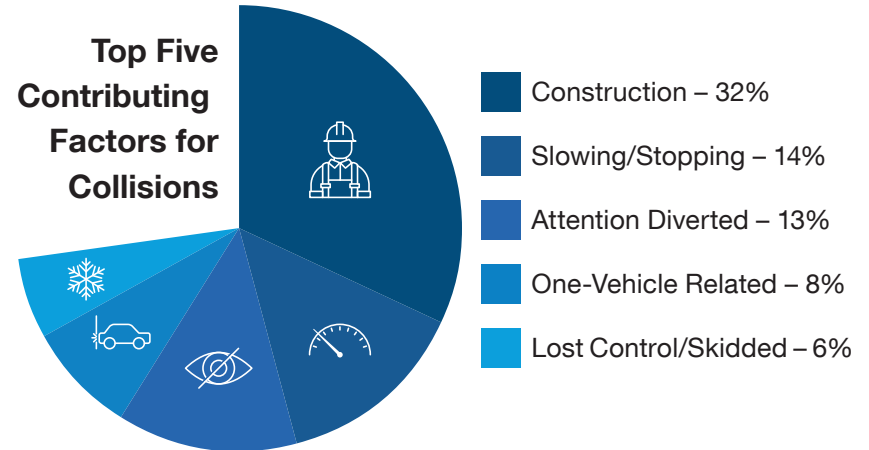


Exhibit 6.13: Top 5 Contributing Factors for Crashes

A crash heat map was created using data collected from TxDOT's Crash Records Information System (CRIS). The heat map shown in **Exhibit 3** uses crashes that were reported from 2015-2019 in the City of Anna. The locations of fatal crashes are also included on this map.



EXHIBIT 6.14
CRASH HEAT MAP (2015 - 2019)

Based on the CRIS data collected for this analysis, US 75/Central Expressway, FM 455/White Street and SH 5/Powell Parkway stood out as corridors that could benefit from further safety analyses. Specifically, the intersections in the city with the highest crash rates are:

- + US 75 at FM 455, FM 283 and County Road 371/376
- + SH 5/Powell Parkway at FM 455/White Street
- + SH 121 at FM 455
- + SH 5/Powell Parkway at County Road 371/376

SAFETY RECOMMENDATIONS

Once the areas with the most safety problems were identified, recommendations were created to mitigate these issues. These recommendations include:

- + Partnership with TxDOT to develop a multi-year safety improvement plan to fund and construct signals and other safety measures.
- + Developing safety countermeasures at high crash intersections
- + Conducting an access management and safety corridor study along White Street from US 75 to SH 5
- + Adopting a citywide traffic calming program

Safety Countermeasures at High Crash Intersections

FHWA defines a specific list of proven safety countermeasures to help mitigate safety problems along major roadways and intersections. For some of these locations in the City of Anna, further study should be conducted to determine which countermeasure would be appropriate.

For the intersection of SH 5/Powell Parkway and FM 455/White Street, a roundabout is recommended to mitigate the high crash rate. There are multiple reasons why this intersection should be a focal point in the city. Both of these thoroughfares provide important access around the city and to major commercial developments. Except for US 75, these two corridors have the highest crash rates of all the roads within the city limits. These factors lead to the conclusion that a roundabout would be a compatible and appropriate solution to the observed safety problems. It is worth noting that an installation of a new roundabout will need to be approved by TxDOT, since both of these roadways are part of the state highway system.

Roundabouts are an effective traffic calming tool because vehicles must slow down and yield to other vehicles moving through the intersection at the same time. Since they are a less common type of intersection control,

drivers have a heightened sense of awareness when they encounter one.

Roundabouts are not only a safe alternative, but also a good opportunity to establish a sense of place. The location of this intersection at the southern access point to Downtown Anna offers a unique placemaking design opportunity as well (**Exhibit 6.16**). The northern node of the intersection could be designed with enhanced streetscaping to make it a major gateway into Downtown. **Exhibit 6.15** shows examples of how roundabouts have been used for this purpose in other cities.



Exhibit 6.15: Roundabout Example Photos

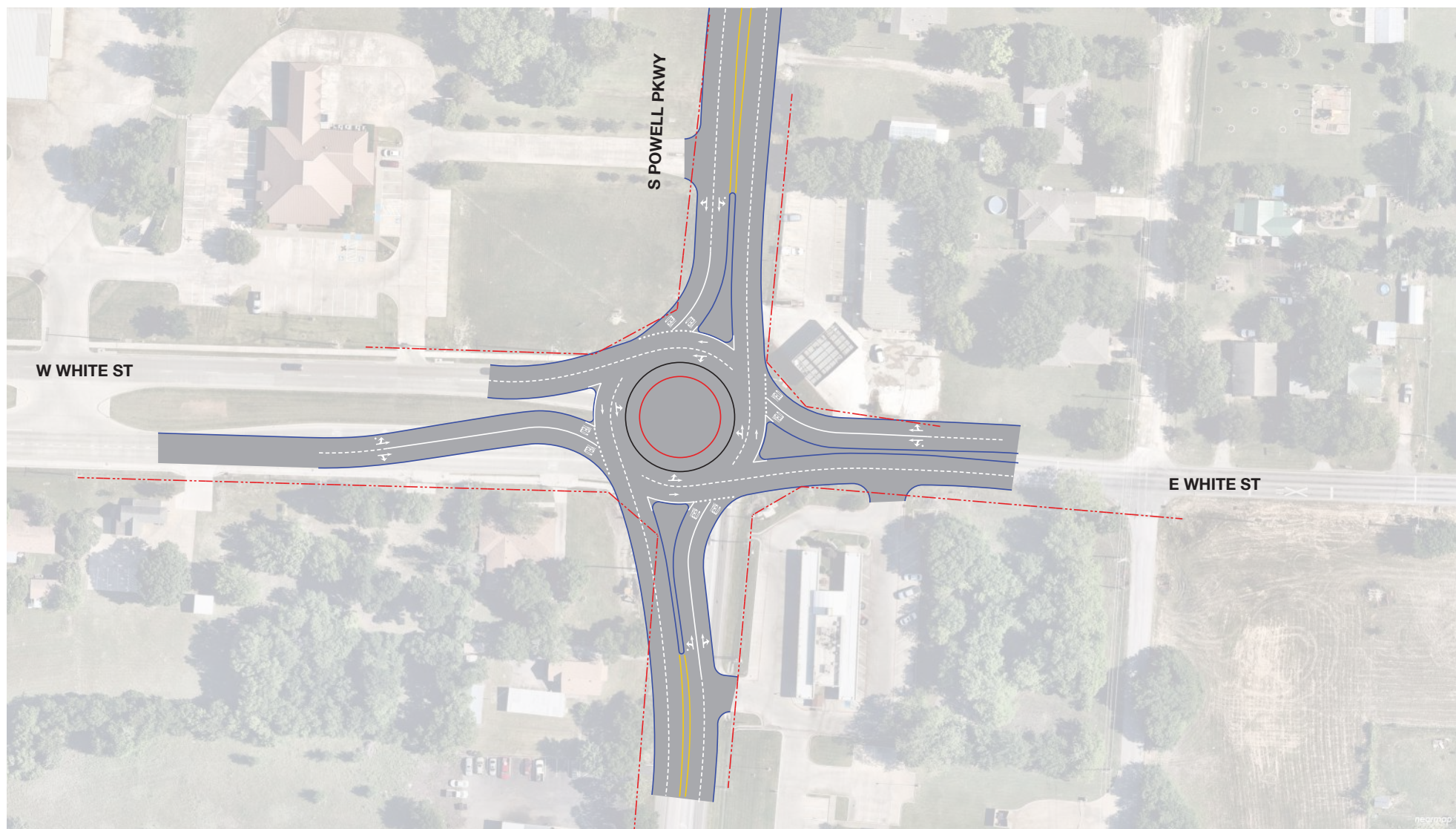


EXHIBIT 6.16

ROUNDBOUT CONCEPT AT POWELL AND WHITE

Access Management

Access management refers to the strategy local governments can utilize to control where roadway users enter and exit areas of high traffic demand, such as commercial or employment centers. Good access management minimizes crashes that are caused by vehicles making unsafe turning movements, failing to yield to bicyclists and pedestrians or driving unpredictably due to poor wayfinding design. By limiting the distance between driveways, access management also creates a more comfortable experience for pedestrians because a more continuous sidewalk network is likely to be perceived as safer and more comfortable for users than one frequently interrupted by driveways.

An access management study would benefit the FM 455/White Street corridor due to its high number of crashes and its largely commercial context. This study should evaluate the current number of access points per development in the corridor, the current traffic demand, future traffic demand for planned developments and the road's cross section design.

Traffic Calming

Traffic calming is a method of promoting responsible driving behavior through street design without relying on traffic control devices such as signals and signs or on police enforcement. Traffic calming programs can be implemented at the local level to establish a formalized process for the reporting of residents' traffic safety concerns so that the City can evaluate these problem areas and design countermeasures. If implemented correctly, these design strategies can reduce traffic speeds, the frequency and severity of crashes and traffic noise levels.

It is recommended that the City of Anna implement a citywide traffic calming program to help mitigate crashes that occur on neighborhood and collector type roadways. The City should partner with local stakeholders when developing this program to ensure that the measures included are appropriate to the needs of the residents.

The goal of traffic calming is to slow vehicles down using a wide variety of strategies. These strategies generally involve horizontal or vertical deflections or increased visual awareness. Some of these commonly used traffic calming techniques include:

- + **Speed Humps, Tables or Cushions** — forms of vertical deflection that raise a portion of the road up by no more than 4 inches, accompanied by striping or signage to warn motorists
- + **Chicanes** — a series of raised or delineated curb extensions on alternating sides of a street that forms an S-shaped travelway

- + **Traffic Circles** — raised or delineated islands placed at intersections that reduce vehicle speeds and raise driver awareness of other oncoming traffic while moving through the circle
- + **Pinchpoints** — a set of curb extensions or edge islands placed on either side of the street to narrow the center of the lane so that two drivers must slow down to pass through simultaneously
- + **Road Diets** — redesigning roads that have wider pavement widths than the existing or projected traffic volumes require to accommodate more modes of traffic; often involves the use of multiple traffic calming measures to build a safer and more complete roadway

5. MULTIMODAL NETWORK

Planning for modes of transportation other than motorized vehicles is an essential part of ensuring that the mobility system in the city of Anna is comprehensive and comfortable. Multimodal planning is most effective when taking into account the following elements:

- + **Connection** — providing a network that has a high level of connectivity with other facilities
- + **Comfort** — designing multimodal facilities that are separated from vehicular traffic to maintain a high level of comfort for users
- + **Continuity** — prioritizing projects that close gaps in the existing network before building new ones
- + **Coherence** — designing signage and wayfinding elements in the network that allow users to understand multimodal routes and interaction with other modes

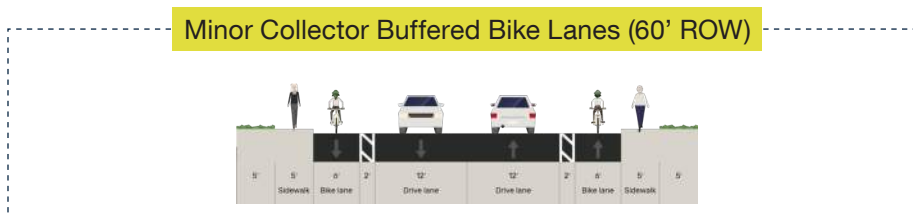
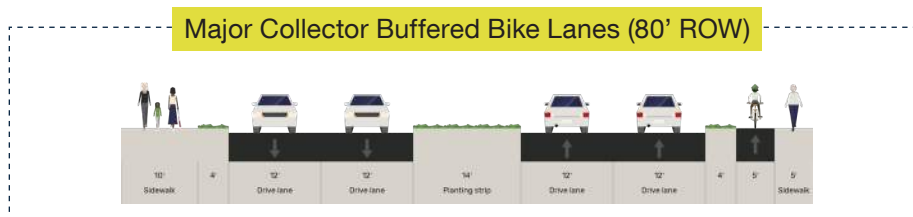
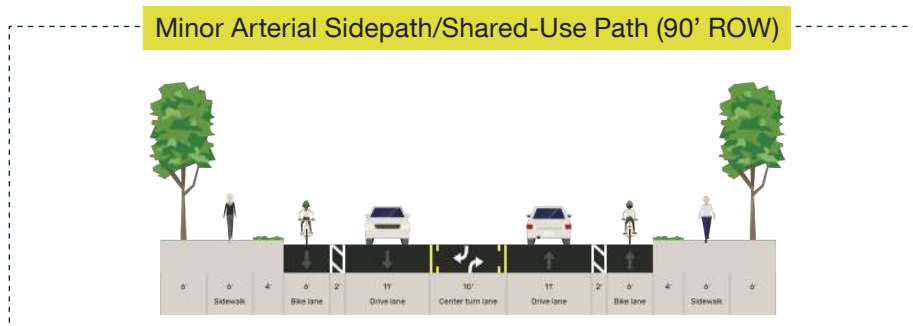
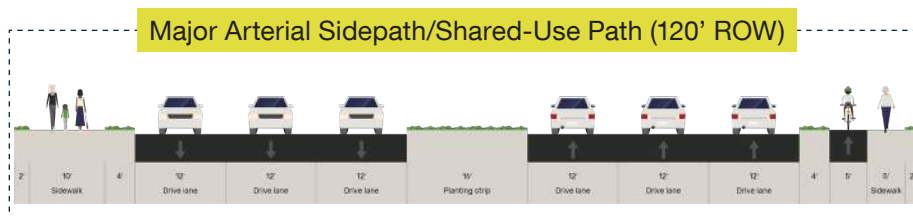
This section of the Mobility strategy will explain the recommendations related to bicyclists, pedestrians and transit users in the city of Anna.

BICYCLE & PEDESTRIAN

The DFW Regional Veloweb is a network of 1,876 miles of off-street shared-use paths (trails) designed by the North Central Texas Council of Governments (NCTCOG) for multi-use trip purposes by bicyclists, pedestrians and other non-motorized forms of transportation. The Veloweb serves as the regional expressway network for active transportation uses, such as walking and cycling, and improves overall pedestrian connectivity. In order to support regional bicycle and pedestrian connectivity, the City of Anna should prioritize trail projects identified as part of the NCTCOG Veloweb. **Exhibit 6.18** shows the full hike and bike network proposed in this plan. The elements shown on

this map include the NCTCOG Veloweb network, the new proposed trails network and the proposed on-street bicycle network.

This trail network is the backbone of Anna's trails system and will be supported by completed streets. Since Anna still has opportunities to build and enhance its infrastructure system, the bicycle and pedestrian network can be constructed with modified versions of the previously proposed cross sections to work around right-of-way constraints. The Hike and Bike Network Map in **Exhibit 6.18** shows exactly which roadways will be part of this active transportation network. **Exhibit 6.17** below shows how each cross section can be modified to accommodate bicycle facilities.



In addition to the Regional Veloweb network, local trail connections independent of roadway alignments should be evaluated to support connectivity to major destinations such as parks and schools. The Parks, Trails and Open Space Master Plan has more information on specific destinations and trail alignments the City of Anna should prioritize over the next 30 years.

TRANSIT

According to FHWA, public transportation provides people with access to employment centers, community resources, medical care and recreational opportunities in their communities. It benefits those who choose to ride as well as those for whom transit is the best or only option, such as individuals with disabilities, hearing and sight impairments or low-income households. Public transit provides a basic mobility service to these persons and to all others without access to a car.

Other Regional Transit Programs

Collin County Transit is a service provided by the City of McKinney, the McKinney Urban Transit District (MUTD) and the Denton County Transportation Authority (DCTA). Currently this service operates as a taxi voucher program available to its participating cities: Celina, Lowry Crossing, McKinney, Melissa, Princeton and Prosper. There are three programs allowing residents who have the highest amount of need for transit services to access these taxi vouchers. They are:

- + The Older Adult Program
- + The Individuals with Disabilities Program
- + The Low-Income Transit Subsidy Program

Although Anna is not eligible to join this transportation authority, this does not mean residents will never be able to have access to similar benefits. If Anna were to develop a program to mirror what McKinney has established, this would provide a large benefit to residents who could qualify for these programs. It is recommended that the City partner with Collin County and NCTCOG to learn more about how they might be able to gain access to this or a similar service.

Future DART Light Rail

Dallas Area Rapid Transit (DART) is the main transit authority for the City of Dallas and the surrounding area. One of the primary elements of the DART system is the light rail network. Though the light rail does not currently extend as far north as Anna, DART does own the main rail line right-of-way that

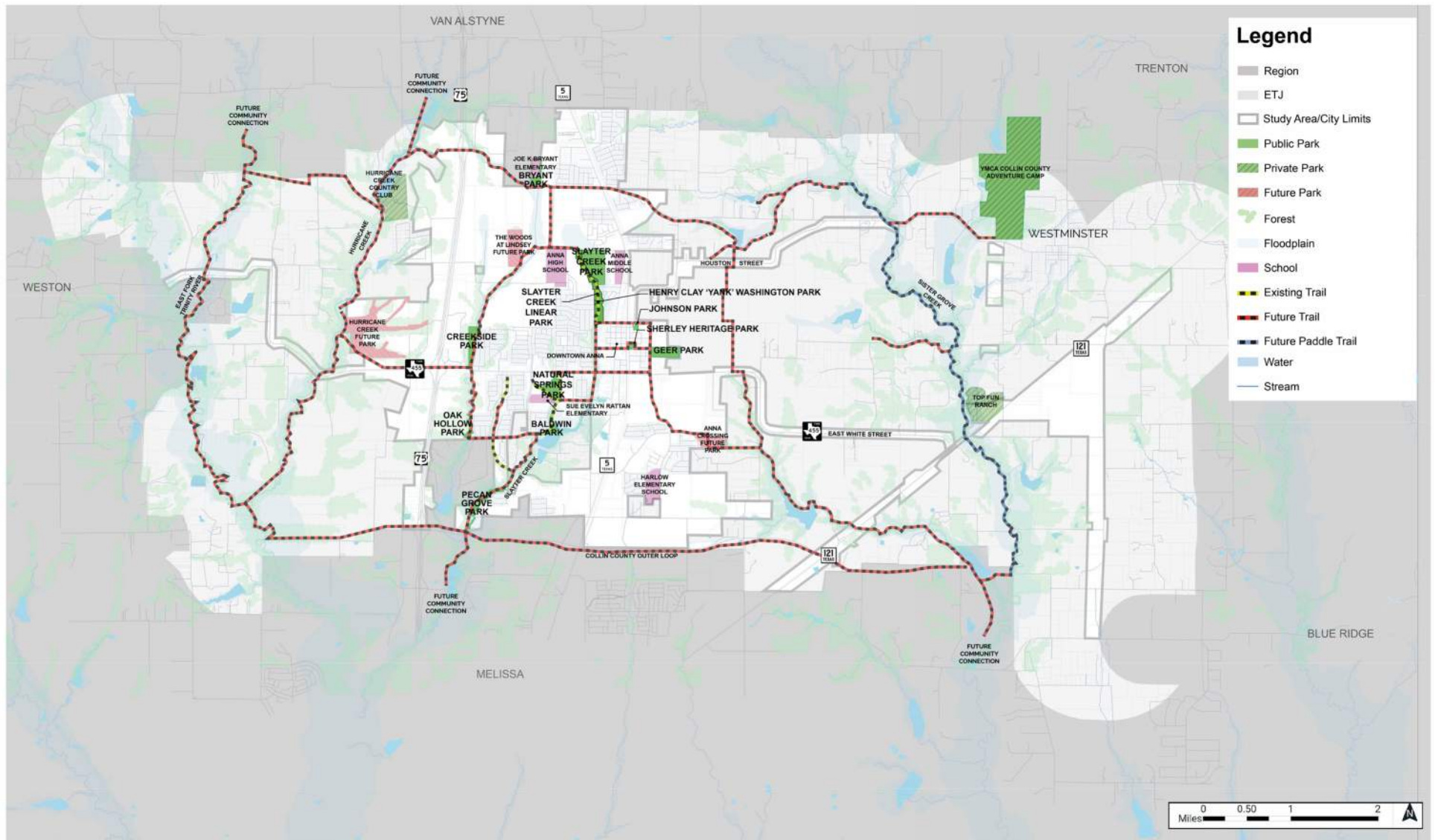


EXHIBIT 6.18

HIKE AND BIKE NETWORK

runs north-south through Downtown. This alignment extends north from the existing Red Line, which currently terminates in Plano at the Parker Road Station. The City could consider partnering with DART and other organizations to coordinate future expansion of this rail line.

6. 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 Study.** Conduct a feasibility study for the construction of a roundabout at the intersection of FM 455/White Street and SH 5/Powell Parkway to calm traffic and reduce intersection-related crashes in the area.
- 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. Coordinate the construction of City trail projects with projects identified on the NCTCOG Regional Veloweb network, where appropriate.

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. 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.





07

PLACEMAKING

PLACEMAKING

1. INTRODUCTION

Placemaking helps establish a city as a desirable place to live and guides the selection of site amenities that support its vision. It is placemaking that will distinguish Anna from other communities within the DFW Metroplex. 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.

Placemaking provides essential social and economic value that can set Anna apart as unique and special. The Anna 2050 Comprehensive Plan establishes policies that will help identify and define the key distinctive areas in the city. As key places are identified and further invested in, these centers serve to attract residents to the area and foster a strong sense of ownership and community pride. Ultimately, placemaking positions the community to realize its potential as a place people identify as uniquely Anna.

2. PLACEMAKING POLICIES

- P 1.** The City of Anna will 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 will encourage the development of parks, open space and trails by utilizing land within floodplains to create connections across Anna.

3. PLACEMAKING OPPORTUNITIES

In addition to Anna's natural attributes of floodplains and native prairies, there are several key components that can be utilized to contribute to the overall quality and image of the city. Through continued investment and focused development in these areas, Anna can set itself apart as a unique and desirable place to live or work.

CORRIDORS

As the community has expanded, commercial corridors have developed along US 75 and FM 455 and are expected to grow along SH 5, SH 121 and the Collin County Outer Loop. These areas provide a placemaking opportunity from a regional perspective because they have the potential to attract outside businesses and residences to the city. In addition, there is a hierarchy of corridors within the city of Anna, as identified in Chapter 6: Mobility Strategy, that helps define a distinct public realm. From the major highway connections that run through the city in each direction, to floodplain and rail corridors, these linkages provide Anna with the ability to create unique places of interest and lasting value. The best way to achieve placemaking is not just with signage, banners or entry monuments, but also with the design of streets and trails, the siting and design of buildings and the use of streetscaping and strategically located open space. Utilizing these techniques will greatly enhance the overall mobility network and provide for alternative modes of transportation.

Everyone who lives, visits or travels through a city develops a perception of the community based on the streets they travel and the places they are linked to. The public realm influences people's perception of a city and how desirable it would be to live or work there. Street types and needs will vary based on their location within Anna, but site amenities can be chosen to support individual centers and the overall vision for the community.



Shops at Legacy,
Plano, TX



Firewheel Town Center,
Garland, TX



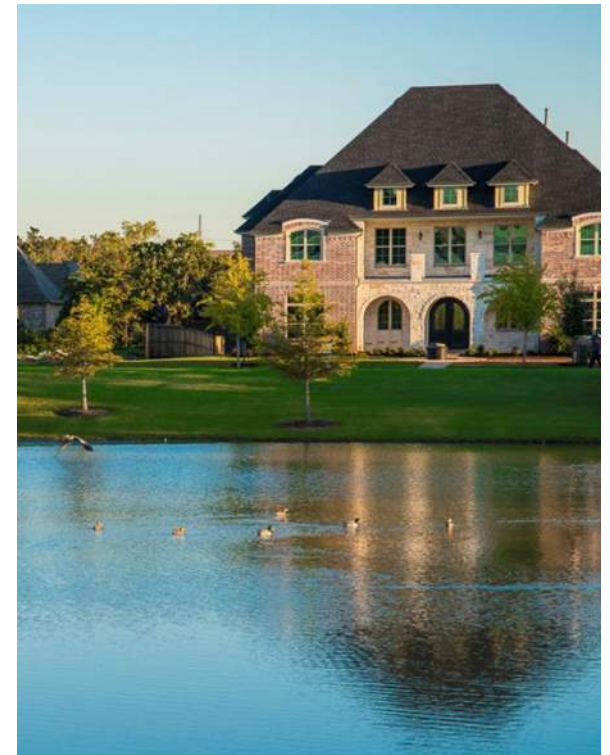
Klyde Warren Park,
Dallas, TX

DISTINCTIVE NEIGHBORHOODS AND NEIGHBORHOOD REINVESTMENT

As Anna looks to create a community that is healthy and vibrant, it is important to recognize the characteristics in the existing neighborhood fabric that contribute to its overall identity. To create and support neighborhoods that are distinctive compared to other areas of the city or region, the community should emphasize natural features such as topography, vegetation, water features or green space and use specific design elements to create a special character.

While there are several key neighborhoods throughout the community where improvements and upgrades should continue, the historic Downtown should be uniquely highlighted due to its significance in the community and its potential to attract investment. The old gridded network of streets, adjacent open spaces and public plazas and diverse uses, along with public infrastructure and historic structures, all play their part in forming a place that is unique to the community and providing a framework to build upon. The health and vitality of the city can be measured by the investment that occurs in the Downtown area and the city's success in establishing itself as a place of intrinsic value.

There are several challenges in Anna's older neighborhoods that will require reinvestment. The City should consider adopting incentive programs to help address these issues and to help channel reinvestment into those areas. In addition, the community should consider investments that would make older neighborhoods more attractive and accessible. This could include upgrades to sidewalks and the installation of street trees and street lighting. The City should identify vacant parcels and promote infill development within the area. Finally, revisions to the zoning ordinance and city codes that would allow alternative housing types and greater flexibility in the range of available housing choices should be considered.



PUBLIC SPACES

Places for community gathering are a central element in placemaking and urban vitality and celebrate the essence of Anna and its community members. Examples of such spaces, which may be of public or private ownership, include parks of various sizes, plazas and areas within the public right-of-way where people gather. These spaces may be located Downtown, in floodplain areas or dispersed throughout the city, but wherever they locate, they contribute to the identity of their respective neighborhood or district.

As the city grows, continued investment in public spaces is necessary to sustain and improve the level of service that public spaces provide. The creation of public space should be a collaborative endeavor that involves community input and design consideration, because the development of these spaces serves multiple interests.

Public spaces come in various forms and serve different functions in different areas. Large community parks can serve as gathering spaces and provide

accommodations for major events. Smaller neighborhood park venues can be used as event spaces for more frequent neighborhood activities and programmed events. Public plazas and markets can host civic events and smaller but more active and pedestrian-friendly environments. Additionally, publicly owned open spaces can work in unison with privately owned, public open spaces (POPOS) to provide multiple venues for major events in the community. Floodplains provide an opportunity for linear public spaces that can stretch across and connect different neighborhoods and types of places.

Because of their value, it is important to provide access and linkages to public spaces via roadways, sidewalks and trails. If physical infrastructure is necessary (e.g. bridges, trails, sidewalks), these improvements should be enhanced using architectural materials that reflect the character of their surroundings. Amenities like seating and planting should also be provided to improve usability and strengthen character.



4. KEY CENTERS

A focal element of the Preferred Scenario, as reflected in the Land Use Strategy in Chapter 3, is the community's desire to manage growth, focusing on specific district centers. As the city grows and development is dispersed throughout the city, these Key Centers are intended to become a series of centerpieces for the community. By implementing placemaking strategies, these areas can become the foundation of the community, where each center is positioned to succeed on its own and contribute to the overall vitality and success of Anna.

75 CENTER

With a future focus on Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3 for additional information on PlaceTypes), this center will serve a regional audience, but should still be easily identified as part of the city of Anna. A modern aesthetic that draws from historical elements found throughout the city would be appropriate for this center. Building facades in the 75 Center should create an active and engaging public realm and encourage walking and the use of alternative transportation. Amenities for public transit and bicycle infrastructure should be included at key intersections/focal points.



DOWNTOWN ANNA*

In the Downtown area, architectural elements and site amenities should reflect the history of the community, especially the history of the Downtown district. This center should have human-scaled architecture, walkable streets, public gathering spaces, attractive amenities and eye-catching detail. Key intersections and focal points should include amenities for public transit and infrastructure for bicycles.

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



ANNA BUSINESS CENTER

Center 3, the Anna Business Center, should be established as an area that would be attractive to existing or incoming businesses. A cohesive design aesthetic will go a long way in making the center feel established, even as new businesses continue to move in. A modern industrial feel would be appropriate for this district. Human-scaled architecture may be difficult to achieve due to the uses that this district may attract, but should be attempted wherever possible, especially where the building faces the street. Public transit and bicycle facilities should also be accommodated within this center.



5. 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 Image Study to determine the appropriate characteristics for the development and amenities at the major entrances to Anna.

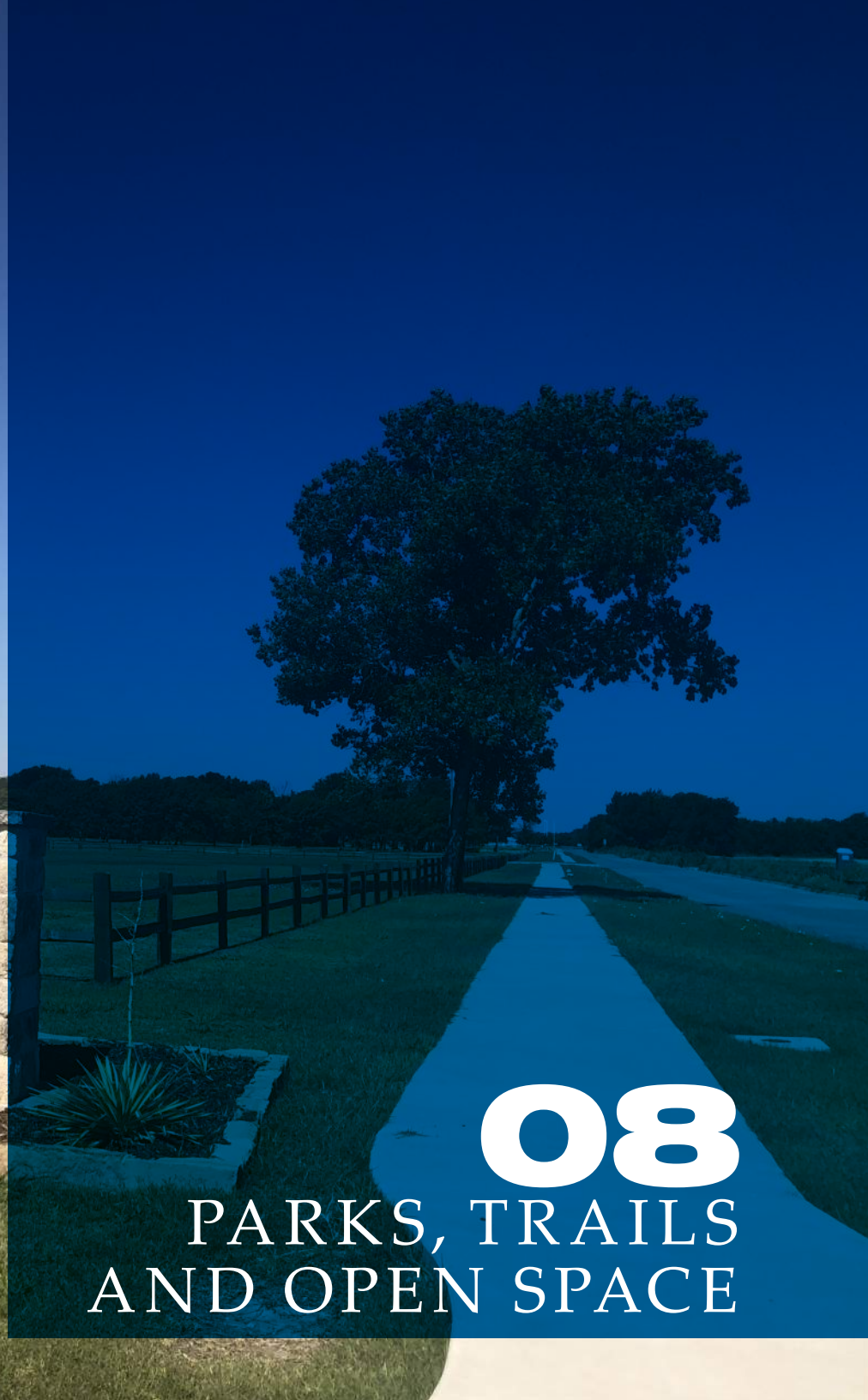
Action 7.4 Historic Preservation Plan. Develop a Historic Preservation Plan for Anna to identify those buildings and neighborhoods that should receive local protection and state and national recognition.

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

Action 7.6 Placemaking and Wayfinding Strategy. Develop a Placemaking and Wayfinding Strategy that uses City branding to welcome visitors, identify historic landmarks and gateways and link together existing character areas through the use of 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.





08

PARKS, TRAILS
AND OPEN SPACE

PARKS, TRAILS, AND OPEN SPACE

1. INTRODUCTION

PURPOSE OF THE PLAN

The City of Anna is presently 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. With this update to the comprehensive plan, strategies are provided to implement these improvements and replacements based on feedback from the community throughout the process and on previous planning efforts and accomplishments. These recommendations provide detail as to how enrichment and improvement of the Anna parks and recreation system can take place so that the needs of Anna neighbors will be met, both today and as the community grows.

PARKS AND RECREATION MASTER PLAN AND TEXAS PARKS AND WILDLIFE DEPARTMENT

This portion of the **Anna 2050** Plan has been adapted and expanded as part of the City's **Parks and Recreation Master Plan**, a separate document and contains more detail than this chapter, particularly with regard to recreation facilities, recreation programming and staffing/operations. The **Parks and Recreation Master Plan** was prepared so that it meets the criteria necessary for submittal to the Texas Parks and Wildlife Department (TPWD) to gain project priority for potential grant consideration for park, recreation and open space improvements. It conforms to the Master Plan Guidelines established by TPWD.

RELATED PLANNING EFFORTS

A city's parks and recreation amenities make an important and positive contribution to the quality of life in a community and to its future. Adherence to the Vision Statement and Guiding Principles developed for the **Anna 2050** Plan (see Chapter 2) will make this community a special place in the years ahead. Specific references in the Guiding Principles to issues related to parks,

trails and open space indicate a desire to ensure that the growth envisioned for the city "...benefits Anna's current and future neighbors..." and:

- + Occurs where and when it can be supported by the **public facilities** and services (including schools) that Anna's neighbors need.
- + Offers many diverse, **vibrant and distinctive destinations** for work and play.
- + **Promotes the health and vitality** of existing Anna neighbors, neighborhoods, businesses and infrastructure.
- + Is efficient and effective in its use of resources and infrastructure – fiscal, energy, water and **natural assets**.

COMMUNITY ENGAGEMENT AND FEEDBACK

As part of the development of this strategy for parks, trails and open space in Anna, a complete needs assessment was performed. The results and recommendations in this plan are based on an extensive process of community engagement activities related to the assessment and included the use of a project website and community input obtained through focus groups, stakeholder meetings, community wide public meetings, online survey, creating an in-depth profile of demographics of the Anna area and examining national and local recreational trends.

This plan takes a look at Anna's future and identifies the current Level of Service (LOS) as well as the upgrades needed to achieve the LOS recommended for future growth. General findings from the LOS analysis include:

- + Anna has a sufficient inventory of outdoor components for its current population; however, the anticipated growth will require new facilities. Amenities are currently concentrated in a few locations, primarily on the east side of US 75.
- + Anna is lacking in both indoor and outdoor facilities and the recreational offerings typically associated with these types of facilities.
- + Although Anna has a series of high-quality trails within its parks, these trails are not a well-connected network that allows people to get to parks or other desired destinations from throughout the city.
- + A set of minimum standards for park development has not been documented for the City of Anna in the past.

2. POLICIES

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

PT 2. The City of Anna will work with developers to create unique destinations that build off of existing areas of natural, cultural or architectural distinction to attract new residents and businesses.

PT 3. The City of Anna should encourage development of parks, open space and trails by utilizing land within floodplains to create connections across the community (see Chapter 7, Placemaking, Anna 2050 Comprehensive Plan).

PT 4. The City will increase staffing levels commensurate with the addition of parks, facilities and programming responsibilities.

PT 5. 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.

PT 6. The City of Anna will pursue planning and design for additional trail connections, making important linkages to identified destinations throughout the city.

PT 7. The City of Anna will expand its inventory of recreation facilities, including planning and design for an indoor recreation facility.

PT 8. 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.

PT 9. 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.

PT 10. The City will adopt strategy for the development of active based recreation facilities.

PT 11. The City will develop key active recreation facilities to serve the community.

PT 12. The City will encourage other organizations to develop recreation facilities in Anna to serve community needs.

PT 13. The City of Anna commits to developing a strong set of recreation programs and services to serve the needs of the community.

PT 14. The City will make a clear and informed determination of the role it will play in providing community recreational programs.

PT 15. The City will establish an overall basic programming philosophy, a program plan and a program classification system as required recreation program support initiatives.

PT 16. The City should establish the required parks and recreation organizational support initiatives.

Name	Address	Size												
			Parking	Trails	Playground	Pavilion	Education	Benches	Open Space	Trash Cans	Shade Trees	Restrooms	Picnic Tables	Sports Fields
Bryant Park	Co Rd 371 Anna, TX 75409	5 Acres						X						
Slater Creek Park	W Rosamond Pkwy Anna, TX 75409	77 Acres	X	X	X	X	X	X	X	X	X	X		X
Johnson Park	N Sherley Rd Anna, TX 75409	3 Acres	X				X	X	X			X		X
Sherley Heritage Park	101 S Sherley Rd Anna, TX 75049	1 Acre	X		X	X	X	X	X		X	X	X	
Natural Springs Park	Anna, TX 75409	29 Acres	X	X		X	X	X	X	X	X	X	X	
Baldwin Park	Anna, TX 75409	9 Acres	X	X			X	X	X			X	X	
Geer Park	6th St Anna, TX 75049	25 Acres	X					X						X
Pecan Grove	Anna, TX 75409	15 Acres						X						
Creekside	Anna, TX 75409	21 Acres						X						
Oak Hollow	Anna, TX 75409	8 Acres						X						
Henry Clay "Yank" Washington	Anna, TX 75409	1 Acres			X									
Slayter Creek Linear Park	Anna, TX 75409	41 Acres	X				X	X	X	X				

3. PARK SYSTEM AT A GLANCE

The City of Anna presently has a variety of park, special use and trail facilities in its system to meet the recreational needs of the citizens. There are approximately 193 acres in seven developed parks, trails and other facilities. Some of the parkland is made up of undeveloped City-owned property that could be developed for park use.

The location of each of the existing park is shown on the Parks and Open Space Map and Trail facilities are shown on the Trail Map. An amenity summary is included in the following table. A detailed inventory of parks is located in the Appendix of the **Parks and Recreation Master Plan**.

The city is also served by recreational facilities at Anna Independent School District sites and at several private recreational facilities owned and maintained by homeowner associations (HOAs) for the enjoyment of their residents. The Private Open Space Map identifies each school district, private school and HOA recreation site and the recreational amenities offered at each location.

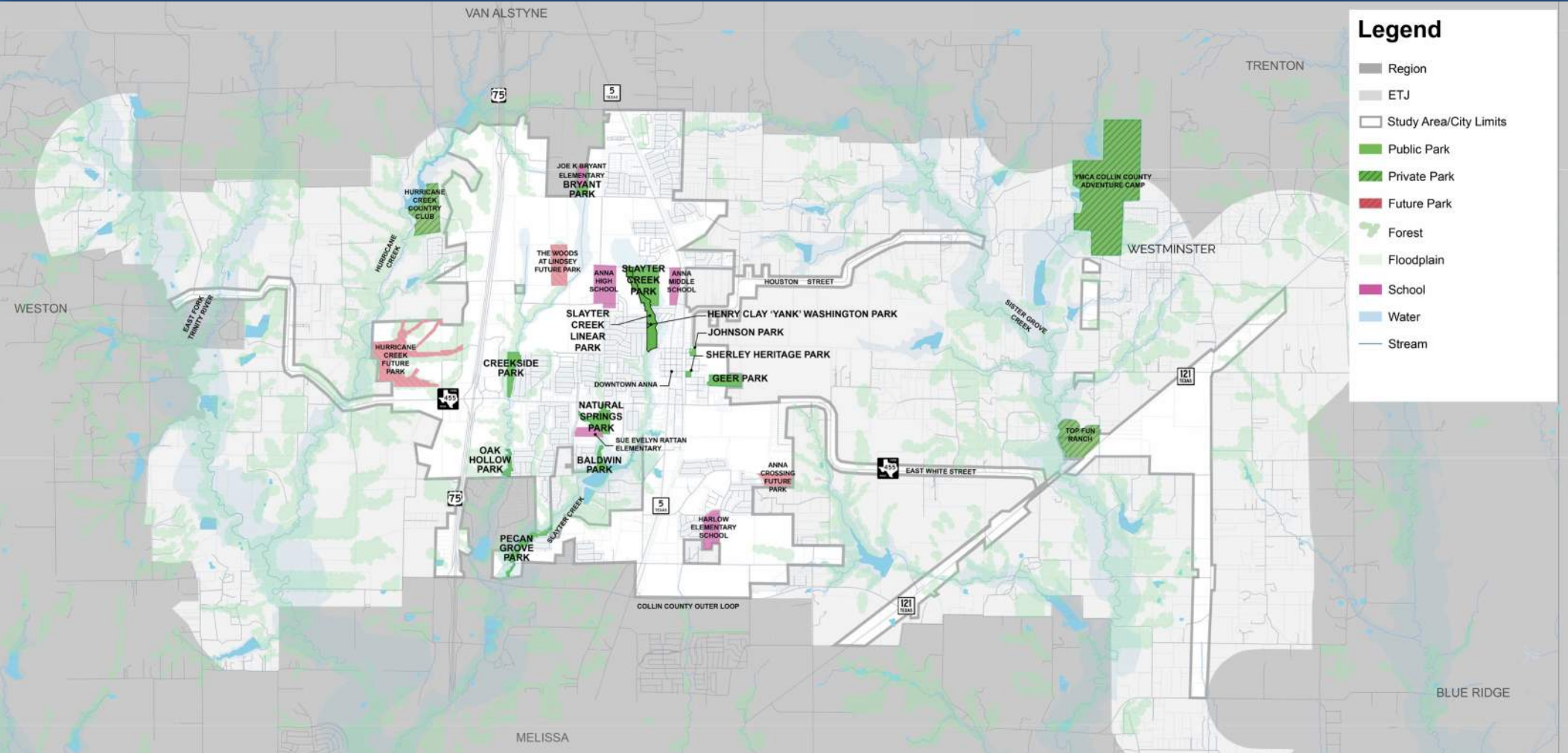


EXHIBIT 8.1

PARKS AND OPEN SPACE

4. NEEDS ASSESSMENT

Community feedback provided essential background to the needs assessment completed with this plan update. A Level of Service was established as part of this exercise based on two specific measures:

Population-based Assessment — provides a ratio of acreage to population

Pedestrian Shed-based Assessment — provides a geographic range of where certain parks and/or open space may be needed, measured against a standard quarter-mile radius for typical maximum pedestrian walk

A complete description of the needs assessment process is contained in the Appendix.

STANDARDS AND PARK CLASSIFICATIONS

In order to provide adequate parks, recreation and open space facilities for Anna residents, a set of accepted industry standards and criteria should be followed. For purposes of this planning effort, the parks in the city were categorized and classified based on park design concepts and standards identified by the National Recreation and Park Association (NRPA). Park classification types in Anna include:

Park	Classification	Acres
Bryant Park	Undeveloped Park	5 Acres
Slater Creek Park	Community Park	46 Acres
Johnson Park	Neighborhood Park	3 Acres
Shirley Heritage Park	Special Use Park	1 Acre
Natural Springs Park	Community Park	29 Acres
Baldwin Park	Neighborhood Park	9 Acres
Geer Park	Undeveloped Park	25 Acres
Pecan Grove	Undeveloped Park	15 Acres
Creekside	Undeveloped Park	21 Acres
Oak Hollow	Undeveloped Park	8 Acres
Henry Clay 'Yank' Washington	Neighborhood Park	1 Acres
Slayter Creek Linear Park	Undeveloped Park	41 Acres

Anna Developed: 130 Acres (7.4 per 1,000)

Anna Undeveloped: 74 Acres

Anna Total: 204 Acres (11.7 Acres per 1,000)

NRPA Typical Community: 9.9 Acres per 1,000

The following is a population-based assessment for each park type, providing a ratio of acreage to population, measured against NRPA standards and like-sized communities.

NEIGHBORHOOD PARKS

Neighborhood parks serve a variety of age groups within a limited area or neighborhood. They range in size from 1 to 15 acres and generally serve residents within a quarter- to half-mile radius. The neighborhood park typically includes areas for active recreation activities such as field games, court games, playgrounds, etc. Passive recreation activities may include walking, viewing, sitting and picnicking. There are three parks of this type in Anna:

- + Johnson Park: 3 Acres
- + Baldwin Park: 9 Acres
- + Henry Clay 'Yank' Washington: 1 Acre

NRPA Recommended LOS	1.5 Acres for every 1,000 residents
2021 Population Estimate	17,460 (NCTCOG)
2021 Target LOS	26 Acres
2021 Provided LOS	13 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	42 Acres

COMMUNITY PARKS

A community park is a large and much more versatile type of park developed to serve the broader community. These parks can be oriented to provide both active and passive recreational facilities for all ages. A community park can serve several neighborhood areas and can usually be accessed conveniently by automobile. A community park typically ranges in size from approximately 25 to 300 acres. In Anna, there are two community parks:

- + Slayter Creek Park: 46 Acres
- + Natural Springs Park: 29 Acres

NRPA Recommended LOS	5 Acres for every 1,000 residents
2021 Population Estimate	17,460 (NCTCOG)
2021 Target LOS	86 Acres
2021 Provided LOS	75 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	420 Acres

SPECIAL USE/LINEAR PARKS

Special Use Parks cover a broad range of specialized park and recreation facilities, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks and other special use facilities fall into this category. These parks also include neighborhood or community park elements, but with amenities that have a regional appeal to visitors from outside the boundaries of the city. Linear parks are usually much longer than they are wide in terms of their configuration. Examples include parks or trails within old railroad beds, utility corridors, floodplain areas or excess or abandoned right-of-way.

Because special use parks vary by size and type from city to city, there is not a specific recommended level of service. In Anna, there are two parks of this type:

- + Sherley Heritage Park: 1 Acre
- + Slater Creek Linear Park: 41 Acres

UNDEVELOPED PARKS

Undeveloped parks are tracts of land, typically City-owned, which could be improved for park purposes. There are several of these tracts in Anna:

- + Bryant Park: 5 Acres
- + Geer Park: 25 Acres
- + Pecan Grove: 15 Acres
- + Creekside: 21 Acres
- + Oak Hollow: 8 Acres
- + Total: 74 Acres

PARKS “ON PAPER”

During the planning process associated with this plan, several developments were in the planning stages and included future parkland dedication as part of the project. These projects are being closely followed by staff and integration of the parkland into the parks system is expected. At the time of this report, specific amenities, acreages and the timing of improvements is unknown. Conceptual plans and recommendations for these spaces are detailed in the Parks Master Plan.

- + The Woods at Lindsey Place: 22 Acres (Future Park/Current Plat)
- + Villages of Hurricane Creek: 148 Acres (Future Park/Current Plat)
- + Anna Crossing: 28 Acres (Future Park/Current Plat)

NATURAL/OPEN SPACE

These are natural areas, generally left undisturbed, but not necessarily characterized as land preservations. No organized, active recreational uses are typically accommodated in these areas; they are primarily intended for passive recreational use.

SERVICE AREA MAP

The map on the following page illustrates the service areas for neighborhood and community parks found within the Anna parks system. The service areas indicated on the map are consistent with the guidelines established by NRPA.

Special use parks and facilities do not have defined service areas as they are considered to offer amenities and services that appeal to the entire resident population of the city. Open spaces also do not have defined services areas. In some cases, the actual service area of any park may be larger if the park includes amenities of regional appeal. Smaller service areas are also possible where major roadways act as barriers to park access. The service areas identified are as follows:

- + Neighborhood Park—1/4 mile (5-minute walk)
- + Community Park—Up to 3 miles

In park planning, a pedestrian shed is an area that is centered on a specific destination, surrounded by a larger area, typically circular for planning purposes, that represents separation from the central destination. A pedestrian shed is measured in both distance and walking time. For purposes of this plan, the distance is a quarter-mile and the walking time is five minutes. Areas that fall outside of the pedestrian shed are considered undeserved areas because residents that live there are more than a five-minute walk away from a city park. For planning purposes, a circle is used to identify the pedestrian shed, but it should be understood that physical barriers, both man-made and natural, can alter the serviceability of a park space; it is not only a matter of distance. Neighborhood design is a common factor that can either help or hinder the accessibility of parkland. Connectivity to open spaces from Anna's neighborhoods was highly requested in the citizen feedback.

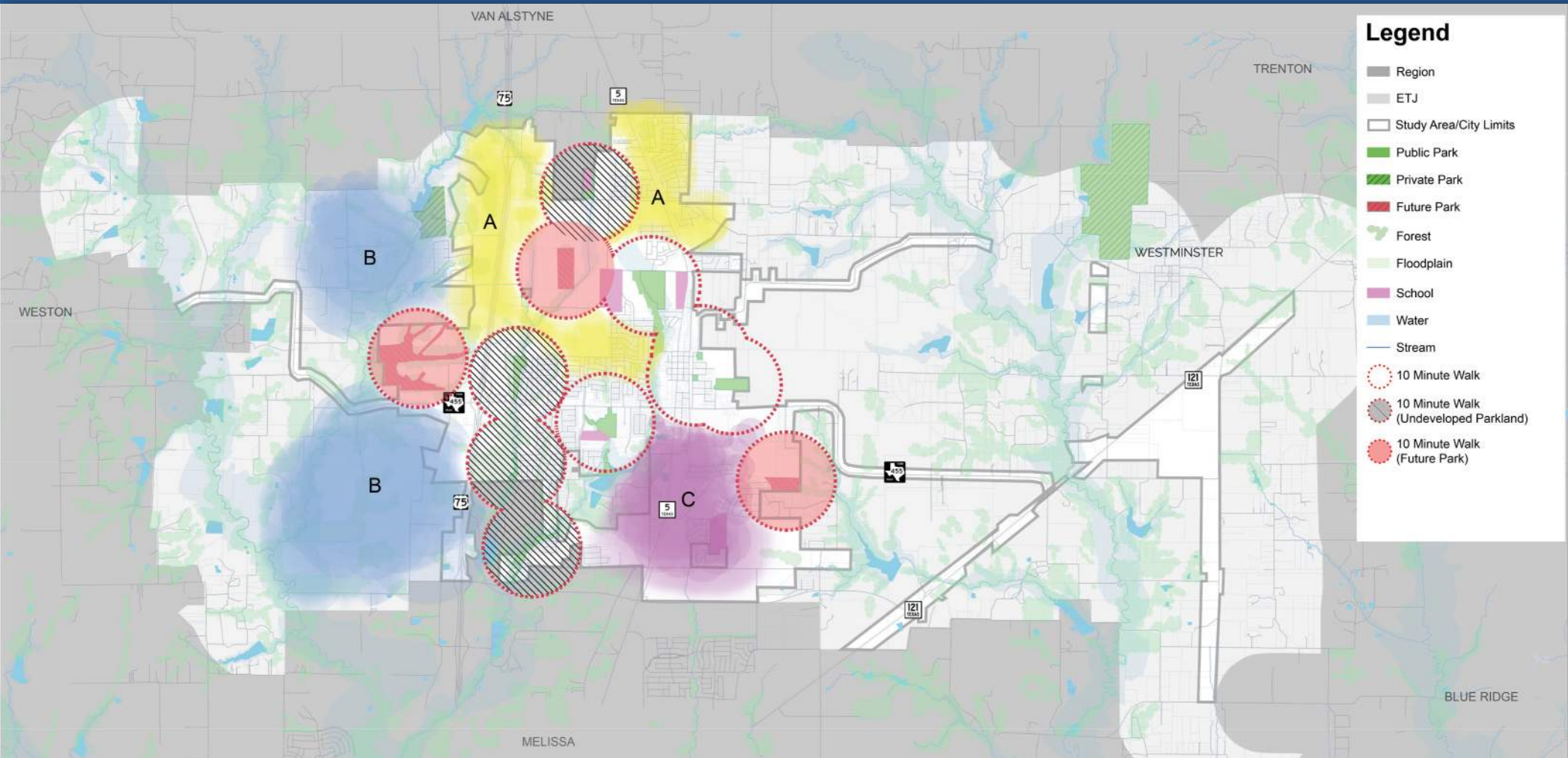


EXHIBIT 8.2

SERVICE AREA

GAPS IN SERVICE

The current offering of neighborhood parks is shown to have a gap of approximately 13 acres when a ratio of 5 acres per 1,000 residents is applied. This gap is present when comparing the standard to the acreage in developed parks; however, the city has a surplus of undeveloped parkland, appropriately sized to serve as neighborhood parks. These properties, currently functioning as open space in the neighborhoods where they are located, should be improved with typical neighborhood park amenities to truly serve Anna neighbors with the minimal level of service amenities described in this report.

As the City looks to expand the park system and acquire or transition properties into parkland, it should also be remembered that even though an undeveloped park is within a five-minute walk of a neighborhood, it cannot provide the same level of service as a developed park. This should be taken into account as land is being acquired for parkland purposes and slated for parks improvements. Undeveloped parks do, however, provide a great opportunity for the City to improve its service, either to the community or a particular neighborhood, with the addition of the appropriate amenities. Further analysis and focus areas for new development is located in the Parks and Recreation Master Plan.

TRAILS AND SIDEWALKS

Trails and sidewalks are important components of Anna's parks and recreation system. They serve many functions relating to mobility, connectivity, recreation, leisure, quality of life and wellness, all of which are vital to fulfilling the vision of the Anna community. In studying Anna's system of trails and sidewalks, several factors are worth noting for the future:

- + **Connections.** Missing segments of trails that could improve connectivity in the trail network should be installed, and trails to key destinations in Anna and in adjacent cities should be provided.
- + **Trail Master Plan.** Alignments in a Trail Master Plan should be reevaluated as some connectivity priorities may have changed since its adoption.
- + **Trail Types.** Although a hierarchy of trail surface options is desired, there is an increased desire for soft-surface trails, off-street, multi-use trails and even paddling trails.
- + **Trail Amenities.** A variety of trail amenities, such as mile markers, parking, restrooms and directional signage should be provided, with an increased emphasis on pedestrian-scaled lighting, restrooms and security/safety enhancements, specifically.
- + **Communication.** Communication with users should be improved through website maps and tools, social media presence and in park/on-trail signage (including contact information for any management or operational issues).

The **Parks and Recreation Master Plan** prioritizes four trail alignments for consideration by the City in the near future to better serve the community:

- + Neighborhoods to Downtown
- + Slayter Creek Park to Natural Springs
- + Oak Hollow to Baldwin
- + Anna Crossing to Downtown

Each of these alignments is illustrated in the Parks Master Plan.

ANNA RECREATION FACILITIES AND PROGRAMMING

Although the City does have recreational offerings currently offered by third party organizations, there is not a formal City recreation program. A formal recreation program would include, but not be limited to, diverse types and sizes of recreation facilities, recreational programming and activities, staff and special events. Anna does not currently have assets in all of these areas, but this plan recommends building on the existing assets in order to create a solid and recognizable recreation program.

As Anna continues to grow, it will be important to add and/or expand facilities to meet the needs of the community. Phasing additions to the parks and recreation system will be key to continued success for Anna.

Facilities

Two new facility groupings are recommended for the City of Anna in the future—one type providing indoor programs and activities and the other providing outdoor programs and activities. An indoor facility could provide areas for children, adults and seniors, multi-purpose space, gymnasium space and aquatics/an indoor pool. A desire for this type of facility was at the top of the priority list based on community feedback. An outdoor sports and events complex was also important based on the input received. The community would like a facility that could accommodate one or more of the following: sports fields, trails, aquatics and water play activities, playgrounds, a skate park and/or festival/open space.

It is possible to combine some or all of the two facility groupings on the same site, and land currently owned by the City should be considered as an option. Although it would appear to be economical and efficient to group the outdoor recreation elements in one area, if this is not possible due to physical constraints (size, topography, flood hazards) or for other reasons, alternate locations should also be evaluated. Each grouping should be explored and planned for the best possible placement and design.

Programming

Recreation programming generally comes in four main forms: individual sports/exercise, team sports, special events and artistic activities. Recreation programming should not be confused with recreation facilities. Recreation programming involves activities on or within recreation facilities that are organized, coordinated, operated and/or sponsored by the City; it is not simply about having a location for these activities.

Anna has the opportunity to provide a portfolio of recreation programming that will meet the needs of the community. A core set of programming and phased expansions could include exercise and fitness (indoor), special events (detailed further below), gymnastics/tumbling/cheerleading, basketball and court sports, aquatics and arts and crafts.

An essential component to building a strong recreation program is providing dedicated parks and recreation staff to build and operate it. These needs are addressed in the **Parks and Recreation Master Plan**. Until additional indoor or outdoor facilities are constructed, programming can be added to existing facilities. Partnerships to provide additional competitive or tournament-level sports in Anna should be pursued to bring more activity into the local system.

SPECIAL EVENTS

The City currently hosts several special events throughout the year. High-quality special events are not only essential to a strong parks and recreation system, they are also important for overall quality of life and for economic development. Anna's special events showcase the community's warm and friendly hometown spirit. As a potential sports and event complex is planned and designed, as more parks amenities are provided and as dedicated parks and recreation staff are added, new special events could be included in the set of existing events.

STAFFING

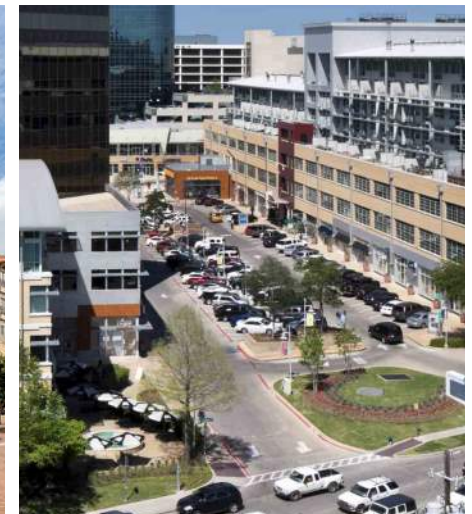
With the limited number of parks and recreation facilities currently in Anna, the existing organization focuses primarily on parks maintenance; there is very little staffing for needs such as recreation programming, special events, parks planning or administration. As the number of parks and recreation facilities increases and recreation programming begins to develop, the staffing requirements for these additional functions, and for parks maintenance to address new parks, must be reviewed. The idea of a separate Parks and Recreation Department and a revised organizational structure should be considered as well. The Parks and Recreation Master Plan includes a detailed, step-by-step plan for this staffing increase and the administrative structure, including an approach to phasing in the changes.

5. KEY CENTERS

The identification and emphasis on the Key Centers illustrated in the Future Land Use Plan (see Chapter 3) is a key plank in the community's overall strategy for targeting its investments to build upon important existing assets. As the city grows and development becomes more dispersed, these Key Centers will become focal points in the community. Placemaking strategies, including the manner in which parks and open spaces are provided, will be critical to the success of each of the centers.

75 CENTER

The 75 Center is designed to serve and attract a regional audience with Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3 for additional information). The built environment in this center should be supported by parks and recreation amenities to benefit residents, visitors and customers as well as connections to the surrounding community. Trails and linear parks can serve this purpose in some areas, and it will be very important to incorporate a pedestrian-scaled east-west crossing over US 75. This crossing can be incorporated into an existing vehicular bridge, but should be comfortable for pedestrians and should provide a clear separation from automobiles on the adjacent roadway. This bridge could be designed as a gateway feature visible from the main lanes of the highway. Further trail connections should be made to and from this bridge to allow Anna neighbors to access not only the 75 Center, but also both sides of the city. This center also provides opportunities for retail-supportive open spaces and plazas that would invite visitors to spend time outdoors after enjoying a restaurant or visiting a shop.



DOWNTOWN ANNA*

The Downtown area is the heart of Anna and has the potential to become the place that all Anna neighbors call their own. It can include a combination of an open space, a plaza and a series of well-designed streets and sidewalks that connect various parts of the center together. The history of Downtown can be celebrated through thoughtful design. Pedestrian-scaled connections from the Downtown Core to Sherley Heritage Park can provide both a physical and an emotional connection to the past. Pedestrian-scaled improvements should be used to emphasize connections from the new City Hall Complex to the Downtown Core. Downtown's central location also makes it a great location for community amenities such as a community/recreation center, library or an appropriately scaled sports complex and for special events and activities.

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



ANNA BUSINESS CENTER

Trail connections to the Anna Business Center will allow both neighbors and employees to access this center in multiple ways. This center is an important asset for the future of Anna, and it is important to pay attention to the amenities provided and the environment created so that it will compete well with employment centers elsewhere in the North Texas region.



6. ACTION ITEMS

The following Action Items were identified as the five highest priority tangible steps that the City of Anna can implement in developing the new parks and recreation system in Anna. Additional Action Items and recommendations are presented in the Parks Master Plan as well as the implementation chapter of this report.

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. Incorporate 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. 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 8.5. Feasibility Studies. Complete feasibility studies for each major facility described in the Parks and Recreation Master Plan—sports complex, recreation center, aquatic center; potentially racket sports facility, concrete skate park, special use pad.



A rectangular stone sign with a rough, textured surface. The text is in a bold, black, sans-serif font. The sign is set in a concrete base with some small plants.

Slayter Creek Park
425 Rosamond Pkwy



09
DOWNTOWN

DOWNTOWN

1. INTRODUCTION

A VIBRANT DOWNTOWN

A vibrant 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. The downtown area in a city often includes buildings and other structures and a street pattern that provide a historical connection to the original town center and, in fact, to the roots of the community. Many Anna neighbors feel the general character of the Downtown area should be preserved, where appropriate, and that future development should complement and enhance the existing Downtown assets.

In Anna, the potential for Downtown to become an important center for living, doing business and gathering for community celebrations is so strong that a separate Downtown Master Plan was completed in conjunction with the Anna 2050 planning process. This master plan is described later in the chapter. Please see the [Anna 2050](#) Downtown Master Plan report for more detailed information and recommendations.

A Vibrant Downtown:

- + Sustains high-quality employment
- + Impacts bond rating positively
- + Can be utilized as a recruitment tool for industry
- + Stimulates the economy
- + Adds jobs
- + Is an economic driver
- + Increases tourism
- + Is a good investment

STUDY AREA

Anna is located in northern Collin County, along US 75, approximately 10 miles north of McKinney and 45 miles northeast of Dallas. Anna is currently 15 square miles in size, including the Downtown Study Area, which is approximately 1.3 square miles. The entire planning area, including the ETJ, is 61 square miles.

As shown in the diagram below, previous plans have defined Downtown as the irregularly-shaped area bounded by Hackberry Lane on the north, South Easton Street on the east, FM 455/East White Street on the south and Slayter Creek on the west. The primary arterial roadways that bisect the Downtown area are SH 5/Powell Parkway, which runs north to south, and FM 455/White Street, which runs east to west. The DART railroad right-of-way runs north to south through Downtown, parallel to Powell. Most of the historic part of what this plan refers to as the Downtown Core is located along Fourth Street adjacent to the railroad.

Early in the study process, community feedback, comprehensive research and detailed analysis confirmed that the boundaries of the study area for this plan should be expanded from the limits used in the 2015 Anna Downtown Development Plan. The new boundaries capture several tracts of land that have the greatest potential to impact and contribute to the core, both geographically and economically, and to improve the district's long-term viability as an interconnected and sustainable downtown. The delineation of this area was informed by existing features and boundaries, community feedback on housing types and commercial activities and considerations for future development. For this Downtown plan, the boundaries of the study area remain irregularly shaped, but have generally been extended to Slayter Creek on the west, Rosamond Parkway on the north, Easton Street on the east and Cunningham Boulevard on the south.

Legend

- Anna City Limits
- Railroad
- Lakes
- Streams
- Parcels
- Previous Downtown Area
- Downtown Study Area

0 100 200 300 400 Feet

NORTH



BRIEF HISTORY OF DOWNTOWN

The town of Anna was originally the location of a railroad stop on the Houston & Texas Central Railroad (H&TC; later the Southern Pacific Railroad). The stop was initially established circa 1872. There was not a community with buildings or population, however, until more than a decade after the stop was initially installed, but with the opening of a post office in 1883, the arrival of about 20 residents, and the establishment of a school that same year in the home of one of the residents, the town was born. Anna was most likely named after the daughter of one of the H&TC railroad officials according to research done by resident Chester A. Howell and described in his 1985 publication *A Town Named Anna*. The original buildings, all of them wooden structures until 1904, were located on the west side of the railroad, backing towards the tracks. The town was officially incorporated in 1913.



Anna was an early 20th Century railroad town, and some of the remnants of those times remain. There are several old one-story brick buildings with mixed architectural styles along Fourth Street and a few other historic structures throughout the area. The railroad remains a focal element of Downtown. It is surrounded by Sherley Park, the Sherley & Bros. Hardware Store and the Anna Train Depot. Vehicular access in the district is provided via a gridded network of streets, but pedestrian improvements are very limited; most of the roadways do not have sidewalks. There are several neighborhood parks in the Downtown area, and there are opportunities to link these spaces together as the city grows. On the northern and southern ends of the district there is land that is undeveloped and of a different character than the more traditional core; however, these undeveloped areas are in close proximity to the Downtown Core and will contribute to the district by presenting the potential for catalytic growth and investment.

2. STRATEGIC POLICIES

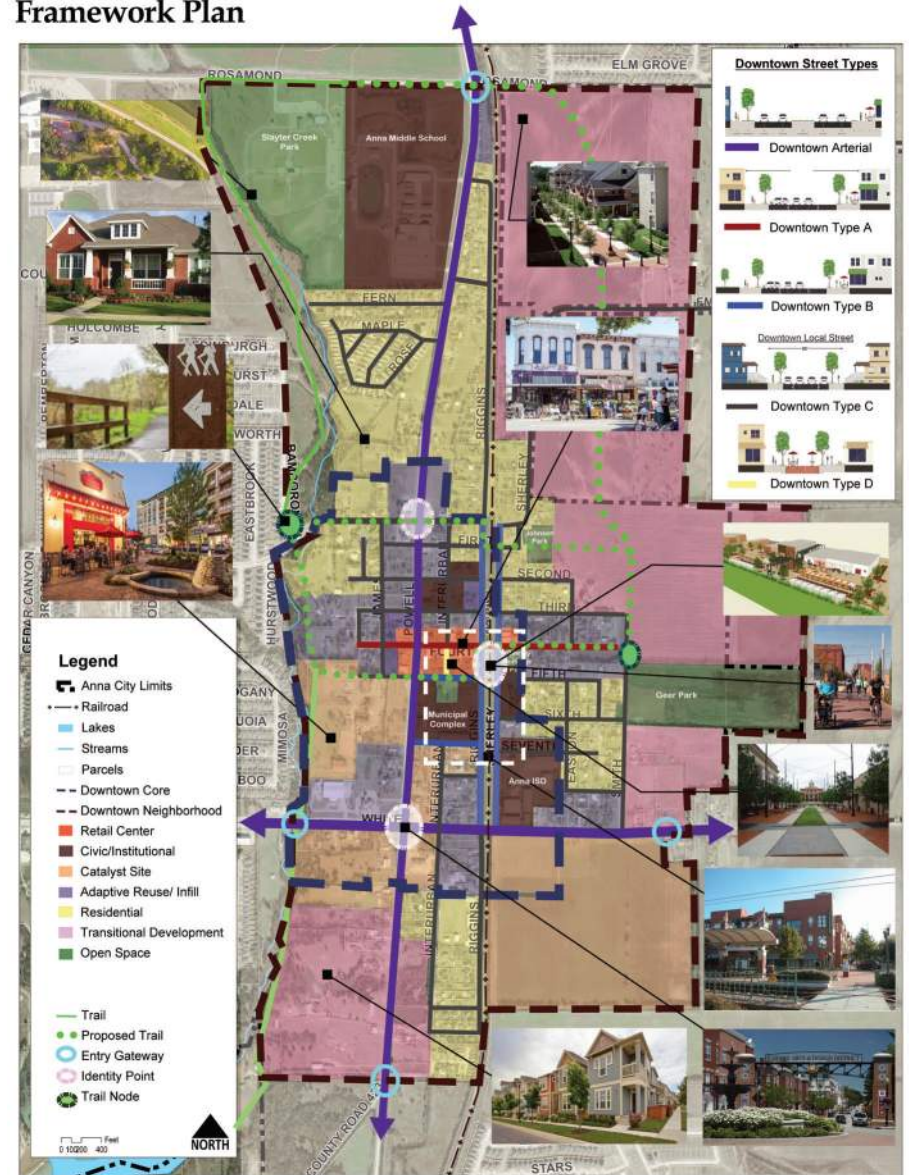
This portion of the **Anna 2050** Plan identifies specific policies crafted to make Downtown a better place to live, do business, visit and enjoy. Based on a study of physical and market conditions and a robust community engagement process, this plan is intended to be responsive to the community's needs. It is a policy document designed to target public investment and leverage public sector initiatives. Strategic Policies of the plan include:

- Policy 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 in order to spur development, economic growth and reinvestment in Downtown.
- Policy 2.** The CDC/EDC should continue to 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.
- Policy 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.
- Policy 4.** The City of Anna should encourage development of and prioritize community gathering spaces, with major public spaces located in the Identity Points identified on the maps within this plan.
- Policy 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.

- Policy 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.
- Policy 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.
- Policy 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.
- Policy 9.** The City of Anna should utilize the Municipal Campus 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.
- Policy 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.
- Policy 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.

Framework Plan



3. STRATEGIC DIRECTION

VISION STATEMENT

In the early days of settlement, the Anna Train Station was the central place for trading goods, hearing the latest news, celebrating events and connecting with friends and family. During the late 20th Century, much of Anna's attention shifted to new neighborhoods and shopping centers, but Downtown places like Spurlock's Malt Shop carried on the tradition of unique local gathering places. As Anna looks to the future, it is focusing once again on the original Downtown area.

Downtown Anna's future expands the traditional role of the Anna Train Station, creating a larger area where Anna neighbors find local goods and services, enjoy gathering in diverse indoor and outdoor spaces, and come together to celebrate and strengthen the unique character of the Anna community.

CHARACTER FRAMEWORK/FOCUS AREAS

During the planning process, two distinct character areas were identified within the overall Downtown—the Downtown Core and the Downtown Neighborhood. These two sub-areas are reflected in the Downtown Map on the next page. The boundaries of these areas reflect differences in the key attributes in each one and the feedback from the community as to potential housing types and commercial uses. Stakeholders recognized that the Downtown Core is distinctive from the remainder of the study area, but that the Downtown Neighborhood also contributes to a better overall district.

Downtown Master Plan Themes

The Downtown Master Plan is a separate document containing a more comprehensive strategy for the future of Downtown; it was completed as part of this effort. Strategizing for the Downtown Master Plan update started early in the Anna 2050 planning process. Securing input from Anna neighbors and Downtown stakeholders was a priority. By combining the Downtown engagement activities with the overall Anna 2050 Comprehensive Plan process, the planning team was able to provide a wide range of interactive opportunities for the community, including the key Downtown stakeholders (property and business owners, developers and community leaders) who will play an important part in any revitalization effort.

Throughout the development of both plans, the planning team employed an ongoing engagement process that allowed the community to define

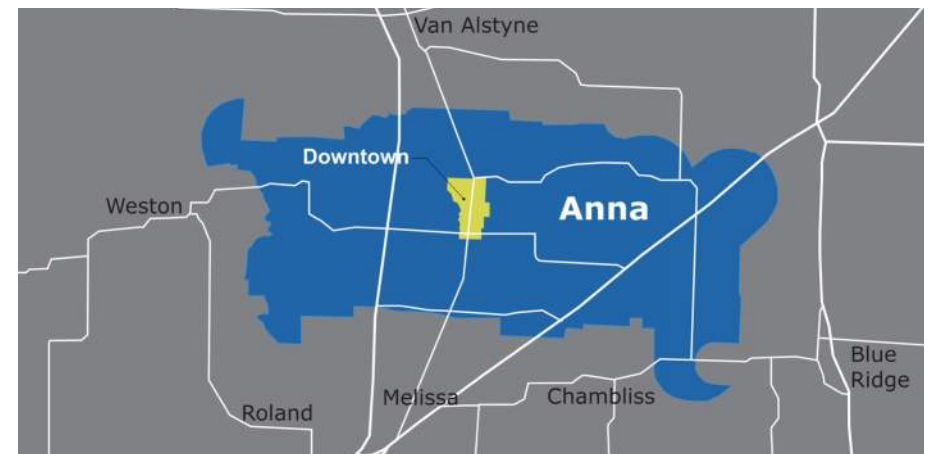
problems, brainstorm ideas, respond to design concepts and create solutions and strategies to fashion a vision that is unique to Downtown Anna. Stakeholder interviews, a charrette, an online survey and two stakeholder workshops all informed the final plan. From this effort the theme of the Downtown emerged as follows:

Downtown Core

The Downtown Core is envisioned to be the heart of the community. There are possibilities for outdoor recreation and entertainment, local boutiques and shops and restaurants that spill out onto the sidewalk. This portion of the district is bounded by Powell Street/FM 455 on the south, Slayter Creek on the west, Hackberry Lane on the north and Easton Street and East Hackberry Lane generally on the east.

At the center of Downtown lies a historic gridded street network with a collection of modest buildings and structures that speak to Anna's heritage as an early 20th Century railroad town. Included in its collection of important structures and places, both old and new, are the Municipal Campus, the Train Depot building, Sherley Heritage Park, the water tower and the First Christian Church of Anna.

The Downtown Core is intended to become the community's major gathering space and a place where special events and activities are held. As an example, the new Municipal Campus, adjacent to Fifth Street and Powell Parkway, has been designed with a public open space and provides an opportunity to connect to other parts of the district to help make it the center of civic life. As this area becomes more active, it will be essential to plan for event management for the programming and maintenance of the space in order to make it a successful location.

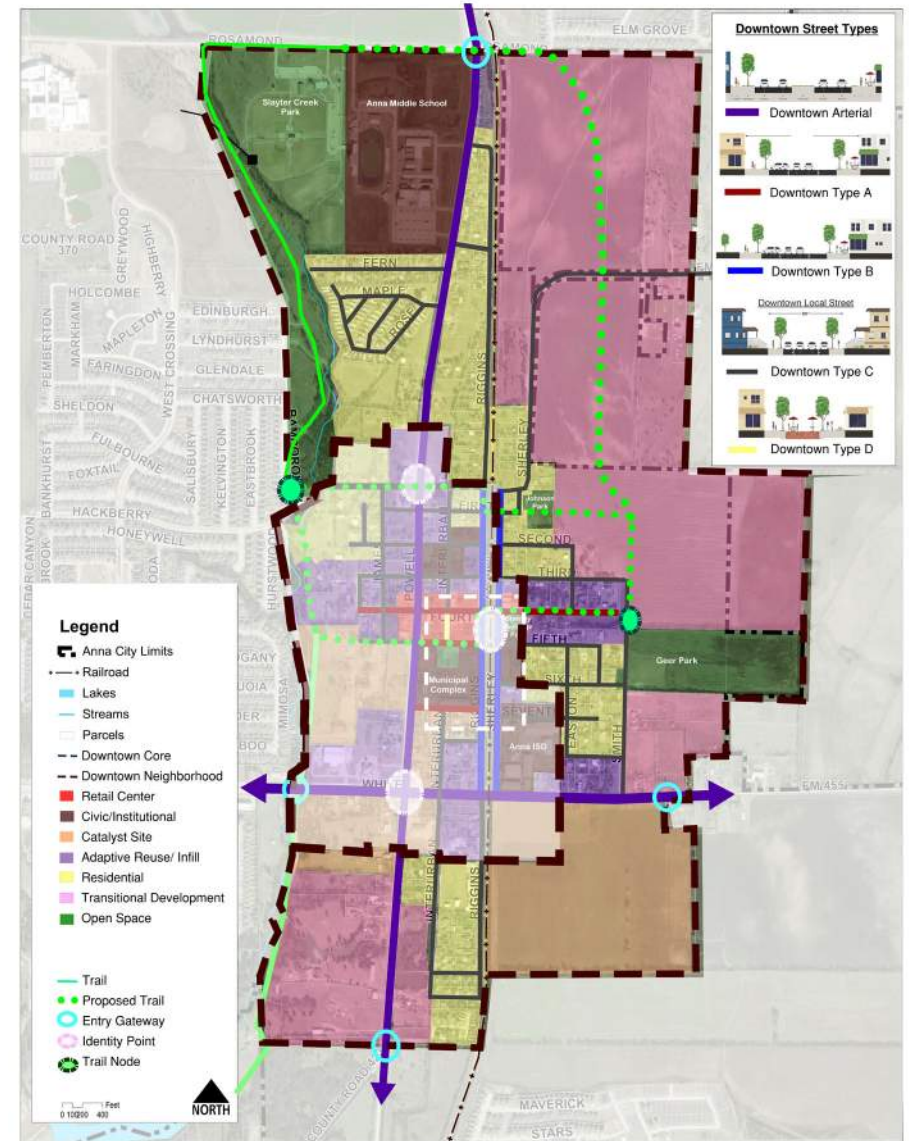


Downtown Neighborhood Area

The area that surrounds the Downtown Core—the Downtown Neighborhood—is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land. This area is critical since it surrounds and feeds into the Core and provides the largest catalytic sites for Downtown development. The Downtown Neighborhood, with its Mixed Use and Urban Living PlaceTypes, is intended to provide a transition from the Downtown Core to the rest of the community.

The Downtown Neighborhood includes several key elements that are important to the district. On the north, Anna Elementary School and Slayter Creek Park are well-used public facilities that draw people to Downtown and provide linkages to the community through the Slayter Creek pedestrian trails and the open space along the creek. Slayter Creek provides an opportunity to create linkages along the western boundary and throughout the Downtown Core. Geer Park and Johnson Park on the east are currently undeveloped but are planned as neighborhood parks. It will be important to create linkages between these facilities and new development so that they can serve as an enhanced amenity for the area. In addition, there are key gateway areas along SH 5 in the Downtown Neighborhood at the northern and southern entrances to the district. Once developed, the Downtown Neighborhood will establish new linkages to the surrounding community to facilitate a healthy multimodal network, open space and trail connectivity, improved walkability and enhanced connections to the Downtown Core.

Framework Plan - Neighborhood District



DOWNTOWN FRAMEWORK/CHARACTER AREAS

Throughout the formulation of the Downtown effort, research and analysis was conducted that informed the Strategic Direction of the plan. The Downtown Framework and Illustrative Plan below compile that information into a single map.

Within the Downtown Core and Downtown Neighborhood, five distinctive Character Area classifications have been developed in order to distinguish and define the diverse development pattern that exists in varied locations and to understand the opportunities that they provide. These areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development. Because each area is unique and contributes to the makeup of Downtown in different ways, a wide range of development, housing, office, retail and recreational amenities can be combined to achieve the vision of a diverse and vibrant Downtown. A more comprehensive analysis of each Character Area can be found in the Anna 2050 **Downtown Master Plan** described below.

DOWNTOWN MASTER PLAN

The **Downtown Master Plan** was developed through a parallel process with the **Anna 2050** Comprehensive Plan and is a stand-alone document on which this chapter is based. It describes and details a more comprehensive study of character areas, mobility, historic resources, parks, trails and opens space and provides further recommendations as it relates to the Downtown Core study area, placemaking and implementation strategies.

The **Downtown Master Plan** provides a detailed outline that will enable the City to fulfill its hopes and aspirations for this very unique part of the community. The City can utilize the Implementation Matrix to ensure that the recommended short-term, mid-term and long-term Actions are completed and its goals are met. With continued adherence to the recommendations and implementation strategies outlined in the plan, ongoing community support and strong, visionary leadership, the community will be able to achieve its overall vision for a vibrant and sustainable Downtown Anna.

IMPLEMENTATION

Success in implementing this vision for Downtown Anna in 2050 will require a continued coordination with Downtown property owners, organizations, operators and developers. It will also require an adequate allocation of staff and financial resources to ready the Downtown environment for private sector investment and prioritization of Downtown Anna as a resource that receives continued attention. As the Downtown grows and evolves, it will be essential to revisit the plan periodically—at least every five years—and update it as needed so that it remains relevant and serves as an instructive tool for managing and capitalizing on the opportunities created and to ensure the future for Downtown that the community wants to achieve.

4.ACTION ITEMS

The following is a list of the highest priority Action Items for achieving the community's vision of a vital and sustainable Downtown. For a full list of all action items, please reference the Downtown Master Plan.

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all or portions of the Downtown Core, using techniques such as a 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 9.5. Downtown Street Types. Implement the new Downtown Street Types and proactively redevelop roadways that are critical to optimizing reinvestment in the Downtown Core.

Action 9.8. 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 9.13. Programming Space. Enhance the Downtown street network and open spaces to accommodate more programming opportunities.

Action 9.19. Sidewalk and Trail Connectivity. Identify, prioritize and implement sidewalk and trail projects that knit together and enhance the Downtown Core 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 and other important destinations.

Action 9.24. 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, TIRZ, and other performance-based or value-capture programs.

Action 9.35. Public Investment in Downtown. Develop a program and a strategy for funding construction of the highest priority improvements to Downtown infrastructure and the public realm in order to attract new businesses and residents, promote revitalization and restoration and develop a unique character and identity for the Downtown district.



10 IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

1. INTRODUCTION

The vision in the **Anna 2050** Comprehensive Plan reflects the desires and aspirations for the future of the community from the perspective of many different stakeholders. The Plan:

- + Addresses a variety of basic issues and requirements—land use, economic development, housing, mobility, parks and open space and others—that will affect the community’s ability to plan for and achieve that vision
- + Informs capital improvements planning, because the character of development—land use type and development density—is important in determining how, where and when to invest city resources in costly infrastructure
- + Provides a basis for the review of zoning and development applications for consistency with the way the community envisions the future
- + Helps identify changes in existing development regulations, such as zoning and subdivision ordinances, that are necessary to support the vision

2. POLICIES

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

3. VISION STATEMENT AND GUIDING PRINCIPLES REVISITED

The Vision Statement and Guiding Principles were developed early in the planning process and set the direction and tone for the remainder of the project. The Vision Statement for the **Anna 2050** Plan is:

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.

A set of Guiding Principles provided a foundation for the remainder of the plan and will continue to serve as a reference for City leaders as they deliberate on policies, programs, capital investments and development applications (see Chapter 2, Strategic Direction). These principles also tie together the interrelated elements represented in the chapters of this document, which address a variety of topics related to the physical development of the community—the development of land and buildings and the infrastructure to support it as well as the use of the city’s natural areas.

4. IMPLEMENTATION

Fulfilling the community’s vision for the future will depend upon more than simply adopting a plan. There must also be a clearly articulated strategy for implementation. This strategy must be translated into a coordinated and comprehensive approach that includes not only the list of specific tasks or actions to be taken, but a recognition of the amount of time and resources needed, an indication of the parties that will be involved in getting the job done and a system for monitoring and adjusting the plan as needed over time.

CITY’S ROLE

The City will play a major role in executing the Anna 2050 Plan. In the beginning, the City will need to take the lead in informing the community of the outcome of the planning process. At all stages of plan implementation the City will be responsible for prioritizing actions, developing a work plan, allocating staff resources, identifying and obtaining funding (which may require voter approval of bond programs in the case of major capital improvements), coordinating with partner agencies and organizations and monitoring progress.

PARTNERS

The City will need to collaborate with a variety of other individuals, agencies and organizations from both the public sector and private sector to achieve the community's 2050 vision. These individuals, agencies and organizations include:

Governmental/Quasi-Governmental Agencies

Governmental and quasi-governmental agencies are very important to a community's ability to accomplish its goals. They control funding, provide educational resources and perform economic development functions. These agencies include:

- + Collin County
- + North Texas Council of Governments (NCTCOG)
- + State of Texas, including the Texas Department of Transportation, Texas Parks and Wildlife Department, Texas Commission on Environmental Quality and others
- + Federal government, including the Department of Transportation, Environmental Protection Agency, Department of Commerce and others
- + Independent School Districts (ISDs), including the Anna ISD, Blue Ridge ISD and potentially others if property within the ETJ is annexed
- + Anna Economic Development Corporation/Community Development Corporation (EDC/CDC)

Private Sector Entities

Private sector entities are critical in the delivery of goods and services to the community and to the creation of jobs. They increase the local tax base by making investments in their businesses, and they can play a key role in attracting other business to the community. They also control land and capital that will be required for new development and improvements to existing properties. Among these private sector partners are:

- + Businesses and business owners
- + Landowners/Property owners
- + Real estate developers and brokers
- + Financial institutions

Non-profit Organizations and Civic/Community Associations

Non-profit agencies and organizations often fill gaps that the local government cannot address as easily because of its many and diverse

priorities and due to funding limitations. Often they focus on a specific aspect of community life (such as business or charitable support) or an area of special interest (such as recreation or the arts). Their members contribute time and talent to issues important to them. Homeowners associations and similar neighborhood groups can be particularly effective partners for the City in communicating with the broader community and keeping an eye out for potential problems before they become bigger issues. The commitment and passion of these groups also makes them enthusiastic cheerleaders for the community. Examples of these organizations include:

- + Greater Anna Chamber of Commerce
- + Anna Area Historical Preservation Society
- + Faith-based organizations
- + Arts and cultural organizations
- + Athletic leagues
- + Civic groups

Anna Neighbors

The ongoing involvement of Anna neighbors will be important to the fulfillment of the community's 2050 vision. These individuals, their families and friends buy, maintain and invest in their homes and neighborhoods and support their schools. They volunteer to serve on boards and commissions, take part in community events and become involved in arts, cultural and recreational groups. They can organize and educate themselves and provide critical support for issues and initiatives that affect them and contribute to the success of the community.

MONITORING AND UPDATING THE PLAN

Progress towards plan implementation should be monitored by City Staff on an ongoing basis to ensure that there is movement in a positive direction, that momentum is maintained and that adjustments are made to the plan as needed. The City should review the Implementation Plan and the relevant regulations and work programs regularly to ensure that policies, funding and staff resources are being allocated appropriately to fulfill the community's vision. The City Council should be briefed at least annually on the findings of this review.

It is important to remember that no plan, regardless of how thorough, can anticipate every possible situation that may occur after adoption. For this reason, the community should revisit the plan periodically—perhaps every five years or so—to determine whether it needs to be updated to reflect conditions as they change, community values as they evolve or an unexpected opportunity that is presented.

APPLICATIONS INCONSISTENT WITH THE PLAN

A zoning request that conflicts with the plan but deserves consideration does not have to be denied just because of this inconsistency. If the Planning and Zoning Commission and the City Council feel that the zoning application would provide a significant public benefit, it can be approved; however, in order for the City to protect itself and its interests, the Council may want to make the reasons for the approval a part of the public record. Preferably, this type of situation would not be a regular occurrence, but as has been alluded to, information is never perfect, communities are not static and market opportunities come and go, so the future cannot be predicted with 100% certainty; however, if applications like this are received and approved fairly often, this may suggest that a plan update or a change in zoning or other types of regulations is in order.

STAFFING

As the city of Anna continues to grow, it will likely be necessary to hire and assign staff specifically to addressing comprehensive planning functions—tracking progress, monitoring codes and ordinances, reviewing applications for plan conformance, etc. In the beginning, a single planner may be able to perform these duties, but as development activity increases over time, creating a separate comprehensive planning division may become a more appropriate staffing strategy.

5. KEY FACTORS FOR SUCCESSFUL PLAN IMPLEMENTATION

Successful implementation of the **Anna 2050** Comprehensive Plan will require all of the following:

- + Committed City leadership
- + Support from the community
- + Cooperation and communication between the City of Anna and its stakeholders—other governmental/quasi-governmental agencies, private sector partners, non-profit and civic/community groups and Anna neighbors
- + The coordination of projects with public and private sector partners, particularly projects related to investments in infrastructure
- + The elimination of obstacles to achieving the vision, such as ordinances, standards or processes that are contrary to plan implementation

The City of Anna will depend on the cooperation and resources of partner

agencies, which can be instrumental in providing the infrastructure necessary to support new development, and private sector developers and property owners, who hold the land and capital needed to carry out the plan.

6. IMPLEMENTATION MATRIX

City Staff will have the responsibility for monitoring progress on the **Anna 2050** Plan. The Implementation Matrix was developed as a tool for both staff and elected officials (Appendix 10.A). It represents a plan for the steps required for implementation. It is organized around a set of plan strategies and includes a supporting set of Action Items for each strategy, plus information as to the type, applicability and timing of each one, whether assistance from any outside entity will be required and how costly each one will be.

The most important part of the Implementation Strategy is a set of Action Items. These Action Items function like a to-do list for the many parties that will play a part in implementing the plan. Terms and concepts important to understanding the matrix are defined below.

- + **Action Item.** An Action Item is a specific task that needs to be completed to achieve the goals of the plan.

Each Action Item in the matrix is further described by a set of characteristics that define what kind of action it is and where and when the action is likely to be applied. A brief explanation of this concept and each of the categories is as follows:

- + **Type of Action.** This column indicates one of several categories that describes the nature of the Action Items. This type of categorization could allow those responsible for implementing the **Anna 2050** Plan to assemble similar or related items together for more efficient implementation or to ensure that steps that must be completed before a specific Action Item can be accomplished are programmed in the right order. Each Type of Action category is described below.
 - » **Capital Investments.** The repair and construction of major public facilities and utilities represent long-term investments in the community and should be coordinated with the Future Land Use portion of the **Anna 2050** Plan in order to make the best use of the resources required to complete them, including public funds. These projects must be designed to serve both the short-term needs of residents and businesses and to accommodate future growth. Actions of this type include both the acquisition of the necessary land and the construction of the physical assets.

- » **Education and Engagement.** Anna's neighbors, businesses, non-profits and agency and institutional partners will all need to understand the impacts of adopting the new **Anna 2050** Plan in order to see the community in a new way. Engagement with these parties will be important, not only in the days immediately following adoption of the plan, but also as time goes by. This ongoing process will draw upon the energy, ideas and enthusiasm of these same parties. All means of education and engagement should be used to reach them.
- » **Financial Incentives.** Financial incentives can be an important tool in the attraction of desirable development. Fee reductions or waivers, quicker processing of plans and permits, tax abatements and infrastructure investments are all options the City can use to attract the type of development the community envisions.
- » **Organizational/Operational Changes.** Among the recommendations in a comprehensive plan may be staff additions/changes or modifications to city or department procedures. These organizational or operational changes can be an important part of successful plan implementation.
- » **Partnerships.** At any given time, a city has a list of programs and projects they would like to implement. Often, the cooperation of other parties and agencies is necessary in the form of joint planning, coordination, the provision of land or funding, construction of physical assets, project management, etc. Collaborative partnerships with outside entities can give programs and projects a better and more timely chance of success.
- » **Regulations and Guidelines.** Public and private construction and development projects are typically governed by a set of regulations, particularly the zoning and subdivision ordinances, aimed at protecting community health, safety and welfare. The application of these ordinances is important to creating and maintaining a desirable community. In some instances and locations, a set of guidelines may apply as a means of preserving existing assets or creating a unique place or environment. Guidelines are strong recommendations, not requirements, but they should be observed unless there is a valid reason. If a city finds that existing regulations and/or guidelines prevent the implementation of important aspects of a comprehensive plan, there may be a need to create, refine, amend or repeal them. Many cities do not have the staff resources to devote to the rewriting of codes and the creation of guidelines. In these cases, they often engage consultants to assist with this process.

- » **Studies.** Public projects can be both complicated and costly to execute, so to be certain that public funds are used in the most responsible and effective way, the study of a topic or project may be necessary. These studies often require the use of outside expertise.

- + **Timing.** This characteristic indicates the general time frame for initiating an action, defined here relative to the date of adoption of the **Anna 2050** Plan.

Short-term	0-5 years
Mid-term	6-10 years
Long-term	More than 10 years
Ongoing	Underway, in process or occurring/will occur on a continuing basis

- + **Public Sector Cost.** This is a general indication of the City's level of financial responsibility for completing an item, ranging from \$ (relatively low cost) to \$\$\$\$ (approximate cost in excess of \$1 million).

\$	Up to \$150,000
\$\$	\$150,000 to \$500,000
\$\$\$	\$500,000 to \$1 million
\$\$\$\$	More than \$1 million

- + **Responsible Parties.** These are the individuals or organizations responsible for completing an Action Item. Depending on the Action Item, one entity may bear the full responsibility or that organization may take the lead with support from other individuals, agencies or organizations.
- + **Applies To.** Not all Action Items will be relevant to all projects and locations, so it is important to understand where each one will apply. The matrix includes a column that denotes whether each Action Item is most applicable to one or more of the Key Centers identified in the Future Land Use Plan or whether it applies to multiple locations across the city.

7. 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, rewrite or adapt as necessary.
- Action 10.4. Consistency Review.** Evaluate an application's conformance 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.

8. HIGHEST PRIORITY ANNA 2050 ACTION ITEMS

A city cannot undertake all its planned Action Items at one time for a number of reasons. Some will require extensive planning and may need to be coordinated with other Action Items or even other projects not included in the **Anna 2050** Plan. Others may require financial or staff resources that are not currently available. The full list of Action Items identified throughout this planning process, organized by Plan Strategy, is included in Appendix 10.A.

Below are the Action Items selected from the full list as having the highest priority in terms of implementation. These Action Items were chosen based on input from the CPATF, the responses in the online community survey and the expertise of City Staff and the consultant team. They are not prioritized within the list, but represent the broad range of Action Items the City should begin to work on as soon as is feasible in order to make the best use of the time, resources and partnerships available and to build on existing community support developed through the **Anna 2050** planning process.

3. FUTURE LAND USE

- Action 3.1. Comprehensive Plan Checklist.** Develop a Comprehensive Plan checklist to be used as a tool for determining the consistency of development proposals and zoning applications with the Anna 2050 principles and policies and to assist City Staff in making recommendations to P&Z and Council.
- 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 3.5. Code Overhaul.** Rewrite the City's development-related ordinances to align them with the vision expressed in this comprehensive plan and to accommodate the Future Land Use Plan.
- Action 3.6. Proactive Rezoning.** Conduct City-initiated rezoning of areas where such rezoning will remove an important barrier to development or revitalization.

4. ECONOMIC DEVELOPMENT

- 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 4.3. 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 4.7. 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 4.10. 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.

5. HOUSING

- 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 that permit a variety of lot sizes and housing types and promote context-sensitive development.
- Action 5.5. Evaluation Criteria.** Create evaluation criteria for neighborhood and housing quality through assessments that measure capital improvements (CIP) spending, residential sales and values, crime occurrences, code-related cases and actions, rental concentrations and other factors.

6. MOBILITY

- 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 6.8. 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.

7. PLACEMAKING

- 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 Image Study.** Conduct a Gateway Image Study to determine the appropriate characteristics for the development 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. Placemaking and Wayfinding Strategy.** Develop a Placemaking and Wayfinding Strategy that uses City branding to welcome visitors, identify historic landmarks and gateways and link together existing character areas through the use of 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.

8. PARKS, RECREATION AND OPEN SPACE

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

Action 8.10 New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available; priorities recommended in the Parks and Recreation Master Plan include Neighborhoods to Downtown, Slayter Creek Park to Natural Springs, Oak Hollow to Baldwin and Anna Crossing to Downtown.

Action 8.19. Priorities. Establish priorities for citywide facility development.

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

9. DOWNTOWN

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all or portions of the Downtown Core, using techniques such as a 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 9.5. Downtown Street Types. Implement the new Downtown Street Types and proactively redevelop roadways that are critical to optimizing reinvestment in the Downtown Core.

Action 9.8. 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 9.13. Programming Space. Enhance the Downtown street network and open spaces to accommodate more programming opportunities.

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 9.25. 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 9.36. Public Investment in Downtown. Develop a program and a strategy for funding construction of the highest priority improvements to Downtown infrastructure and the public realm in order to attract new businesses and residents, promote revitalization and restoration and develop a unique character and identity for the Downtown district.

10. IMPLEMENTATION

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, rewrite or adapt as necessary.

Action 10.4. Consistency Review. Evaluate an application's conformance 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.



Anna

2050

Kimley»Horn

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CITY OF ANNA, TEXAS
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF THE ANNA, TEXAS, APPROVING AND ADOPTING THE ANNA 2050 DOWNTOWN MASTER PLAN; PROVIDING FOR SAVINGS, SEVERABILITY AND REPEALING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Anna, Texas (the “City Council”) has found and determined that the City’s existing downtown master plan known as Anna Downtown Development Plan (the “Previous Plan”) should be reviewed and updated; and,

WHEREAS, the City of Anna, Texas (“City”) by resolution created a Comprehensive Plan Advisory Task Force to ensure community input into the process of updating the Previous Plan; and,

WHEREAS, a new downtown master plan to be known as Anna 2050 Downtown Master Plan (the “New Plan”) has been proposed to replace the Previous Plan; and,

WHEREAS, a copy of the New Plan is on file in the office of the City Secretary;

WHEREAS, the New Plan is comprised of the documents attached to this ordinance as Exhibit A and incorporated herein for all purposes as if fully set forth in full, including without limitation all exhibits and appendices to the New Plan, all of which constitute an integral part of the New Plan; and,

WHEREAS, the New Plan has—with the input of the public and the Comprehensive Plan Advisory Task Force—been drafted and reviewed by City staff, the Economic Development Corporation (“EDC”), the Community Development Corporation (“CDC”), the Planning and Zoning Commission (“P&Z”), and the City Council; and,

WHEREAS, the required public hearings have been held, during which the public was given the opportunity to give testimony and present written evidence regarding the New Plan, all in compliance with applicable state law and the City Home-Rule Charter; and,

WHEREAS, the New Plan has been presented to the City Council for review and adoption; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City to approve and adopt the New Plan, said New Plan being in furtherance of the public health, safety and welfare;

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

Section 1. Recitals Incorporated.

The above recitals are deemed to be the findings and determinations made the by the City Council and are incorporated here as if set forth in full for all purposes.

Section 2. Adoption of Comprehensive Plan.

The City Council hereby adopts the New Plan in its entirety, intending that said New Plan shall amend, supersede, and replace the Previous Plan as amended. The City Council further grants the City's Director of Development Services full authority to correct all non-substantive clerical or typographical errors in the New Plan, and make other necessary formatting, heading and numbering changes, provided that such corrections and changes do not change the meaning or effect of the New Plan.

Section 3. Savings, Severability and Repealing Clauses.

The Previous Plan is hereby repealed in its entirety. All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict, except that this ordinance by itself shall not affect any change to any existing zoning districts, zoning classifications, or other zoning regulations or designations of current zoning. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that anyone or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

Section 4. Publication of the Caption Hereof and Effective Date.

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication if so required.

DULY PASSED by the City Council of the City of Anna, Texas, this 27th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land
City Secretary

Nate Pike
Mayor

Anna

2050

DOWNTOWN MASTER PLAN



Kimley»Horn

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A. SHERLEY & BRO. HARDWARE STORE

LEWIS AND PAULINA SHERLEY MOVED TO NORTH TEXAS FROM KENTUCKY ABOUT 1853. WHEN THE TOWN OF ANNA WAS ESTABLISHED IN 1872, THEIR GRANDSON, BROTHERS ANDREW AND FRED SHERLEY, OPENED A HARDWARE STORE. IN 1894 THEY BUILT THIS STRUCTURE TO HOUSE THE BUSINESS. IT REMAINED IN THE FAMILY AFTER THE STORE CLOSED IN 1979. OVER TIME THEY WERE UNDERTAKERS AS WELL AS PURVEYORS OF FURNITURE, FARMING IMPLEMENTS AND MACHINERY, WAGONS, COTTON, GRAIN AND GROCERIES. WAGON-WEIGHING SCALES IN FRONT OF THE BUILDING WERE REMOVED WHEN THE ROAD WAS WIDENED. THE STRUCTURE IS A FINE EXAMPLE OF AN EARLY TEXAS COMMERCIAL BUILDING, RETAINING THE ORIGINAL CANOPY AND PAINTED SIGNS. MINIMAL VICTORIAN-ERA DETAILING INCLUDES CORBELLED BRICKWORK IN THE PARAPET AND PANELED KICKPLATES ON STOREFRONT DISPLAY WINDOWS.

RECORDED TEXAS HISTORIC LANDMARK-1999

SHERLEY & BRO.

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01

INTRODUCTION

INTRODUCTION

1. BACKGROUND

A VIBRANT DOWNTOWN

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

- + Sustains high-quality employment
- + Impacts bond rating positively
- + Can be utilized as a recruitment tool for industry
- + Stimulates the economy
- + Adds jobs
- + Is an economic driver
- + Increases tourism
- + Is a good investment

STUDY AREA

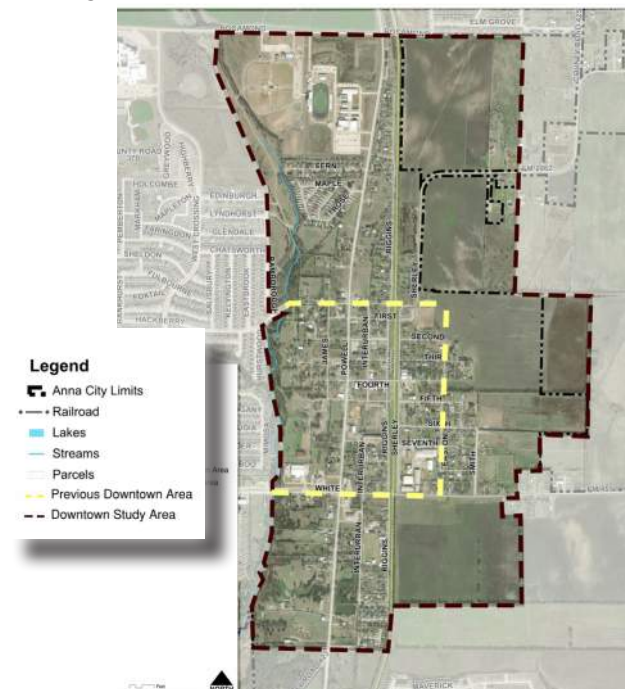


The City of Anna is located in northern Collin County, along U.S. Highway 75, approximately 10 miles north of McKinney and 45 miles northeast of Dallas. The city limits contains approximately 15 square miles and Anna has a total planning area of 61 square miles. The Downtown Study Area is slightly over 1.3 square miles.

As shown in the diagram below, previous plans have defined Downtown as the irregularly-shaped area bounded by Hackberry Lane on the north, South Easton Street on the east, FM 455/East White Street on the south and Slayer Creek on the west. The primary arterial roadways that bisect the Downtown area are SH 5/Powell Parkway, which runs north to south, and FM 455/White

Street, which runs east to west. The DART railroad right-of-way runs north to south through Downtown, parallel to Powell. Most of the historic part of what this plan refers to as the Downtown Core is located along Fourth Street adjacent to the railroad.

Early in the study process, community feedback, comprehensive research and detailed analysis confirmed that the boundaries of the study area for this plan should be expanded from the limits used in the 2015 Anna Downtown Development Plan. The new boundaries capture several tracts of land that have the greatest potential to impact and contribute to the core, both geographically and economically, and to improve the district's long-term viability as an interconnected and sustainable downtown. The delineation of this area was informed by existing features and boundaries, community feedback on housing types and commercial activities and considerations for future development. For this Downtown plan, the boundaries of the study area remain irregularly shaped, but have generally been extended to Slayer Creek on the west, Rosamond Parkway on the north, Easton Street on the east and Cunningham Boulevard on the south.



BRIEF HISTORY OF DOWNTOWN

The town of Anna was originally established as a railroad stop on the Houston & Texas Central Railroad (H&TC; later the Southern Pacific Railroad) in 1872. There was not a community with buildings or population, however, until more than a decade after the stop was installed. With the opening of a post office in 1883, the arrival of about 20 residents, and the establishment of a school that same year in the home of one of the residents, the town was born. Anna was most likely named after the daughter of one of the H&TC railroad officials, according to research done by resident Chester A. Howell and described in his 1985 publication *A Town Named Anna*. The original buildings, all of them wooden structures until 1904, were located on the west side of the railroad, facing the tracks. The town was officially incorporated in 1913.

ANNA TODAY

As an early 20th Century railroad town, some of the remnants from that era still remain. There are several old one-story brick buildings with mixed architectural styles along Fourth Street and a few other historic structures throughout the area. The railroad remains a focal element of Downtown. It is surrounded by Sherley Park, the Sherley & Bros. Hardware Store, and the Anna Train Depot. Vehicular access in the district is provided via a gridded network of streets, but pedestrian improvements are very limited; most of the roadways do not have sidewalks. There are several neighborhood parks in the Downtown area, and there are opportunities to link these spaces together as the city grows. On the northern and southern ends of the district there is land that is undeveloped and of a different character than the more traditional core; however, these undeveloped areas are in close proximity to the Downtown Core and will contribute to the district by presenting the potential for catalytic growth and investment.



PLAN FOUNDATION

The Downtown District is a valuable asset to the city, and as such, has been part of several community plans and visioning efforts in the past. These efforts included valuable analysis, goals and recommendations which describe the future aspirations for Downtown. Building on these studies, the Anna 2050 Downtown Master Plan recognizes the significant contributions and role they play in realizing the future of the District. The following section briefly describes some of the most important content from those plans as they relate to the Downtown.

The Anna Downtown Development Plan was adopted by the City Council on July 28, 2015, as an amendment to the 2010 Comprehensive Plan. It included the following as objectives:

- + Provide a clear vision and blueprint for future growth and development
- + Establish and define downtown boundaries suitable for future growth
- + Provide a vision for the character and appearance of future buildings
- + Provide a vision and layout for future streets, rights-of-way (ROW), and city blocks
- + Promote an increased variety of commercial uses including mixed-use buildings
- + Design a pedestrian and bicycle friendly (park and walk) streetscape and built environment
- + Improve the interconnectedness, accessibility, lighting, and condition of the streetscape
- + Increase available on-street parking
- + Establish Downtown as a destination with activities suitable for all generations
- + Designate public spaces, parks, monuments, signature elements, and focal points
- + Commission and institutionalize public art (statues, murals, art walls, etc.)
- + Develop an integrated wayfinding marker and signage system
- + Plan to incorporate multimodal transit (train, bus) into the Downtown fabric
- + Outline required improvements to utility infrastructure – especially storm water drainage

The City of Anna Strategic Plan - Vision 2035, was adopted in 2019. A core principle of that plan describes Anna as having a “vibrant Downtown” in 2035 and identifies the means towards achieving it as:

1. Successful retail businesses – small niche and locally owned
2. Variety of restaurants – national and local

3. Activities for evening, weekends, and daytime
4. Civic Center serving as a community focal point and destination
5. Music businesses and venues
6. Open community space available for community events and festivals
7. Easy access with convenient parking
8. Adult activities and opportunities – evening and weekends
9. Effective wayfinding signage system
10. Walkable and pedestrian friendly Downtown

The recently adopted 2020 Economic Development Strategic Plan describes a series of economic development goals intended to help achieve its targeted outcome. Goal 5, “Transform Downtown Anna into a vibrant district” is further detailed with objectives to achieve that goal as follows:

Objective A) Work closely with the downtown Master Plan consulting team to incorporate key ideas and components to create a strong downtown district

Action i) Explore opportunities to improve signage, upgrade infrastructure, expand landscaping, increase design standards, update parking, and other infrastructure projects (e.g. restore water tower, etc.)

Objective B) Increase the number of small businesses in Downtown Anna

Objective C) Recruit residential and commercial projects that align with the downtown vision



COMMUNITY ENGAGEMENT

Strategizing for the Downtown Master Plan update started early in the **Anna 2050** planning process. Securing input from Anna neighbors and Downtown stakeholders was a priority. By combining the Downtown engagement process with the overall **Anna 2050** Comprehensive Plan process, the planning team was able to provide a wide range of interactive opportunities to the community, including the key Downtown stakeholders (property and business owners, developers and community leaders) who will play an important part in any revitalization effort.

Throughout the development of the both the Anna 2050 Plan and the Downtown Master Plan, the planning team employed an ongoing engagement process that allowed the community to define problems, brainstorm ideas, respond to design concepts and create solutions and strategies to fashion a vision that is unique to Downtown Anna. Stakeholder interviews, workshops and an online survey all informed this final plan.

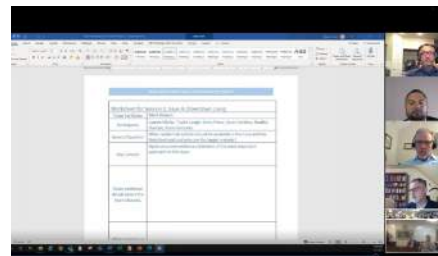
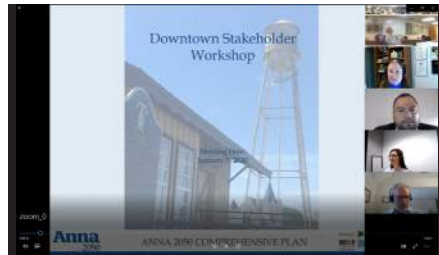
CITY STAFF WORKSHOP

On November 16, 2020, the consultant team met with City Staff to discuss key issues and obtain input on mapping intended to memorialize existing conditions and features of the Downtown and provide a framework for future discussions. In addition to providing feedback on Downtown boundaries, City Staff weighed in on several maps as they analyzed the following:

- | | |
|----------------------|-----------------------------------|
| + Existing land uses | + Ratio of improvements by parcel |
| + Thoroughfare Plan | + Parcel ownership |
| + Catalyst sites | + Historical assets |
| + Public facilities | + Parks, trails, and open space |

This data formed the basis for discussions throughout the public engagement process.





STAKEHOLDER SURVEY

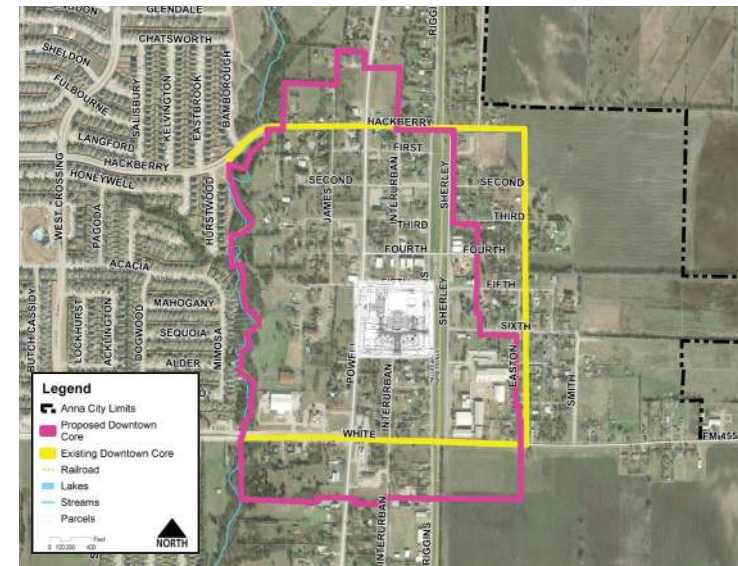
As part of the public engagement process, an online survey was conducted from November 20, 2020, through December 13, 2020. This survey was based on preliminary stakeholder ideas and the analysis of existing conditions done for the overall **Anna 2050** project. The specific questions were designed to elicit input about particular aspects of Downtown's development, programming and character. The results of the survey were used to structure a workshop session for Downtown stakeholders in January 2021. Together, the survey and the stakeholder workshop shaped this detailed Downtown Master Plan.

The Downtown survey was designed by Strategic Community Solutions, reviewed by the other members of the Kimley-Horn consultant team, and reviewed and approved by City of Anna Staff. It was distributed to several groups of individuals using a variety of means:

- + Emails were sent to Downtown property owners and stakeholders identified by the Economic Development Department
- + Emails were sent to individuals who had provided a contact email address as part of their involvement in earlier **Anna 2050** online engagement
- + Emails were sent to all participants in the **Anna 2050** Joint Workshops (City Council, Planning and Zoning Commission, Parks Board, EDC/ CDC Board and Comprehensive Plan Advisory Task Force)
- + Announcements about the survey were distributed through e-newsletters sent by the City and the Anna Chamber of Commerce
- + Announcements were posted on the City's website and distributed through its social media channels

A total of 130 participants responded to the survey, commenting on a wide array of topics and issues related to Downtown. Through this effort, major themes and conclusions emerged that helped frame the Downtown Master Plan, its Priorities and Action Items. The full survey with participants' responses is found in Appendix 1 of this report.

Draft Survey Maps



Existing Aerial - DRAFT



Major themes and conclusions derived from the survey include:

- + Downtown as a unique, local gathering place is supported
- + General agreement was expressed on the Downtown Core and Downtown Neighborhood boundaries
- + People want more places to eat and drink
- + Events and festivals are desired
- + The most comparable nearby downtown is in McKinney
- + Four locations are recognized as very important historical sites—the Anna Train Depot, Spurlock’s Malt Shop, the First Christian Church of Anna and the Sherley & Brothers Hardware Store
- + Biking and walking trails are a high priority
- + Mobility responses support improvement to identified intersections as well as pedestrian and biking trails
- + The neighborhood around Downtown is seen as a place for varied residential choices and for mixed-use development

STAKEHOLDER WORKSHOP

On January 7, 2021, following the online engagement effort, a virtual Stakeholder Workshop was held via Zoom. This session provided an opportunity for stakeholders to actively engage with the consultant team, weigh in on critical Downtown issues and build consensus on key topics in a collaborative, virtual environment. In total, in addition to the consultant team and City Staff, 23 community leaders, developers and business and property owners attended the session.

During the Stakeholder Workshop, participants were first given the task of evaluating the Downtown Core boundaries and identifying what key attributes contribute to the Core. They were then asked to evaluate the neighborhood that surrounds the Core, which adds to and feeds into it. The group was in general agreement with the proposed boundaries, and consensus was formed around the approach and understanding of what makes those areas unique and defines them as a place. Both focus areas—the Downtown Core and the surrounding Downtown Neighborhood—and their key attributes are described in further detail in the Character Framework section of this report.

Following the first segment of the workshop, breakout sessions were held in which stakeholders worked in smaller groups to discuss and tackle 10 key issues that relate to Downtown. Participants discussed an overarching question pertaining to their topic, agreed on a summary statement or key concept, determined what locations are the most critical to the issue and discussed what investments or actions would need to be made in order to realize the vision. The topic areas, overarching questions, and a summary

of themes of each group’s discussions are described below and can be reviewed in more detail in the Appendix:

1. **Downtown Outside:** How should parks, trails, plazas, public art, natural areas, and open spaces contribute to Downtown Anna’s character?
“Create a pedestrian friendly downtown supported by activated spaces.”
2. **Food:** How should food (production, purchase, cooking, dining, etc.) fit in Downtown Anna?
“We all need to eat – Downtown Anna should have something local for everybody’s taste and budget.”
3. **Spending Money and Time:** What shops, events and activities should people find in Downtown Anna?
“Anna is a place that accommodates small, medium and larger business. Small businesses that can thrive and cater to weekday, weekend and weeknight crowds including retail/commercial, offices, residential. That supports creation of a hub or destination, leading to long-term sustainability.”
4. **Getting to and From:** Where and how do people and vehicles arrive in Downtown, travel inside the area, and park vehicles when necessary?
“Parking lots should be on the outside of downtown. Showcase your businesses, hide your parking”
5. **Municipal Complex Campus:** What investments and developments should this project catalyze?
“Investments in the municipal complex should catalyze the creation of destination restaurants, retail and entertainment establishments that reflect the unique character of Anna”
6. **Downtown Living:** What residential options should be available in the Core and the Neighborhood and who are the target markets?
“Living options should be provided in the Downtown Anna Core and Neighborhood that support a spectrum of future residents including single professionals, young families and empty nesters that desire the lifestyle offered in a vibrant neighborhood with a denser range of mixed housing types”
7. **Downtown Work:** What non-retail/restaurant businesses and business support services should be encouraged and attracted to the Core and the Neighborhood?
“Downtown should have spaces & services so people working from their homes in Anna can find everything here they need to be successful.”

8. **Catalyst Concept:** What Place Types and Development Concepts Make sense on the Catalyst Sites?

“We need Catalyst projects that create a sense of destination for people one hour or more away.”

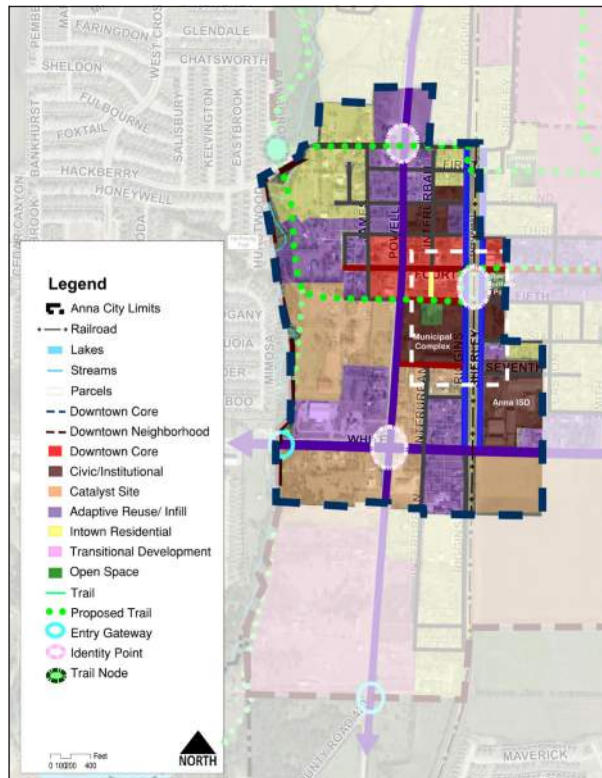
9. **Finding Your Way:** What wayfinding signage is needed to help people reach Downtown destinations and what Gateways or similar features will let them know they’ve arrived?

“Signage around town that directs people to downtown - Welcome signs at the major gateways so that it is clearer where the boundaries are - Within downtown, streetscaping elements should be implemented to help establish a unique character to the area”

10. **Enticing Visitors:** What events, experiences and places will put Downtown Anna on the map for visitors from TX and the US?

“Create scalable, multi-functional programmable pedestrian spaces that are enticing to visitors and Anna neighbors.”

Downtown Core District



COMMUNITY CONTEXT/EXISTING CONDITIONS ANALYSIS

Early in the process, a thorough analysis of the existing Downtown conditions was conducted. The planning team collected and analyzed a large set of data and facts about Downtown to better understand the starting point for Anna’s future and where the area was headed. This information included a review of existing land uses, parks, trails and open spaces, mobility, historic resources, improvement data, vacant parcels, property ownership and public facilities. All information on existing conditions, with revisions identified during the process, is found in Appendix II of this document. It represents a snapshot of the existing conditions in Downtown.







ANNA TRAIN DEPOT

WHEN THE HOUSTON & TEXAS CENTRAL RAILROAD CAME THROUGH IN 1872, THERE WAS NO TOWN HERE. THE RAILROAD WAS THE SPARK THAT IGNITED THE TOWN OF ANNA, AND THE POPULATION HAD GROWN TO 20 PEOPLE BY 1883.

THE DEPOT WAS 70 FEET IN LENGTH WHEN IT WAS BUILT IN 1885 BUT WAS SHORTENED TO 30 FEET IN 1937. FOR MANY YEARS AN ABUNDANCE OF JOHNSON GRASS AND BALES OF COTTON CROSSED THE THRESHOLD OF THE DEPOT. IT WAS CLOSED IN THE LATE 1950'S AND REMAINED IN ITS ORIGINAL SPOT ON THE OTHER SIDE OF THE RAILROAD TRACKS 200 FEET WEST OF THIS SITE.

IN THE EARLY 1960'S, THE RAILROAD PLANNED TO TEAR THE DEPOT DOWN SO A LOCAL BUSINESSMAN ACQUIRED IT. HE MOVED IT TO HIS FARM 2 MILES WEST OF TOWN AND USED IT TO STORE HAY.

THE FARM WAS PURCHASED BY A DEVELOPER IN THE LATE 1990'S AND THE DEPOT WAS IN JEOPARDY OF BEING DESTROYED. THE ANNA AREA HISTORICAL PRESERVATION SOCIETY WAS FOUNDED ON FEBRUARY 12, 2004 WITH A GOAL TO RESCUE, RELOCATE AND RESTORE THE DEPOT. THE DEPOT WAS DONATED TO AAHP IN 2007 AND MOVED TO A TEMPORARY LOCATION WEST OF DOWNTOWN NEAR THE POWELL GIN.

IN NOVEMBER 2017, THE ANNA CITY COUNCIL DESIGNATED SHERLEY HERITAGE PARK TO BE THE PERMANENT HOME FOR THE DEPOT AND IT WAS MOVED HERE ON MAY 8, 2018.

02
STRATEGIC
DIRECTION

STRATEGIC DIRECTION

2. VISION STATEMENT

In the early days of settlement, the Anna Train Station was the central place for trading goods, hearing the latest news, celebrating events, and connecting with friends and family. During the late 20th Century, much of Anna's attention shifted to new neighborhoods and shopping centers, but Downtown places like Spurlock's Malt Shop carried on the tradition of unique local gathering places. As Anna looks to the future, it is focusing once again on the original Downtown area.

Downtown Anna's future expands the traditional role of the Anna Train Station, creating a larger area where Anna neighbors find local goods and services, enjoy gathering in diverse indoor and outdoor spaces, and come together to celebrate and strengthen the unique character of the Anna community.

CHARACTER FRAMEWORK

During the planning process, two distinct character areas were identified within the overall Downtown—the Downtown Core and the Downtown Neighborhood. These two sub-areas are reflected in the Downtown Map on the next page. The boundaries of these areas reflect differences in the key attributes in each one and the feedback from the community as to potential housing types and commercial uses. Stakeholders recognized that the Downtown Core is distinctive from the remainder of the study area, but that the Downtown Neighborhood also contributes to a better overall district.

Downtown Core

The Downtown Core is envisioned as the heart of the community. There are possibilities for outdoor recreation and entertainment, local boutiques and shops and restaurants that spill out onto the sidewalk. This portion of the district is bounded by FM 455/White Street on the south, Slayter Creek on the west, Hackberry Lane on the north and Easton Street and East Hackberry Lane generally on the east.

At the center of Downtown lies a historic gridded street network with a collection of modest buildings and structures that speak to Anna's heritage as an early 20th Century railroad town. Included in its collection of important structures and places, both old and new, are the Municipal Complex, the

Train Depot building, Sherley Heritage Park, the Hardware Store, the water tower, and the First Christian Church of Anna.

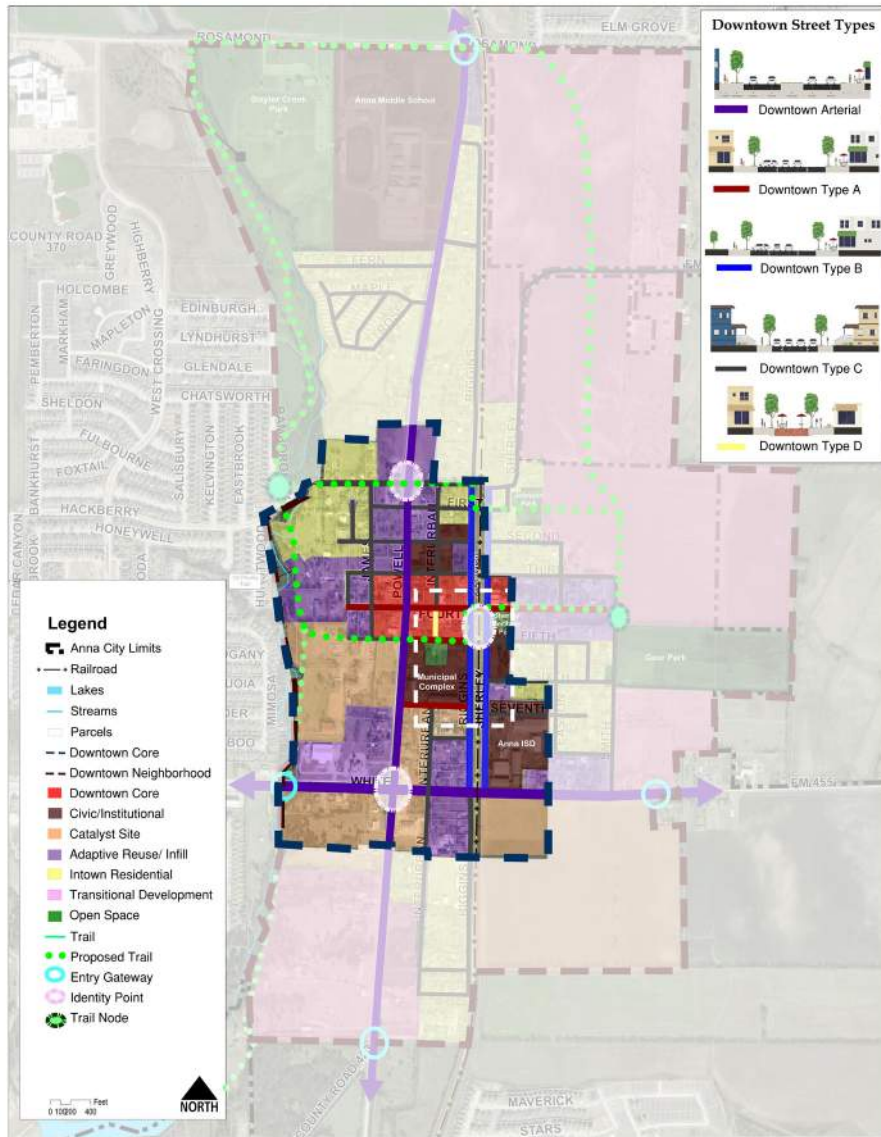
The Downtown Core is intended to become the community's major gathering space and a place where special events and activities are held. As an example, the new Municipal Complex, adjacent to Fifth Street and Powell Parkway, has been designed with a public open space and provides an opportunity to connect to other parts of the district to help make it the center of civic life. As this area becomes more active, it will be essential to plan for event management for the programming and maintenance of the space to make it a successful location.



Downtown Neighborhood Area

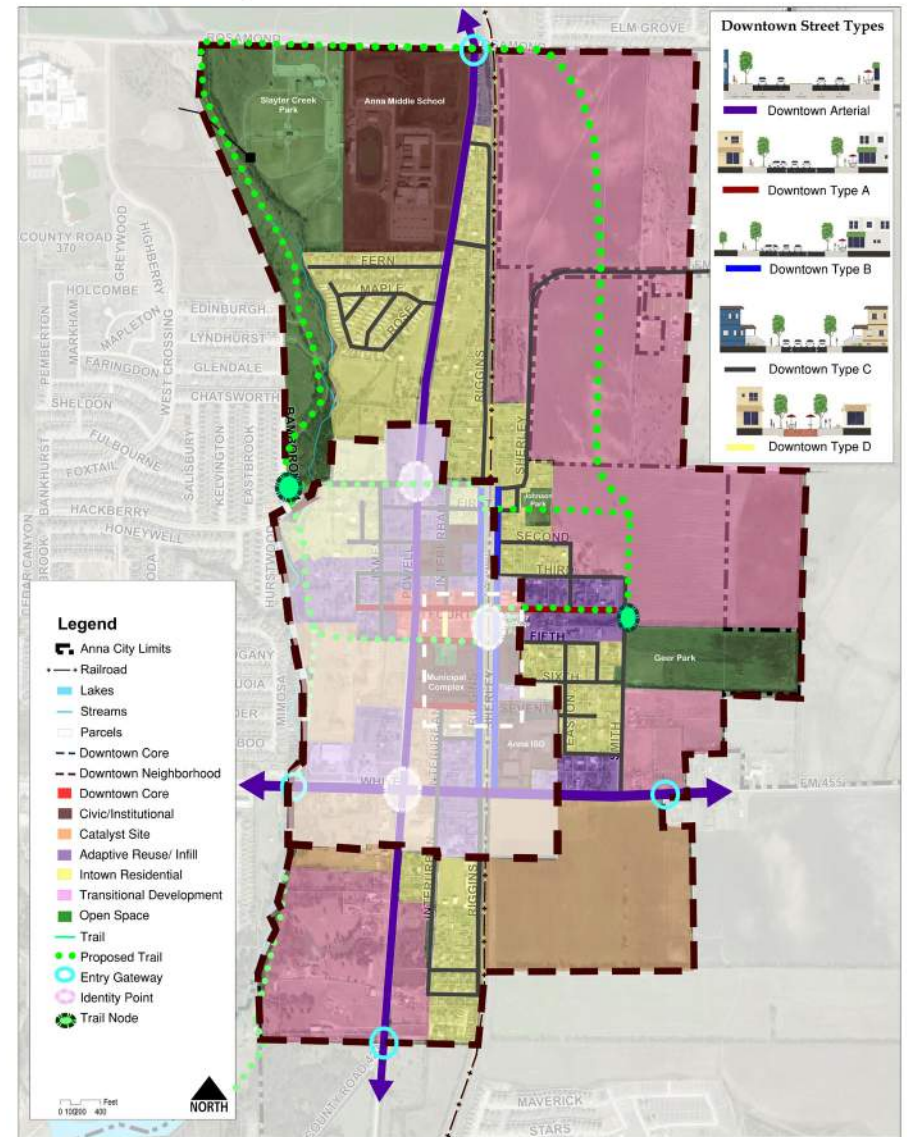
The area that surrounds the Downtown Core—the Downtown Neighborhood—is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land.

Downtown Core District



This area is critical since it surrounds and feeds into the Core and provides the largest catalytic sites for Downtown development. The Downtown Neighborhood, with its Mixed Use and Urban Living Place Types, is intended to provide a transition from the Downtown Core to the rest of the community.

Downtown Neighborhood District



The Downtown Neighborhood includes several key elements that are important to the district. On the north, Anna Elementary School and Slayter Creek Park are well-used public facilities that draw people to Downtown and provide linkages to the community through the Slayter Creek pedestrian trails. The open space along the creek also provides an opportunity to create linkages along the western boundary and throughout the Downtown Core. Geer Park and Johnson Park on the east are currently undeveloped but are planned as neighborhood-serving parks. It will be important to create linkages between these facilities and new development so that the parks function as an enhanced amenity for the area. There are also key gateway areas along SH 5/Powell Parkway in the Downtown Neighborhood at the northern and southern entrances to the district. Once developed, the Downtown Neighborhood district will provide a link to the surrounding community and support a healthy multimodal network, open space and trail connectivity, improved walkability, and enhanced connections to the Downtown Core.

STRATEGIC POLICIES

This Downtown Master Plan identifies specific policies crafted to make Downtown a better place to live, do business, visit, and enjoy. Based on a study of physical and market conditions and a robust community engagement process, the plan is intended to be responsive to the community's needs. It is a policy document designed to target public investment and leverage public sector initiatives. Strategic Policies of the plan include:

- Policy 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.
- Policy 2.** The CDC/EDC should continue to 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.
- Policy 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.
- Policy 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.

Policy 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.

Policy 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.

Policy 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.

Policy 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.

Policy 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.

Policy 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 and develop wayfinding signage.

Policy 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.

DOWNTOWN FRAMEWORK

Throughout the formulation of the Downtown effort, research and analysis was conducted that informed the Strategic Direction of the plan. The Downtown Framework and Illustrative Plan below compile that information into a single map. Detailed analysis and recommendations of the overarching data is broken into key segments in the Strategic Direction section that follows.

Legend

- Anna City Limits
- Railroad
- Lakes
- Streams
- Parcels
- Downtown Core
- Downtown Neighborhood
- Downtown Core
- Civic/Institutional
- Catalyst Areas
- Adaptive Reuse/ Infill
- Intown Residential
- Transitional Development
- Open Space
- Trail
- Proposed Trail
- Entry Gateway
- Identity Point
- Trail Node

Downtown Street Types

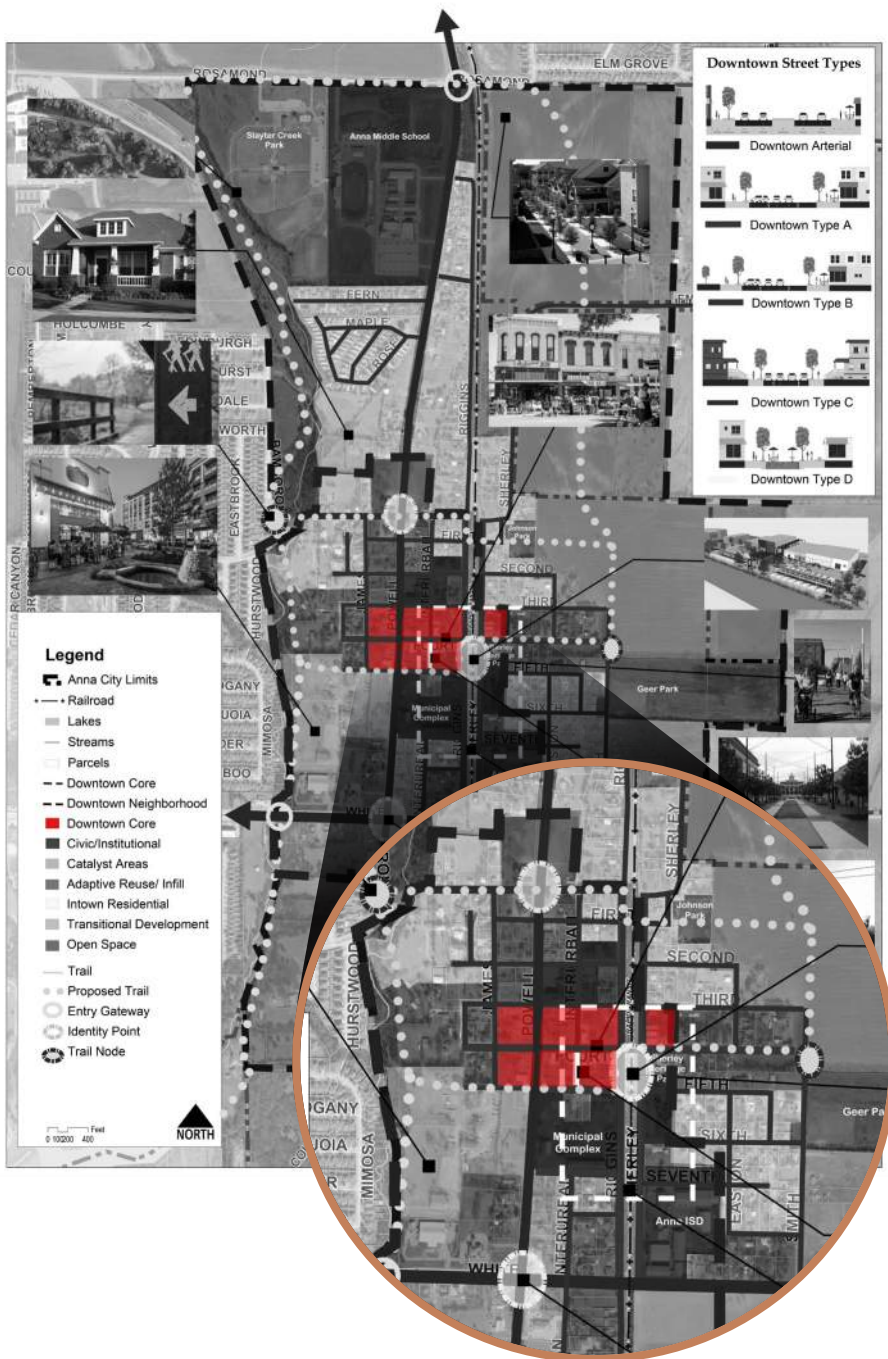
- Downtown Arterial
- Downtown Type A
- Downtown Type B
- Downtown Type C
- Downtown Type D

Map Labels: ROSAMOND, ELM GROVE, Anna Middle School, Slayter Creek Park, FERN, MAPLE, BIRCH, SHERIDAN, SECOND, THIRD, SEVENTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH, FOURTEENTH, FIFTEENTH, SIXTEENTH, SEVENTEENTH, EIGHTEENTH, NINETEENTH, TWENTIETH, TWENTY-FIRST, TWENTY-SECOND, TWENTY-THIRD, TWENTY-FOURTH, TWENTY-FIFTH, TWENTY-SIXTH, TWENTY-SEVENTH, TWENTY-EIGHTH, TWENTY-NINTH, THIRTIETH, THIRTY-FIRST, THIRTY-SECOND, THIRTY-THIRD, THIRTY-FOURTH, THIRTY-FIFTH, THIRTY-SIXTH, THIRTY-SEVENTH, THIRTY-EIGHTH, THIRTY-NINTH, FORTIETH, FORTY-FIRST, FORTY-SECOND, FORTY-THIRD, FORTY-FOURTH, FORTY-FIFTH, FORTY-SIXTH, FORTY-SEVENTH, FORTY-EIGHTH, FORTY-NINTH, FIFTIETH, FIFTY-FIRST, FIFTY-SECOND, FIFTY-THIRD, FIFTY-FOURTH, FIFTY-FIFTH, FIFTY-SIXTH, FIFTY-SEVENTH, FIFTY-EIGHTH, FIFTY-NINTH, SIXTIETH, SIXTY-FIRST, SIXTY-SECOND, SIXTY-THIRD, SIXTY-FOURTH, SIXTY-FIFTH, SIXTY-SIXTH, SIXTY-SEVENTH, SIXTY-EIGHTH, SIXTY-NINTH, SEVENTIETH, SEVENTY-FIRST, SEVENTY-SECOND, SEVENTY-THIRD, SEVENTY-FOURTH, 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Within the Downtown Core and Downtown Neighborhood, five distinctive Character Area classifications have been developed to distinguish and define the diverse development pattern that exists in varied locations and to understand the opportunities that they provide. These areas are designated as Retail Center, Catalyst Areas, Adaptive Reuse/Infill, Intown Residential, and Transitional Development. Because each area is unique and contributes to the makeup of Downtown in different ways, a wide range of development, housing, office, retail, and recreational amenities can be combined to achieve the vision of a diverse and vibrant Downtown.

Building types should complement each other while providing the richness and diversity that is needed for a vibrant Downtown. Primary building types represent the types of buildings that are envisioned to be the most prevalent in each character area, with the secondary building types being envisioned to support the primary character, or in some cases to be utilized to provide transitions to existing developments at the edges of the character areas. Also, as development gets closer to the primary core, density should increase appropriately to accommodate that urban fabric.

While the building types may vary, the standard of quality should be set and maintained as consistently high by establishing certain parameters and following through as the district grows. To realize the ultimate vision for Downtown, future zoning decisions should be consistent with the **Anna 2050** and Downtown plans, and development decisions and public infrastructure projects should be based on the Future Land Use Plan. In particular, the City should consider incorporating a specific set of zoning standards—Form-Based Code, Planned Development, Overlay District or other set of regulations—to establish detailed design guidelines and ensure high-quality development in harmony with the community’s vision and the Future Land Use Plan. These types of regulations have been found to reinforce the public realm, elevate the walkability, consistency, compatibility, and quality of the neighborhood environment and to provide adjacency predictability to support economic investment.



Retail Center

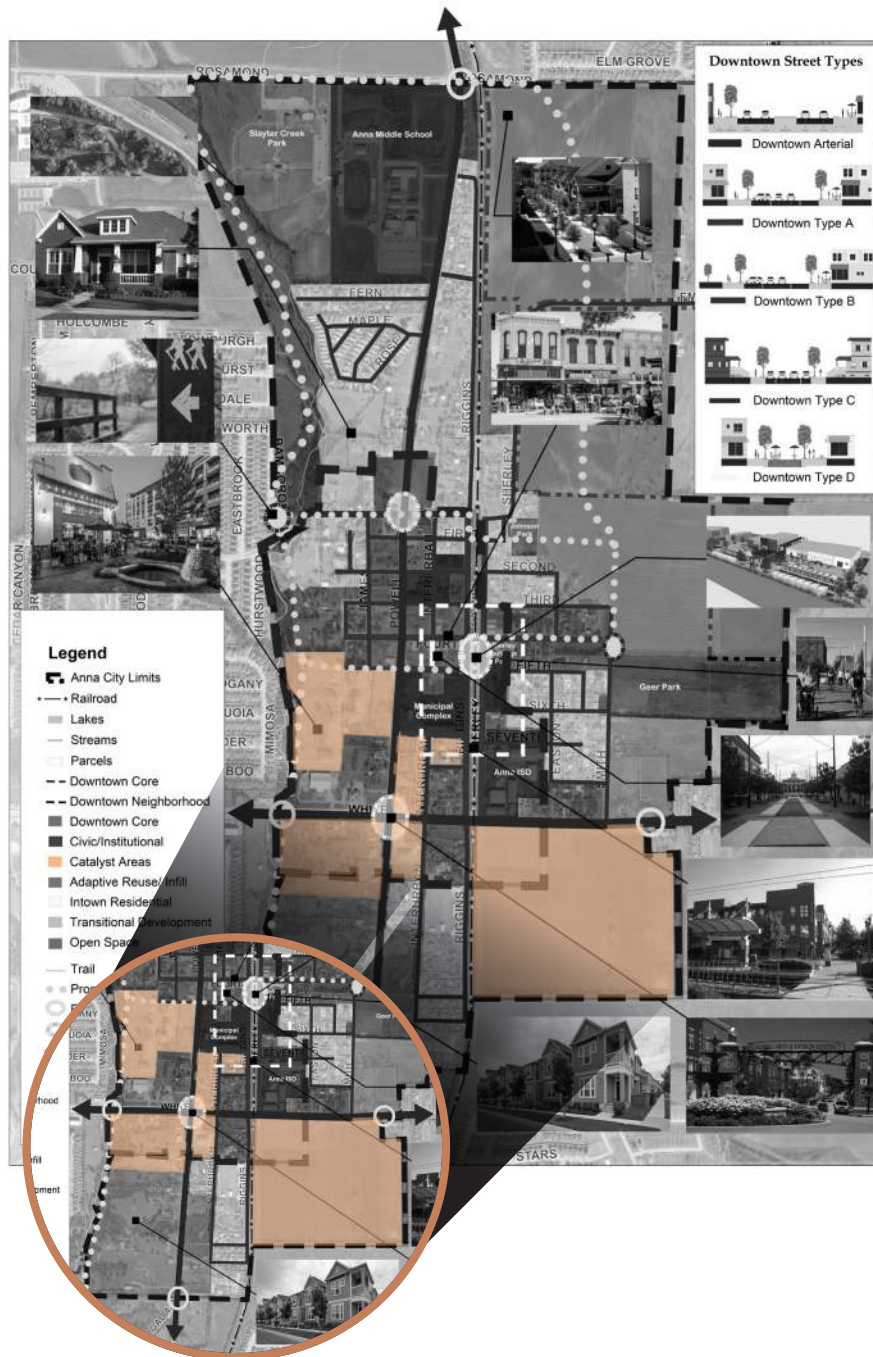
In the heart of the Downtown Core, the Retail Center is located along both sides of Fourth Street and on the blocks between Fourth and Fifth Streets. It extends from just east of Powell Parkway to west of Sherley Street. This area is comprised of old storefront buildings that provide a walkable urban environment. Future land use decisions should complement the Retail Center and reinforce the multimodal atmosphere that accommodates a wide array of Downtown activity.

The following primary building types are appropriate in the Downtown Core: (Mixed-use, storefront retail and restaurants, urban residential)



The following secondary building types are appropriate in the Downtown Core (Churches, Civic Structures):





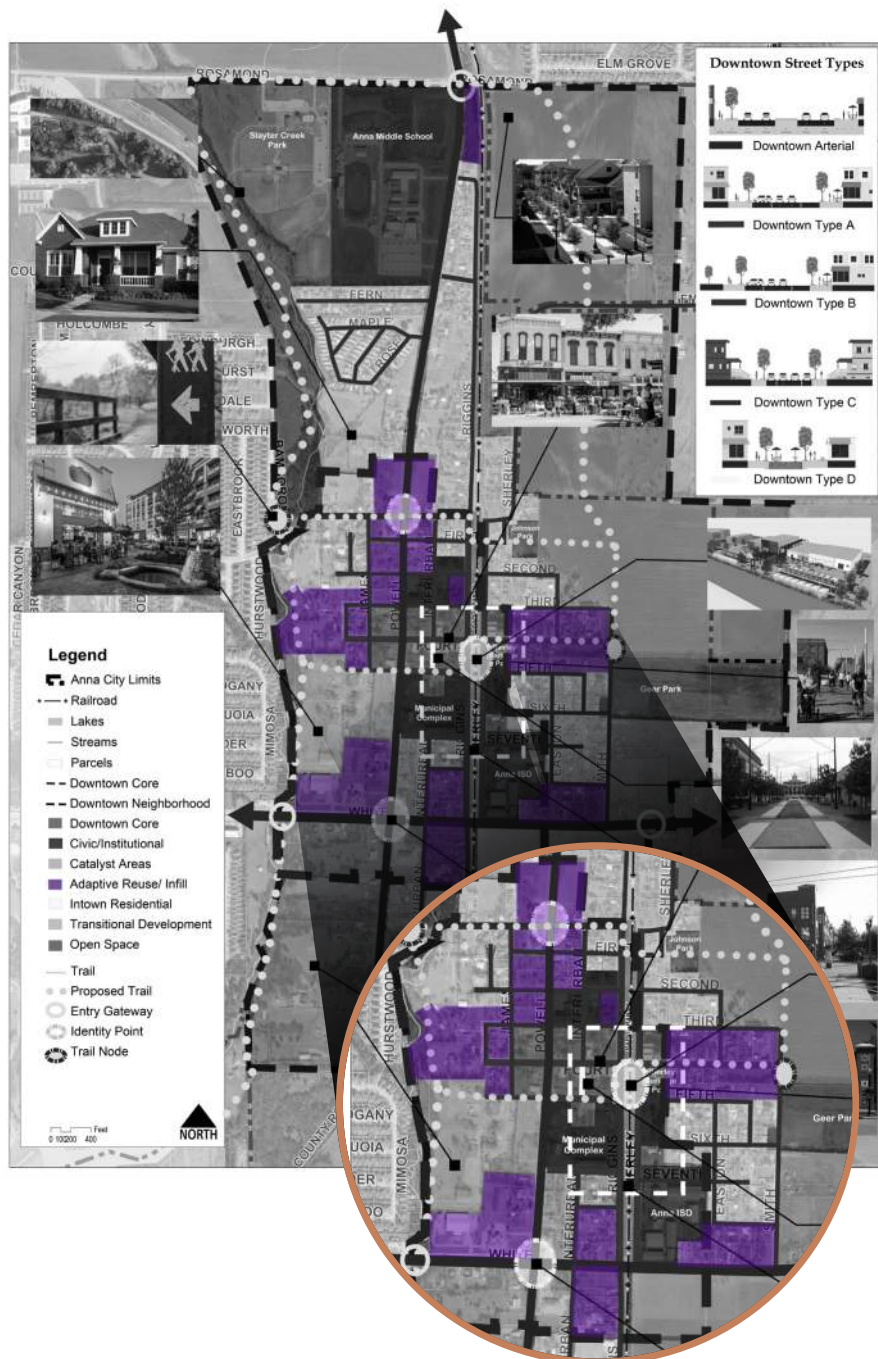
Catalyst Areas

Dispersed throughout the southern and central areas of Downtown, several locations adjacent to major intersections (FM 455 and SH 5) or places of activity (Municipal Complex) provide sufficient land size for Catalyst Areas to emerge. These four areas have been identified for redevelopment or new development based on several factors, including the size of each area, and its potential to spur activity, contribute to the urban fabric and to serve as a unique Downtown anchor or signature neighborhood. Investment in these areas will show confidence and commitment to Downtown and could help catalyze further economic growth in the district. Partnerships and financial incentives may be required to attract investment to these sites.

The following primary building types are appropriate in the Catalyst Areas (Mixed-use, office, storefront retail, restaurants, urban attached residential) :



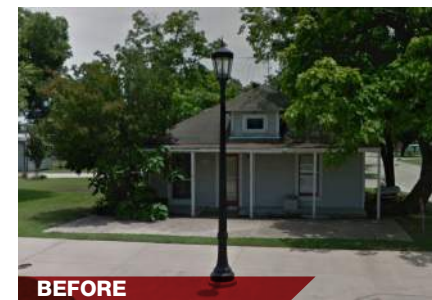
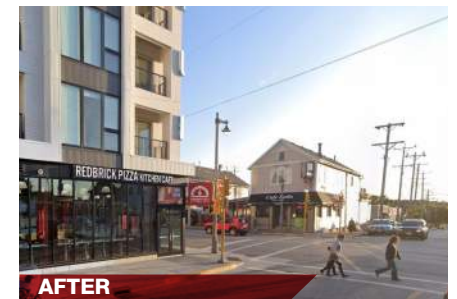
The following secondary building types are appropriate in the Catalyst Areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):



Adaptive Reuse/Infill

The Adaptive Reuse/Infill areas are generally centered along Fourth Street (east and west of the Retail Center area), Powell Parkway and White Street. While the Catalyst Areas are generally larger sites that, alone or in combination with adjacent sites, have the ability to accommodate large scale developments, the Adaptive Reuse/Infill areas are made up of smaller lots situated along corridors or in districts that are expected to increase in activity over time. As these areas become more attractive for new investment, they can be adapted to establish new uses (i.e. home conversion to a small business) or be redeveloped with new building types altogether. While there may be some new development on these sites, they are not expected to be aggregated with other sites for redevelopment purposes. Future Land Use decisions should accommodate the existing neighborhood fabric, while encouraging a transition to a more active environment and a more diverse building stock.

The following primary building types are appropriate in the Adaptive Reuse/Infill areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential):



The following secondary building types are appropriate in the Adaptive Reuse/Infill areas (Churches, Civic Structures, Accessory Structures):

Downtown Anna contains several pockets of historic residential fabric that surround the Downtown Core, defining the character of this area and supporting it as a unique and diverse district. As the community grows over time, reinvestment in the Intown Residential areas will remain essential in maintaining and elevating the quality of each neighborhood. These areas, along with surrounding undeveloped parcels, can provide the critical residential base necessary to support the businesses envisioned for Downtown. Additionally, there is an opportunity to provide a wide range of more urban housing products that could accommodate people at all stages of their lives. Future land use decisions in this area should emphasize sound neighborhood placemaking principles, such as walkable streets and amenitized open spaces, to reinforce civic life and allow neighbors to maintain connections throughout their community.

The top-left image shows a single-story ranch-style house with a dark grey roof, white trim, and a central entrance. The top-right image shows a two-story colonial-style house with grey siding, white trim, and a small front porch. The bottom-left image shows a row of brick townhouses with white trim and a sidewalk. The bottom-right image shows a two-story brick house with a white porch and a dark roof.

The following secondary building types are appropriate in Intown Residential (Churches, Civic Structures, Accessory Structures, Open Spaces):



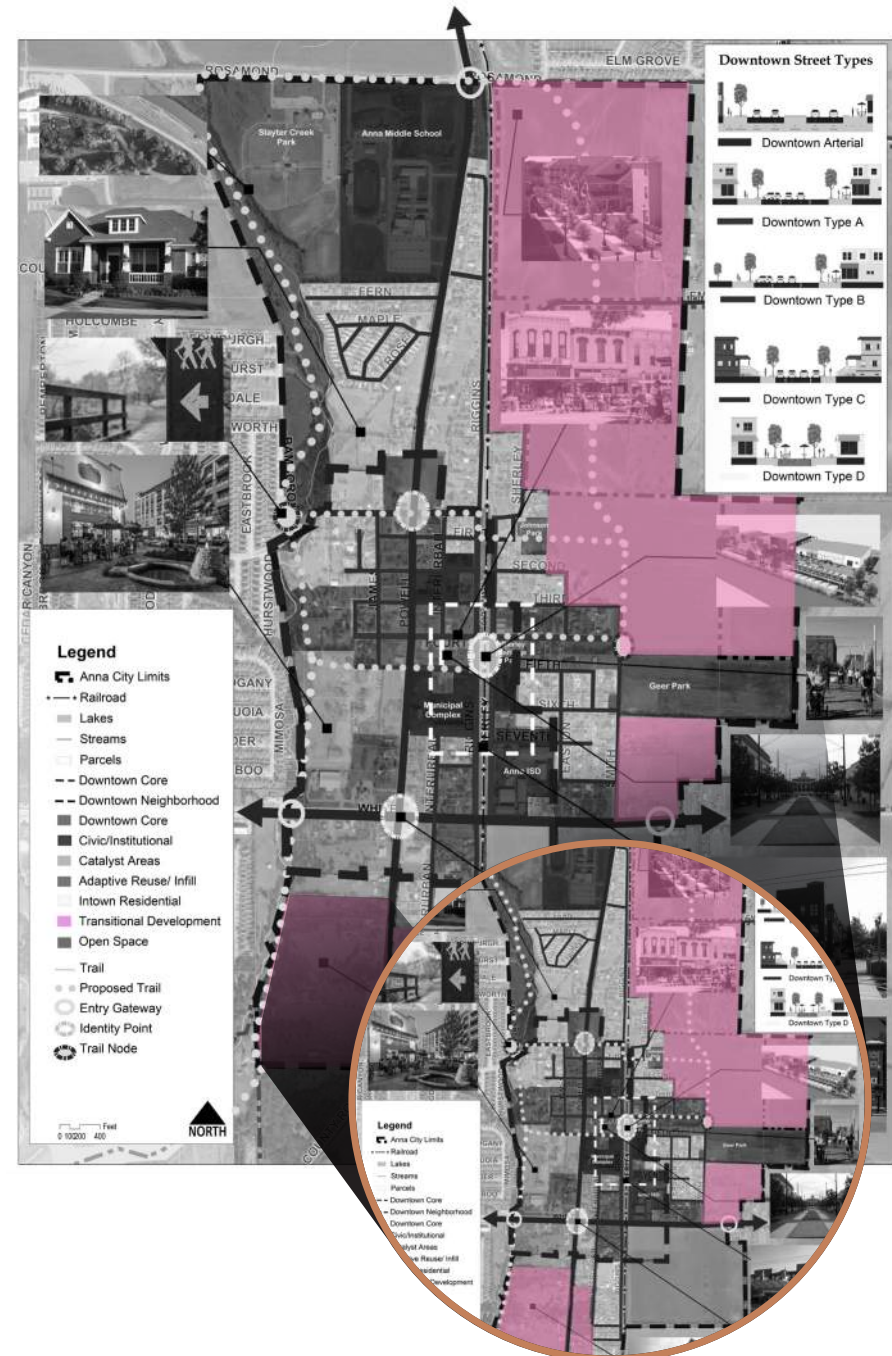
Transitional Development

In the far northeast and southwest portions of the Downtown Neighborhood, there are large undeveloped parcels of land identified as Transitional Development areas. The term “transitional” refers to the vision that these areas may change over time from higher density residential products toward the Downtown Core, to lower density, detached residential products on the district’s edges that blend better with the developments in the surrounding community. As with the Intown Residential areas, these Transitional areas are envisioned to support a range of housing types for people at all stages of their lives. These lots have the unique potential to provide additional linkages to the Downtown Core, and once developed, may provide a wide array of building types to support the district. Though not classified as Catalyst Areas as described above, these areas may very well become catalytic in nature and help spur economic growth within the area. Because of the desire for flexibility to maximize the development potential in each of these areas, future land use decisions should emphasize the placemaking elements that define the public realm and reinforce the natural and cultural amenities in the area.

The following primary building types are appropriate in the Transitional Development areas (Mixed-use, office, storefront retail, restaurants, urban attached residential, detached residential, cottage residential):



The following secondary building types are appropriate in the Transitional Development areas (Churches, Civic Structures, Accessory Structures, Open Spaces, Parking Garages, detached residential, cottage residential):

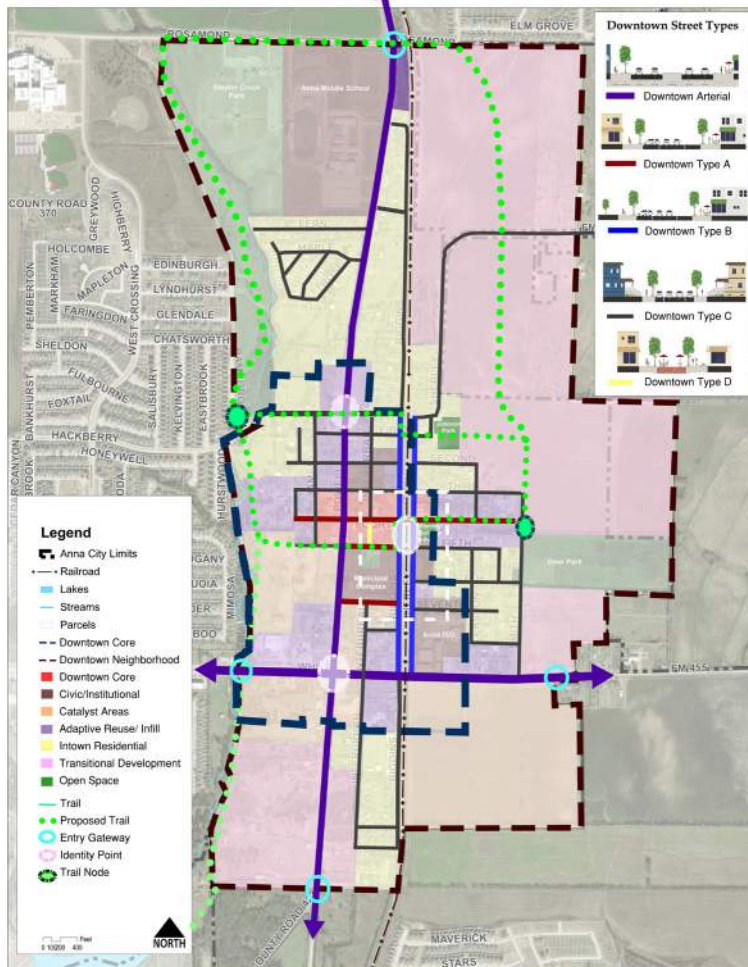


MOBILITY

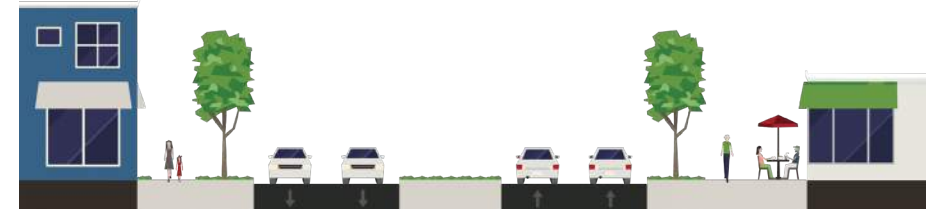
A key contributor to a vibrant and healthy downtown is the transportation network that provides access to and from the district. The mobility network should accommodate and prioritize sufficient multimodal infrastructure so that the streets are safe for all who walk, ride, or drive in Downtown Anna. As the City seeks to create a district that provides diverse opportunities for living, working and entertainment, streets should be designed to reinforce those goals.

Downtown Street Types

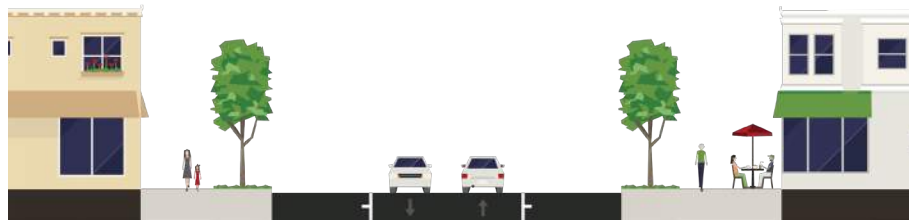
Downtown Street Network



The Master Thoroughfare Plan completed as part of the **Anna 2050 Comprehensive Plan** highlights Downtown Anna as a special district and adds several new street types unique to this area. These streets require right-of-way to accommodate large pedestrian walkways on each side of the road for access to Downtown businesses, as well as on-street parking to serve those businesses and narrow vehicle travel lanes for increased safety. The first type is the Downtown Arterial street, which is designed specifically for the sections of SH 5/Powell Parkway and FM 455/East White Street that run through the Downtown. The cross section is designed with a divided four-lane layout for mobility but emphasizes an urban core context and focuses on speed management and pedestrian accommodations. Since this road is owned by the Texas Department of Transportation (TxDOT), coordination will be required to ensure that the roadway functions meet the needs of both the State and the City.



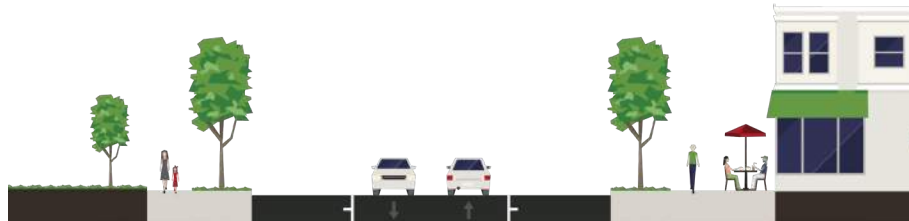
Fourth Street is envisioned as a signature street in Downtown Anna and a primary location for community wide activities and events. While its primary function is as a Type A Street, because of the critical connection it provides to Sherley Park and Geer Park, it should be designed as a festival street east of Powell Parkway. A festival street is designed to act as a typical downtown street on most days but has the flexibility to be closed to vehicular traffic and transformed into a major outdoor venue during festivals or civic events. The design of this street is intended to accommodate vehicular traffic while also encouraging pedestrian activity by slowing traffic speeds using pedestrian volume, street design, landscaping, lighting and special material selections to help influence driver behavior and contribute to the quality of place. Street design should also focus on the flexible use of right-of-way to allow vehicles, pedestrians, and bicycles to utilize the street equally. For ease of transition into a festival street during events, the design should also incorporate removable bollards, electrical connections and tie downs for tents and rolled curbs to accommodate unobstructed pedestrian movements between the sidewalk and the street.



DOWNTOWN TYPE A

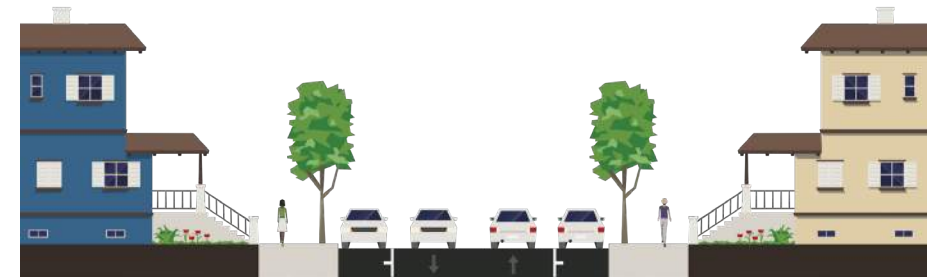


A third street type, Downtown Type B, is laid out for streets that are adjacent to an open space, civic space with large building setbacks or a railroad on one side. This street type takes advantage of wide right-of-way sections that have larger sidewalks and tree-lined streets that maintain a pedestrian-friendly environment, while also giving drivers a pavement section that is wide enough in each direction to allow for passing and accommodates angled on-street parking.



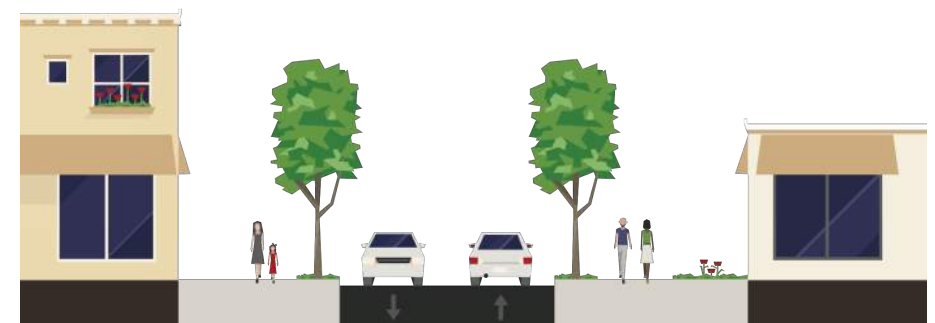
DOWNTOWN TYPE B

Downtown Type C is envisioned to be the most prevalent type in Downtown Anna and is laid out for narrower streets that provide cross access between developments. This street type has buffered sidewalks that maintain a pedestrian-friendly environment while giving drivers adequate pavement in each direction to allow for passing and on-street parking.



DOWNTOWN TYPE C

As a result of discussions and workshops with Downtown stakeholders, a new vision for Interurban Street was created. It is recommended that Interurban between Fourth Street and Fifth Street become a pedestrian-only street. This segment of roadway has the same right-of-way width as a Downtown Type D street, but because of its adjacency to the Municipal Complex and Fourth Street and its current role as a secondary roadway, it should be redesigned to reinforce the creation of a pedestrian-friendly, walkable Downtown. This fifth street type is intended to catalyze the development of a unique outdoor atmosphere, to drive economic activity and to establish a Downtown center for pedestrians that otherwise would not exist. It also provides an intimate, pedestrian-only venue for small events, festivals, or musical performances, or that can be utilized in conjunction with the festival street during major Downtown activities. The design for a street of this type will require specific attention to the aesthetics of the right-of-way, often using pavers, landscaping, outdoor lighting, seating and public art.



DOWNTOWN TYPE D



Traffic Calming

Traffic calming is a method of promoting responsible driving behavior through street design without relying on traffic control devices such as signals and signs or on police enforcement. Traffic calming programs specific to Downtown Anna should be identified as a part of the citywide study recommended in the Anna 2050 Comprehensive Plan. Downtown stakeholders should be involved in developing the citywide program to ensure that the measures included are appropriate to the needs of the Downtown area.

Powell Parkway & White Street Roundabout

Both SH 5/Powell Parkway and FM 455/White Street are currently built as two-lane arterial roads but are slated for a redesign in the future. The intersection of these two major roads has one of the highest crash rates in the city. To help mitigate safety concerns, a roundabout is proposed at this intersection. Roundabouts provide many benefits to traffic circulation and safety. This proposed traffic circle could also present an opportunity to create a gateway at the southern entrance to Downtown using enhanced streetscaping and signage improvements.

MULTIMODAL ELEMENTS

Pedestrian and Cyclist

Having a pedestrian-friendly environment in Downtown will be essential to its economic success. Local roads throughout Downtown are currently constructed as two lanes of asphalt with bar ditches along the edges. Sidewalks are minimal and located primarily along Fourth Street, where they serve the old buildings in the Downtown Core. With the new Downtown street types in place, the goal is for every street to have sidewalks on both sides. Additionally, an extension of the existing Slayter Creek Park trails network into Downtown is planned, providing nearby residents with access to the area without requiring them to use a car to get there. These trails also have the potential to connect to the overall park system, creating a greenbelt with Downtown at its core. Additional information about the future trails network in the City of Anna is contained in the Parks and Recreation Master Plan.

Transit

Public input indicated that interest is mixed among Anna residents on the possibility of transit in their city. Dallas Area Rapid Transit (DART) owns the rail line that runs north to south in the eastern part of the Downtown district, along with an undeveloped parcel adjacent to it. Currently, DART's light rail service terminates at the Parker Road Station in Plano, and the Mobility 2035 Plan prepared by the North Central Texas Council of Governments does not include service to Anna within that time horizon. Additionally, any future transit service beyond Plano would likely need to be provided by an entity other than DART due to implications related to DART's current member cities. While these challenges must be overcome in order for transit to Downtown Anna to become a reality, in the long term, it would be very beneficial for a station to be built in Downtown, where it could increase access for people from elsewhere who are interested in visiting the district and for Anna neighbors who could use Downtown as a starting point for trips to other destinations.

Parking Strategy

While parking availability is not currently an issue for Downtown Anna, a problem could arise as more commercial development begins to occur. Street Types A, B and C allow for on-street parking, which is advantageous for high-turnover businesses. Developments like City Hall at the Municipal Complex, which are centers of employment during normal business hours, will provide parking on-site to satisfy the needs of their employees and customers. These parking areas could be used for visitors on the weekend while the offices are closed. For commercial developments that have few employees or peak hours that differ from their neighbors', smaller shared parking lots could be utilized.

Land in Downtown is in limited supply, so parking inventory should be maximized in other areas first before considering the development of a surface parking lot. Right-of-way can be repurposed along the DART rail line to provide angled or parallel on-street parking in certain places rather than using valuable Downtown real estate for this purpose. Excessive parking lots located within downtown areas have been shown to diminish the quality of the urban fabric and should be utilized with caution.

If it is determined that parking is needed to supplement the existing inventory, any surface lots or facilities should be located behind businesses and/or designed with appropriate architecture and landscaping so as not to disturb the character of the district. Additionally, these facilities should be designed/located so that garages could be built on them later if demand warrants. Adequate signage should be used to direct drivers to public parking lots so that they are not circulating unnecessarily around Downtown in search of a parking space. Until the plan fully develops and further parking studies are conducted, temporary parking locations can be utilized.

The City of Anna has a limited collection of older buildings and sites that are important to the community and serve as a reminder of its heritage as an early 1900's railroad town. While these sites and structures can be found throughout the city, many of them are located within the Downtown Area. As shown on the Historical Assets map (located in the Appendix), there is a diversity of building types, including residences, churches, a museum, and retail buildings. This map was prepared by local volunteers familiar with Anna, and the inventory is maintained by the Collin County Historical Commission. While this inventory does not specifically designate a site or building as being historic, it is a valuable resource on which the community can build to determine whether specific sites or buildings qualify for State or National historic designation.

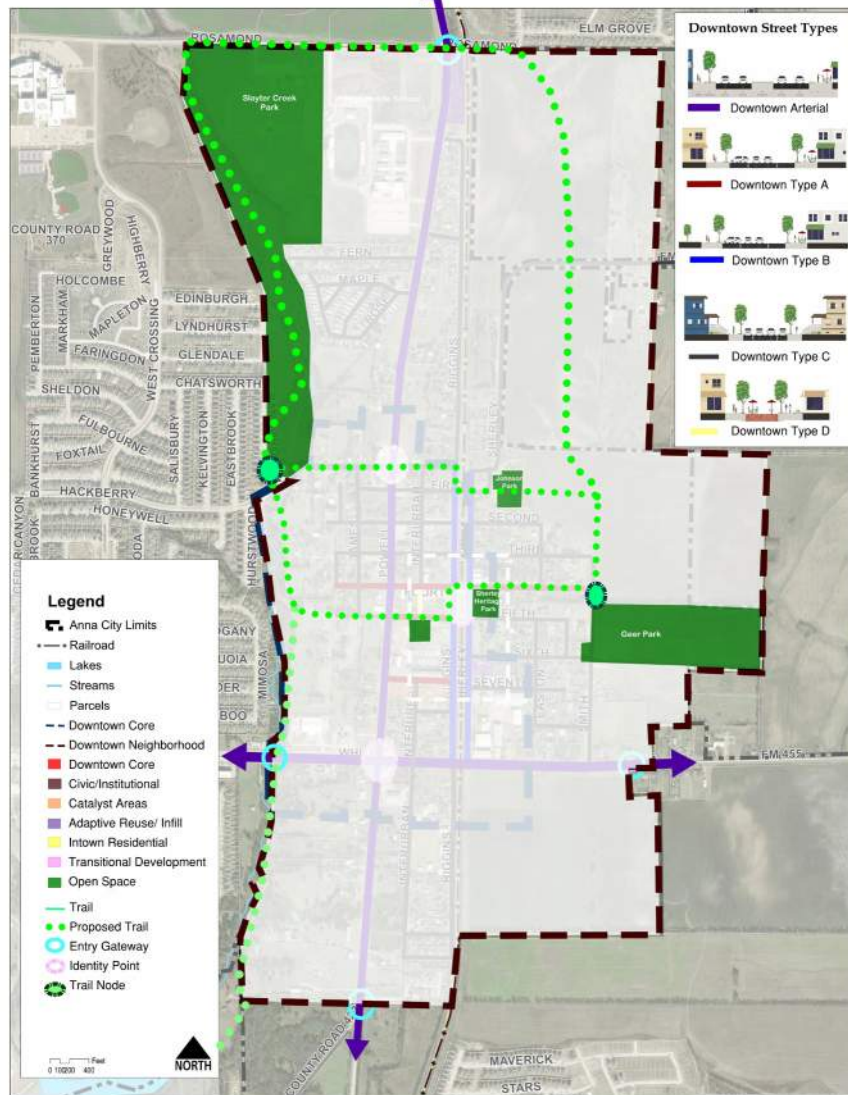
During the public engagement process, participants identified four sites as their most valued historical locations—the Anna Train Depot, Spurlock's Malt Shop, the First Christian Church of Anna and the Sherley & Brothers Hardware Store. As part of the public input process, older structures were ranked in terms of their level of importance and were highlighted as to their significance, as shown in the table below. Some participants strongly favored the idea of exploring the feasibility of establishing a historic district in Downtown Anna to allow for further preservation, restoration, and enhanced funding potential for properties within this area.

HISTORIC RESOURCES



PARKS, TRAILS, AND OPEN SPACE

Park and Trails Network



Parks, trails and open space will be critical elements for the success of Downtown and the creation of community spaces that will complement new or revitalized development in the Core and Neighborhood areas. Parks play a large role in improving the quality of the Downtown experience in Anna. Johnson Park (improved), Geer Park (unimproved) and Sherley Heritage Park (improved) include existing or planned amenities that will support Downtown with recreation opportunities, both today and in the future. Additional outdoor amenities will be required Downtown to achieve the desired vision for the area, including:

Plazas and Gathering Spaces. These are envisioned to include an easily accessible space or series of spaces that would serve as a community hub for special events or a meeting spot for Anna neighbors. These spaces should have strong connections to the new Municipal Complex. The Fourth Street festival street and Interurban Street pedestrian-only street should play a key role in providing for these types of spaces.

Trails. Downtown Anna contains several neighborhood and community-sized parks and open spaces that could be expanded to connect them and make the area more accessible to and from key Downtown destinations and to the surrounding community. These recreational assets could help distinguish the district, enhance property values and link assets together in a cohesive manner. From a placemaking perspective, the trail network should reinforce the environment that it is in and take advantage of topographical and geographic amenities.

The Anna Parks and Recreation Master Plan has recommendations for numerous future trails citywide that will connect the surrounding Anna community to Downtown. Within Downtown, the only existing trail is along Slayter Creek. It extends from the north end of Slayter Creek Park at Rosamond Parkway to Hackberry Drive at the northern edge of the Downtown Core. Additional future trails are recommended to connect key Downtown assets from the existing trailhead along Slayter Creek at Hackberry to the east along Hackberry to Johnson Park, and from the trailhead to the south along Hackberry Creek to White Street. Additional trail connections to the east from the future Slayter Creek Trail extension are recommended, generally along Fourth Street and along White Street to Smith Street. The Downtown loop would then be completed with a future trail connection along Smith Street from White Street to Fourth Street.

Sidewalks and streetscapes within the area will also act as pedestrian circulation corridors and should be improved based on the recommendations of the Downtown Street Types. A direct connection from the Municipal Complex to Fourth Street is also recommended with the redevelopment of Interurban in a pedestrian-only configuration. As the overall pedestrian network is further developed Downtown, special

design consideration will need to be given to providing safe pedestrian access across White Street and Powell Parkway.

Facilities. Downtown and the area surrounding it could be an attractive location for centralized recreation opportunities. A community recreation center offering a wide variety of activities or one or more outdoor facilities could complement the other Place Types in Downtown. Additionally, a multi-use sports complex located within the Downtown Neighborhood District or in close proximity to Downtown in the surrounding community could act as a catalyst to support Downtown businesses by attracting visitors who might be interested in shopping, eating or staying Downtown.

PLACEMAKING STRATEGY

An essential component in establishing a vibrant Downtown with diverse uses and activities from day to night is the practice of Placemaking. While the Downtown is a place that is already recognized by Anna neighbors as a significant center, the community has expressed a desire to reinvest, enrich and enhance the Downtown and strengthen its identity. By establishing a district that takes full advantage of its assets, including building form, vegetation, open space, civic structures and space, streetscape and topography, the Downtown can be positioned to capture a sense of place that is unique to Anna.

Four key factors define the placemaking opportunities in Downtown:

- + **District and Neighborhood Character.** Both the Downtown Core and Downtown Neighborhood districts warrant placemaking efforts to further establish and reinforce their character. It is through placemaking that these districts can define themselves and maintain their identity and quality as they develop into increasingly vibrant, diverse and active Downtown districts.

Within the Downtown Core, the compact gridded network of streets is easily identifiable as part of Anna's original neighborhood fabric. Complete with a small central area that can be typified as an early 20th Century, mixed-use district, the Downtown Core is a unique neighborhood that could support a diversity of Downtown life with additional public and private investments. Placemaking efforts in this area should focus on preserving the historic character of the Downtown area and facilitating a compact, walkable district.

The Downtown Neighborhood surrounding the Core can be characterized as a less urban area supportive of larger-scale development patterns that tie into the center. Placemaking efforts should focus on maintaining the small-town feel while allowing each undeveloped area to establish

itself as an interconnected and integral part of the overall Downtown district.

- + **Catalyst Areas.** Four locations have been identified as ones that could benefit from an emphasis on the creation of place and support for investment that will catalyze other development. These sites are further detailed in the Catalyst Areas discussion in the Vision Strategy. Catalyst Areas provide ample opportunity to contribute to a sense of place for Downtown through the creation of new urban fabric and defined open spaces. These areas should not be required to fit in to a specific Downtown theme; each has the potential to create its own distinct character that works with that of the others to establish an overall Downtown identity. Future placemaking decisions in these areas should emphasize elements that define the public realm and reinforce the existing natural and cultural amenities.
- + **Gateways.** Placemaking opportunities Downtown include creating a sense of arrival into this most important place for the Anna community's past and future. Gateway features can help define boundaries and celebrate a district's identity. Several key intersections and locations in the Downtown are targeted as gateway opportunities. They should be enhanced through theming, branding, wayfinding, illumination, and landscaping. These locations are at the entries to the Downtown district along the main north, south, east and west routes via Highway FM 455/ White Street and SH 5/Powell Parkway, but there are also opportunities at major trailheads and where Fourth Street and White Street intersect South Powell Parkway.
- + **Corridors.** Throughout Downtown, community wide linkages define the experience and image of the community and provide various opportunities for the district to establish a sense of place along those routes. Significant corridors that exist Downtown are present in the form of streets, paths, trails, the railroad, floodplain and natural areas, tree canopies and viewshed corridors. The perception of the community, its ability to attract and retain interest and establish a unique and vibrant place is often shaped by the quality and experience along its thoroughfares. As future reinvestment occurs in Downtown streets, trails and along the railroad, specific consideration should be given to their design so that branding, storytelling, theming, monumentation, trail and open space design, and the siting and character of the buildings that define the public realm, are incorporated.

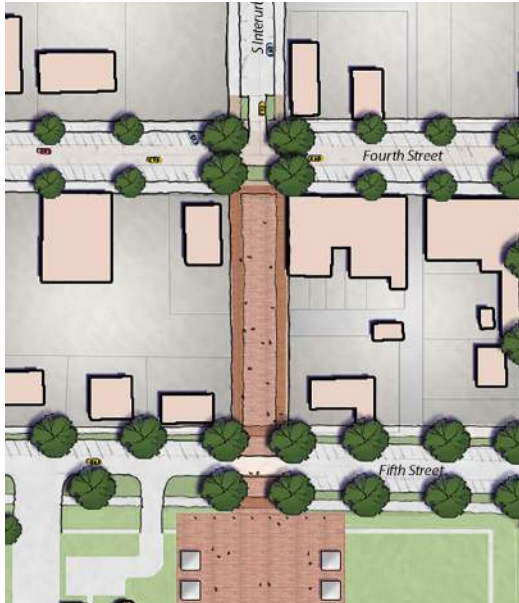
Downtown Framework Plan



- During the planning process, it became clear that many of the unique attributes of Downtown converge in the area adjacent to Fourth Street, the Municipal Complex and the connection to Sherley Heritage Park. The following summarizes the additional analysis and specific recommendations developed for this part of Downtown.

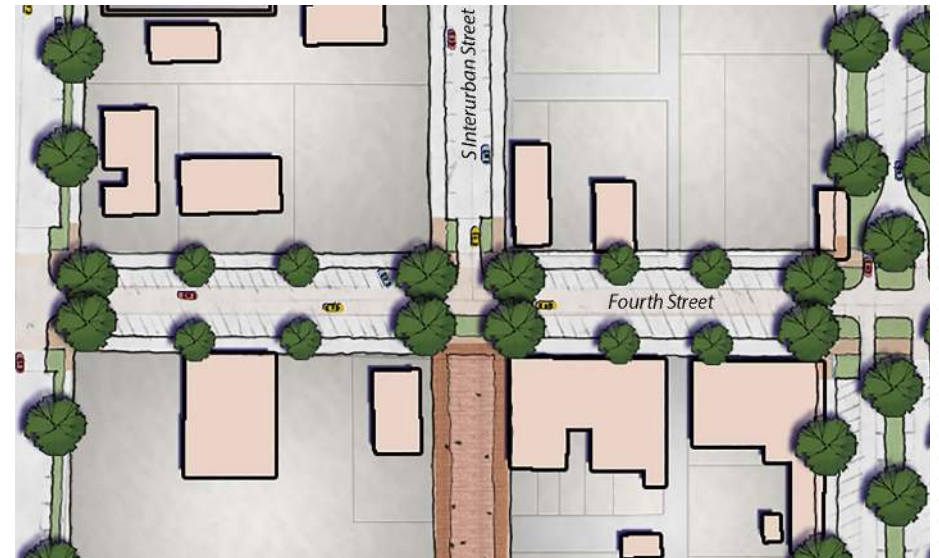


Municipal Complex. The new Municipal Complex will ultimately be the location of several public buildings in a single block, ensuring a strong, long-term civic presence in Downtown. Downtown can benefit from private sector investment in the central core by capitalizing on the buzz created by the public sector investment in the Municipal Complex. Adjacent properties have been earmarked as catalytic opportunities that could contribute to the sense of place as reinvestment and redevelopment occurs.



Fourth Street. Fourth Street is the signature roadway in the Downtown Core. The oldest buildings in the district define the streetscape and create a sense of uniqueness. There are a variety of uses along or near Fourth Street that anchor the district and will be the building blocks for future activity—City Hall, the Police Station, shops, restaurants, offices, churches, parks and a museum. While this roadway performs an important function in bringing people to the district, multimodal assets are minimal and/or nonexistent. As Fourth Street crosses Powell Street to the west and Sherley Street to the east, vehicular access dominates; there are no crosswalks for pedestrians.

There are a number of opportunities for strengthening the placemaking attributes of the Downtown district along Fourth Street. Sidewalks should be widened and missing sections filled in to provide a continuous path along the roadway for pedestrians and multimodal activity. Landscaping and street trees should be incorporated to improve walkability and create a greater sense of place. To further define the public realm, buildings should be brought close to the street, and architectural and zoning standards should be incorporated to the extent possible in order to ensure new construction is compatible with adjacent structures. Restaurants should be encouraged to provide outdoor dining space, businesses should provide storefront facades at the ground level and on-street parking should be improved to provide convenience for Downtown visitors. Finally, pedestrian improvements that accommodate multimodal crossing and traffic calming should be made at the intersection of Fourth Street and Powell.

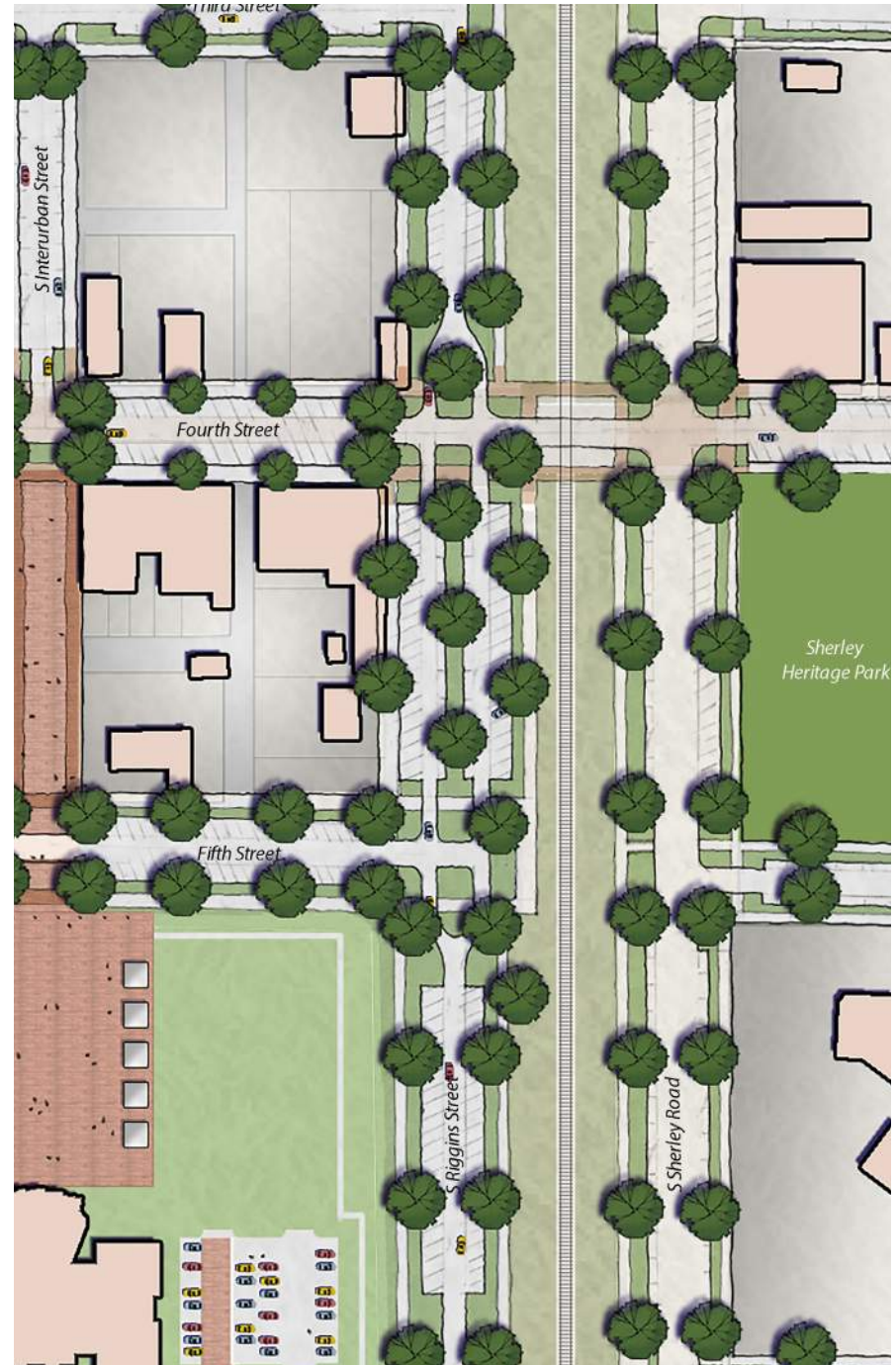


Railroad Crossing. The railroad crossing at Fourth Street and Sherley Road has the potential to reinforce the link between the historic amenities to the east (Sherley Heritage Park, Anna Depot, the water tower, First Christian Church, Sherley & Brothers building) with the primary street (Fourth Street) and its traditional old downtown form. Working with DART to enhance the crossing and the adjacent roadways will celebrate Anna's heritage and make the area more pedestrian-friendly and transit-ready. The City should work with DART to enhance that right-of-way with pedestrian crossings, sidewalks, and appropriate signage.



Riggins Street and Sherley Road. Riggins Street, which runs parallel to the western edge of the DART railroad, is the site of the original, historic Anna community. The old wooden structures that used to face the railroad are now all gone, but an opportunity for placemaking and the potential to recapture some of that historical orientation exists with the development of the Municipal Complex on the west side of the street and the adjacent catalyst sites to the north and south. The DART property includes the wide rail right-of-way and additional setback area that could be redeveloped as an urban edge. During the planning process, the community determined that the areas adjacent to and around the Municipal block on Fifth and Seventh Streets, including a redesigned Interurban Street, would be ideal for creating a focused area for restaurants and coffee shops with outdoor dining, linking to the Municipal block. The current right-of-way has ample room for its thoroughfare classification, including wide sidewalks, street trees and on-street parking, and to provide for a linear food truck park or farmers market. These amenities would not only help recapture the sense of place along this roadway but would also position the district to have the necessary pedestrian and vehicular infrastructure for transit users when the time comes.

Sherley Road runs parallel to the east side of the DART railroad and contains a series of the most valued historic sites in the community, including the Anna Train Depot, the water tower, Sherley & Brothers Hardware Store, Sherley Heritage Park and the First Christian Church of Anna. The area that surrounds these important historical assets should reinforce Anna's heritage and build on Downtown's sense of place. Greater pedestrian access to and from these historic sites, and zoning or other standards that are compatible with the historic architecture of the surrounding area, will help maintain the sense of place in this part of Downtown over time.





03

IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

1. IMPLEMENTATION STRATEGY

Success in implementing this vision for Downtown Anna in 2050 will require a continued coordination with Downtown property owners, organizations, operators, and developers. It will also require an adequate allocation of staff and financial resources to ready the Downtown environment for private sector investment and prioritization of Downtown Anna as a resource that receives continued attention. As the Downtown grows and evolves, it will be essential to revisit this plan periodically—at least every five years—and update it as needed so that it remains relevant and serves as an instructive tool for managing and capitalizing on the opportunities created and to ensure the future for Downtown that the community wants to achieve.

The Downtown Master Plan outlines a path that will enable the City to fulfill its hopes and aspirations for Downtown. The City can utilize the Implementation Matrix to ensure that the recommended short-term, mid-term and long-term Actions are completed and its goals are met. With continued adherence to the recommendations and implementation strategies outlined in this plan, ongoing community support and strong, visionary leadership, the community will be able to achieve its overall vision for a vibrant and sustainable Downtown Anna.

IMPLEMENTATION PARTNERS

In order to achieve the community's vision for Downtown, the City will need to collaborate with a variety of other agencies, organizations and individuals, from both the public and private sectors, all of whom will all play a role in shaping the future of the district. These individuals, agencies and organizations include:

Governmental/Quasi-Governmental Agencies

Governmental and quasi-governmental agencies are important to the community and play a key role in managing regional resources. They control funding, provide educational resources, and perform economic development functions. These agencies include:

- + Collin County
- + North Texas Council of Governments (NCTCOG)
- + Dallas Area Rapid Transit (DART)

- + State of Texas, including the Texas Department of Transportation, Texas Parks and Wildlife Department, Texas Commission on Environmental Quality, and others
- + Federal government, including the Department of Transportation, Environmental Protection Agency, Department of Commerce, and others
- + Anna ISD
- + Anna Economic Development Corporation/Community Development Corporation (EDC/CDC)

Private Sector Entities

Private sector entities help provide economic stability within Downtown and deliver goods and services to the community as a whole. They create jobs and increase the local tax base by making investments in their businesses. They also attract other businesses to the area and control the land and capital that will be required for new development and improvements to existing properties. Among these private sector partners are:

- + Businesses and business owners
- + Landowners/Property owners
- + Real estate developers and brokers
- + Financial institutions

Non-profit Organizations and Civic/Community Associations

Non-profit agencies and organizations are key contributors to Downtown's future as they are often able to fill gaps that the local government cannot address due to its limitations. Often focusing on a specific aspect of community life or a special area of interest, these entities are strong advocates for the community whose passionate and enthusiastic involvement typically makes them stand out as an essential asset. Examples of these organizations include:

- + Greater Anna Chamber of Commerce
- + Anna Area Historical Preservation Society
- + Faith-based organizations
- + Arts and cultural organizations
- + Athletic leagues
- + Civic groups

Downtown Anna Stakeholders

The ongoing involvement of Downtown Anna property owners, business owners, residents and developers will be important to the fulfillment of a successful future for Downtown. These individuals and groups have worked together to establish the vision for Downtown Anna and ultimately have the biggest stake in achieving that vision. Their continued dedication and passion for Downtown, combined with the implementation tools available to the City of Anna, the Anna EDC and CDC, will provide the critical momentum needed to move the vision for Downtown forward.

ACTION ITEMS

Action 9.1. Zoning Alignment. Carry out a City-initiated rezoning of all portions of the Downtown Core, using techniques such as a 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. Provide traffic calming measures at key Downtown intersections to improve traffic flow and safety in the district

Action 9.7. Downtown Gateway/Entry Feature. Construct a roundabout or other prominent physical feature at the intersection of FM 455/ White Street at SH 5/Powell Parkway to act as a district gateway/entry feature; 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 the older structures in Downtown that provide context and character for the district.

Action 9.18. Water Tower 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. Landscape Ordinance. Amend the Landscape Ordinance to create a shaded area requirement for any new Downtown park improvements.

Action 9.21. 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 9.22. 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 9.23. 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 9.24. 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, TIRZ, and other performance-based or value-capture programs.

Action 9.25. 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 9.26. 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 9.27. Street Maintenance. Develop and implement a street maintenance program for Downtown.

Action 9.28. Public Art. Promote Anna's history and culture through public art programs that display community pride and heritage.

Action 9.29. Shade. Require shade elements for new Downtown developments and building and site upgrades through the development review process.

Action 9.30. 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 9.31. Infrastructure. Enhance and maintain public utility, technology, and transportation infrastructure and implement regulations that locate placement of new franchise utilities underground 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 9.32. 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 9.33. 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 9.34. 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 9.35. Public Investment in Downtown. Develop a program and a strategy for funding construction of the highest priority improvements to Downtown infrastructure and the public realm in order to attract new businesses and residents, promote revitalization and restoration and develop a unique character and identity for the Downtown district.

Action 9.36. 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.

Anna

2050

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**CITY OF ANNA, TEXAS
ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF THE ANNA, TEXAS, APPROVING AND ADOPTING THE ANNA 2050 PARKS, TRAILS AND OPEN SPACE MASTER PLAN; PROVIDING FOR SAVINGS, SEVERABILITY AND REPEALING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Anna, Texas (the “City Council”) has found and determined that the City needs a new master plan to guide park development; and,

WHEREAS, a new parks master plan to be known as Anna 2050 Parks, Trails and Open Space Master Plan (the “Parks Master Plan”) has been proposed; and,

WHEREAS, a copy of the Parks Master Plan is on file in the office of the City Secretary;

WHEREAS, the Parks Master Plan is comprised of the documents attached to this ordinance as Exhibit A and incorporated herein for all purposes as if fully set forth in full, including without limitation all exhibits and appendices to the Parks Master Plan, all of which constitute an integral part of the Parks Master Plan; and,

WHEREAS, the Parks Master Plan has—with the input of the public and the Comprehensive Plan Advisory Task Force—been drafted and reviewed by City staff, the Parks Advisory Board (“Parks Board”), the Economic Development Corporation (“EDC”), the Community Development Corporation (“CDC”), the Planning and Zoning Commission (“P&Z”), and the City Council; and,

WHEREAS, the required public hearings have been held, during which the public was given the opportunity to give testimony and present written evidence regarding the Parks Master Plan, all in compliance with applicable state law and the City Home-Rule Charter; and,

WHEREAS, the Parks Master Plan has been presented to the City Council for review and adoption; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City to approve and adopt the Parks Master Plan, said Parks Master Plan being in furtherance of the public health, safety and welfare;

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

Section 1. Recitals Incorporated.

The above recitals are deemed to be the findings and determinations made the by the City Council and are incorporated here as if set forth in full for all purposes.

Section 2. Adoption of Comprehensive Plan.

The City Council hereby adopts the Parks Master Plan in its entirety. The City Council further grants the City's Director of Development Services full authority to correct all non-substantive clerical or typographical errors in the Parks Master Plan, and make other necessary formatting, heading and numbering changes, provided that such corrections and changes do not change the meaning or effect of the Parks Master Plan.

Section 3. Savings, Severability and Repealing Clauses.

All ordinances of the City in conflict with the provisions of this ordinance are repealed to the extent of that conflict, except that this ordinance by itself shall not affect any change to any existing zoning districts, zoning classifications, or other zoning regulations or designations of current zoning. If any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof. The City declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that anyone or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

Section 4. Publication of the Caption Hereof and Effective Date.

This ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication if so required.

DULY PASSED by the City Council of the City of Anna, Texas, this 27th day of April 2021.

ATTESTED:

APPROVED:

Carrie L. Land
City Secretary

Nate Pike
Mayor

Anna

2050

**Parks
Open Space
Trails
Recreation
Master
Plan**

Presented by



la terra studiosm

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Expect More. Experience Better.





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Implementation

A photograph of a dog park entrance. A concrete path leads to a fenced-in area with a wooden shelter. A sign on the left reads "HEAVY RAINFALL MAY CAUSE PAW PARK CLOSURE". A large sign on the right says "welcome to the PAW PARK" and lists "OWNER RULES" and "DOG RULES".



01

INTRODUCTION

Introduction

This Anna Parks, Trails and Open Space Master Plan is part of a citywide planning effort that took place between March 2020 and April 2021. Anna 2050, the City's comprehensive plan (adopted April XX, 2021), was based on a Vision Statement and a set of Guiding Principles that set the tone for the future of Anna for the next several decades. This report details the results of that planning effort related to parks, open space and trails in the city of Anna. A summary version of this report is contained in the comprehensive plan as Chapter 8: Parks, Opens Space and Trails. This master plan also contains elements of several related areas within the plan, such as mobility, placemaking and Downtown

PURPOSE OF THE PLAN

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, such as Natural Springs Park and Slayter Creek Park, 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. This Parks, Trails and Open Space Master Plan lays out the steps necessary to implement these improvements and replacements based on feedback from the community throughout the process and on previous planning efforts and accomplishments. These recommendations provide detail as to how enrichment and improvement of the Anna parks and recreation system can take place so that the needs of Anna neighbors will be met, both today and as the community grows.

This plan follows the general guidelines for local park master plans established by Texas Parks and Wildlife Department (TPWD); In addition to these guidelines this plan address recreation specifically.

Per planning requirements issued by the TPWD, the Parks, Trails and Open Space Master Plan should be updated after a five-year period or before if any major developments occur that significantly affect the ability of the city to remain eligible for the project priority program for TPWD grant funding. It has been approximately seven years since the last update of the plan, and Anna has undergone major development in that timeframe.

An eligible TPWD plan contains at minimum a summary of:

- + Accomplishments
- + New public input
- + Most recent inventory data
- + Updated needs assessment
- + Priorities
- + New implementation plan
- + Demographics
- + Population projections
- + Goals and objectives
- + Standards
- + Maps.

RELATED PLANNING EFFORTS

This plan provides a framework so that the City's parks and recreation amenities will continue to make a positive contribution to the future of the community. Adherence to the Vision Statement and Guiding Principles developed for the Anna 2050 Comprehensive Plan (see Chapter 2 of the Anna 2050 document) will make Anna a special place in which to live in 2050. Specific references in the Guiding Principles to issues related to parks, trails and open space indicate a desire to ensure that the growth envisioned for the city "...benefits Anna's current and future neighbors..." and:

- + Occurs where and when it can be supported by the public facilities and services (including schools) that Anna's neighbors need.
- + Offers many diverse, vibrant, and distinctive destinations for work and play.
- + Promotes the health and vitality of existing Anna neighbors, neighborhoods, businesses, and infrastructure.
- + Is efficient and effective in its use of resources and infrastructure – fiscal, energy, water and natural assets.

PLAN FRAMEWORK

This plan merges the current assets in Anna with the community's hopes for continued success. Achieving the Vision will require collaboration between the City, its leadership, and the other stakeholders in the area, and there are a number of techniques that can be applied. Ordinance amendments, capital improvements, catalyst projects, incentives, programming, and combinations of funding and partnerships are among these techniques.

After the introduction to the planning process and a brief background on Anna, this plan is organized by topic-oriented chapters in which specific information is presented and Policies and Action Items are detailed. The plan concludes with a chapter on implementation.

The following are the topic-oriented chapters contained in the plan:

- + Parks and Open Space
- + Trails and Sidewalks
- + Recreational Facilities and Programming
- + Operational Framework

PLAN DEVELOPMENT PROCESS

The planning process for the Parks, Trails and Open Space Master Plan began in early 2020. A series of interactive meetings was held to gather feedback and provide direction to the plan. In general, the main objectives of this process were to:

- + Listen to and collaborate with the community to determine an updated list of needs and desires relating to parks, recreation, trails and open space
- + Assess and analyze existing parks and recreation-related topics and conditions
- + Evaluate existing goals and strategies for accomplishments and future relevance
- + Establish an approach to the parks and recreation system's growth and improvement

COMMUNITY ENGAGEMENT AND FEEDBACK

As part of the development of this Parks, Trails and Open Space Master Plan, a complete needs assessment was performed. The results and recommendations in this plan are based on an extensive process of community engagement activities, including the use of a project website and obtaining community input through focus groups, stakeholders meetings and steering committee meetings. Additionally examination of local and national recreational trends have influenced the plan.

The City of Anna places a high priority on communication with neighbors and engagement during City processes. For the Anna 2050 process, a Communications/Neighbor Engagement Plan was developed to guide this public involvement. Originally, these efforts included Community Open House sessions and opportunities to provide online input. Due to COVID-19, however, all engagement activities for 2020 were held virtually. Nevertheless, a significant amount of input was received, with over 3,800 individual responses and open-ended comments.

All virtual engagement was provided through the project website, www.anna2050.com. This website contains additional information about the Anna 2050 process as well as opportunities for engagement on this master plan. The site went live on July 31, 2020.

To mirror the format of a Community Open House, activities for virtual “rooms” were designed by Strategic Community Solutions and CivicBrand managed the online implementation. In each online room, multiple stations gave participants diverse options for reviewing information developed through the planning process and providing input that helped shape this master plan. Three virtual room opportunities were provided, as described below.

Comprehensive Plan Advisory Task Force

On June 9, 2020, the Anna City Council nominated a group of Anna neighbors to serve on the Comprehensive Plan Advisory Task Force (CPATF). The role of this Task Force is to serve as a review and advisory body for the Comprehensive Plan, Downtown Master Plan, and Parks, Trails and Open Space Master Plan throughout the planning process. Task Force members served as ambassadors to the community to inform them about the planning process and encourage everyone to participate and build support for the draft plan.

VIRTUAL ROOM #1: JOIN US!

This initial round of engagement was intended to get people to connect with the Anna 2050 project, to provide very general input about the character of the community now and to describe a desired vision for the future. This room was live from August 11 through November 1, 2020.

VIRTUAL ROOM #2: IMAGINE FUTURE ANNA

The second round of engagement began shortly after the first. It included some of the activities that participants would have found at the “stations” had there been an in-person Community Open House. This room was live from August 21 through November 1, 2020.

VIRTUAL ROOM #3: CREATING A SUCCESSFUL FUTURE

The third round of engagement explored particular issues and options in greater detail. It began after the Joint Workshop (City Council, Planning & Zoning Commission, Parks Board, EDC/CDC) on August 11, 2020, so the specifics of these questions and activities were fine-tuned to reflect the discussion and direction at the Joint Workshop. This room was live from September 24 through November 1, 2020.

HIGHLIGHTS FROM THE VIRTUAL ROOMS

A review of all the detailed comments and input received through this online engagement revealed many different perspectives and ideas for the community's future. All of these details are found in the appendices of the Anna 2050 Comprehensive Plan. A few highlights as they relate to influencing this master plan are summarized below.

- + **Most respondents are generally positive about their experiences in Anna.** Many individual comments expressed satisfaction with the respondent's neighborhood, with the people in Anna and with other aspects of the community. A few people had concerns about change in recent years, either because the community is getting too big or because of issues like safety and traffic.
- + **Many comments mention the friendliness of Anna and the welcoming character of the community.** Anna neighbors see the community as a friendly and welcoming place. This is a feature people want to maintain even as Anna grows.
- + **The challenges of managing growth are evident in the responses.** Most comments recognize the challenges of growing yet maintaining a desirable community character. There are many comments about sustaining Anna's "small town feel," even as there are comments about attracting growth and securing new businesses.
- + **Outdoor activities and natural areas are highly valued.** The preferred images for the character of Anna and for its parks all depict scenes of activity outdoors. This is one of the themes that is most evident throughout the virtual rooms.
- + **Trails and paths for walking and biking are a very high priority.** Along with the focus on outdoor activities, the need for routes for walking and biking is a strong theme throughout all virtual rooms. Participants mentioned trails they use now and also identified places where new trails are needed. Top destinations within the city are desired to be connected with a network of trails and sidewalks. While future trails are recommended within City's parks and open spaces. Corridors such as creeks, and utility easements provide opportunities for these networks.
- + **Even as they age, people expect to remain active and want trails and recreational facilities they can continue to use.** When asked what they want to enjoy in 2050, even people who calculate that they will be in their 80's at that time express the hope they will be able to enjoy walking and activities outside and that these opportunities will be available to them in Anna.

- + **Most participants have a positive view of Downtown's role in Anna's future and have particular ideas about additions that would improve the area.** Some of those respondents see it as an essential part of the character they value in Anna. Many specific shops, restaurants and activities were identified as desirable additions to Downtown.
- + **There is support for planning and investing to accommodate expected growth.** Several comments emphasized the need to keep up with infrastructure demands as Anna grows. Others stress the importance of good planning
- + **Additional facilities and amenities often found in larger communities are desired here.** Even though many participants want to maintain the feeling that Anna is a small town, they would like to have the facilities that require a larger community for support. New public facilities—including recreation centers, senior centers, and libraries reflect the level of public investment and service often found in larger communities.

ADDITIONAL THEMES AND CONCLUSIONS:

Additional themes and conclusions derived from the community input, staff and stakeholder interview process include:

- + Anna has a sufficient inventory of outdoor components for its current population; however, the anticipated growth will require new facilities.
- + Amenities are currently concentrated in a few locations, primarily on the east side of US 75.
- + Anna is lacking in indoor and outdoor facilities and the recreational offerings typically associated with competitive or recreational level sports.
- + Although Anna has a series of high-quality trails within its parks, it does not have a well-connected network of trails that allows people to get to parks or travel from one park to another or to other desired destinations throughout the city.

STRATEGIC POLICIES

A review of all the detailed comments and input received through this online engagement revealed many different perspectives and ideas for the community's future. All of these details are found in the appendices of the Anna 2050 Comprehensive Plan. A few highlights as they relate to influencing this master plan are summarized below.

This Parks, Trails and Open Space Master Plan identifies specific policies crafted to enhance the physical assets and operational framework of the Anna parks and recreation system. Based on a study of physical conditions and a robust community engagement process, the plan is intended to be responsive to the community's needs. It is both a policy document and a plan designed to target public investment and leverage public sector initiatives. Strategic Policies of the plan include:

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

Policy 2. The City of Anna will work with developers to create unique destinations that build off of existing areas of natural, cultural or architectural distinction to attract new residents and businesses.

Policy 3. The City of Anna should encourage development of parks, open space and trails by utilizing land within floodplains to create connections across the community (see Chapter 7, Placemaking, Anna 2050 Comprehensive Plan).

Policy 4. The City will increase staffing levels commensurate with the addition of parks, facilities and programming responsibilities.

Policy 5. 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.

Policy 6. The City of Anna will pursue planning and design for additional trail connections, making important linkages to identified destinations throughout the city.

Policy 7. The City of Anna will expand its inventory of recreation facilities, including planning and design for an indoor recreation facility.

Policy 8. 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.

Policy 9. 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.

Policy 10. The City will adopt strategy for the development of active based recreation facilities.

Policy 11. The City will develop key active recreation facilities to serve the community.

Policy 12. The City will encourage other organizations to develop recreation facilities in Anna to serve community needs.

Policy 13. The City of Anna commits to developing a strong set of recreation programs and services to serve the needs of the community.

Policy 14. The City will make a clear and informed determination of the role it will play in providing community recreational programs.

Policy 15. The City will establish an overall basic programming philosophy, a program plan and a program classification system as required recreation program support initiatives.

Policy 16. The City should establish the required parks and recreation organizational support initiatives.



02

ANNA AT A
GLANCE

Anna at a Glance

Anna is located in northern Collin County, along US 75 (Central Expressway), approximately 10 miles north of McKinney and 45 miles northeast of Dallas. Anna is currently 15 square miles in size. Central Expressway, one of the major travel corridors in North Texas, runs north-south through Anna, bisecting the 61.2 square mile study area for this master plan. This study area includes the land within the city limits as well as the land within the city's Extra Territorial Jurisdiction (ETJ).

COMMUNITY PROFILE

- + 2021 Population: 17,460 (Source: NCTCOG*)
- + Location: Collin County, Texas
- + Total Households: 5,343 (ESRI)
- + Median Age: 32
- + Median Home Value: \$210,000 (Source: U.S. Census)
- + Median Household Income: \$81,734
- + Year of incorporation: 1913

*NCTCOG: North Central Texas Council of Governments

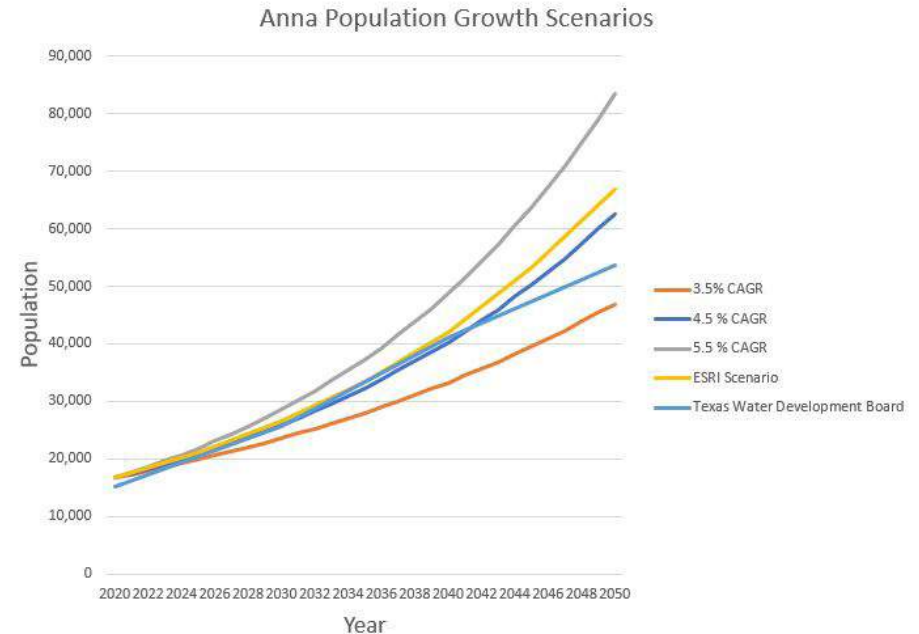
POPULATION PROJECTIONS

A full analysis of the parks and recreation system is not based solely on the inner workings of the parks system, but includes the community being served as well. In providing a comprehensive Parks, Recreation, and Trails Master Plan, both current and projected demographics must be analyzed to determine the composition of the population and its needs. Understanding these trends is a critical component in planning the current and future delivery of recreation programs and facilities in Anna.

The following is a description of population growth scenarios detailed in the Anna 2050 Comprehensive Plan:

According to NCTCOG*, Anna has a 2021 population of 17,460 residents. A variety of growth scenarios was analyzed to project future population. The results of the analysis reveal a projected 2050 population within the range of 42,000 to 84,000 residents.

Projections from the Texas Water Development Board, ESRI, and several Compound Annual Growth Rate (CAGR) scenarios were analyzed based upon historical growth trends. The 5.5% CAGR scenario represents the high end of the spectrum with a 2050 projected population of roughly 84,000 residents. The 3.5% CAGR scenario is the most moderate scenario and represents a 2050 population of 42,000 residents. (The chart below) illustrates the population projections for Anna between 2020 and 2050.





03

PARKS AND
OPEN SPACE

Parks and Open Space

This chapter sets forth an action plan revolving around a four-step framework for the goal of adding new parks to the existing facilities in Anna and for improving existing parks to meet or exceed Anna neighbors' expectations. The four-step Park Development Cycle outlined below is explained further later in this chapter.

PARK DEVELOPMENT CYCLE

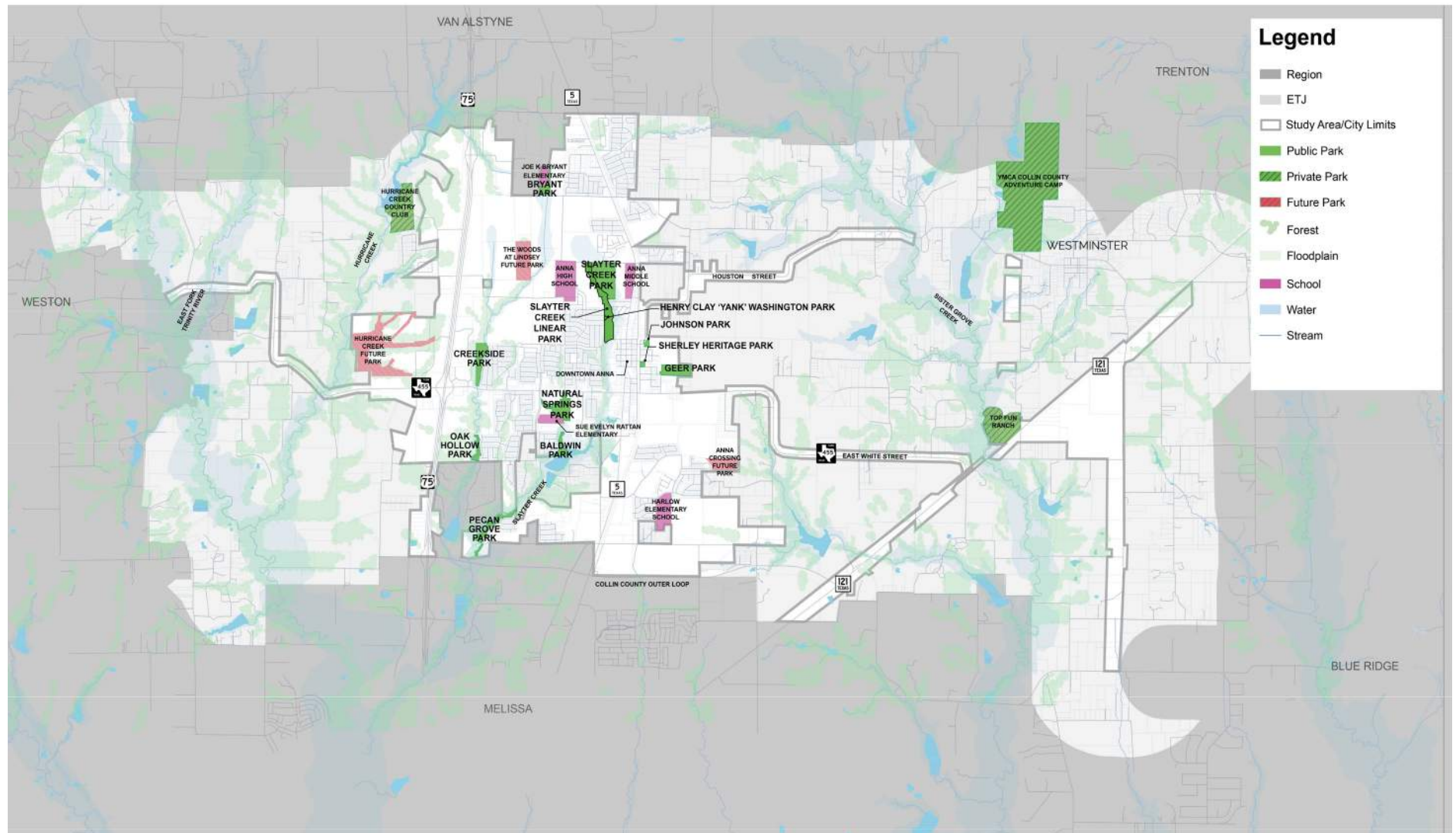


PUBLIC PARKS AND OPEN SPACE IN ANNA

The City of Anna presently has a variety of park, special use and trail facilities in its system to meet the recreational needs of Anna neighbors. There are approximately 193 acres in seven developed parks, trails and other facilities as well as undeveloped City-owned property and property that is in the platting stage that is planned for park development. Public parks in Anna are all at various stages of development. Opportunities for each park are included in this report. There are other public lands in Anna that could be developed into new parks, and there are opportunities for new parks to be created as private development occurs.

The location of each of the existing parkland is indicated on the following map—Existing Parkland Map. A detailed inventory of parks is located in the Appendix of this plan .

Anna Parks			Parking	Trails	Playground	Pavilion	Education	Benches	Open Space	Town Cans	Shade Trees	Restrooms	Picnic Tables	Picture Spot	Sports Fields
Name	Address	Size													
Bryant Park	Co Rd 371 Anna, TX 75409	5 acres													
Slayter Creek Park	W Rosamond Pkwy Anna, TX 75409	46 acres	●	●	●	●	●	●	●	●	●	●	●	●	●
Johnson Park	N Sherley Rd Anna, TX 75409	3 acres	●				●	●	●			●			●
Sherley Heritage Park	101 S Sherley Rd Anna, TX 75409	1 acre	●		●	●	●	●	●		●	●	●		
Natural Springs Park	Anna, TX 75409	29 acres	●	●		●		●	●	●	●	●	●		
Baldwin Park	Anna, TX 75409	9 acres	●	●				●	●	●			●	●	
Geer Park	6th St Anna, TX 75409	25 acres	●						●						●
Pecan Grove	Anna, TX 75409	15 acres							●						
Creekside	Anna, TX 75409	21 acres							●						
Oak Hollow	Anna, TX 75409	8 acres							●						
Henry Clay "Yank" Washington	Anna, TX 75409	1 acre			●										
Slayter Creek Linear Park	Anna, TX 75409	41 acres	●					●	●	●	●				



PARKS AND OPEN SPACE

ADDITIONAL OPEN SPACES AND RECREATIONAL OPPORTUNITIES

Within the city limits and ETJ of Anna, there are several additional recreational opportunities that are not under the direct management of the City. Some of these areas include:

- Homeowners association (HOA) parks
- Private lakes and ponds
- School campuses
- Collin County Adventure Camp
- Top Fun Ranch

These areas provide Anna residents with recreation opportunities along with the parks and open space controlled by the City. While some of these areas may not be accessible to the general public, they still provide the community with open space assets. When planning for new parks, the service area of these offerings should be taken into consideration

HOA PARKS

A few homeowners associations and planned developments within Anna provide parks and open space for residents in their neighborhoods. Some of these spaces include improvements such as playgrounds, shade structures and trails, while others remain undeveloped and in a preserved natural state. Some include ponds and lakes that simply provide a serene setting for users.

SCHOOL CAMPUSES

One of the largest providers of open space in the city is the Anna Independent School District. Almost every school property has open play fields and a playground. In order to provide opportunities for neighbors, the City should explore the possibility of shared use and public access agreements .

PRIVATE LAKES AND PONDS

Over 35 private lakes or ponds are spread through the planning area. Some of these bodies of water are private stock tanks used for agriculture; others are larger Soil Conservation Service lakes built over the years. Many of these lakes hold great recreation potential for fishing, the use of small man-powered watercraft or the enjoyment of a passive open space .

COLLIN COUNTY ADVENTURE CAMP

Funded by the voters as part of a \$26 million Collin County bond program, this adventure camp was constructed in 2006 and is managed by the YMCA of Metropolitan Dallas. The goal of the camp is to bring an outdoor learning experience to the children of Collin County. The program offers a 10-week summer camp and year-round group retreats. Amenities include a zipline tower, canoeing, fishing, archery, BB gun range, climbing wall and a teambuilding ropes course, as well as a dining hall and cabins to accommodate over 500 campers.

TOP FUN RANCH

Top Fun Ranch is a private venue available for rental that provides space for large events or parties. The ranch promotes a theme of “agritourism” and offers private lake fishing, water skiing, swimming, games, aviation services and food catering.

NEEDS ASSESSMENT

In order to develop a comprehensive set of recommendations for park improvements, current park standards and level of service measures were evaluated. The adequacy of existing parks, facilities and open spaces is determined by comparing the needs of the present and forecasted populations of Anna to specific goals and guidelines.

CRITERIA FOR GUIDELINES

Historically, the most common standards for park planning, as recognized by park and recreation professionals, have been those published by the National Recreation and Park Association (NRPA). The NRPA recognizes the importance of establishing and using park and recreation guidelines as:

- + A national expression of minimum acceptable facilities for citizens of urban and rural communities
- + A guideline to determine land requirements for various kinds of park and recreation facilities
- + A basis for relating recreation needs to spatial analysis within a community-wide system of parks and open space
- + A means to justify the need for parks and open space within the overall land use pattern of a community

These guidelines address minimum, not maximum, goals to be achieved. The guidelines are intended to be coupled with conventional wisdom and judgment relating to the particular situation to which they are applied and to specific local needs. This plan utilizes a combination approach, complemented and informed by community feedback, to determine the needs of each topics discussed in the chapters of this plan.

The following two assessments were used to establish a Level of Service (LOS) for parks and open spaces in Anna:

- + Population-based assessment—Provides a ratio of acreage to population
- + Pedestrian shed-based assessment—Provides a geographic range of where certain parks and open space may be needed, measured against a 1/4-mile radius for a typical maximum pedestrian walk

Park	Classification	Acres
Bryant Park	Undeveloped Park	5 Acres
Slayter Creek Park	Community Park	46 Acres
Johnson Park	Neighborhood Park	3 Acres
Sherley Heritage Park	Special Use Park	1 Acre
Natural Springs Park	Community Park	29 Acres
Baldwin Park	Neighborhood Park	9 Acres
Geer Park	Undeveloped Park	25 Acres
Pecan Grove	Undeveloped Park	15 Acres
Creekside	Undeveloped Park	21 Acres
Oak Hollow	Undeveloped Park	8 Acres
Henry Clay 'Yank' Washington	Neighborhood Park	1 Acre
Slayter Creek Linear Park	Linear Park	41 Acres

STANDARDS AND PARK CLASSIFICATIONS

For purposes of this planning effort, the parks in the city were categorized and classified based on park design concepts and standards identified by NRPA. Park classification types in Anna include:

The following is a population-based assessment for each park type, based on a ratio of acreage to population, measured against NRPA standards and like-sized communities. For purposes of this analysis, parks that are currently in the planning process or have not been officially dedicated are not included until they are officially dedicated to the city. These spaces are noted and shown here to take into consideration for future planning.

COMMUNITY PARKS

A community park is a large and versatile type of park developed to serve the broader community. These parks can be designed to provide both active and passive recreational facilities for all ages. A community park can serve several neighborhood areas and can usually be accessed conveniently by automobile. A community park typically ranges in size from approximately 25 to 300 acres. In Anna, there are two community parks:

- + Slayter Creek Park: 46 Acres
- + Natural Springs Park: 29 Acres

NRPA Recommended LOS	5 Acres for every 1,000 residents
2021 Population Estimate	17,460 (NCTCOG)
2021 Target LOS	86 Acres
2021 Provided LOS	75 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	420 Acres



NEIGHBORHOOD PARKS

Neighborhood parks serve a variety of age groups within a limited area or neighborhood. They range in size from 1 to 15 acres and generally serve residents within a 1/4- to 1/2-mile radius. The neighborhood park typically includes areas for active recreation activities, such as field games, court games, playgrounds, etc. Passive recreation activities may include walking, viewing, sitting and picnicking. There are three parks of this type in Anna:

- + Johnson Park: 3 Acres
- + Baldwin Park: 9 Acres
- + Henry Clay 'Yank' Washington: 1 Acre

NRPA Recommended LOS	1.5 Acres for every 1,000 residents
2021 Population Estimate	17,460 (NCTCOG)
2021 Target LOS	26 Acres
2021 Provided LOS	13 Acres
2050 Population Projection	84,000
2050 Projected Target LOS	42 Acres



SPECIAL USE/LINEAR PARKS

Special use parks cover a broad range of specialized park and recreation facilities, often with a single major use. Golf courses, historical sites, community center sites, theme parks, water parks and other special use facilities fall into this category. These parks also include neighborhood or community park elements, but with amenities that have a regional appeal to visitors from outside the boundaries of the city.

Linear parks are usually much longer than they are wide, in terms of their configuration. Examples include parks or trails within old railroad beds, utility corridors, floodplain areas or excess or abandoned right-of-way.

Because special use parks and linear parks vary by size and type from city to city, there is not a specific recommended level of service. In Anna, there are two parks of this type:

- + Sherley Heritage Park: 1 Acre
- + Slayter Creek Linear Park: 41 Acres



UNDEVELOPED PARKS

Undeveloped parks are tracts of land currently dedicated as parkland and under City ownership. These properties are by ordinance reserved to be improved for park purposes. Currently, these properties do not provide the minimum level of service to be considered a neighborhood park or community park.

There are several undeveloped parks in Anna:

- + Bryant Park: 5 Acres
- + Geer Park: 25 Acres
- + Pecan Grove: 15 Acres
- + Creekside: 21 Acres
- + Oak Hollow: 8 Acres



PARKS “ON PAPER”

During the planning process associated with this master plan, several developments were in the planning stages and included future parkland dedication as part of the project. These projects are being closely followed by staff and integration of the parkland into the parks system is expected. The properties and general locations of the proposed parks are included on the Park System Map. At the time of this report, specific amenities, acreages, or timing is unknown. It is recommended that the city ensure at least the minimal level of service and amenities is provided in these spaces.

The Woods at Lindsey Place -22 Acres

Located just west of Anna High School east of 75 the planned single-family residential subdivision with a multi-family component proposes to dedicate approximately 22 Acres of parkland. At the time of approval an 8' concrete hike and bike trail was proposed to be installed around the perimeter of the parkland. Additional amenities planned include shade structures, playground, picnic areas, dog park, 70 parking spaces, and preserved wooded areas. The park will be bisected by Rosamond Parkway at the future intersection of Ferguson Parkway. Amenities will be located on both sides of the road. A safe pedestrian crossing area should be planned for this area to include plenty of room to gather before crossing so groups of park users can cross together.



Concept Plan by Others: Subject to Change

Villages of Hurricane Creek: 148 Acres

A new subdivision planned for the west side of Central Expressway will bring much needed recreation opportunities to this side of the highway. It is anticipated approximately 148 Acres will be dedicated as parkland within the development. At the time of approval an 8' concrete hike and bike trail was proposed to be installed within these spaces linking areas of the new subdivision to and around an existing stock pond. An area within the open space is proposed to contain an outdoor amphitheater.

The following amenities should also be considered for this area:

- + Parking for general access as well as specific planned amenities.
- + Preserved open space for passive recreation.
- + Multi-use sports pad
- + Fishing pier with shaded pavilion
- + Potential Recreation Center for West side of 75 (when future development occurs on this side of town)



Concept Plan by Others: Subject to Change

Anna Crossing: 28 Acres (Future Park/Current Plat)

A multiple phase single family residential subdivision with a multi-family complex as well as an elementary school located along highway 5 south of Downtown Anna. The neighborhood currently has an HOA owned and maintained playground. Within the development agreement a 28-acre park is to be dedicated in a future phase. Proposed amenities are not detailed at this time.

The following amenities should also be considered for this area:

- + Trail connection to the north to downtown Anna
- + Rectangular practice fields and multi-use open space
- + All-abilities playground



Concept Plan by Others: Subject to Change

Natural/Open Space

These are natural areas, generally left undisturbed, but not necessarily characterized as land preservations. No organized, active recreational uses are typically accommodated in these areas; they are primarily intended for passive recreational use. Typically, these areas will include low impact recreation development such as trails, lake or river access and interpretive or educational areas. Within the city of Anna and its ETJ there are several areas of potential for this type of recreation opportunity. Floodplain corridors offer this opportunity and can provide linkages to other developable areas throughout the city that are adjacent to the floodplain. As parkland dedication is reviewed locations adjacent to the floodplain or other natural areas should be encouraged. In addition to the floodplain corridors, soil conservation ponds and lakes provide this opportunity for enhancements to the natural offerings in the City of Anna.



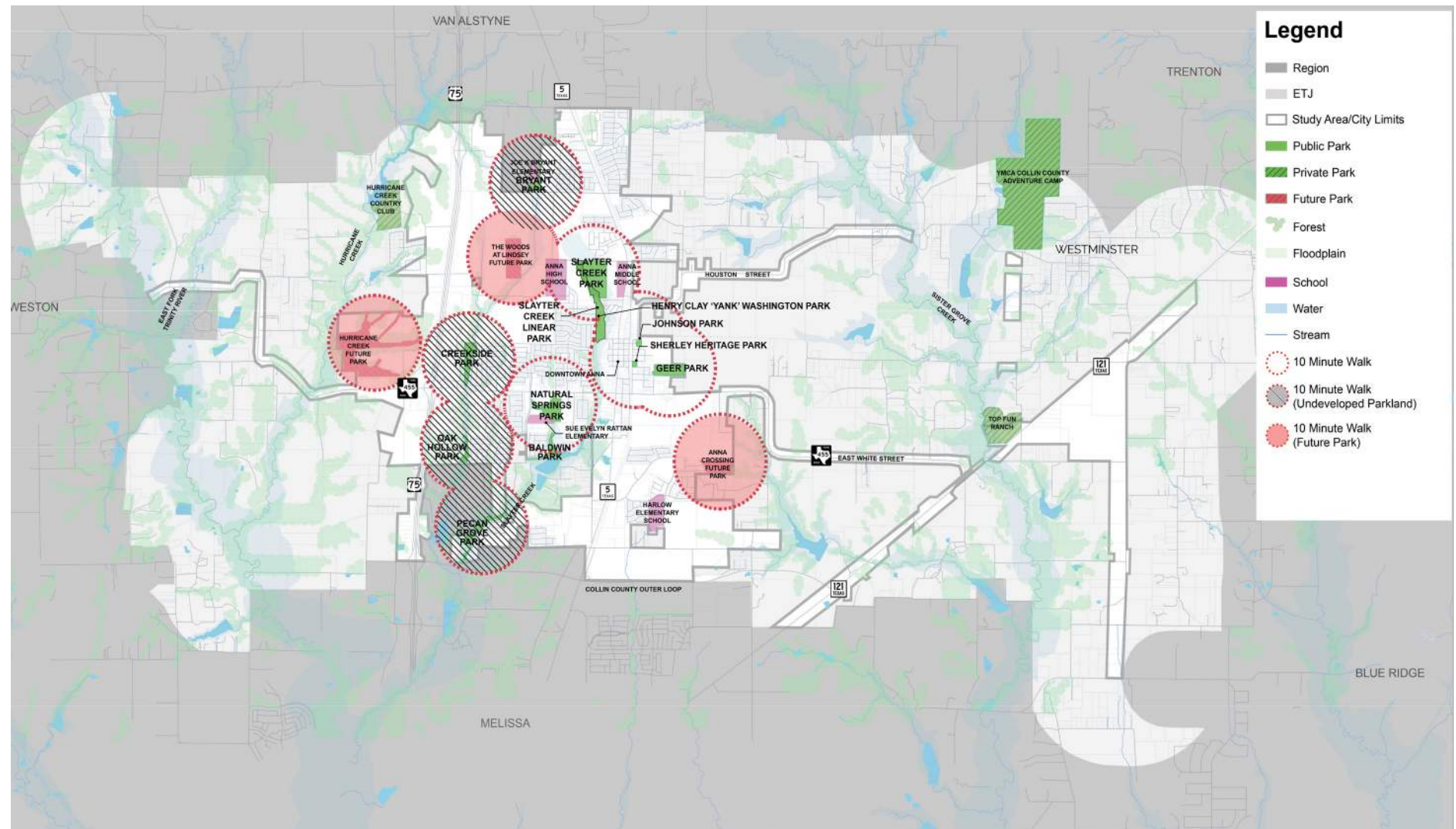
GAPS IN SERVICE - BY PARK POPULATION BASE

The current offering of community parks represents a deficit of approximately 9 acres of parkland when a ratio of 5 acres per 1,000 residents is applied. At the present time, it appears that the city is meeting the minimum standard for community park offerings; however with expected growth and current projects underway, and the rapid population growth expected over the next few years, planning for additional community parks will be required to meet the recommended level of service. A gap of approximately 300 acres is projected based on the 2050 population estimate. The City of Anna will need to add at least two to three large community parks to adequately serve the community by 2050.

The current offering of neighborhood parks is shown to have a gap of approximately 13 acres when a ratio of 1.5 acres per 1000 residents is applied. This gap is present when comparing the standard to the acreage in developed parks; however, the city has a surplus of undeveloped parkland, appropriately sized to serve as neighborhood parks. These properties, currently function as open space in the neighborhoods where they are located, should be improved with typical neighborhood park amenities to truly serve Anna neighbors with the minimal level of service amenities described in this report. A gap of approximately 30 acres is projected based on the 2050 population estimate. The City of Anna will need to add 5-6 neighborhood parks to adequately serve the community by 2050. This gap is based on an average size of 7 acres, it should be noted neighborhood parks can vary in size depending on the neighborhood served.

Pedestrian Shed-based Assessment

Provides a geographic range of where certain parks and/or open space may be needed, measured against a 1/2 mile radius for typical 10 minute pedestrian walk.



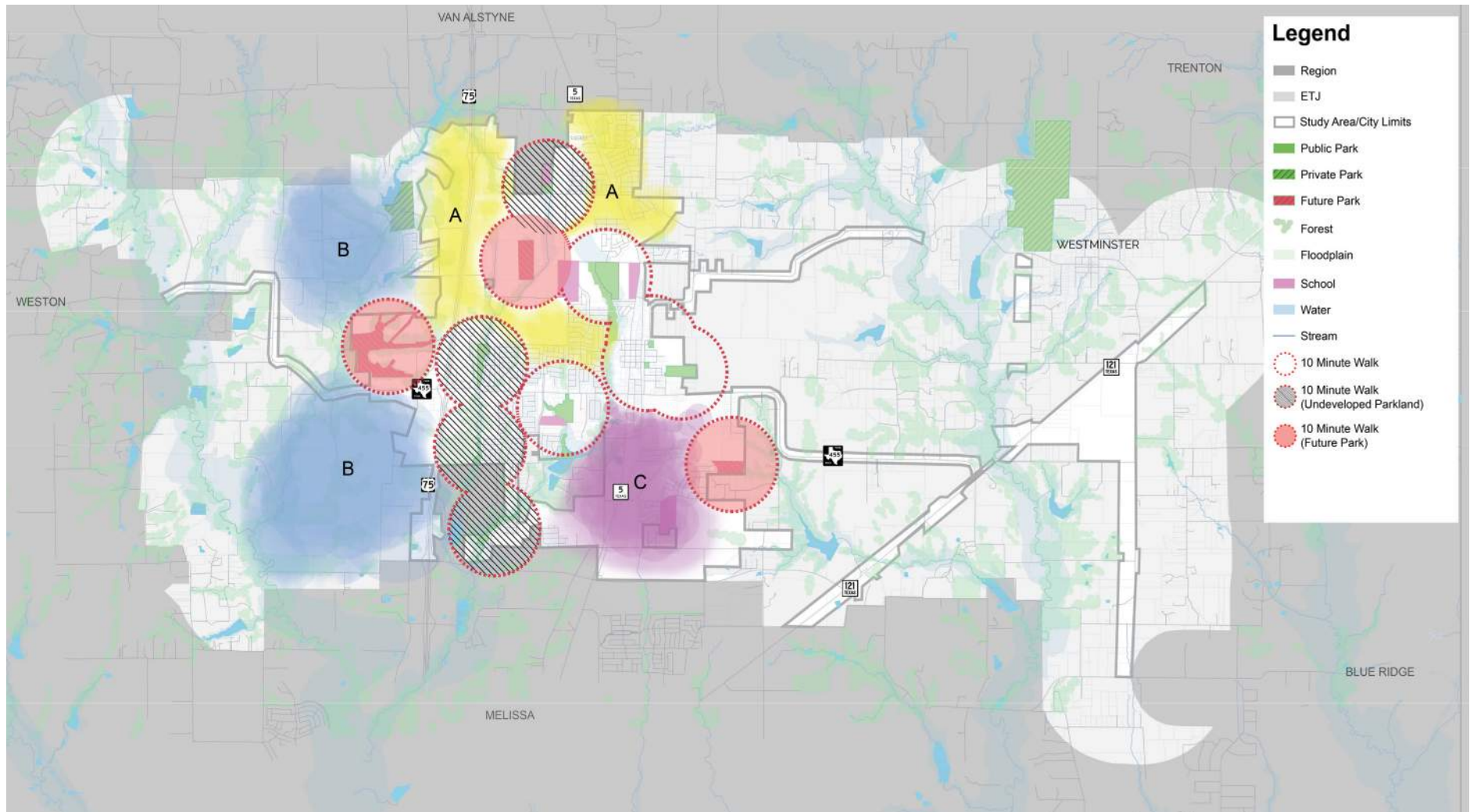
SERVICE AREAS

Areas that fall outside of the pedestrian shed analysis are considered to be under-served areas of the city. Residents that live in these areas are more than a 10 min walk from a city park

- + Area A: Areas within the core of Anna that are not currently served by developed parks
- + Area B: These areas are on the western side of Central Expressway and are expected to developed quickly over the next few years. The are north of 455 will be served by the future park in the Villages of Hurricane Creek development.

- + Area C: This area contains the current phases of Anna Crossing and will mostly be served by the future 28 acre park.

Underserved areas should be considered a priority when acquiring new parkland for the system in order to provide parkland within a within a 10-minute walk to every resident in the area.



UNDERSERVED AREAS

PARK DEVELOPMENT CYCLE IN ANNA

The first part of the Park Development Cycle is to acquire land for parks. Land can be added to the parks and recreation system by several different methods:

- + Dedication of land from the private sector to meet City requirements for new development
- + Donation from the private sector or individuals
- + Payment of parkland fees by the private sector to meet City requirements for new development; these fees can be used by the City to purchase/acquire new parkland
- + Purchase/Acquisition of desirable parkland by the City
- + Conversion of property already owned by the City for new parkland

When considering property for future parkland dedication, acquisition, and/or development, certain evaluation criteria should be utilized. Among these criteria should be:

- + Is the land in the area without a park within a 10-minute walk from another park?
- + Is the land generally usable for park and recreation purposes (Usable slope, size and not encumbered by floodplain, utilities or drainage)?
- + Is the land available for purchase?
- + Is there an added public purpose besides quality of life enhancement that could be addressed upon acquisition (e.g. erosion control, flood control, drainage improvement)?
- + Does the land give additional lake front access or amenities?
- + Is there upcoming or pending development that could assist with development of a park in a certain area?
- + Are there any other efforts in the area or otherwise that could be complementary to the acquisition/development of a park in the area?
- + Is there neighborhood support for a proposed park?

Not all of the criteria above need to be met to justify the dedication and/or purchase of property for park development, but they should all be considered when evaluating potential parkland opportunities.

Minimal level of service - Amenities

The design of new public parks, to be developed by the public or private sectors, should be designed with a minimum set of amenities for the use of community members. Based on community feedback, this minimum set of amenities should include, but not necessarily be limited to, the following:

- + Restroom (where possible)
- + Shade
- + Play equipment
- + Picnic tables
- + Parking

Shared Spaces

Throughout the city, there is land that could beautify the community while also reflecting community branding, providing a sense of arrival, or acting as a gateway to the city. These areas, typically located within road rights-of ways or medians, are normally planned and maintained by the City's parks and recreation department. Elements such as common landscaping materials and signage or wayfinding can be located in these areas.

Green Infrastructure

These areas can also provide an opportunity to implement green infrastructure techniques to serve both functional needs, such as improved drainage and stormwater filtration, and for aesthetic benefits, such as quality of life and scenic views. Green infrastructure practices utilize open green spaces and the soils, vegetation and other natural elements within them to allow stormwater to permeate slowly into the soil after it falls, maintaining or restoring the water's natural flow, while providing moisture to the vegetation that is part of the system and preserving or restoring natural areas such as forests and wetlands. The use of green infrastructure reduces the amount of solid paved surface in favor of more natural areas such as rain gardens, vegetated swales, green roofs and porous pavements. It can be implemented at a regional scale or in a specific streetscape project or site design. In the urban setting, it may be most effective as part of a network of systems connected to established green spaces.

FOCUS AREAS FOR EXPANSION AND KEY CENTERS

The identification and emphasis on the Key Centers illustrated in the Anna 2050 Future Land Use Plan (see Chapter 3 of the Anna 2050 Comprehensive Plan) is a key plank in the community's strategy for targeting its investments to build upon important existing assets. As the city grows and development becomes more dispersed, these Key Centers will become focal points in the community. Placemaking strategies, including the manner in which parks and open spaces are provided, will be critical to the success of each of the centers.

75 CENTER

The 75 Center is designed to serve and attract a regional audience with Community Commercial, Regional Activity Center and other high-density residential PlaceTypes (see Chapter 3, Anna 2050, for additional information on PlaceTypes). The built environment in this center should be supported by parks and recreation amenities for the use and enjoyment of residents, visitors and customers and as a means of connecting to the surrounding community. Trails and linear parks can serve this purpose in some areas, and it will be very important to incorporate a pedestrian-scaled east-west crossing over US 75. This crossing could be incorporated into an existing vehicular bridge, but should be comfortable for pedestrians and provide a clear separation from automobiles on the adjacent roadway. This bridge could be designed as a gateway feature visible from the main lanes of the highway. Crossing US 75 could also be accomplished below the road at locations that provide ample room for a trail to be "benched" into the opening below the road. Further trail connections should be made to and from this bridge to allow Anna neighbors to access not only the 75 Center, but also both sides of the city. This center also provides opportunities for mixed-use-supportive open spaces and plazas that would invite visitors to spend time outdoors after enjoying a restaurant or visiting a shop As well as the residents who live here. While open spaces within a mixed-use center typically do not have the room to support all users or user types, the park system should expect heavier use at the adjacent neighborhood parks to this center. Additional maintenance and upkeep at the nearby parks should be planned to not overburden these spaces.



DOWNTOWN ANNA*

The Downtown area is the heart of Anna and has the potential to become the place that all Anna neighbors call their own. It can include a combination of an open space, a plaza and a series of well-designed streets and sidewalks that connect various parts of the center together. The history of Downtown can be celebrated through thoughtful design. Pedestrian-scaled connections from the Downtown Core to Sherley Heritage Park can provide both a physical and an emotional connection to the past. Pedestrian-scaled improvements should be used to emphasize connections from the new Municipal Complex to the Downtown Core. Downtown's central location also makes it a great location for community amenities, such as a community/recreation center, library or an appropriately scaled sports complex and for special events and activities.

*Chapter 9 of the Anna 2050 Plan is dedicated to the future vision for Downtown.



ANNA BUSINESS CENTER

Trail connections to the Anna Business Center will allow both neighbors and employees to access this center in multiple ways. This center is an important asset for the future of Anna, and it is important to pay attention to the amenities provided and the environment created so that it will compete well with employment centers elsewhere in the North Texas region. Additional recommendations for this area include installation of green infrastructure applications in between buildings and parking areas to assist in conveyance of storm water in the center. These areas could be developed as amenities connected with the trail system or areas for employees to gather or take a break during the workday.



PARKS AND OPEN SPACE ACTION ITEMS

To realize the Parks and Open Space strategy for Anna, the following Action Items should be implemented:

Action 1. City-Owned Properties. Expand and/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 2. Parkland Dedication/Fee Ordinances. Review and revise current dedication and fee ordinances. Develop a process to review current ordinances annually

Action 3. Property Acquisition. Acquire developable properties utilizing the key service criteria .

Action 4. Open Space Standards. Create standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and neighborhood and/or community gathering places.

Action 5. Open Space Opportunities. Evaluate alteration requests to existing buildings and sites for additional open space, plaza, gathering places and/or green space.

Action 6. Plan Review. Continue to include Parks personnel on the Anna Development Review Committee and review plan submittals, not only to meet specific technical requirements, but also to meet community quality of life, recreation and open space needs .

Action 7. Green Infrastructure Guidelines. Develop guidelines and encourage development within the city to implement green infrastructure practices, where applicable.

Action 8. 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 9. Private Recreation Providers.: Engage local private recreation providers to explore opportunities and partnerships in providing services. Future expansion of the parks system should also take into consideration the location of these facilities and work to not replicate services provided in the same geographic area.

Park Recommendations

In addition to the Action Items the following are general park improvement recommendations for each of the City Owned parks today.



Slayter Creek Park

- + Baseball field renovation (Turf)
- + Skate park upgrade
- + Connection to stadium/ drainage channel enhancements



Sherley Heritage Park

- + Defined connection to downtown
- + Integration of train and track
- + Park site plan to relate to the aesthetic of proposed downtown enhancement
- + Additional Parking



Johnson Park

- + Playground and Ballfield upgrade/replacement (Currently underway)
- + Parking improvements
- + Trail connections to downtown and other adjacent parks



Geer Park

- + Park site plan
- + Potential land acquisition to assemble larger property
- + Rectangle practice fields in interim
- + Connection to downtown and other adjacent parks



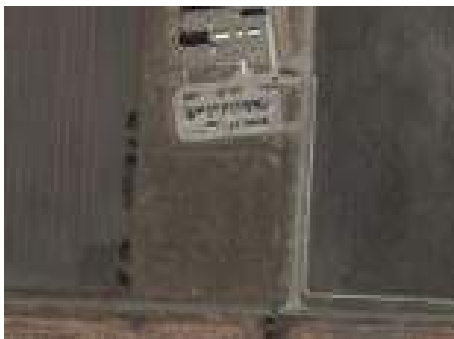
Natural Springs Park

- + Trail connection to the east to Downtown
- + Erosion control south of pond
- + Nature Themed Play Structure
- + Additional Parking



Baldwin Park

- + Trail connections to southwest along Slayter Creek



Bryant Park

- + Develop park based on proposed site plan
- + Trail connections to rest of system
- + Connections/partnership with ISD



Pecan Grove Park

- + Park site plan for minimum level of amenities
- + Trail connection



Oak Hollow Park

- + Park site plan for minimum level of amenities
- + Trail connection



Creekside Park

- + Park site plan for minimum level of amenities
- + Trail connection





04

TRAILS AND
SIDEWALKS

Trails and Sidewalks

The most significant theme expressed by the community during the public engagement part of the planning process was the desire for more trails and sidewalks of varying types. Trails and sidewalks serve many functions relating to mobility and connectivity, recreation, leisure, quality of life and wellness—all vital to achieving the vision of the Anna community. This chapter of the plan provides specific and actionable strategies to encourage the construction of additional trails and sidewalks within the city.

In studying Anna's system of trails and sidewalks, several factors are worth noting for the future:

- + **Connections.** Missing segments of trails that could improve connectivity in the trail network should be installed, and trails to key destinations in Anna should be provided.
- + **Trail Master Plan.** Alignments in the Trail Master Plan should be reevaluated every year as some connectivity priorities may have changed since its adoption.
- + **Trail Types.** Although a hierarchy of trail surface options is desired, there is an increased desire for soft-surface trails and off-street, multi-use trails.
- + **Trail Amenities.** A variety of trail amenities, such as mile markers, parking, restrooms and directional signage should be provided, with an increased emphasis on pedestrian-scaled lighting, restrooms and security/safety enhancements, specifically.
- + **Communication.** Communication with users should be improved through website maps and tools, social media presence and in-park/on-trail signage (including contact information for any management or operational issues).
- + **Regional System.** Support efforts within Collin County and the region to connect municipalities with trail infrastructure by planning tie ins to adjacent cities.
- +

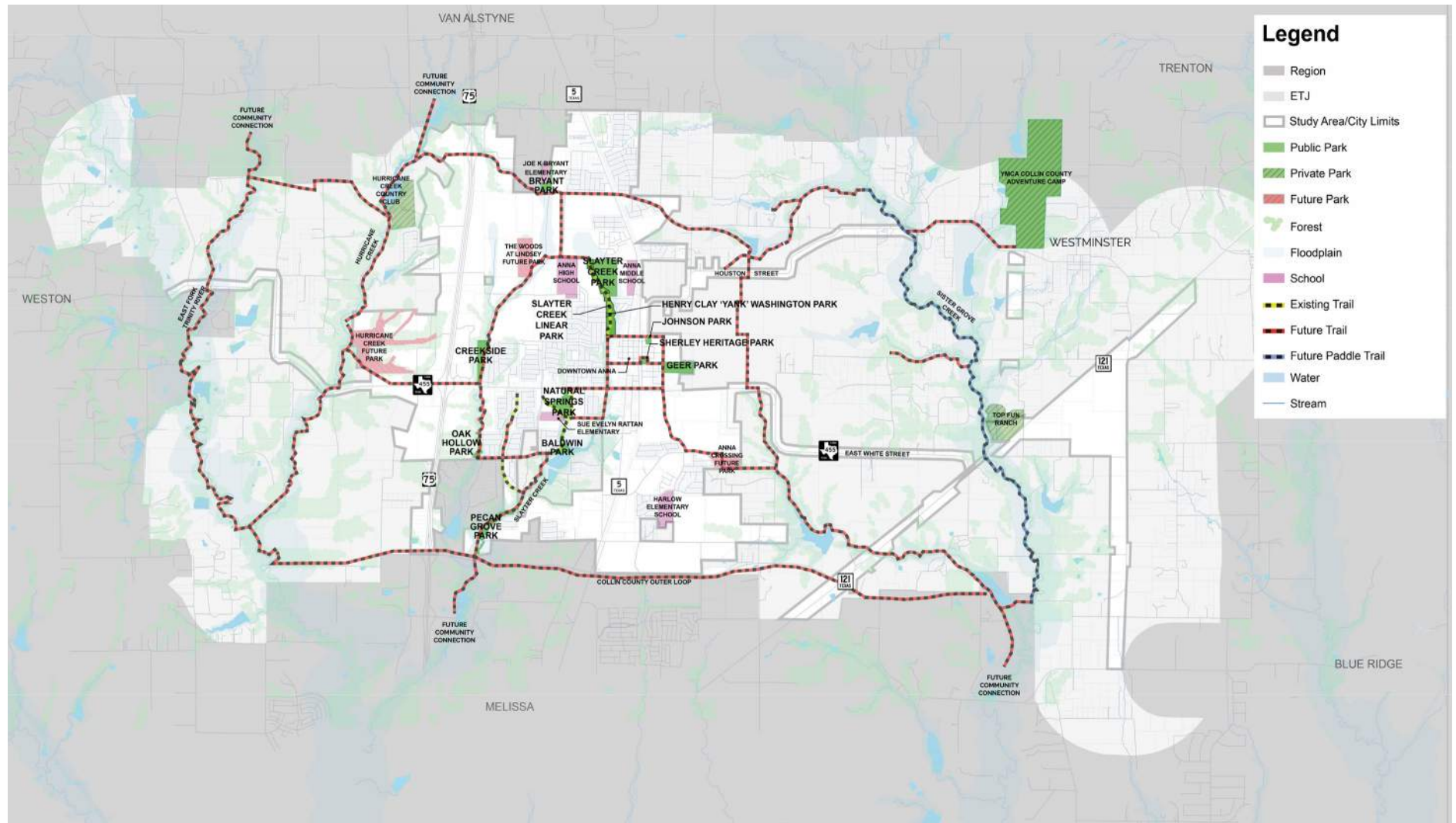
NEEDS ASSESSMENT

The following needs/themes emerged from community engagement efforts conducted during the planning process for the Parks, Trails and Open Space Master Plan in terms of trails:

1. Need for better maintenance and amenities along trails
2. Desire for separated bikeways
3. Desire for more connections from residential neighborhoods to parks and recreation destinations
4. Need more connections between parks and recreation areas
5. Need connections from neighborhoods to and throughout Downtown
6. Desire for access to water or paddling trails
7. Need for better communication regarding trail locations
8. Desire for more nature-centered activities

INVENTORY

The Anna trail system contains approximately 4-5 miles of trails. Most of the trails in Anna are constructed of 8' to 10 foot wide reinforced concrete, although some are soft surface trails. The majority of the trails in Anna are loop trails located within parks.



TRAILS & SIDEWALKS

TRAIL TYPES

In order to plan for a connected system of trails to serve Anna neighbors and visitors in the future, the following system guidelines were developed. Trails within the city of Anna should follow general AASHTO (American Association of State Highway and Transportation Officials) safety guidelines for trail construction and layout.

Sidewalks: 5'- 8' Concrete

These local neighborhood walkways typically accompany the system of adjacent neighborhood streets, connecting into larger street networks. They link neighborhood blocks and communities together and ultimately provide connection into more significant trails. Neighborhood sidewalks typically range from 4 feet to 6 feet in width. At locations where sidewalks connect to the trail system, a 5-foot minimum walkway is recommended.

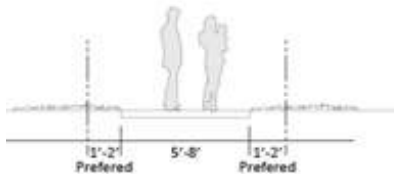


Figure 3.2 - Sidewalks

Soft Surface Trail: 4'- 12' Multi-Surface Trail

In wooded areas or areas of specific natural significance to the city, either soft surface, hard surface trails or a combination may be used depending on surrounding conditions and expected usage. These trails should connect into the community-wide trail system and provide access to special outdoor spaces.

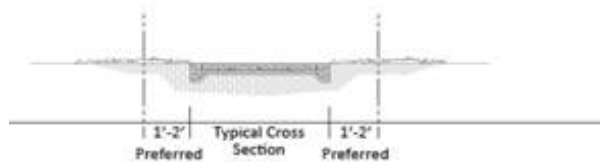


Figure 3.2 - Typical Cross Section

Regional Veloweb: 12' Concrete Trail

The purpose of this type of trail, which is defined and recognized by the North Central Texas Council of Governments (NCTCOG), is to provide regional and interregional routes. NCTCOG describes the Veloweb as “a 644 -mile interconnected network of off-street trails designed to provide safe, efficient mobility to pedestrians and cyclists.” The intention of the Veloweb in Anna is to provide access throughout the city, to destinations in adjacent communities and, ultimately, to connect to the DFW metro area. Trails designated as part of the regional Veloweb should be concrete and a minimum of 12 feet in width. Anna is at the northernmost end of the study area for the Regional Veloweb in Collin County. Two routes are identified in the NCTGOG 2045 Mobility Plan.

- + A north-south route approximately 1/2 mile east of US 75. This route runs parallel to the highway following Slayter Creek to Baldwin Park, Natural Springs Park and then tying into the existing Slayter Creek Trail to the north. Some portions of this alignment exist, mainly within the existing parks. This trail will eventually continue south and tie into connections planned in Melissa, linking Anna along the US 75 and DART rail corridor to the communities of McKinney, Fairview, Allen, Plano, Richardson and Dallas.
- + An east-west Veloweb trail running parallel to the Collin County Outer Loop alignment is identified in the NCTCOG mobility plan. This trail should be evaluated for inclusion in the planning and design of the roadway. The Right of Way along Rosemond Parkway will provide a more centralized trail closer to existing and proposed neighborhoods. This trail will respond to the desire for future east-west connections within Anna as expressed in both the community feedback and the City Council strategic vision .

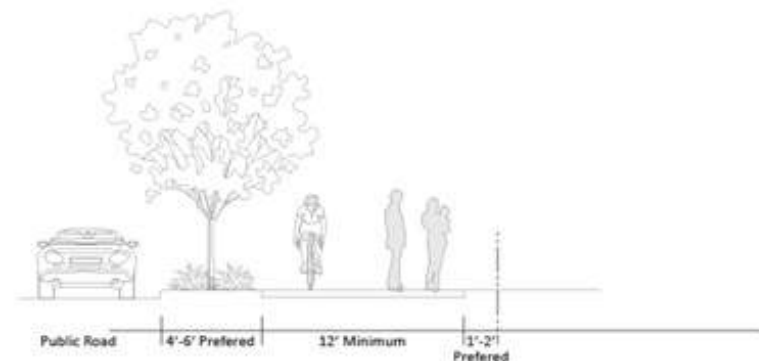


Figure 3.2 - Regional Veloweb Trail

Community Trails: 10' – 12' Concrete Trail

- + Community-wide spine trails that build from the regional Veloweb trails will create a city trail system that connects many key destinations in Anna and establishes longer distance loops. Trailheads with a variety of trail amenities will be located along these trails. Community-wide spine trails should be constructed of concrete. They are typically 10 feet in width to accommodate a higher user capacity. In some segments, where a significant volume of users is anticipated, they may be up to 12 feet wide.
- + The Trail Master Plan map identifies many opportunities throughout Anna for additional community trails. The alignments are conceptual in nature and should be explored in greater detail as development proposals occur.

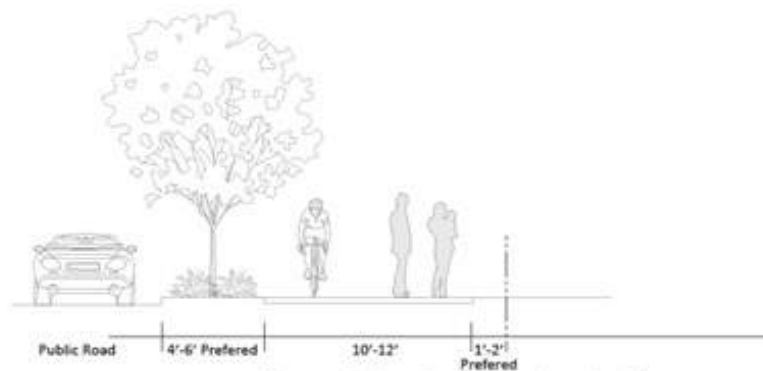


Figure 3.2 - Community Trails

Equestrian Trails: Varied Widths and Surfaces

- + Single-tread trails reserved exclusively for horses and mules—also called bridle trails, bridle paths, or bridleways in urban settings—are uncommon in the United States. Most public trails are designated for shared use, although there may be instances where a trail is not appropriate or safe for all users—for example, a narrow and winding recreation trail with a steep dropoff.
- + Specific Equestrian trails are not identified on the trail master plan at this time. As Anna begin to develop more county land and expand the core of the city an equestrian only trail should be identified to provide a safe place to enjoy horseback riding.

Paddle Trail:

As defined in the Collin County Regional Trails Master Plan (CCRTMP), a paddle trail is a very specialized type of facility and very cost-effective for the recreational opportunities it provides. A paddling trail requires very little capital investment compared to other facility types and almost no operational costs. The elements needed in order to develop a water way into a paddling trail include mile markers (which aid emergency responders) and put-in/take-out locations, which are the riparian version of a trailhead. These facilities should be located at areas with relatively flat riverbanks, which extend into somewhat shallow water, and must have easy access to a roadway. Put-in/Take-out locations must include parking areas (paved or unpaved), drinking water sources and information kiosks to warn canoers and kayakers of potential hazards on the river.

Sister Grove Creek is identified in the CCRTMP as an approximately 26-mile paddle trail opportunity, stretching from FM 2862 in the Anna ETJ to Twin Groves Park on the shores of Lake Lavon near Princeton. Eight put-in/take-out locations have been identified along the paddle trail, the first four within or adjacent to the Anna ETJ. This trail will offer 9 miles of paddling to Anna neighbors and a larger regional population; it will extend several miles south of Anna.

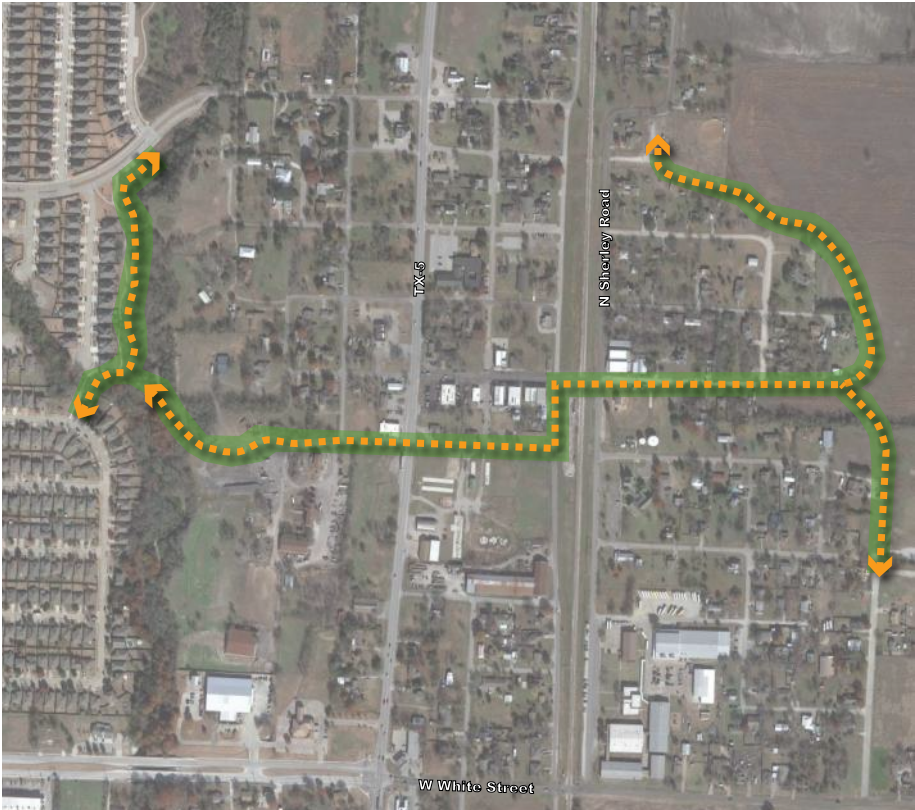


The following pages present alignment studies for four priority trail alignments that should be considered in the near future

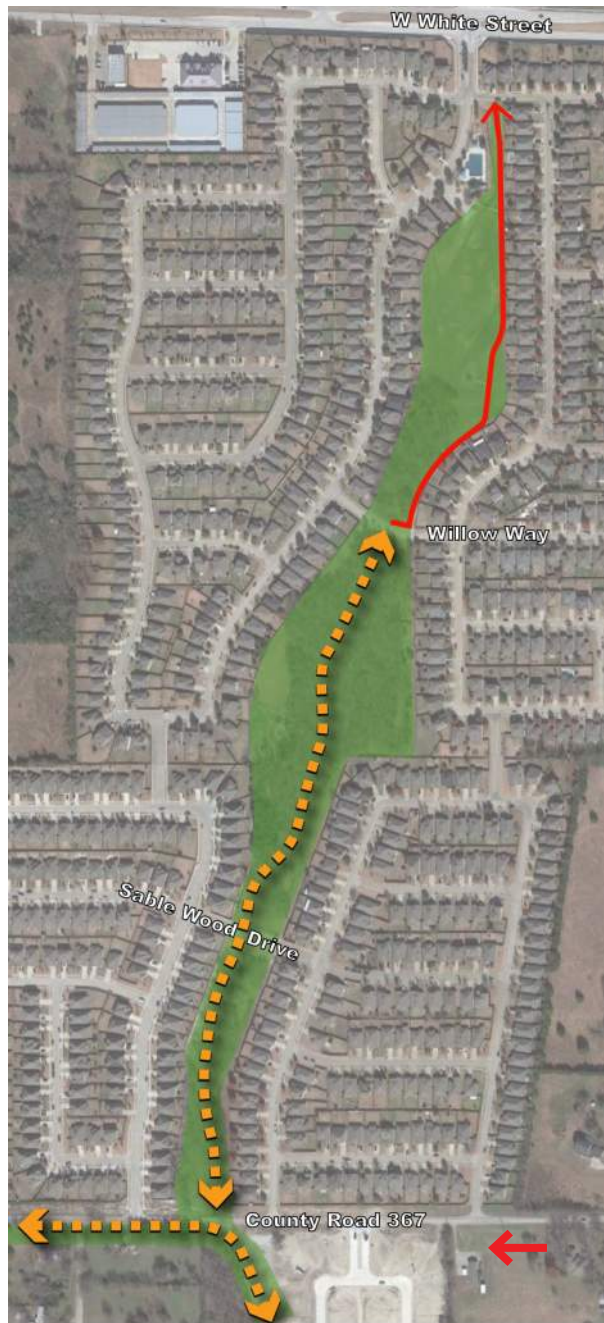
Oak Hollow to Baldwin



Neighborhoods to Downtown



- ← Existing Trail
- Study Area
- Proposed Trail



**Connections to
367**

Natural Springs Park to Downtown



-  Existing Trail
-  Study Area
-  Proposed Trail

TRAIL AND SIDEWALK STRATEGIES

To realize the Trail and Sidewalk strategy for Anna, the following Action Items should be implemented:

Action 10. Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.

Action 11. Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities, where possible.

Action 12. New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.

Action 13. Missing Segments. Complete missing trail segments and locate sources for funding, in addition to the Park Development Fund, for the construction of these sections to improve network connectivity and provide links to key destinations in Anna and adjacent cities.

Action 14. Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems

Action 15. 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 16. 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 17. 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 18. 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, and equestrian only trails.

Action 19. 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 20. Trail Signage/Exhibits. Provide interpretive and/or educational trail exhibits along select trails to acknowledge the cultural and historical significance of an area.

Action 21. 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.



05

RECREATIONAL
FACILITIES

Recreational Facilities

The City of Anna currently has limited facilities to support recreation programs and services other than athletic fields and passive use parks. As a result, the community is also heavily dependent on the use of Anna ISD gyms and athletic fields for sports programs. The City will need to determine its overall philosophy and level of commitment regarding the provision of parks and recreation facilities and how these views will impact the delivery of future recreation services and facilities to Anna neighbors.

FUTURE ACTIVE RECREATION FACILITIES RECOMMENDATIONS

The City will need to consider how best to deliver active recreation facilities to its citizens in the future. Facilities of this type are expensive to build and operate, so making informed decisions that are not only in the best interest of the citizens of Anna, but are also financially sustainable, will be critical. There are three basic options that could be considered for the future development of active recreation facilities:

- + **Citywide** — Major facilities, such as community centers, pools and sports complexes, are provided on a citywide basis with one primary, centrally-located facility that meets the needs of the entire community. These facilities are large and serve a greater population base. This is the most financially viable of the three options, but requires community members to travel to a single location for most services. This does not work particularly well for a community with distinct geographic areas or where the population is spread out across a large area.
- + **Multiple Facilities** — Facilities are developed on a more neighborhood/geographical oriented basis in strategically selected areas of the community. These facilities are likely smaller and less comprehensive, but meet the needs of the distinct areas of the community they serve. This is a more expensive approach compared to the option of a single facility, with greater capital and operating costs, but dispersing multiple facilities throughout the community makes them more accessible to residents.
- + **Combination** — With this option, there is a blending of the two alternatives noted above. Larger, more comprehensive facilities are built for use on a citywide basis, while some version of the same amenities is provided on a more neighborhood/geographical basis at various locations throughout the community. Capital and operating costs fall somewhere between the costs of the other two options, but overall, the community is better served.

The combination option described above is the one recommended for adoption by the City of Anna as a strategy for delivering active recreation facilities in the future. These facilities should include:

- + One citywide sports complex with neighborhood/geographical-based athletic fields to augment the complex
- + One citywide recreation center and indoor aquatic center
- + One citywide aquatic center with neighborhood/geographical-based splash pads
- + Amenities such as a racquet center and disc golf course would be citywide facilities but could also include neighborhood/geographical-based racquet courts
- + Special use development pads would be for citywide use

Note: This is based on a Anna population of up to 50,000. Beyond this threshold, additional citywide amenities may be necessary.



Sports Complex

Despite the presence of a number of athletic fields at existing parks and schools, there is not a citywide sports complex to serve as a central location for community youth sports competition and tournaments. When a sports complex is developed, its primary purpose should be to serve the ongoing sports needs of Anna, with a secondary concern being tournaments. The fact that there are many other sports complexes in the North Dallas Metroplex will limit the City's ability to attract outside users and tournaments. Based on input from the Anna Sports Group and north Texas sports trends, the complex should include:

- + **Rectangular fields** — 10 full-sized soccer/football/lacrosse fields which can be broken into smaller fields for younger age groups. All fields will need to be lighted and have at least some bleacher seating. These fields could be used for some adult sports, but as a lower priority.
- + **Rectangular fields concession complex** — At least one concession building with covered seating area and restrooms.
- + **Diamond fields** — 8 baseball/softball fields (in two wagon wheel configurations) with the flexibility to adjust outfield distances. All fields will need to be lighted and have bleacher seating. Designated warm-up areas will be needed, along with possible batting tunnels. Ideally, the fields should be adaptable for use by adult softball leagues and tournaments as well.
- + **Diamond fields concession/press box** — A concession area with a shaded seating area and restrooms with a central press box upstairs in the center of each wagon wheel.
- + **Event area** — An area within the sports complex where community events and festivals could be held. This would require a significant open park area where pop-up canopies could be erected or larger event tents, food trucks or other activities could be located. This could also be the site of a farmers market. This area of the park would require significant on-site parking or the ability to access other sports park parking locations in close proximity. There will also need to be lighting, significant electrical power, restrooms and/or pads for portable toilets. There may need to be a permanent stage/amphitheater area. This would require at least 10 acres of park area and could require as much as 15 acres.
- + **General recreation area** — A combination of open play areas, two to three pavilions and a significant shaded playground. This area could be utilized by the general community when the sports complex is not in use and also by parents and siblings of players there for practices,

games or a tournament. There should also be a perimeter paved trail and additional open play areas. An outdoor aquatic center could also be part of this facility.

- + **Park maintenance yard and office** — A central maintenance yard that is large enough to service the complex at full buildout, including a park management and maintenance office.

Approximate Sports Complex size: 75-100 acres of land area to support the fields and necessary support amenities, including parking

Estimated Capital Cost for a Sports Complex – Approximately \$15-\$20 Million

Estimated Operations Costs and Revenues for a Sports Complex – Will have an annual operational subsidy requirement of \$500,000 to \$750,000.

Later phases of the complex should allow for the addition of more rectangular fields and diamond fields. This sports park would not replace the existing athletic fields in Anna, as those will still provide important locations for neighborhood-based practices and games.



Recreation Center

Over the last 20+ years, many communities in Texas have committed to building large, community-wide, multigenerational recreation centers for their residents. This is a cost-effective way to provide a broad range of recreation programs and services to people of all ages. Anna should plan to develop a full-service multigenerational center such as this in a central location in the community. This was one of the top priorities identified by the public in their input on future facility needs.

The following are brief descriptions of the space and square footage estimates for key amenities that could be included in a recreation center.

- + **Gymnasium** —A space that is approximately 8,500 square feet in size and divisible into two gym areas (each with a 72' by 42' basketball court) with a full-sized high school basketball court going the other direction. This would also support two full-sized volleyball courts or four pickleball courts. The gym should be flexible enough to accommodate a variety of sports, including basketball, volleyball and pickleball, and tip-and-roll bleacher seating should be provided. A large storage area would need to be attached to this space.
- + **Weight/Cardio space** — An area of approximately 3,000 square feet that includes a stretching area, free weights, selectorized machines (resistance machines regulated by moving a pin or lever) and cardiovascular equipment. A small storage area should also be attached.
- + **Multi-Purpose room(s)** - A space of approximately 2,000 SF that can be used for events, classes, and meetings. This space should be divisible into two smaller rooms. A storage area must be attached to this space. Having an outdoor covered patio area that is accessible from the community rooms would enhance the space.
- + **Group exercise room** — A space of approximately 2,000 square feet that can be used for fitness, martial arts or fitness classes. A storage area should be available from this room.
- + **Prep/Catering kitchen** — A prep kitchen, approximately 350 square feet in size, that is attached to the multipurpose room and has outside access for catering.
- + **Support spaces** — There must be sufficient space and resources allocated for:

Lobby and support spaces

Front desk
Office space
Restrooms
Maintenance work area
Custodial closets
Vending
Locker rooms

Approximate Center Size: 25,500 square feet

Estimated Capital Cost for a Recreation Center – \$15,000,000 to \$20,000,000 based on 2023 construction.

Estimated Operations Costs and Revenues for a Recreation Center – Will have an annual operational subsidy requirement of \$300,000 to \$500,000.

This program narrative must be reviewed and updated by an architect and this information utilized to develop a more detailed program plan that identifies specific spaces and their appropriate size.

It is critical that the center be organized with a central entry area/point of control. There must be a clear separation between the active, fee-for-use portions of the building and the passive elements. Emphasis should be placed on providing flexible and versatile space that can meet a variety of needs and avoiding the temptation to dedicate space to certain user groups. Providing adequate parking for the center will also be important. The building should be designed for expansion since additional amenities (indoor and/or outdoor aquatics, for example) will be necessary over time, and some existing spaces may need to be expanded (gym, weight/cardio area, multipurpose rooms).

Determining the proper site for this citywide center will be very important, and the chosen location must be adequate in size to support the building and the required parking.

Outdoor Aquatic Center

Although not ranked as highly as a sports complex or recreation center, Anna should consider planning for the development of a comprehensive outdoor aquatic center that serves the entire community in a central location. The aquatic center must have elements that are different than those found at HOA or backyard pools. Ideally, this facility should be located in conjunction with the recreation center, but it could be part of the sports complex or a separate facility elsewhere in the community. Aquatic needs that must be served include:

- All age groups
- Recreational swimming
- Instructional programming
- Fitness/Lap swimming
- Competitive swimming

Outdoor Aquatic Center amenities could include:

- + **Recreational pool** – A pool with a zero-depth entry and play structure, lazy river, two to three lap lanes, slide and other interactive amenities. This pool would also support swim lessons, aquatic exercise and water walking opportunities. Approximately 6,000 square feet of water surface area would be required.
- + **25-Yard Competitive/Lap/Program pool** – An 8-lane by 25-yard pool tank that would allow for short-course swim team training (10 lanes) and competition. This pool would be heated so that the tank could be open for an extended season or year-round.
- + **Bathhouse** – An entry and front desk area, aquatic center manager's office, lifeguard/first aid room, small meeting/party room and men's and women's changing/shower rooms (including unisex changing/shower rooms). This building will also need to include a storage room and a concession area with covered seating. Approximately 6,500 square feet.
- + **Mechanical/Filter building** – A building that houses the pools pumps, filters and chemical rooms for the operation of the pools themselves. Approximately 2,500 square feet.

Approximate Outdoor Aquatic Center Size :XXX

Estimated Capital Cost for an Outdoor Aquatic Center – \$5-\$8 million

Estimated Operations Costs and Revenues for an Outdoor Aquatic Center– Will have an annual operational subsidy requirement of \$0 to \$300,000.

The pool area will also need to have adequate deck space, pavilions (at least four), covered spectator bleacher seating for the competitive pool and extensive grass and landscaped areas. Some of the pavilions should be located in an area where they can serve larger groups and events.

This program narrative will need to be reviewed and updated by an aquatic consultant and architect and this information utilized to develop a more detailed program plan that identifies specific elements of the aquatic center and their appropriate size.

Determining the proper site for the aquatic center will be important. It must be adequate in size to support the center as well as the required parking. This facility could be located adjacent to the recreation center.

Future consideration should be given to developing splash pads in select community parks to augment the main aquatic center, and at some point in the future, the City may need to consider an indoor aquatic center, which should be built as an addition to the recreation center.



Other Facilities

In addition to the amenities noted above, there are a number of other possible facilities that the City should consider as part of a program of future parks and recreation upgrades and enhancements.

- + **Racquet Sports Center** – With the continued growth in the popularity of pickleball, communities are developing dedicated pickleball complexes with multiple courts. Combining this with tennis courts to make a racquet sports center is often a more cost-effective way to serve the needs of two different racquet sports at the same location. Developing a racquet sports center that has 8 tennis courts and 12 pickleball courts, all lighted, with a central restroom/concession/office area should be considered as a first phase, with the ability to add courts for each sport in the future. With the concept of having a single racquet sports center for the city, this facility would ideally be constructed in a central location in the community.
- + **Concrete Skate Park** – Skateboarding is experiencing a strong renaissance. In terms of the growth of participants and equipment sales, it consistently outperforms traditional team sports such as baseball and football. Communities have noticed this trend and have begun building high-quality public skate parks with a new vision. Skaters prefer the smooth concrete surfaces, seamless transitions and flexible designs that provide a much higher quality riding experience than with modular equipment. A well-designed concrete park will also continue to challenge users as they become more skilled.

- + **Special Use Development Pad** – One of the newer concepts being utilized for the development of unique sports or recreation amenities (BMX, pump track, bike park, fitness groups, RC parks for remote control cars and airplanes, etc.) is having the City designate spaces or pads in a newer or undeveloped park for development and operation for operation of these types of facilities by an outside organization or private entity. These groups lease the ground at a much reduced rate and/or pay a percentage of gross revenues to the City, and they are responsible for the construction and operation of the sports amenity (within specific criteria established by the City). This is a way to meet more specific and varied recreational needs in the community without the City having to bear the expense for providing the facility and service.

Partnering with a 3rd party sports organization to develop an indoor youth sports facility could also be considered in this category. These types of organizations have partnered with a number of cities on the north side of the Dallas Metroplex to build similar facilities.

- + **School Facilities** – The City should continue to partner with the Anna ISD on future school sites to provide community access to gymnasiums and other school spaces that can be utilized for public recreation purposes. This should include athletic fields as well.

Facilities Strategies

To realize the Facilities direction for Anna, the following strategies should be implemented:

- + **Action 22.** Priorities. Establish priorities for citywide facility development.
- + **Action 23.** Site and Infrastructure Improvements. Determine site and infrastructure improvements required for the development of the prioritized projects.
- + **Action 24.** Incentives. Establish development incentives for the construction of new recreation facilities.
- + **Action 25.** Feasibility Studies. Complete feasibility studies for each major facility.
- + **Action 246** Partnerships. Determine possible project development partners.
- + **Action 27.** Funding. Determine funding mechanism for capital development and operations.



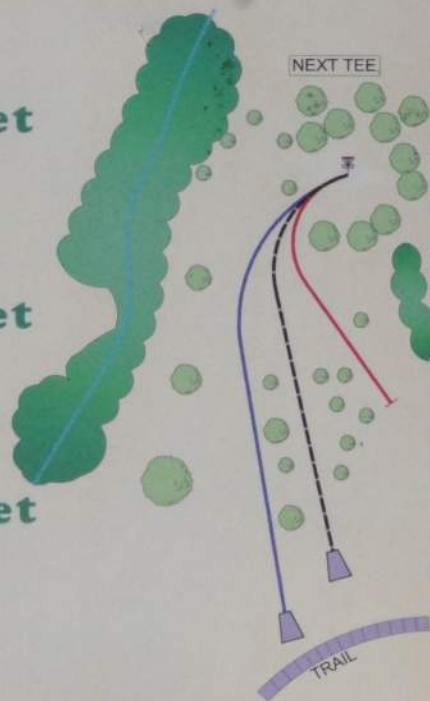
SLAYTER CREEK PARK
DISC GOLF

Hole # 1

BLUE
480 Feet

WHITE
417 Feet

RED
360 Feet



Par 4

06

RECREATIONAL
PROGRAMMING

Recreational Programing

STATUS OF EXISTING RECREATION PROGRAMS AND SERVICES

With limited facilities and staff, the City of Anna does not currently offer ongoing recreation programs and services. A few citywide special events are conducted annually, but residents are reliant on other providers for recreation services, many of which are located outside of Anna. The following are some of the primary organizations providing recreation activities within Anna

Anna Sports Group – Coordinates and provides youth programs in the following sports:

- + **Football (tackle, flag, and flex)** – Tackle run by Texoma Youth Football League, flag by City of Celina.
- + **Baseball** – Run by Little Elm United States Specialty Sports Association (USSSA)
- + **Girls softball** - Run by Little Elm USSSA
- + **Basketball** – Run by Frisco Fieldhouse
- + **Volleyball** Run by Frisco Fieldhouse
- + **Cheerleading**
- + **Indoor soccer** – Run by Plano Sports Authority

Most of the facilities and activities available to Anna neighbors are located outside of the city and the number of organizations providing these services, listed below, is very small. Youth soccer is not currently offered in the community.

- **Eagles Wings Athletics** – Gymnastics and tumbling.
- **Anytime Fitness** – Adult fitness programs
- **Workout Anytime** Adult fitness programs
- **The Zoo Health Club** Adult fitness programs
- **Collin County Adventure Camp** - Youth outdoor learning

NATIONAL PROGRAMMING CATEGORIES

The categories below represent the major areas of recreation programs commonly found in parks and recreation agencies nationally. The City of Anna does not have to be the actual provider of programs in each of these categories, but programming should be available through some provider (public, private, or non-profit) as the city continues to grow.

Area	Age Focus	General Description
Sports	Youth	Team and individual sports, including camps, clinics and tournaments; also includes adventure/non-traditional sports
	Adult	
Fitness	Youth	Group fitness classes, personal training, education and nutrition
	Adult	
Cultural Arts	Youth	Performing arts classes, visual arts classes, music/video production and arts events
	Adult	
Aquatics	Youth	Learn-to-swim classes, aqua exercise classes, competitive swimming/diving, SCUBA and other programs (synchronized swimming, water polo, etc.)
	Adult	
Youth		Before- and after-school programs, summer/school break camps and preschool
Education	Youth	Language programs, tutoring, science (STEM) classes, computer and financial planning
	Adult	
General Interest	Youth	Personal development classes
	Adult	
		

Area	Age Focus	General Description
Special Needs	Youth	Programs for those with different physical and mental abilities; also, inclusion programs
	Adult	
Special Events		Citywide special events that are conducted throughout the year
Outdoor Recreation	Youth	Environmental education, hiking, camping, kayaking and other activities
	Adult	
Seniors		Programs and services that are dedicated to serving the needs of seniors; can include most of the activity areas noted above plus social service functions
Teens		Programs and services that are focused on serving the needs of teens; can include most of the activity areas noted

Area	Age Focus	General Description
Self-Directed	Youth	Includes the opportunities for individuals to recreate on their own; can include activities such as open gym, use of weight/cardio space and lap/recreational swimming; though not an organized program, time and space must be allocated for this purpose
	Adult	
Social Services		Can include nutrition and feeding programs, job training, life skills training and other activities, such as health screenings

RECREATION PROGRAMMING TRENDS

It is important to understand some of the national and regional trends in recreation programming over the last 10 years. Each community is unique, however, and this has a strong bearing on trends and other operational factors.

The following are some general summaries of recreation participation statistics from a variety of sources.

National Sporting Goods Association (NSGA) – Their annual survey (2020) indicates the ranking of the top 10 sports activities nationally as well as the level of participation.

Sports Participation Ranking in 2020

Sport	National Rank*	National Participation (in millions)
Exercise Walking	1	106.5
Exercising w/ Equipment	2	58.3
Hiking	3	48.1
Swimming	4	48.0
Aerobic Exercising	5	47.4
Running/Jogging	6	46.0
Camping	7	40.7
Workout @ Club	8	39.6
Weightlifting	9	37.8
Bicycle Riding	10	37.8

It is important to note that the top ten activities are dominated by fitness related activities and outdoor recreation pursuits.

*This rank is based upon the 57 activities reported on by NSGA in their 2019 survey instrument.

The NSGA also lists a number of sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2010-2019).

Sports Activity Participation Changes Over Time

	2010	2019	Percent Change
Kayaking	5.6	10.7	90.9%
Yoga	20.2	31.8	57.6%
Running/Jogging	35.5	46.0	29.7%
Gymnastics	4.8	5.9	23.8%
Aerobic Exercising	38.5	47.4	23.2%
Weightlifting	31.5	37.8	20.0%
Cheerleading	0.0	3.7	18.0%
Wrestling	2.9	3.3	15.0%
Exercise	95.8	106.5	11.2%
Workout @ Club	36.3	39.6	9.1%
Lacrosse	2.6	2.8	7.5%
Pilates	5.5	5.9	7.1%
Exercising w/ Equipment	55.3	58.3	5.5%
Ice/Figure Skating	8.2	8.6	5.3%
Soccer	13.5	14.2	5.2%
Volleyball	10.6	10.6	0.2%
Hockey (ice)	3.3	3.3	0.0%
Tennis	12.3	12.2	-0.6%
Baseball	12.5	12.2	-2.0%
Football (flag)	0.0	6.5	-2.9%
Football (touch)	0.0	8.9	-4.0%
Bicycle Riding	39.8	37.8	-5.1%
Martial Arts / MMA	0.0	6.0	-5.8%
Basketball	26.9	25.2	-6.2%
Softball	10.8	10.1	-6.8%
Swimming	51.9	48.0	-7.4%
Golf	21.9	17.9	-18.3%
Football (tackle)	9.3	7.3	-21.3%
Mountain Biking (off road)	7.2	5.6	-21.7%
Table Tennis/Ping Pong	12.8	9.9	-22.4%

Over the last 10 years key areas of program growth have occurred in fitness related activities and team sports such as cheerleading, wrestling, lacrosse, soccer, and volleyball. Many of the declines in participation are related to traditional team sports such as baseball, football, basketball, and softball.

Sports & Fitness Industry Association (SFIA) – Their 2021 Sports, Fitness and Leisure Activities Top-Line Participation Report indicated the rate of participation by major sports activity categories over the last 6 years.

Percentage of Participation Comparisons

Activity Category	2015 %	2020 %
Fitness Sports	61.9%	67.0%
Outdoor Sports	48.4%	52.9%
Individual Sports	47.7%	43.3%
Team Sports	22.6%	22.1%
Water Sports	14.5%	13.7%
Racquet Sports	13.1%	13.9%
Winter Sports	7.8%	8.3%

Fitness related sports continues to be the most popular activity category and has shown the greatest increase over the last five years. Outdoor sports, racquet sports and winter sports have all seen an increase as well. Individual sports, team sports, and water sports have all seen a decrease in participation.

Much of the participation data has been affected by COVID-19 during 2020. Key impacts include:

- + Fitness activities that require amenities typically found in fitness clubs (group exercise, stationary cycling, cross-training, aqua exercise, etc.) decreased in numbers.
- + Fitness activities that require limited equipment and do not require a fitness center (running/jogging, free weights, and yoga) showed the greatest increases.
- + Outdoor activities that experienced large increases were road biking, skateboarding, and surfing.
- + Team sports had a mixed impact with basketball and soccer having increases (mostly attributed to pick-up play) while volleyball, swimming on a team, gymnastics and cheerleading all had decreases.

Top Activities with Intent to Participate by Age

Age 6-12	Age 13-17	Age 16-24	Age 25-34
Basketball	Basketball	Running/Jogging	Camping
Soccer	Fishing	Yoga	Swimming for Fitness
Fishing	Running/Jogging	Hiking	Bicycling
Camping	Camping	Workout w/ Weights	Fishing
Baseball	Hiking	Cardio Fitness	Kayaking
Hiking	Workout w/ Weights	Workout w/ Machines	Volleyball
Tennis	Soccer	Basketball	Canoeing
Swimming for Fitness	Tennis	Camping	Backpacking
Running/Jogging	Workout w/ Machines	Fishing	Workout w/ Weights
Golf	Baseball	Swimming for Fitness	Hiking

Age 35-44	Age 45-54	Age 55-64	Age 65+
Hiking	Hiking	Hiking	Fishing
Yoga	Fishing	Fishing	Swimming for Fitness
Camping	Workout w/ Weights	Workout w/ Weights	Bicycling
Cardio Fitness	Camping	Workout w/ Machines	Birdwatching/ Wildlife
Workout w/ Weights	Cardio Fitness	Cardio Fitness	Workout w/ Machines
Running/Jogging	Yoga	Camping	Hiking
Fishing	Workout w/ Machines	Swimming for Fitness	Camping
Workout w/ Machines	Running/Jogging	Yoga	Workout w/ Weights
Swimming for Fitness	Swimming for Fitness	Golf	Fitness Classes
Basketball	Bicycling	Running/Jogging	Shooting

The most popular activities that all age groups intend to participate in are generally fitness or outdoor recreation related.

Outdoor Foundation – The 2020 Outdoor Participation Report indicates the most popular outdoor activities by rate of participation.

Activity	Percentage of Americans	National Participation (in millions)
Running, Jogging, & Trail Running	20.2%	61.0
Freshwater, Saltwater, & Flyfishing	16.6%	50.2
Hiking	16.4%	49.7
Road Biking, Mountain Biking, & BMX	16.1%	48.9
Car, Backyard, Backpacking & RV Camping	13.8%	41.8

The rate of participation in outdoor activities increased by 1.2% over the last three years but decreased by youth (at least 4%) in 2019. Growth in participation was highest among adults who have children in their household.

National Endowment for the Arts (NEA) - The NEA provides insight into how Americans are spending their time with art and art-like activities. The Survey of Public Participation in the Arts (SPPA) is the nation's largest, most representative survey of adult patterns of arts participation in the United States. The NEA completes its survey on only an occasional basis with the last three years being 2008, 2012 and 2017.

Percentage of American Adults Who Made Art in the Last 12 Months (2017)

	Percentage
Any Art	54%
Performing Arts	40%
Visual Arts	33%
Creative Writing	7%

Percentage of American Adults Who Did Visual Arts (2017)

	Percentage
Taking Photographs	14%
Painting, Drawing, Sculpting, or Making Prints	13%
Weaving, Crocheting, Quilting, Needleworking, Knitting or Sewi	12%
Editing Photographs	10%
Doing Scrapbooking, Origami, or Other Paper-Based Art	7%
Doing Leatherwork, Metalwork, or Woodwork	7%
Creating Films or Videos	5%
Making Pottery, Ceramics, or Jewelry	4%
Designing or Creating Animations, Digital Art, Computer Graphics or Video Games	3%

Percentage of Adults Who Took Formal Art Lessons or Classes in Past 12 Months (2017)

	Percentage
Any Type of Art	9.5%
Visual Arts	3.6%
Music	2.7%
Art History or Appreciation	2.1%
Dance	1.9%
Creative Writing	1.7%
Computer Animation or Digital Art	1.8%
Photography or Filmmaking	1.6%
Acting or Theatre	0.6%

Percentage of Adults Who Took Informal Art Lessons or Classes in Past 12 Months (2017)

	Percentage
Any Type of Art	17.2%
Music	10.3%
Visual Arts	6.3%
Photography or Filmmaking	5.3%
Art History or Appreciation	4.9%
Dance	3.5%
Creative Writing	3.1%
Acting or Theatre	1.8%
Computer Animation or Digital Art	N/A

National Recreation and Park Association (NRPA) – NRPA's 2020 Agency Performance Review document has specific information on programming that is offered by park and recreation agencies nationally.

	Percentage
Themed Special Events	88%
Team Sports	87%
Social Recreation Events	87%
Fitness Enhancement Classes	82%
Health & Wellness Education	81%
Individual Sports	74%
Safety Training	72%
Aquatics	71%
Racquet Sports	67%
Performing Arts	64%
Trips and Tours	63%
Cultural Crafts	61%
Martial Arts	60%
Visual Arts	59%
Natural and Cultural History Activities	59%
Golf	47%
Running/Cycling Races	35%

Recreation Management Magazine – Annually the magazine prints their State of the Industry Report that examines trends in parks and recreation. Their 2020 report indicated the following as it relates to recreation programs and services.

Most Commonly Planned Program Additions in 2020

Activity Category
1. Environmental Education Programs
2. Teen Programming
3. Fitness Programs
4. Group Exercise Programs
5. Day Camps and Summer Camps
6. Mind-Body Balance Programs (Yoga)
7. Active Older Adults Programs
8. Arts & Crafts Programs
9. Special Needs Programs
10. Performing Arts Programs

There is a wide range of program areas that public parks and recreation agencies planned to add in 2020.

Activities Undertaken as a Result of Covid-19 by Percentage of Agencies

Activity Category	Percentage
On-line Fitness/Wellness Programs	55.3%
Programs to Address Food Insecurity	33.5%
Educational Support to Out-of-School Children	21.1%
Childcare for Essential Workers	17.6%
Convert Facilities for Healthcare Use	10.6%
Support/Outreach for College Students	3.9%

It is important to note that most of these activities are more social service oriented rather than traditional recreation services. Beyond the pandemic, this could indicate a shift in the types of services that public parks and recreation agencies will be expected to provide for their population.

Area	Specific Programs
Sports	Youth lacrosse
	Adult soccer
	Adult cricket
	Youth and adult rugby
	Pickleball
	Youth camps and clinics
	Individual sports (fencing)
	Adventure/Non-traditional (BMX, mountain biking, disc golf, ultimate Frisbee)
	E-sports competitions and tournaments
	Youth sports specific training
Fitness/Wellness	Functional training classes
	Personal/Small group training
	Yoga
	Nutrition/Cooking
	Healthy lifestyle education
Cultural Arts	Music production for youth
	Digital media
Youth	Before- and after-school programs at recreation centers, specialty summer camps
Education	Camps

Area	Specific Programs
Seniors	Fitness/Wellness
	Sports (pickleball)
	Baby Boomer-focused activities
Aquatics	Therapy
	Triathlon training
General Interest	Personal Finance
	Cooking
Youth	Before- and after-school programs at recreation centers, specialty summer camps
Special Events	Health and wellness
	Community-Wide Events
Other	Virtual programming

OTHER PROGRAMMING TRENDS

Other trends of note in the area of recreational programming are described briefly below.

- + Recreation departments now often serve as coordinating agencies and clearinghouses for multiple recreation organizations and providers. This is done in an effort to bring a comprehensive scope of recreation programs to a community. This trend has increased the number of partnerships that have been established to deliver a broader base of programs in a more cost-effective manner.
- + There is a greater emphasis on the fee-for-service concept, especially for more specialized programming.
- + Programming continues to emphasize the needs of youth and seniors, but has also begun to focus more on adults and the family unit.
- + Specific programming development trends include:
 - Virtual programming that will remain even after the COVID crises has passed
 - Developing programs that are single-day or no more than four sessions in length
 - Developing programs for youth during non-school days, Christmas break, Spring Break and any other extended breaks
 - Offering a variety of summer camps with different areas of interest
 - Providing more Saturday programs and introducing some Sunday programming (especially in adult sports leagues)
 - Offering senior programming that occurs in the evening or on weekends to appeal to seniors who are still in the work force
 - Introducing programs that are oriented toward specific ethnic groups
 - Developing a baseline of programs that appeal to the family unit
 - Staggering the days and times of similar programs offered at multiple locations
 - Providing more drop-in, pay-as-you-go fitness class options
 - Expanding senior programming to include a greater focus on active seniors, which often means programs and services that are available in the evenings and on weekends and those that have a more active orientation

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- + There has been a concerted effort to integrate conventional recreation programming with community-based social service programs and education. Most of the social service programs are offered by other community-based agencies, and educational services are often coordinated with school districts.
- + Program characteristics (performance measures) are tracked, including:
 - Program registration comparisons by year for each season
 - Rates of fill (especially for fee-based programming)
 - Participation numbers and comparisons to past years/seasons
 - Rate of program cancellations (for fee-based programming)
 - Financial performance, including cost per participant
 - Evaluations from participants
- + A life cycle analysis is completed for all programs offered by the agency. Programs are classified in three categories, and agencies strive to have program offerings distributed equally among each category.
- + New – programs in the start-up phase that are just starting to build in popularity
 - Mature – programs that have consistent high levels of registrations and are still growing in popularity
 - Old – programs that are seeing a decline in popularity

FUTURE RECREATION PROGRAMMING RECOMMENDATIONS

The City of Anna has expressed a desire to begin the process of developing a Parks & Recreation department with the goal of establishing a comprehensive offering of recreation services. To begin this process, the City will need to consider:

- + The level of financial commitment the City wants to make to providing recreation programs and services
- + The challenges in the delivery of recreation services in a cost-effective and efficient manner with the ever-expanding level of programming that is desired by the community
- + The areas of focus for the programming efforts based on demographics and program type
- + The need to have parks and other facilities that support recreation programs and services; currently the City is limited to outdoor parks,

athletic fields and Anna ISD facilities, which limits the development of many types of programs

- + What programs and services will be provided directly by the City, which will be offered by contract providers and which will be the responsibility of other providers
- + Developing a staffing plan and operating budget that will support the program plan
- + Supporting recreation programs and services by established marketing efforts
- + Establishing a program and facility fee policy
- + Establishing basic performance measures to track recreation programming effectiveness

ESTABLISH A PROGRAMMING PHILOSOPHY

The Neighborhood Services Department should develop an overall basic programming philosophy with the following objectives:

- + Provide recreation program and service opportunities to all ages, incomes, abilities, genders and ethnic groups in an equitable and inclusive manner
- + Provide recreation program and service opportunities in areas of interest that are identified as a need in the community
- + Partner with other providers to bring a full spectrum of recreation programs and services to the community
- + Deliver recreation program and service offerings on a citywide or neighborhood/geographical level as appropriate
- + Provide recreation and program service in a cost effective and efficient manner

DEVELOP A PROGRAM PLAN

Developing a program plan for the Department that includes the general direction of recreation programming for the next 5 plus years should be undertaken. This would include the following areas of programming focus:

- + Establishing an implementation plan
 - Start with incremental development of programs for the first couple of years with only a few programs being directly offered by City staff
 - Consider contracting for the majority of programs for the first couple of years to lower the financial risk
 - Start with programs that can be offered in existing parks or other facilities and ones that do not require extensive equipment
 - Establish key performance measures to gauge program success
- + Priorities for beginning general programming, to include:
 - Fitness/Wellness - starting with an outdoor orientation
 - Youth Sports - expanding youth sports opportunities
 - Youth After-School Program - utilizing schools and churches in the beginning
 - Seniors - utilizing city buildings or churches in the beginning
 - Special Events

Core Programs	Secondary Programs	Support Programs
Youth sports	Adult sports	Special needs
Youth programs	Cultural arts	Social services
Special events	Teens	Outdoor recreation
Fitness/Wellness	Aquatics	Education
Seniors	General interest	
Self-directed		

Note: It is realized that some of these program classifications will require the development of specific facilities to serve as a delivery location for services. This would include aquatics.

- + Priorities for demographic-specific programming, to include:
 - Youth – Programs that serve a variety of interest areas beyond just sports, including after-school and camps
 - Teens – Activities designed specifically for teens that are both organized and drop-in in nature
 - Seniors – Programs and services that serve a wide range of the senior age category, including an appeal to the younger more active based senior.
 - Intergenerational/Multigenerational – Programs and services that have an appeal to multiple generations or across generations
 - Ethnic-Based – Programs and services that are appropriate for the cultural orientation of the area
- + Virtual program options in addition to traditional in-person offerings
- + The role of other organizations and recreation providers in the area
- + The identification of areas of programmatic responsibility to ensure that there is not overlap in resource allocation
- + The establishment of clear staffing and operational budget requirements to support the program plan

ESTABLISH A PROGRAM CLASSIFICATION SYSTEM

A key aspect of developing a program plan is determining the long-term role of the City in the delivery of recreation programs and services based on three classifications. The placement of programs into these three classifications does not indicate the overall importance of these activities in the community, but rather the role of the Neighborhood Services Department in providing the programs in each of these categories.

- + **Core Programs** – programs that are a primary responsibility of the Neighborhood Services Department, to be provided as City-based activities
- + **Secondary Programs** – programs that are a lower priority, to be provided directly by the Department, but may be offered by other individuals or partner organizations through direct contract with the City
- + **Support Programs** – programs that are not a priority for the Department to be provided directly to the community but where the City may provide support through facilities and promotion of activities for other organizations.

Possible Future Recreation Program Classifications (Next 5 - 10 Years)ROLE OF OTHER PROVIDERS

With limited resources, the City of Anna will need to rely on other groups and organizations, especially in the short term, to provide recreation programs and services for the community.

- + The Neighborhood Services Department will need to be a “clearinghouse” for recreation programs and services provided by others. This should involve promotion of their activities, coordinating of some programs, and permitting of facilities. However, this process needs to be closely managed to be successful.
- + The Department will always need to be a provider of many of the facilities (especially recreation centers, pools, parks and athletic fields) for other organizations to use.
- + Partnerships with other organizations and entities will be necessary to develop and expand recreation programs. All partnerships should be backed up by a memorandum of understanding or contract to formalize the relationship. This document should clearly identify specific roles and expectations as well as limits to facility scheduling, fees and operations. Partnerships with organizations should reflect the needs and culture of the specific markets they will be providing the services for.

For partnerships to be effective, the City must:

- Actively pursue and sell the benefits of the partnership
- Weigh the benefits vs. the cost of the partnership
- Not compromise on the original vision and mission of the Parks & Recreation Department
- Establish a shared partnership vision
- Expect compromises to meet different needs and expectations
- Clearly define development and operations requirements

Before determining which programs and services to contract or have provided by others, an assessment of the specific pros and cons of such a move needs to be completed. A major aspect of this analysis should be to determine the financial impacts and quality of the services that will be provided. Key questions to be asked include:

- How does this fit with the program plan that has been developed?
- Will this be the most cost-effective method for obtaining the

program, service or function?

- Does the Department have the resources and equipment to provide the program, service or function?
- Will the quality of the program, service or function suffer if it is contracted to other organizations?
- Are there other more qualified organizations that should provide the program, service or function?
- Is the program, service or function only available from a contract provider?
- Are the safety and liability risks too high to provide the program or service in house?

Other organizations that could or should provide recreation activities (or provide assistance in this effort) include:

- + **Youth Sports Organizations** – These organizations should continue to be responsible for providing a significant number of specialized team sports for youth; however, the Department will still need to provide most if not all the facilities for these activities.
- + **Anna ISD** – Coordination with the school district to provide some youth-based programs and services, education classes for youth (and even adults), as well as youth sports (location for practices and games) will need to be enhanced. The ISD's facilities should be a location for some recreation programming. Having an intergovernmental agreement (IGA) between the City and Anna ISD will ensure these arrangements for the future.
- + **Collin County Adventure Camp** - Coordinate with the YMCA (the contract operator of the camp) for the delivery of outdoor recreation and education programs to the Anna community.
- + **Other Government Organizations** – There will need to be efforts to partner with other governmental agencies in the area to develop programs and services. This is most likely to occur with neighboring communities, such as McKinney, Celina, Prosper and Frisco. Program areas that could be provided by other organizations through a partnership include special events, outdoor recreation, special needs and cultural arts activities.
- + **Non-Profit Providers** – Coordinating with a variety of non-profit providers to deliver recreation services should be explored. Organizations such as the Boys & Girls Club, YMCA, sports groups, cultural arts groups, etc. should be encouraged to provide programs in Anna, and there may be opportunities to partner on programs and facilities.
- + **Private Providers** – There are currently not many private recreation, sports and fitness providers located within Anna (health clubs, dance, martial studios, arts studios), but these entities will develop as the community grows and could provide more specialized activities that are not easy for the public sector to conduct. They may also be able to help provide fitness and wellness services for Anna neighbors.
- + **Faith-Based Organizations** – Churches and other faith-based institutions in the community often provide recreation services for their congregations and the community. These organizations should be seen as possible providers of some basic community-based recreation services and facilities.
- + **Medical Providers** – If the City truly intends to focus on fitness and wellness in the future, a partnership with one or more medical providers will be important.
- + **Social Service Agencies** – There is a definite trend in parks and recreation departments throughout the country to integrate social services with recreation services. This is particularly true for youth, teen and senior activities.
- + **Community Organizations** – Developing working relationships with community organizations and service clubs could provide much needed support for programs as well as facilities. They could also be sponsors of events or activities.
- + **Business and Corporate Community** – It is important to approach the corporate community with a variety of sponsorship opportunities to enhance the revenue prospects of the Department's programs and facilities.

OTHER SUPPORTIVE ISSUES

To implement the program plan, the following will need to be considered:

- + **Performance Measures** – There needs to be a concerted effort to implement program performance metrics in the Department. These measures will need to be updated on a seasonal basis with comparisons to prior years. Recreation programming performance measures should include:
 - Rates of fill for programs and activities (capacity vs. actual numbers)
 - Participation numbers and comparisons to past years/seasons
 - Rate of program cancellations (should be between 15% and 20%)
 - Financial performance including cost per participant
 - Evaluations from participants
 - Annual report for recreation programs and services that utilizes the same format and reporting methods for all program areas
- + **Marketing** – To maximize offerings, there needs to be a strong marketing effort to inform and promote the recreation programs and services available. This document needs to be a simple, easy to implement document that serves as a guide for specific marketing efforts. There should be a more visionary 5-year plan as well as a very specific yearly plan that outlines areas of focus, specific marketing tools and tasks as well as the staff member responsible for implementation, financial resources that are required and a thorough evaluation process. The marketing plan should focus on the following areas:
 - Website enhancement to better promote programs and services
 - The development of a 2-3 time a year program catalog
 - Utilizing a registration, point of sale and rental tracking software program, ultimately including on-line registration and payments for rentals and permits
 - Allowing credit cards to be used for any and all financial

transactions with no up-charge for the service

- Program options available citywide and in each facility.
- Programs and services offered by other providers
- Check-in with the community on a regular basis to determine satisfaction with current programs and services and to provide directions for the future

- + **Registration Software** – It is imperative that the Department purchases a registration software program that handles all program and service registrations, allows for on-line registration, point of sale, and remote on-site use. All programs (regardless if a fee is collected or not) should have all participants registered for the activity.
- + **Fee Policy** – This is a document that outlines how fees are established for facility use, programs and services and facility rentals. It should include the establishment of a fee assistance program for those that do not have the financial means to take programs or use facilities. A key aspect of a fee policy needs to be the requirement that any contract program pay at least 30% of all revenue collected back to the City.
- + **Policies and Procedures** – Having comprehensive policies in place that provide a framework for program administration, development and implementation is an important management tool. Some examples of policies could include:
 - The need for every new program or service to be considered based on a program proposal form to allow administrators to determine the direct cost of offering the activity as well as the minimum number of registrants needed to conduct the program. This proposal form should also evaluate the need for the program, its market focus and the ability of the new activity to support the program plan and priorities of the Department.
 - Follow-up when each program or service is completed, with a program report that itemizes the exact cost (and possible revenues) that were generated by the program and the number of individuals served. This will determine if the program or service met its financial goals and service goals.
 - All in-house programs should have strict minimum numbers of registrants that ensure enrollment, budget and revenues are adequate and the best use of space and time is being made at Department facilities.
- + **Safety and Security** – Critical to growing recreation programs and

services is the assurance that participants' safety and security is being addressed on an ongoing basis. This requires an emergency action plan to be in place.

- + **Athletic Field Use** - Review and update the existing athletic field use policy so that it is a more comprehensive document outlining eligibility requirements, field scheduling priorities and fees for use. It should also identify how new sports organizations are accommodated in the future, especially as new fields become available.
- + **Evaluation and Adjustments** – One of the keys to having a dynamic program plan for recreation programs and services is having an internal and external evaluation process in place. The evaluation of the overall plan, on both a citywide basis and by each facility must be outcome based. The process will need to integrate staff assessments with those of the users and the general community. The results of the evaluation process needs to be utilized to adjust the programming process as well as individual programs.
- + **Trends Analysis** - The Department should track program trends on a regional and national basis to ensure that program offerings are current and reflect new opportunities that are available.

PROGRAMMING STRATEGIES

To realize the Recreation Programming strategy for Anna, the following Action Items should be implemented:

- + **Action 28.** Philosophy. Establish a philosophy for recreational programming.
- + **Action 29.** Programming Plan. Develop a comprehensive programming plan that reflects community needs.
- + **Action 30.** Classification System. Adopt a program classification system.
- + **Action 31** Other Providers. Determine the role of other providers in the overall system of Anna recreation programming.
- + **Action 32.** Partnerships. Establish programming partnerships, as necessary, to meet the desires of Anna residents.
- + **Action 33.** Staffing and Funding. Determine the staffing and financial commitment necessary to provide the desired level of recreational programming in Anna.
- + **Action 34.** Fee Policy. Develop a fee policy to address programs, activities and facilities.
- + **Action 35.** Programming Policies and Procedures. Establish programming policies and procedures.
- + **Action 36.** Marketing Plan. Develop a marketing plan to promote City recreational programming.





07

OPERATIONAL
FRAMEWORK

Operational Framework

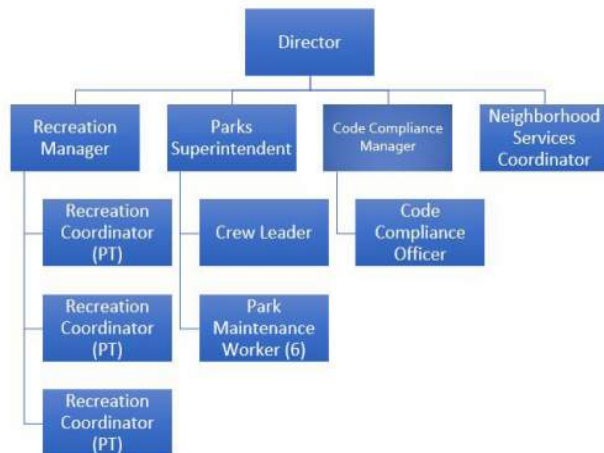
With a limited number of parks and recreation facilities, the current organization is limited primarily to parks maintenance with virtually no staffing for recreation programming in place other than a few special events. However, as the number of parks and recreation facilities are added and recreation programming starts to develop, the staffing requirements will grow as will the organizational structure.

CURRENT OPERATIONAL FRAMEWORK

The Neighborhood Services Department presently includes staffing for both recreation services and parks maintenance in its Parks and Recreation divisions. The positions and their responsibilities are:

- + **Recreation** - One full-time Recreation Manager responsible for developing recreation programs and three part-time Recreation Coordinators who will implement them. There are currently no ongoing recreation services being offered by the City, so the Recreation Manager will need to begin the process of developing basic programs and services.
- + **Parks** - One Parks Superintendent, one Crew Leader and six Parks Maintenance Workers responsible for maintaining the seven developed parks in the community. Most of the maintenance tasks are completed in-house; few of these tasks are contracted to outside parties. Anna's parks are generally well maintained.

FUTURE OPERATIONAL FRAMEWORK



RECOMMENDATIONS

The Director of the Neighborhood Services Department (which includes the Parks and Recreation divisions) has developed a six-step staffing plan that identifies positions that will be need to be added in the coming years as the inventory of parks and other recreation facilities increases and recreation programming is developed. The six-step plan identifies the full-time positions that will be necessary to operate and manage a comprehensive Parks & Recreation Department over the next 10 years. This includes the addition of parks maintenance staff, recreation programming staff and key planning and administrative personnel.

Operational Framework Goals

- + The six steps will need to be directly connected to the development plan for new parks, facilities and recreation programs. Developing a staffing timeline will be important.
- + Establishing an overall staffing philosophy for parks and recreation operations will be essential. This should be tied to levels of service for parks and facilities as well as for recreation programs.
- + Providing strong administration of the department through resource allocation, performance tracking and community interface will be critical.
- + Once the Parks and Recreation divisions become large enough in their staffing and roles, they should potentially become an independent department in the City organization (outside of Neighborhood Services).
- + Consideration should be given to establishing a Park Ranger program at some point in the future. In a program of this type, volunteers assist park patrons with basic information, referrals to City Staff for specific needs and generally watch for issues at individual parks or facilities and report them back to the department for follow-up. At some point there may be the need for several key full-time staff rangers as well.
- + The organizational structure must be able to grow with the Department.
- + Within a 10-year period, the Parks & Recreation Department should pursue accreditation through NRPA's CAPRA program (Certification Accreditation of Parks and Recreation Agencies), which evaluates the overall quality of operation, management and service to the community.

Organizational Framework

The department organizational framework should include, at minimum, three divisions—Administration, Recreation and Parks.

- + **Administration** -This division would be responsible for the administration of the department, long-range planning, budgeting, data/metrics tracking and business services. It would include positions such as, Director, Assistant Director, Park Planner/Development Manager, Business Manager and Administrative Assistant.
- + **Recreation** – This division would be responsible for the provision of recreation programs and services as well as the management of facilities (Recreation Center, Aquatic Center, etc.).
- + **Parks** – This division would continue to be responsible for the maintenance of all parks and trails. As more parks and facilities are developed to the City’s inventory, there may need to be geographic regions established in the community. Tasks such as athletic field maintenance, irrigation, tree care, chemical spraying, etc. should be completed by citywide specialty crews. If the City decides to start a Park Ranger program, this would be a separate initiative within Parks.

Operational Policies and Procedures

- + The department needs to make a commitment to updating the basic policies and procedures of the organization, including policies pertaining to staff/supervisor roles and responsibilities, financial transactions, customer service, safety and security and emergency action plans.
- + There should be a comprehensive staff and operations manual for the department based on the general operations requirements of the City in general.
- + One of the key areas of focus must be on policies and procedures that deal specifically with the safety and security of parks, facilities and programs. As a subset of this, there also needs to be a comprehensive emergency action plan for the department and any future individual facilities.
- + Job descriptions for all full-time and part-time staff should be updated or developed to adequately reflect the actual duties of each position. These job descriptions should clearly delineate job tasks and functions as well as required education, work experience and skills necessary for the position.
- + It is critical that the department develop a continuity plan that covers possible interruptions of operations from natural disasters, pandemics, terrorist acts or other conditions. This plan needs to outline a process for maintaining basic services associated with the maintenance and operations of parks, recreation facilities and trails as well as recreation programs and services.
- + The department should establish goals and metrics for social equity, diversity, inclusion and accessibility for parks, facilities and recreation programs. These metrics will need to be monitored to make sure that the goals are being met.
- + The department should continue to develop key performance measures for all aspects of operations, including recreation programs and services, facility usage and parks maintenance.
- + An annual report needs to be completed for all aspects of the department’s operation. There should be an annual report that succinctly summarizes yearly maintenance practices, financial statistics and program/facility utilization rates and compares them with previous years.

Maintenance Plans and Procedures

- + The Parks Division needs to develop a comprehensive maintenance management plan for parks and facilities as a whole. This plan needs to include specific maintenance functions that need to occur, their frequency, method(s) for delivery, required resources and tracking of the work and budget. This plan should also have a specific focus on preventative maintenance and should include not only the growing environment, but also buildings and structures. Ideally, each major park, trail or recreation facility should have its own specific maintenance plan.
- + The maintenance management plan will need to take into consideration future parks and facilities which will require changes and updates to the plan.
- + Once the maintenance management plan is in place, the process needs to continue to develop to the next level where actual time and resource allocations are utilized to validate the planning numbers that have been used. This could take several years until enough real-world numbers are available to adjust the existing standards. From this, specific benchmark standards can be determined (cost per acre, per square foot, etc.). This will require a maintenance management software system to be in place to manage work orders and the overall process.
- + Develop an asset inventory within all City parks and recreation facilities with provisions for a yearly update.
- + Consider the establishment of lifecycle cost estimates for all major capital assets in the Division.
- + Formal park/facility inspections should be completed on a weekly basis.
- + Staff schedules, maintenance plans, tracking of inventories, facility inspections and actual maintenance time and materials records need to be fully automated with the ability to make entries from the field on tablets or other hand-held devices.
- + Critical to the long-term success of parks maintenance is a commitment to staff training and certification. Developing a formal annual training program will be essential. This should include Certified Playground Safety Inspectors (CPSI) and chemical applicators licenses

To establish an operational framework for the Anna Parks and Recreation divisions and a future Parks & Recreation Department, the following Action Items should be implemented:

- + **Action 37.** Commit to a funding strategy for staffing, operations and management of parks and recreation in accordance with the desired level of service.
- + **Action 38.** Establish a staffing philosophy for the Parks and Recreation divisions.
- + **Action 39.** Develop and adopt a 10-year staffing scenario that reflects new planned parks and facilities as well as recreation programs and services.
- + **Action 40.** Adopt a three-division plan within the Department that covers administration, parks, and recreation.
- + **Action 41.** Establish up-to-date department operational policies and procedures.
- + **Action 42.** Develop a parks maintenance management plan and track performance.
- + **Action 43.** Develop and/or update job descriptions for all positions.
- + **Action 44.** Establish goals and metrics for social equity, diversity and inclusion.
- + **Action 45.** Establish performance measures for parks and recreation operations and track on an annual basis.

OPERATIONAL FRAMEWORK STRATEGIES



08

IMPLEMENTATION

Implementation

ACTION PLAN AND COST ESTIMATES

A city cannot implement all its planned strategies and actions at one time for a number of reasons. Some will require extensive planning and may need to be coordinated with other actions or projects. Others may require financial or staff resources that are not yet available. In order to achieve the plan vision for Anna in 2050, however, all of the actions will be important.

Below are matrices that encapsulate the action plans for four focus areas within the overall implementation strategy for parks and recreation—Parks and Open Space, Trails and Sidewalks, Facilities and Programming and the Operational Framework. Each matrix includes a list of actions that represents the range of tasks the City should begin to work on as soon as is feasible in order to make the best use of the time, resources and partnerships available and to build on existing community support developed through the Parks, Trails and Open Space Master Plan and Anna 2050 Comprehensive Plan processes.

Each of the actions appears in one of the chapters in this document and is numbered accordingly, and each is linked to one of the Strategic Policies in Chapter 1. In addition, for each action, a potential implementation time frame (short-, mid- long-term) and an indication of estimated cost (ranging from \$ -\$\$\$\$) are included in the matrix. These measures are described below.

- + **Potential Time Frame.** This characteristic indicates the general time frame for initiating an action, defined here relative to the date of adoption of the Anna 2050 Plan.

Short Term	0-5 Years
Mid-term	5-10 years
Long-term	More than 10 years

- + **Estimated Cost.** This is a general indication of the City's level of financial responsibility for completing an item, ranging from \$ (relatively low cost) to \$\$\$\$ (approximate cost in excess of \$1 million).

\$	Up to \$150,000
\$\$	\$150,000 - \$400,000
\$\$\$	\$400,000-\$1 million
\$\$\$\$	More than \$1 million

ACTION PLAN FOR PARKS AND OPEN SPACES			
	Action	Potential Time Frame	Cost
Action 1	City-Owned Properties. Expand and/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.	Ongoing	\$\$\$
Action 2	Parkland Dedication/Fee Ordinances. Review and revise current dedication and fee ordinances. Develop a process to review current ordinances annually	Short Term	\$\$\$\$
Action 3	Property Acquisition. Acquire developable properties utilizing the key service criteria .	Ongoing	\$\$\$\$
Action 4	Open Space Standards. Create standards, where appropriate, to evaluate new private development proposals on their efforts to provide outdoor open space with amenities and neighborhood and/or community gathering places.	Short-Term	\$
Action 5	Open Space Opportunities. Evaluate alteration requests to existing buildings and sites for additional open space, plaza, gathering places and/or green space.	Ongoing	\$
Action 6	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 .	Ongoing	\$
Action 7	Green Infrastructure Guidelines. Develop guidelines and encourage development within the city to implement green infrastructure practices, where applicable.	Short-Term	\$
Action 8	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.	Short-Term	\$\$\$
Action 9	Private Recreation Providers.: Engage local private recreation providers to explore opportunities and partnerships in providing services. Future expansion of the parks system should also take into consideration the location of these facilities and work to not replicate services provided in the same geographic area.	Short-Term	\$

ACTION PLAN FOR TRAILS AND SIDEWALKS			
Policy Number	Action	Potential Time Frame	Cost
Action 10	Trail Opportunities. Explore additional areas for trails through wooded and riparian corridor areas.	Short- Term	\$\$
Action 11	Rail and Utility Corridors. Convert underutilized rail and utility corridors for use as passive recreation amenities, where possible.	Mid-Term	\$\$\$
Action 12	New Connections. Install additional trail and sidewalk connections utilizing the Capital Improvements Program and grants funding when available.	Ongoing	\$\$\$
Action 13	Missing Segments. Complete missing trail segments and locate sources for funding, in addition to the Park Development Fund, for the construction of these sections to improve network connectivity and provide links to key destinations in Anna and adjacent cities.	Short- Term	\$\$\$
Action 14	Connections to Other Networks. Designate connections into the regional Veloweb, Collin County Trail System and adjacent city systems	Mid-Term - Long Term	\$\$\$
Action 15	Paddle Trail. Engage in planning and design of put in/ take out points on Sister-Grove Creek presented in this plan and the CCRTMP.	Mid-Term	\$\$
Action 16	Trail Plan 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.	Ongoing	\$
Action 17	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.	Short- Term	\$
Action 18	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, and equestrian only trails.	Short- Term	\$
Action 19	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.	Short- Term	\$\$
Action 20	Trail Signage/Exhibits. Provide interpretive and/or educational trail exhibits along select trails to acknowledge the cultural and historical significance of an area.	Short- Term	\$\$
Action 21	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.	Short- Term- Mid-Term	\$\$

ACTION PLAN FOR RECREATION FACILITIES AND PROGRAMMING			
Policy Number	Action	Potential Time Frame	Cost
Action 22	Priorities. Establish priorities for citywide facility development.	Short- Term	\$
Action 23	Site and Infrastructure Improvements. Determine site and infrastructure improvements required for the development of the prioritized projects.	Short- Term	\$
Action 24	Incentives. Establish development incentives for the construction of new recreation facilities.	Short- Term	\$
Action 25	. Feasibility Studies. Complete feasibility studies for each major facility described in the Parks and Recreation Master Plan—sports complex, recreation center, aquatic center; potentially racket sports facility, concrete skate park, special use pad.	Short- Term	\$\$
Action 26	Partnerships. Determine possible project development partners.	Short- Term- Mid-Term	\$
Action 27	Funding. Determine funding mechanism for capital development and operations.	Short- Term	\$\$
Action 28	Philosophy. Establish a philosophy for recreational programming.	Short- Term	\$
Action 29	Classification System. Adopt a program classification system.	Short- Term	\$
Action 30	Other Providers. Determine the role of other providers in the overall system of Anna recreation programming.	Short- Term- Mid-Term	\$
Action 31	Partnerships. Establish programming partnerships, as necessary, to meet the desires of Anna residents.	Short- Term- Mid-Term	\$
Action 32	Staffing and Funding. Determine the staffing and financial commitment necessary to provide the desired level of recreational programming in Anna.	Short- Term	\$
Action 33	Fee Policy. Develop a fee policy to address programs, activities and facilities.	Short- Term	\$
Action 34	Programming Policies and Procedures. Establish programming policies and procedures.	Short- Term- Mid-Term	\$
Action 35	Marketing Plan. Develop a marketing plan to promote City recreational programming.	Short- Term- Mid-Term	\$

ACTION PLAN FOR OPERATIONAL FRAMEWORK			
Policy Number	Action	Potential Time Frame	Cost
Action 36	Operational Funding Commit to a funding strategy for staffing, operations and management of parks and recreation in accordance with the desired level of service.	Short- Term- Mid-Term	\$
Action 37	Staffing Philosophy. Establish a staffing philosophy for the Parks and Recreation divisions.	Short- Term- Mid-Term	\$
Action 38	10-year Staffing Scenario. Develop and adopt a 10-year staffing scenario that reflects new planned parks and facilities as well as recreation programs and services.	Short- Term- Mid-Term	\$
Action 39	Three-Division Plan. Adopt a three-division plan within the Department that covers administration, parks, and recreation.	Short- Term- Mid-Term	\$
Action 40	Operational Policies and Procedures. Establish up-to-date department operational policies and procedures.	Short- Term- Mid-Term	\$
Action 41	Parks Maintenance Management Plan. Develop a parks maintenance management plan and track performance.	Short- Term- Mid-Term	\$
Action 42	Job Descriptions Develop and/or update job descriptions for all positions.	Short- Term- Mid-Term	\$
Action 43	Social Equity, Diversity and Inclusion. Establish goals and metrics for social equity, diversity and inclusion.	Short- Term- Mid-Term	\$
Action 44	Performance Measures. Establish performance measures for parks and recreation operations and track on an annual basis.	Short- Term- Mid-Term	\$



09

APPENDIX

Amenity

Slayter Creek Park is a 77 acre premiere outdoor sports complex in Anna. It is directly adjacent to the High School Football stadium.

Site Photos



Slayter Creek Park

Amenity	#
Baseball fields	4
stadium lighting	
bench seating	
batting cages	1
concessions	yes
water fountain	1
restroom structure	1
Park Benches	12
Park Trash Cans	18
Horseshoe Courts	2
Passive Exercise Stations	3
Picnic Tables	15
Grill	1
Covered Pavilions	2
Tennis Courts	2
lighting	yes
basketball hoops	2
Playground	1
Toddler Playground	1
Skate park	1

Flex fields	5
soccer nets	5
stadium seating	4
batting cages	1
Tether Ball Court	2
Trails	
educational signage	1
Entrance Signage	1
Decorative Fence	1
Parking Lots	2
Open Space	yes
Gazebo	1
Four Square Courts	4

Vicinity Map



Natural Springs Park

Amenity

Natural Springs Park is a 19 acre open space and trails park with a full dog park near parking.

Site Photos



Natural Springs Park

Amenity	#
Park Trash Cans	4
Picnic Tables -	4
Grill -	1
Dog Park	1
Dog Bag Station	2
Trails	yes
Shade trees	yes
Parking Lot	2
Open Space	yes
Gazebo -	1
Dock	1
On fishing pond	

Vicinity Map



Johnson Park

Amenity

Johnson Park is a 3 acre legacy sports complex park for the City of Anna. Most likely this park was replaced by Slayter Creek.

Site Photos



Johnson Park

Amenity	#
Baseball fields	2
Youth size	1
Full size	1
Decommissioned batting cages	1
Park Benches	4
Park Trash Cans	2
Picnic Tables	2
Playground	1
Lighting	
Old, outdated	
Gravel Parking	1
Open Space	yes
Storage building	1

Vicinity Map



Amenity

Sherley Heritage Park is a 1 acre freshly updated historical site with a new Playground. There is no dedicated parking lot and space is limited.

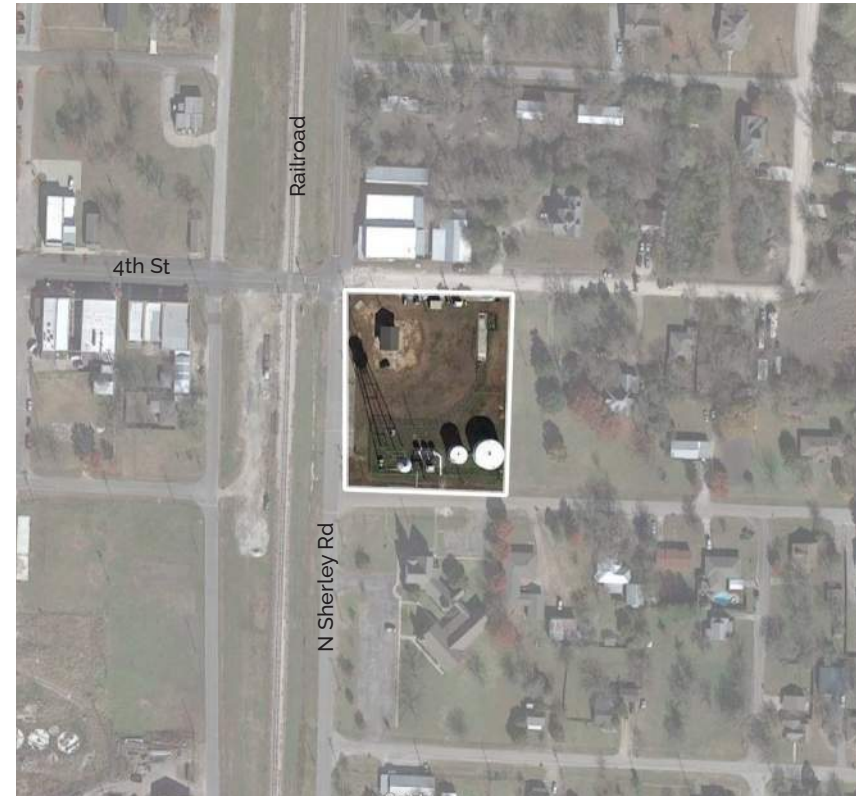
Site Photos



Sherley Heritage Park

Amenity	#
Restrooms	2
Park Benches	3
Park Trash Cans	3
Picnic Tables	4
Covered Pavilion	1
lighting	4
electrical outlets	2
Playground	1
railroad theme	1
Parking	2
limited	
Open Space	yes
Railroad Museum	1
Educational Signage	1

Vicinity Map



Baldwin Park

Amenity

Baldwin Park is a 9 acre open space park with lake access.

Site Photos



Baldwin Park

Amenity	#
Park Trash Cans	yes
Park Benches	yes
Picnic Tables	yes
Grill	1
Parking Lot	1
Open Space	yes
Dock	1
Trails	yes
Baldwin	yes

Vicinity Map



Geer Park

Amenity

Geer Park is a 25 acre undeveloped field with neighborhood baseball fields.

Site Photos



Geer Park

Amenity	#
Baseball backstop	2
Open space	yes

Vicinity Map



Bryant Park

Amenity

Bryant Park is a 5 acre open field adjacent to the elementary school.

Site Photos



Bryant Park

Amenity	#
Undeveloped Land	yes

Vicinity Map



Anna

2050



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Item No. 7.b.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Ryan Henderson

AGENDA ITEM:

Strategic Plan: 2021 – 2026 – 2036

- 1) Consider/Discuss/Action on Resolution approving Strategic Plan: 2021 – 2026 – 2036
- 2) Consider/Discuss/Action on Resolution approving Governance Guide 2021

SUMMARY:

During the months of March and April 2021, the City of Anna organization went through a series of work sessions to complete the City's 2021-2026-2036 Strategic Plan. Similar to previous versions, the City's goals remain Growing the Anna Economy, Creating a Great Place to Live, Growing in a Planned and Managed Way, and having a High Performing, Professional Organization. The strategic plan is instrumental in determining, collectively, the top and high priorities for the organization to accomplish within the next year, along with initiatives and projects to be achieved within the next 15 years. The Strategic Plan serves as the guiding document for the organization and sets a work plan with objectives and timelines to advance the City's four goals.

Also during the months of March and April, City Council met to revise and update the Governance Guide, created in 2019 as a plan of protocols for how the City Council shall conduct business with the City Manager's Office, staff, and themselves.

FINANCIAL IMPACT:

There is no fiscal impact associated with these items.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

Staff recommends approval of both resolutions.

ATTACHMENTS:

1. Strategic Plan Final

2. Strategic Plan Resolution
3. Governance Guide Final
4. Governance Guide Resolution

APPROVALS:

Ryan Henderson, Assistant City Manager
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021

STRATEGIC PLAN 2021 → 2026 → 2036

THE CITY OF
Anna

Anna, Texas
April 2021



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STRATEGIC PLANNING FOR THE CITY OF ANNA

Strategic Planning Model for the City of Anna

Value-based principles that describe
the preferred
future in 15 years

VISION

Destination
“You Have Arrived”

Strategic goals that focus outcome-
based objectives and potential
actions for 5 years

PLAN

Map
“The Right Route”

Focus for one year – a work program:
policy agenda for Mayor and Council,
management agenda for staff; major
projects

EXECUTION

Itinerary
“The Right Direction”

Principles that define the responsibility
of city government and frame the
primary services –
core service businesses

MISSION

Vehicle
“The Right Bus”

Personal values that define
performance standards and
expectations for employees

CORE BELIEFS

Fuel
“The Right People”

ANNA VISION 2036

Anna Vision 2036

ANNA 2036 is a
COMMUNITY OF FAMILIES ⁽¹⁾
that is
BEAUTIFUL ⁽²⁾ *and* SAFE ⁽³⁾.

ANNA 2036 has a
VIBRANT COMMUNITY DESTINATION ⁽⁴⁾,
GREAT HOUSING OPPORTUNITIES ⁽⁵⁾
and a
DYNAMIC BUSINESS COMMUNITY ⁽⁶⁾.

ANNA 2036 is a
FUN COMMUNITY FOR ALL ⁽⁷⁾
and has
CONVENIENT MOBILITY OPTIONS ⁽⁸⁾.
THE PREMIER COMMUNITY IN COLLIN COUNTY!

Anna Vision 2036

PRINCIPLE 1

COMMUNITY OF FAMILIES

► Means

1. Top-quality schools and educational programs working in partnership with the City and contributing to the Anna community
2. Collin Community College serving the needs of Neighbors and Anna's businesses
3. Sense of community – Neighbors taking pride in our Anna community
4. Strong community events and festivals that bring neighbors together
5. Strong community service organizations and faith-based institutions partnering with the City and each other for a better Anna community
6. Youth and adult sports opportunities
7. Reputation as a community for a family's lifetime
8. Library as a community information center and community gathering place

PRINCIPLE 2

SAFE COMMUNITY

► Means

1. Low crime rate
2. Effective emergency management preparation, response and recovery
3. Proactive outreach by Police and Fire throughout our Anna community
4. Drug-free community
5. Active community policing programs with police officers involved in and knowing Neighbors and our Anna community
6. Effective recruitment and retention for public safety staffing – Police and Fire
7. Timely and appropriate response to both emergency and non-emergency calls for service

PRINCIPLE 3

BEAUTIFUL COMMUNITY

► Means

1. Attractive gateways with unique and distinctive entrance signs/monument for Anna – you know when you enter Anna
2. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances
3. Well-designed, attractive streetscapes and medians on major highway corridors
4. Well-designed, well-maintained City facilities, buildings, parks, and trails with distinctive signage
5. Clean community without litter or trash
6. Proactive “Keep Anna Beautiful” program through engaged Neighbors
7. Design standards and development agreements that promote beautiful and “enduring” buildings and commercial areas
8. Preserved some natural areas/open space through the community

PRINCIPLE 4

VIBRANT COMMUNITY DESTINATION

► Means

1. Expanded Old Downtown area extended down Highway 5 – Westside
2. Successful retail businesses
3. Easy access with convenient parking
4. Activities for evening, weekends, and daytime
5. Walkable and pedestrian friendly
6. Live entertainment venues with bars and live music
7. Mixed-use buildings with multi-family residential opportunities

PRINCIPLE 5

GREAT HOUSING OPPORTUNITIES

► Means

1. Executive/large homes on large lots with opportunities to move up in Anna
2. Strong code enforcement/compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity
3. Well-maintained neighborhood streets and infrastructure
4. Access to trails connecting neighborhoods and community destinations
5. Well-built and well-maintained housing stock with distinctive character
6. Progressive senior living opportunities and development – from homes to assisted living
7. Diverse housing choices for all family generations

PRINCIPLE 6

DYNAMIC BUSINESS COMMUNITY

► Means

1. Ability of Neighbors to work in Anna
2. Range of quality restaurants for family dining and celebrations
3. Sustainable full-service hospital with medical and healthcare businesses, facilities and services
4. Collin Community College and/or other higher education institutions campus focusing on technology
5. Successful and sustainable Business Park developed with technology related businesses and major diverse industries
6. Attractive commercial centers with well-designed and well-maintained landscaping
7. Office buildings with “Class A” offices and flex-spaces/co-use spaces

PRINCIPLE 7

FUN COMMUNITY FOR ALL

► Means

1. Connected trails linking Neighbors to parks and other community destinations
2. Indoor youth/adult sports facility
3. Amphitheater for live performances and programs
4. Multi-purpose entertainment center(s)
5. Top-quality public library/community resources/learning center serving as a community information center and providing a variety of programs
6. Adequate athletic fields for recreation, competition, and tournaments
7. Community/Recreation Center with flex-space, and programming/classroom spaces
8. Distillery/brewery businesses
9. Indoor and outdoor aquatic facilities with a variety of amenities

PRINCIPLE 8

CONVENIENT MOBILITY

► Means

1. Well-designed, well-maintained City streets
2. Well-designed, well-maintained and safe City trails
3. Pedestrian-friendly neighborhoods and school routes with safe crosswalks
4. Travel options: north-south and east-west
5. Bike lanes and trails connecting neighborhoods and community destinations
6. City and community prepared for changes in the automobile –electric vehicles, autonomous vehicles, etc.
7. Effective traffic management with synchronized traffic signals
8. Transportation options for senior Neighbors

ANNA CITY GOVERNMENT: OUR MISSION

Anna City Government

Our Mission

The Mission of the ANNA CITY GOVERNMENT is to provide

EXCEPTIONAL CITY SERVICES AND FACILITIES ⁽¹⁾

in a

FINANCIALLY RESPONSIBLE ⁽²⁾

and

NEIGHBOR-FOCUSED WAY ⁽³⁾

through a

HIGH-PERFORMING, PROFESSIONAL CITY TEAM ⁽⁴⁾

that provides results in adding

VALUE TO NEIGHBORS' LIVES ⁽⁵⁾.

Anna City Government Our Mission

PRINCIPLE 1

EXCEPTIONAL CITY SERVICES AND FACILITIES

► Means

1. Planning for future City services to accommodate growth
2. Defining the City services and service priorities
3. Listening to the community – distinguishing “needs” from “wants”
4. Anticipating future service needs from the community
5. Developing Department service and master plans for today and tomorrow
6. Providing services and addressing issues in a proactive manner
7. Having national and state accreditation for departments, service rating and national awards/recognition
8. Streamlining, simplifying and integrating processes for timely and convenient City services

PRINCIPLE 2

FINANCIALLY RESPONSIBLE

► Means

1. Having responsible tax rate for the long term
2. Delivering City services in a cost-effective and efficient manner, including contracting for service delivery
3. Developing financial forecasting models and multi-year financial planning
4. Leveraging City resources through grants and partnerships
5. Diversifying and expanding revenue options for City government
6. Developing and using a capital improvement process and community investment plan
7. Having competitive compensation based upon merit and performance
8. Having adequate funding and resources for defined City services and service levels
9. Having financial transparency

PRINCIPLE 3
NEIGHBOR-FOCUSED

► **Means**

1. Having City managers and employees empowered to solve problems and to make decisions
2. Demonstrating caring and compassion for the individual
3. Providing a timely acknowledgement and then a planned, appropriate response to an inquiry or request for service
4. Listening to and understanding the individual's needs and issues
5. Seeking and using feedback from the community and the individual
6. Having a sense of stability and clarity of direction for developers and businesses
7. Looking for ways to say "yes"
8. Looking for ways to solve problems and address issues/concerns
9. Acting in and presenting a professional image
10. Having "customer" friendly City buildings, offices and facilities
11. Measuring the customers' outcomes
12. Taking ownership and being responsible for services and actions
13. When "no" is the answer, taking time to explain the decisions and actions

PRINCIPLE 4
**HIGH PERFORMING, PROFESSIONAL
CITY TEAM**

► **Means**

1. Working as a CITY TEAM – Mayor-City Council and City management-staff
2. Providing timely implementation of Mayor-City Council directions and decisions
3. Acting with highest level of integrity and transparency
4. Developing and using a strategic planning process with Vision, Goals and Annual Work Program
5. Defining and achieving goals and performance standards/expectations
6. Having a professional City organization operating with the highest ethical standards
7. Being responsible and accountable for actions, decisions and results
8. Acting with a sense of urgency
9. Becoming an "Employer of Choice"
10. Becoming active in professional organizations
11. Being an "ambassador" for the City and community
12. Having open, direct and timely communications

PRINCIPLE 5

VALUE TO NEIGHBORS' LIVES

► Means

1. Planning for and managing growth
2. Maintaining a safe community
3. Engaging the community in the City governance and planning process
4. Investing in future City facilities and infrastructure that support growth
5. Having effective communications with the community using a variety of methodologies
6. Having transparent City processes and information
7. Enforcing and seeking compliance with City codes, ordinances and regulations to protect the community and property values
8. Having neighbors taking pride in saying: “I live in Anna”

ANNA CITY GOVERNMENT: CORE VALUES

Anna City Government Core Values

ANNA TEAM C.A.R.E.S.

C = CREATIVE

A = ACTION

R = RESPONSIBILITY

E = EXCELLENCE

S = SERVE

Core Beliefs – Definition

VALUE

TEAM

► Means

1. Participate actively on the team
2. Know and practice your role and responsibilities
3. Communicate in an open, direct, and timely manner
4. Keep others informed – avoid surprises and last minute communications
5. Represent the City in a positive manner
6. Be an active listener
7. Recognize the contributions of other team members
8. Celebrate team successes – City or work unit

VALUE

CREATIVE

► Means

1. Know “Best Practices” and evaluate their application to Anna
2. Look for ways to continuously improve services, processes and daily operations
3. Challenge the “status quo” – avoid “we have always done it this way”
4. Look for ways to become more efficient and to reduce the cost of service delivery
5. Keep the “big picture” in mind – be open to new ideas
6. Look for ways to maximize productivity with available resources – be resourceful.
7. Anticipate issues and opportunities
8. Learn from setbacks and failures

VALUE

ACTION

► Means

1. Provide a timely acknowledgement and response
2. Complete the task on time and within the budget
3. Measure your performance outcomes and use to improve performance
4. Do the right job right the first time
5. Provide a 24 hour response to an inquiry
6. Anticipate and look for solutions of problems.
7. Take the initiative
8. Act with a sense of urgency

VALUE

RESPONSIBILITY

► Means

1. Deliver on your promises and commitments
2. Act with honesty and integrity
3. Be accountable for your actions, decisions and the results
4. Act in a professional manner
5. Take ownership of the task
6. If you say that you will do it, do it
7. Dress in a professional manner
8. Have a positive, can do attitude

VALUE
EXCELLENCE

► **Means**

1. Develop your knowledge and skillsets
2. Seek training and professional development activities
3. Develop work plans based upon the Strategic and Master plans
4. Define goals and performance standard
5. Deliver results beyond expectations – go the extra mile
6. Exceed expectations
7. Develop plans for personal improvement
8. Showcase performance excellence and achievements

VALUE
SERVE

► **Means**

1. Listen to our neighbor striving to understand their concerns, our issues
2. Look for ways to say “yes” and help our
3. If “no” is the answer, take time to explain your decisions and actions
4. Be engaged and present in the community
5. Have passion for public service and your job
6. Provide a timely follow up
7. Be courteous and polite
8. Act with caring and compassion for your neighbor

CITY OF ANNA PLAN FOR 2021 – 2026

City of Anna Goals for 2026

GROWING ANNA ECONOMY



ANNA – GREAT PLACE TO LIVE



**SUSTAINABLE ANNA COMMUNITY THROUGH
PLANNED MANAGED GROWTH**



HIGH PERFORMING PROFESSIONAL CITY

Goal 1

Growing Anna Economy

OBJECTIVES

1. Maintain and enhance an effective economic development organization that markets Anna, finds prospects, and closes the deal
2. Expand the commercial tax base
3. Provide more higher paying jobs for neighbors
4. Secure campus for Collin Community College
5. Maintain and enhance an effective economic development organization that markets Anna, finds prospects, and closes the deal
6. Have a hospital and expanded medical and healthcare services
7. Have a buildout Business Park through developer participation

VALUE TO NEIGHBORS

1. Jobs for neighbors
2. Ability to work near home – freer personal and family time
3. Anna – reputation as “business-friendly”
4. Protection of property values
5. Creating a “sense of business place”
6. Convenience for eating and shopping

**SHORT-TERM CHALLENGES
AND OPPORTUNITIES**

1. Funding mechanism for economic development
2. Developing the corridor Highway 455 interchange and U.S. 75
3. Costs associated with redeveloping downtown—streets, signage, putting utilities underground, refurbishing water tower, etc.
4. Expanding the Anna brand through an effective marketing program
5. Competition from nearby communities for businesses
6. Partnering with the business community and community organizations for economic expansion
7. Finding a developer partner for the Business Park
8. Getting Anna on the “radar screens” of restaurants and retail businesses
9. Defining the role of the Chamber of Commerce focusing on business retention and growth

**LONG-TERM CHALLENGES
AND OPPORTUNITIES**

1. Land available for business development and strategic acquisition
2. Tapping the potential medical and healthcare business development
3. Strengthening the perception that Anna is “open for business”
4. Helping small businesses to thrive with COVID-19, high rental rates and the “Amazon” effect
5. Having City fees comparable to other cities

POLICY ACTIONS 2021-2022

- | | |
|--|--------------------------|
| 1. Collin Community College Campus Development: Location, Master Plan and Agreement | <div>Top Priority</div> |
| 2. Business Park Activation: Sale and Developer Funded Infrastructure | <div>Top Priority</div> |
| 3. Medical Campus Business Development: Hospital and Medical Office Development | <div>High Priority</div> |
| 4. Retail/Restaurant Attraction Strategy: Outcomes, Market Analysis, Report with Options, Direction and City Actions | <div>High Priority</div> |
| 5. Unique Business Attraction: Outcomes, Agreements and City Actions | |

MANAGEMENT ACTIONS 2021-2022

- | | |
|---|--------------------------|
| 1. City/EDC Branding and Marketing: Implementation | <div>High Priority</div> |
| 2. Clean Up Site (Holiday Inn Express Site): Next Steps | |

MANAGEMENT IN PROGRESS 2021-2022

1. Trade Shows/Marketing Materials
2. Development Forum Event
3. International Economic Development Awards
4. Annual Business Appreciation Event
5. Economic Development Incentives Listing on Website
6. Business Retention/Growth Quarterly Report (Chamber of Commerce)

ON THE HORIZON 2022 – 2026

1. Weekend Destination Plan: Report, Direction and Funding
2. Project Movie Theater
3. Sports Tourism Strategy: Link to Parks Master Plan
4. Wal-Mart Outparcel Development: Marketing and Development Agreements
5. Economic Development: Update Report and Next Steps
6. Hotel Development: Marketing and Business Recruitment
7. Restaurants and Entertainment Attraction Strategy: Direction and City Actions
8. Major Grocery Store Attraction Strategy: Outcomes, Market Analysis, Report with Options, Direction and City Actions
9. Highway 455/U. S. 75 Four Corner Activation
10. Major Sports Complex Development: Feasibility Report, Direction, and City Actions
11. Tourism Development Strategy: Outcomes, City Role, Report with Options, Direction and City Actions
12. Small Business Support/Assistance Program: Grants, Direction
13. Warehouse/Distribution Center Attraction Strategy: Goals, Direction, and City Actions
14. Wedding Support Businesses Attraction Strategy: Outcome, Market Analysis, Report, Direction and City Actions
15. Water Park Development: Outcomes, Report with Options, Direction and City Actions
16. Class “A” Office Development: Outcomes, Market Analysis, Report with Options, Direction and City Actions

Goal 2

Sustainable Anna

Community Through Planned Managed Growth

OBJECTIVES

1. Increase executive/large homes on large lot developments with amenities
2. Develop a vibrant Community activity Center Anna – a community destination
3. Develop and use City infrastructure master plans to support growth
4. Manage residential growth
5. Have a diverse range of housing choices available in Anna
6. Have growth paying for growth

VALUE TO NEIGHBORS

1. Quality housing choices
2. Anna with a real Downtown – a destination for our community and our guests
3. Protection of property values
4. City planning for and investing in future infrastructure
5. Easy connectivity and mobility within Anna and to metro area
6. Pride in a beautiful community
7. Clean and attractive community
8. Defining “sustainability” and how it applies to Anna
9. Developing/redeveloping Anna downtown into a “true” downtown
10. Managing and support growth

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Changing the tax base balance between residential growth and business growth – 90/10 to 70/30
2. Working with TxDOT and Collin County
3. Lack of beautification program
4. Expanding east-west/north-east mobility connectivity within Anna
5. Diversifying housing options within Anna
6. Funding for roads and highways
7. Funding for City facilities and infrastructure to support growth through a Capital Improvement Plan/Program
8. Transitioning development to less incentivizing as we become more desirable to developers, commercial and residential interests to be here in Anna
9. CGMA relationships may be strained as Anna is growing significantly faster than Melissa Van Alstyne, and Howe.
10. Management of the maintenance and improvement of mutual boundary roads, which have split responsibilities between the City and Collin County

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Adjusting utility rates to fund utility infrastructure
2. Having new developments adding value to the community
3. Assuring adequate and quality water supply for the future working with other water agencies
4. Continued increase in number of rental properties
5. Protecting natural areas
6. Reinvesting in/reinventing older neighborhoods
7. Keeping capital projects moving forward quickly and keeping neighbors informed
8. Unknown future water costs from NTMWD due to changing member city/customer city policies.
9. Planning, funding, and operational levels to keep up with regulatory changes, maintenance, and expansion of sewer treatment facilities to ensure development opportunities continue and costs are controlled

POLICY ACTIONS 2021-2022

- | | | |
|--|---|---------------|
| 1. Executive/Large Homes on Large Lots Development Strategy: Outcomes, Report Direction and City Actions | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 2. Downtown Activation: Implementation | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 3. Long-Term Water Supply Policy/Plan: Direction and City Actions [Collin Grayson Municipal Alliance (CGMA) and the Greater Texoma Utility Authority (GTUA)] | <table border="1"><tr><td>High Priority</td></tr></table> | High Priority |
| High Priority | | |
| 4. Comprehensive Development Ordinances: Update | | |
| 5. Rental Single-Family Homes by Corporations: Problem Analysis, Report, Direction and City Actions | | |

MANAGEMENT ACTIONS 2021

- | | | |
|--|--|--------------|
| 1. New Fire Station (West of U.S. 75): Direction and Funding | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 4. Comprehensive Plan: Development and Adoption | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 2. Parks, Trails and Open Spaces Master Plan: Adoption | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |

MANAGEMENT ACTIONS 2021-2022

- | | | |
|---|--|--------------|
| 3. Ferguson Road Extension Design: Agreement, Direction and Funding | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |
| 4. Comprehensive Plan: Development and Adoption | <table border="1"><tr><td>Top Priority</td></tr></table> | Top Priority |
| Top Priority | | |

MANAGEMENT IN PROGRESS 2021-2022

1. SmartGov Permitting Software – Public Portal: Implementation
2. Development Records to Digital Format
3. Tree City USA Designation
4. Environmental Education Program: Development
5. Ferguson Parkway (from Collin County Outer Loop to Taylor Roadway) Environmental Study: Completion
6. Professional Services Request for Qualifications Process: Implementation
7. Public Works GIS Improvements – Phase 1: Implementation

MAJOR PROJECTS 2021-2022

1. Village of Hurricane Creek Infrastructure Project
 - ROW Acquisition
 - Bid Award
 - Construction
2. Hackberry Drive:
 - ROW Acquisition
 - Bid Award
 - Construction
3. TxDOT Traffic Signal Installation (2)
 - CR 371/376
4. Taylor Road Reconstruction:
 - Preliminary Engineering
 - Final Design (with Collin County) Submission
5. East Fork Trunk Sewer: Preliminary Engineering
6. Wastewater Treatment Plant: TCEQ Permit
7. SH5 Utility Relocation Project (TxDOT 2023 – 2035)

MAJOR PROJECTS 2021-2022 (continued)

8. Rosamond from US 75 to SH 5 Roadway Improvements: Construction
9. Rosamond from SH 5 to FM 2862 Roadway Improvements In-House Design
10. Water Mains Relocation: Engineering Design (along US 75 north of FM 455)
11. Water Well: Construction
12. Collin Water Pump Station Improvements: Construction
13. West Foster Crossing along Pecan Grove Phase 2-4: Construction
14. Hackberry Drive from SH 5 to Bamborough Lane: Construction
15. Street Rehabilitation Projects: Award Contract for Construction
 - a. Taylor Boulevard
 - b. County Road 371
16. Ground Storage Tank Site: Funding

ON THE HORIZON 2022 – 2026

1. 2021 TA Set-Aside Sidewalks: Application
2. Wastewater Permit Renewal Submittal
3. North Texas Municipal Water Board Membership: Direction
4. Municipal Separate Storm Sewer System (MS4: Permit and Funding [Dependent on 2020 Census]
5. Grayson Water Pump Station
6. New Water Tower: Direction and Funding
7. Wayfinding Signs Program: Direction and Funding
8. Historic District Designation: Direction and City Actions
9. Main Street Designation: Direction and City Actions
10. Thoroughfare/Roads Master Plan: Update
11. Wastewater Treatment Plan: Outcomes, Report with Options and Direction
12. Water/Wastewater Master Plan: Update

**ON THE HORIZON 2022 – 2026
(continued)**

13. Water Treatment Plan: Outcomes, Report with Options and Direction
14. U.S. 75 Service Road Development: Update and Next Steps
15. Developer Land Donations for Public Users: Outcomes, Report with Options, Direction and City Actions
16. Water Message: Development and Communications to Our Community
17. Developers: Problem Analysis, Report with Findings and Options, Direction and City Actions
18. Water Message: Development and Communications to Our Community
19. Stormwater Utility Study: Completion and Direction
20. Roadway Impact Fees Update: Direction
21. All America City: Designation

Goal 3

Anna – Great Place to Live

OBJECTIVES

1. Have attractive gateways and entrances that are distinctive for Anna
2. Expand community festivals and events with a feeling of community pride
3. Increase the number of “family-oriented” restaurants
4. Develop a major Community/Recreation Center
5. Maintain a safe community – people feeling safe and secure
6. Have strong partnerships among the City, the Schools, and community organizations

VALUE TO NEIGHBORS

1. Convenience – no need to leave Anna to shop or eat
2. Feeling safe and secure
3. Leisure activities for all within Anna
4. Easily access parks with a variety of venues
5. Recreational and leisure choices within Anna
6. Support for a health and active lifestyle
7. More reasons to stay living in Anna

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Creating a more attractive, beautiful community
2. Lack of retail stores – must shop outside of Anna
3. Funding for new recreational facilities development
4. Increasing demands for trails linking community destinations
5. Developing and funding trails within Anna and connecting to community destinations, including lighting and safety markers
6. Lack of family-oriented restaurants in Anna
7. Defining the City’s role and funding for community events and festivals
8. Working with community organizations and the faith community to create a better Anna community
9. Working with developers on agreements regarding neighborhood parks

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Funding for the operations and maintenance of recreational facilities and parks
2. Expanding and funding community policing activities – involving the community to create a safe Anna community
3. Addressing significant code violations throughout the community
4. No program for online registrations for programming or rentals
5. Taking on recreational baseball from Anna Sports Group
6. Developing and funding athletic fields – recreational uses, competition, and tournaments
7. Staffing and funding for recreational programs and activities
8. Not having a city owned stage, sound, and movie projection equipment with the number of events and programs in the works and renting will be expensive.
9. Facility needs for recreation and lifelong learning

POLICY ACTIONS 2021-2022

- | | |
|--|--------------------------|
| 1. Connected Trails Plan: Update and City Actions | <div>Top Priority</div> |
| 2. Indoor Community/Recreation Center: Design | <div>High Priority</div> |
| 3. Code Enforcement/Community Clean-Up Performance/ Effectiveness: Assessment, Report, Direction and City Actions | |
| 4. Gateway LED Sign and Reader Board; Outcomes, Locations, Report with Options and Costs, Direction and City Funding | |
| 5. Community Events/Festivals 1 st Year Implementation | |

MANAGEMENT ACTIONS 2021-2022

- | | |
|---|--------------------------|
| 1. Library/Community Resource Center/ Learning Center: Design | <div>Top Priority</div> |
| 2. Recreation Programs/Activities Expansion: Staffing and Development | <div>Top Priority</div> |
| 3. Community-Based Trash/Littering Program: Development and Kick Off | <div>High Priority</div> |
| 4. Outdoor Sports Complex/Sports Fields Development: Design | <div>High Priority</div> |

MANAGEMENT IN PROGRESS 2021-2022

1. Neighborhood/Business Crime Watch Program
2. Community Races at Parks (2)
3. Movies in the Park
4. Concerts in the Park
5. Patrol Districts: Refinement
6. Park Maps
7. Comprehensive Plan Checklist: Development
8. 2018 International Building Code/2017 National Electrical Code: Adoption (**COUNCIL DECISION**)
9. ARCGIS Training: Completion
10. Wi-Fi at City Parks: Implementation
11. Health Inspection Software: Implementation
12. Program Registration and Facility Rental Software: Implementation
13. Parks Asset Management and Condition Software: Evaluation and Direction
14. Community Block Party Trailer: Purchase and Programming
15. Summer Concerts and 4th of July Celebration
16. IAP's for Special Events
17. New Neighbor Welcome Program: Development
18. Parks Community Investment Program: Update
19. City-Wide Code Compliance Assessment Methodology: Development
20. Recreation Guide for Neighbors Template: Development
21. "We Notice..." Campaign: Creation

MANAGEMENT IN PROGRESS 2021-2022 (continued)

22. Neighborhood Summit and Legal Clinic for HOA's: Development
23. Volunteer Program Operating Standards and Procedures: Creation
24. Geer Park: Sports Field and Recreation Programming
25. Automated License Plate Reader: Installation
26. Racial Profiling Data: Evaluation
27. Criminal Justice Information Systems (CJIS) Audit
28. Neighborhood Watch: Re-Establish

MAJOR PROJECTS 2021-2022

1. Johnson Park Renovation Project: Construction
2. Steam Locomotive at Sherley Heritage Park
3. Disc Golf Course at Slayter Creek Park: Update
4. Splash Pad: Refresh
5. Bryant Park Sports Fields
6. Natural Springs Park (North End): Additional Parking and Nature Theme Play Structure
7. Slayter Creek Park: Parking Lot installation and Lighting Repairs (including Concession Stand and Splash Pad)

ON THE HORIZON 2022 – 2026

1. Police Chaplain Program: Development
2. Crime Reduction Action Plan: Report, Direction and Funding
3. Green Ribbon Project – Median Beautification: Maintenance Staffing (FY '23)
4. Senior Center: Direction and Funding Mechanism
5. Natatorium/Swimming Complex: Partners, Direction and City Actions
6. “Keep Anna Beautiful Program”: Direction, Development, and Funding Accredited
7. Anna Museum Development; Outcomes, Partners, Report with Options, Direction and City Actions
8. Community Broadband Service: Analysis, Best Practices, Report with Findings and Options, Direction and City Actions
9. Collin McKinney Statue: Location, Direction and City Actions
10. Parks Development and Upgrade: Update Report, Direction, Funding and City Actions
11. Sports: Assessment of Needs, Best Practices, Report with Options, City Role, Direction and City Actions

**ON THE HORIZON 2022 – 2026
(continued)**

12. Neighborhood Services Expansion: Outcomes, Best Practices, Report with Options and Direction
13. Park Ordinances – Procedures and Processes: Update
14. Sherley Park Water Storage Phase 2 Concept Plan: Development
15. Property Maintenance Program Expansion: Direction and Funding (Workshops, Equipment and Tool Rental, Neighborhood Grants, etc.)
16. Health and Environmental Services Programs Expansion: Direction and Funding, “BIG” Event, Education on Littering, Waste Reduction, Disposal of Hazardous Household Waste, etc.)
17. Parks and Recreation Department Organization Development: Direction and City Actions
18. eSports Strategy and Action Plan: Outcomes, Market Analysis, Report with Options, Direction and City Actions
19. Golf Course Development: Outcomes, Partners, Market Analysis, Report with Options, Direction and City Actions
20. Skate Park: Refresh

Goal 4

High-Performing Professional City

OBJECTIVES

1. Upgrade financial systems and planning processes
2. Hire, develop and retain a professional City workforce
3. Have open and transparent City government that is trusted by the Neighbors
4. Define performance expectations/standards and have managers and employees accountable for their behaviors and actions
5. Develop a professional City organization culture guided by City Core Values
6. Maintain and update strategic planning process
7. Have effective ways of communicating with the community

VALUE TO NEIGHBORS

1. Service value for taxes and fees
2. Trust and confidence in City government that acts in a highly ethical manner
3. Timely response for a call for service – emergency and non-emergency
4. Customer friendly services provided with a personal touch
5. Opportunities to provide feedback on services and City performance
6. Opportunities to become involved in the City’s governance process
7. Reliable delivery of City services

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Limited revenue options for the City
2. Expanding proactive communications with the community – neighbors and businesses
3. Developing modern operating systems and processes
4. Keeping up with a rapidly growing community
5. Actions by the Texas State Legislature impacting City finances and services, including tax cap
6. Dependence on Collin County
7. Social Media – reality vs perception
8. Transitioning to new facilities
9. Retaining the staff/talent we have acquired

LONG TERM-CHALLENGES AND OPPORTUNITIES

1. Having and funding competitive City employee benefits including disability program
2. COVID-19 ongoing effects and initiatives – what stays, what goes, does normal return?
3. City employee compensation linked to expectations and performance standards
4. Rising cost of delivering City services
5. Funding for training, employee development and succession planning
6. Economic uncertainty impacting future growth and City finances

POLICY ACTIONS 2021-2022

- | | |
|--|---------------|
| 1. City Ambulance/EMS Service Implementation: Firefighter Staffing and Additional Ambulances (2) | Top Priority |
| 2. Joint 9-1-1 Communications Center: Outcomes, Report with Options, Direction and City Actions | High Priority |
| 3. Public Safety Services, Staffing and Equipment: 5-Year Plan Direction and Funding (CPSM) | High Priority |
| 4. Proactive Communications Strategy and Actions Plan: Social Media Policy, Council's Messages to Our Community, and Communications Plan | |
| 5. Collin County Relationship Building and Partnership: Outcomes, Key Issues, Outreach to County and City Actions | |

MANAGEMENT ACTIONS 2021-2022

- | | |
|---|---------------|
| 1. City Water/Sewer Master Plan and Impact Fees: Report and Direction | Top Priority |
| 2. Employee Wellness/Benefits Gaps Program: Direction and Funding | High Priority |
| 3. City Employee Compensation: Review, Direction and Funding | High Priority |
| 4. Employee Training and Development: Direction and Funding | High Priority |
| 5. Disaster Recovery and Related Services: Report | High Priority |
| 6. Personnel (Human Resources) Policies: Direction and Revision | |
| 7. Financial Plan Update: Review and Direction | |
| 8. Financial Policies: Review and Refinement | |
| 9. American Rescue Act Dollars Plan: Direction and Development | |

MANAGEMENT IN PROGRESS 2021-2022

1. Police Districting Plan: Annual Evaluation
2. Department Performance Metrics (Outcome-Based): Refinement
3. Annual City Strategic Plan: Update
4. Budget Workshop for Mayor and City Council
5. Cash Management Administrative Directive
6. Internal Control System and Process Administrative Directive
7. Financial Policies: Training
8. City Social Functions: Update (Potlucks, Employee Functions, etc.)
9. Annual Q12 Employee Survey
10. Financial Transparency Stars Program
11. Police Policy and Procedure: Update
12. Annual City Employee In-Service Day (Funding)
13. Neighbor Leadership Academy: Development
14. Fire Standard of Cover Report
15. Servant Leadership Training Program
16. Fire SOP: Review/Refinement
17. Firefighter Physical Agility Course: Revamp
18. Police Leadership Training Program
19. Aerial Apparatus (Quint): Design and Operational
20. Fixed Asset Tracking Spreadsheet: Development

MANAGEMENT IN PROGRESS 2021-2022 (continued)

21. City Website Upgrade: Completion
22. UB Billing Cycles Structure: Review
23. Incode Conversion for Code Financials: Completion
24. Incode Conversion for Utility Billing: Completion
25. Cash Handling Controls in Departments
26. Credit Card Handling
27. Ion Wave Purchasing Software: Implementation
28. Fixed Assets Ledger: Clean-Up
29. Texas State Comptroller Transparency Award
30. PPE Purchase and Replacement Schedule: Development
31. COVID Ambulance In-Service Agreements, State License and Training: Completion
32. Deer Oaks City-Wide Training
33. Retiree Options for Medical, Dental, Vision and Prescription: Review and Funding
34. Tuition Reimbursement Policy: Review and Funding
35. Internship Program: EDC
36. Loaner Laptops: Funding
37. IT Department Structure
38. New Phone System: Direction and Funding
39. Disaster Recovery Backup: Direction
40. Network Topology Redesign

MANAGEMENT IN PROGRESS 2021-2022
(continued)

41. City Council Chambers Equipment
42. Inspec2Go for Code Enforcement: Implementation
43. EOC Equipment: Planning
44. Park Planning and Development Manager: Hiring
45. Board Member Clinic: Development
46. APWA Accreditation
47. Police Equipment Upgrade: Purchase
48. Standardized Compensation Process for Field Training Officers and Out-of-Position (OIC) Pay: Development

MAJOR PROJECTS 2021-2022

1. Municipal Complex Project: Completion and Location of City Offices

ON THE HORIZON 2022 – 2026

1. Build a Playground/Trail: Next Project
2. Community Survey: Direction and Funding
3. Municipal Court Dates Expansion
4. Texas Warrant Roundup Participation: Direction and Funding
5. Reward Program: Development
6. Stormwater Utility: Report and Direction
7. Fire Apparatus Plan: Development and Funding Mechanism
8. City Volunteer Program: Outcomes, Best Practices, Report with Options, Direction and City Actions
9. City Government Marketing/Public Relations: Goals, Report, Direction, City Actions and Funding
10. Grants: Outcomes and Direction
11. Emergency Management Policy/Plan/Training: Review, Report, Direction, Management Position, Funding and City Actions
12. Online Payment: Report with Options, Direction and Funding
13. Solid Waste Contract: Performance Evaluation, Headquarters, Report with Findings and Options, Direction and City Actions
14. 2nd Fire Station: Design and Plans
15. Relationships with Melissa and Van Alstyne Strategy: Outcomes, Key Issues, Direction and City Actions
16. Public Safety Training and Development; Report with Options, Direction and Funding
17. NIMS Training and Exercise
18. Emergency Management Protocols/NIMS Protocols: Development
19. Community Risk Assessment and Plan: Development (3rd Party)
20. HRIS System Employee Portal
21. City Evaluation: Revision
22. E-Learning for City Employees
23. Texas Police Chief's Association Accreditation Program

CITY OF ANNA ACTION AGENDA 2021

City of Anna

Policy Agenda 2021

TOP PRIORITY

**Executive/Large Homes on Large Lots Development Strategy:
Outcomes, Report, Direction and City Actions**

City Ambulance/EMS Service: Implementation: Firefighter Staffing and Additional Ambulances

Collin Community College Campus Development: Location, Master Plan and Agreement

Downtown Activation: Implementation

Business Park Activation: Sale and Developer Funded Infrastructure

Connected Trails Plan: Update and City Actions

HIGH PRIORITY

**Long-Term Water Supply Policy/Plan:
Direction and City Actions [Collin Grayson Municipal Alliance (CGMA) and the Greater Texoma
Utility Authority (GTUA)]**

Medical Campus Business Development: Hospital and Medical Office Development

**Retail/Restaurant Attraction Strategy:
Outcomes, Market Analysis, Report, Direction and City Actions**

**Joint 9-1-1 Communications Center:
Outcomes, Report with Options, Direction and City Actions**

Public Safety Services, Staffing and Equipment: 5-Year Plan Direction and Funding (CPSM)

Indoor Community/Recreation Center: Design

City of Anna Management Agenda 2021

TOP PRIORITY

New Fire Station (West of U.S. 75): Direction and Funding

Parks, Trails and Open Spaces Master Plan: Development and Adoption

Ferguson Road Extension Design: Agreement, Direction and Funding

City Water/Sewer Master Plan and Impact Fees: Report and Direction

Comprehensive Plan: Development and Adoption

Library/Community Resource Center/Learning Center: Design

Recreation Programs/Activities Expansion: Staffing and Development

HIGH PRIORITY

City/EDC Branding and Marketing Program: Implementation

Community-Based Trash/Littering Program: Development and Kick Off

Employee Wellness/Benefits Gaps Program: Direction and Funding

City Employee Compensation: Review, Direction and Funding

Employee Training and Development: Direction and Funding

Outdoor Sports Complex/Sports Fields Development: Design

Disaster Recovery and Related Services: RFQ

City of Anna

Management in Progress 2021

Trade Shows/Marketing Materials: Re-Initiate

Development Forum Event: 1st Annual

International Economic Development Awards: Application

Annual Business Appreciation Event

Economic Development Incentives Listing on Website

Business Retention/Growth Quarterly Report (Chamber of Commerce)

SmartGov Permitting Software – Public Portal: Implementation

Development Records to Digital Format

Tree City USA Designation

Environmental Education Program: Implementation

Ferguson Parkway (from Collin County Outer Loop to Taylor Roadway) Environmental Study: Completion

Professional Services Request for Qualifications Process: Implementation

Public Works GIS Improvements – Phase 1: Implementation (Budget FY '22)

Neighborhood/Business Crime Watch Program: Kick-Off

Community Races at Parks (2)

Movies in the Park

Concerts in the Park: Kick-Off

Patrol Districts: Annual Evaluation Report

Park Maps: Enhancements

Comprehensive Plan Checklist: Development

2018 International Building Code/2017 National Electrical Code: Adoption

ARCGIS Training: Completion

Public Wi-Fi at Sherley Park: Implementation

Health Inspection Software: Implementation

Program Registration and Facility Rental Software: Implementation

Parks Asset Management and Condition Software: Implementation

Community Block Party Trailer: Live Rollout

Summer Concerts and 4th of July Celebration

IAP's for Special Events

New Neighbor Welcome Program: Development

Parks Community Investment Program: Update

City-Wide Code Compliance Assessment Methodology: Key Performance Indicators

Recreation Guide for Neighbors Template: Development

“We Notice...” Campaign: Creation

Neighborhood Summit and Legal Clinic for HOA’s: Development

Volunteer Program Operating Standards and Procedures: Creation/Rollout

Geer Park: Master Plan

Automated License Plate Reader: TxDOT Approval

Racial Profiling Data: Evaluation

Criminal Justice Information Systems (CJIS) Audit Preparation

Neighborhood Watch: Re-Establish

Police Districting Plan: Annual Evaluation

Department Performance Metrics (Outcome-Based): Refinement

Annual City Strategic Plan: Update

Budget Workshop for Mayor and City Council

Cash Management Administrative Directive

Internal Control System and Process Administrative Directive

Financial Policies: Training

City Social Functions: Update (Potlucks, Employee Functions, etc.)

Annual Q12 Employee Survey

Financial Transparency Stars Program

Police Policy and Procedure: Update

Annual City Employee In-Service Day (Budget FY '22 Funding)

Neighbors Leadership Academy: Development

Fire Standard of Cover Report

Servant Leadership Training Program

Fire SOP: Review/Refinement

Firefighter Physical Agility Course: Revamp

Police Leadership Training Program

Aerial Apparatus (Quint): Design and Acquisition – Order; Operational

Fixed Asset Tracking Spreadsheet: Development

City Website Upgrade: Completion

UB Billing Cycles Structure: Review

Incode Conversion for Core Financials: Completion

Incode Conversion for Utility Billing: Completion

Cash Handling Controls in Departments

Credit Card Handling

Ion Wave Purchasing Software: Implementation

Fixed Assets Ledger: Clean-Up

Texas State Comptroller Transparency Award

PPE Purchase and Replacement Schedule: Development

COVID Ambulance In-Service Agreements, State Health Department License and Training: Completion

Deer Oaks City-Wide Training

Retiree Options for Medical, Dental, Vision and Prescription: Review and Funding

Tuition Reimbursement Policy: Review and Funding

Internship Program: EDC

Loaner Laptops: Increase (Budget FY '22 Funding)

IT Department Structure

New Phone System: Direction and Funding

Disaster Recovery Backup: Direction

Network Topology Redesign

City Council Chambers Equipment

Inspec2Go for Code Enforcement: Implementation

EOC Equipment: Implementation

Park Planning and Development Manager: Hiring

Board Member Clinic: Development

APWA Accreditation

Police Equipment Upgrade: Purchase

Standardized Compensation Process for Field Training Officers and Out-of-Position (OIC) Pay: Development

City of Anna

Major Projects 2021

Village of Hurricane Creek Infrastructure Sewer Project: Bid Award; Construction

Hackberry Drive: ROW Acquisition; Bid Award; Construction

TxDOT Traffic Signal Installation (2): CR 371/376

Taylor Road Reconstruction: Preliminary Engineering; Final Design (with Collin County) Submission

East Fork Trunk Sewer: Preliminary Engineering

Wastewater Treatment Plant: Submit TCEQ Permit

SH 5 Utility Relocation Project (TxDOT 2023 – 2035); Design Project A

Rosamond from US 75 to SH 5 Roadway Improvements: Construction

Rosamond from SH 5 to FM 2862 Roadway Improvements In-House Design

Water Mains Relocation: Engineering Design (along US 75 north of FM 455)

Water Well: Construction

Collin Water Pump Station Improvements: Construction

West Foster Crossing along Pecan Grove Phase 2-4: Construction

Hackberry Drive from SH 5 to Bamborough Lane: Construction

Street Rehabilitation Projects: Construction; Award Contract – Taylor Boulevard; County Road 371

Ground Storage Tank Site: Funding

Johnson Park Renovation Project: Construction

Steam Locomotive at Sherley Heritage Park

Disc Golf Course at Slayter Creek Park: Update

Splash Pad: Refresh

Bryant Park Sports Fields: Direction; Budget FY '22 Funding; Completion

Natural Springs Park (North End): Additional Parking and Nature Theme Play Structure

Slayter Creek Park: Parking Lot installation and Lighting Repairs
(including Concession Stand and Splash Pad)

Municipal Complex Project: Completion and Location of City Offices

CITY OF ANNA, TEXAS
RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS ADOPTING THE 2021-2026-2036 STRATEGIC PLAN

WHEREAS, the City Council of the City of Anna, Texas ("City Council") working together through a collaborative process, has developed a Strategic Plan that includes a Mission Statement, a Vision Statement, Core Values, Strategic Goals, Actions, and Deliverables; and

WHEREAS, the Strategic Plan is a working document that provides guidance to the City Council and Staff when making budgetary and operational decisions;

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

Section 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Strategic Plan Adopted

The City Council hereby adopts the 2021-2026-2036 Strategic Plan attached hereto as Exhibit 1, and incorporated herein the Mission Statement, Vision Statement, Core Values, Strategic Goals, Actions, and Deliverables of the Strategic Plan.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 27th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie Land

Mayor, Nate Pike

GOVERNANCE GUIDE 2021

Mayor and City Council

THE CITY OF
Anna

Anna, Texas
April 2021



Anna House Rules

Our Code of Conduct and Civility

- 1. Respect others: the individual; their ideas, experiences and opinions**
- 2. Respect and honor the roles and responsibilities under the Council-Manager form of city government and the laws of the State of Texas**
- 3. Act in a professional manner**
- 4. Come prepared and educated on the issue by doing your homework**
- 5. Communicate in an open, truthful, honest and direct manner**
- 6. Represent the City, Mayor-Council and the City staff in a positive manner**
- 7. Respect staff role, responsibilities and time**
- 8. Keep confidential information and Executive Sessions confidential**
- 9. Work together as a team and be an active team member**
- 10. Treat others the way that you would be like to be treated**
- 11. Represent all the Anna community**

Mayor and City Council Protocol Operating Guidelines

Protocol 1

Simple Information

1. Contact City Manager or Assistant City Manager
2. Share expectations, timeframe, method of communications

Protocol 2

Research on a Topic

1. Contact City Manager and Assistant City Manager
2. Discuss topics with City Manager
3. If significant time, the City Manager will take the topic to Mayor and City Council

Protocol 3

Neighbor Service Request

A. First Contact

1. Contact City Manager or Assistant City Manager -The City will acknowledge within 24 hours
2. City Manager's Office refers request to the appropriate Department Director
3. Share expectations on follow-up information and timeframe
4. Share how to make request next time

B. Unsatisfied Neighbor

1. "Let me check into it," direct the individual to City Manager
2. Contact the City Manager and share your information and expectations

Protocol 4	Agenda
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- | | |
|---|--|
| <p>A. Placing an item</p> <ol style="list-style-type: none"> 1. Contact City Manager before Wednesday 2. If needed, contact two Councilmember to place an item on the agenda 3. If needed, contact Mayor 4. Meeting: Mayor – City Manager Review Agenda | <p>B. Question on item</p> <ol style="list-style-type: none"> 1. Contact City Manager or Assistant City Manager 2. Bring up your questions as soon as possible so City staff can prepare a response 3. Information goes to all 4. City staff may respond before the Council meeting or during their presentations at the Council meeting |
|---|--|
- C. Revert to Ordinance 2008-01-04
1. If there is conflict with achieving the aim of Protocol A, than any member of the Council will be able to pursue the process of Ordinance 2008-01-04 to place an item on the agenda.

Protocol 5	Urgent Information
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1. City Manager to get to Mayor and City Councilmember
2. If you desire more information, contact the City Manager

Protocol 6	Communications: Council and Staff
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1. The City Manager will send the information to all – Mayor and Councilmembers
2. Avoid sharing information from one Councilmember to another Councilmember

Protocol 7	Employee Contact
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- | | |
|--|--|
| <p>A. Employee initiated</p> <ol style="list-style-type: none"> 1. Contact City Manager 2. If problem with City Manager, contact Mayor | <p>B. Council initiated</p> <ol style="list-style-type: none"> 1. Be social 2. Avoid City issues |
|--|--|

Protocol 8	Email
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1. Use phone
2. Avoid “Reply All”

Protocol 9	Representative/Liaison
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1. Represent the City's position and adopted policy or direction
2. Avoid individual position or speculating about the Mayor and City Council's position

Protocol 10	Social Media
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1. The City is active on social media
2. Share information provided by the City to inform our Anna community and our neighbors
3. Specify that the posting is not the City of Anna
4. Avoid responding or participate in an online social media dialog or discussion
5. Be careful – you represent the City of Anna in your role as Mayor or Councilmember

CITY OF ANNA, TEXAS
RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS ADOPTING THE CITY OF ANNA GOVERNANCE GUIDE 2021

WHEREAS, the City Council of the City of Anna, Texas (“City Council”) working together through a collaborative process, has developed a Governance Guide that provides for certain protocols and instructions for how City Council is to work and communicate with City Staff; and

WHEREAS, the City of Anna Governance Guide 2021 will serve as a guide for conduct between City Council and City Staff, allowing both parties to work together cohesively in effectuating the policy of the City Council;

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

Section 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Governance Guide Adopted

The City Council hereby adopts the Governance Guide attached hereto as Exhibit 1.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 27th day of April 2021.

ATTEST:

APPROVED:

City Secretary, Carrie Land

Mayor, Nate Pike



Item No. 7.c.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021
Staff Contact: Joey Grisham

AGENDA ITEM:

1) Conduct a Public Hearing under the requirements of the Tax Equity and Fiscal Responsibility Act (TEFRA) and Internal Revenue Code of 1986, as amended, regarding the Waterview Apartments project. (Economic Development Director Joey Grisham)

2) Consider/Discuss/Act on a Resolution authorizing Texas Home Collaborative to issue bonds to finance facilities in the City of Anna for the Waterview Apartments project. (Economic Development Director Joey Grisham)

SUMMARY:

The Waterview Apartments project is being developed by Provident Realty utilizing the 4% housing tax credits bond program. As you are aware, the city entered into a Cooperation Agreement regarding this project on December 8, 2020, and approved the site plan on April 13, 2020. Under Section 147(f) ("the TEFRA Rules"), an issue of qualified private activity bonds must be approved on or before its issuance date by the governmental unit which the bond-financed facility will be located. The TEFRA Rules require that this approval be given after a public hearing that is conducted after reasonable notice of public hearing.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Conduct a public hearing and adopt the resolution.

ATTACHMENTS:

1. Waterview Resolution
2. OrderConf

3. Res 2020-12-840 Waterview Apartments
4. Site Plan

APPROVALS:

Joey Grisham, Economic Development Director
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021

**CITY OF ANNA, TEXAS
RESOLUTION NO. _____**

**A RESOLUTION AUTHORIZING
TEXAS HOME COLLABORATIVE
TO ISSUE BONDS TO FINANCE FACILITIES
LOCATED IN THE CITY OF ANNA, TEXAS**

WHEREAS, Anna Crossing Partners, LP, a Texas limited partnership (collectively, the “**Borrower**”), and its affiliates, desire to acquire, construct and equip multifamily residential rental housing for individuals and families of low and moderate income located containing approximately 300 units to be located west of State Highway 5 and 1,420 feet south of West White Street in the City of Anna, Texas (the “**Project**”); and

WHEREAS, on December 8, 2020, the City of Anna, Texas (the “City”), adopted Resolution No. 2020-12-840, whereby it approved an Agreement (the “Cooperation Agreement”) among the City, Village Communities Development Corporation (the “Sponsor”) and Anna Crossing Partners SLP, LP (the “Borrower Special Limited Partner”) to facilitate the development of the Project within the territorial limits of the City and agreed to assist with any procedural requirements for such development; and

WHEREAS, the Sponsor desires to proceed with the issuance of tax-exempt bonds by the Texas Home Collaborative (the “Issuer”), a nonprofit public facility corporation created by the Housing Authority of the City of Texarkana to issue multifamily housing revenue bonds for projects both within and outside of its territorial limits; and

WHEREAS, the Issuer has agreed to issue tax-exempt revenue bonds to finance the development of the Project; and

WHEREAS, after publication of a notice at least 7 days prior to the date of this resolution, which notice of the hearing was published in *the Anna/Melissa Tribune*, a newspaper(s) of general circulation in the City on this date a public hearing was held regarding the Bonds and the Project being financed with the proceeds of the Bonds; and

WHEREAS, one of the purposes of this resolution is to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”) in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code; and

WHEREAS, THE BONDS SHALL NOT EVER REPRESENT OR CONSTITUTE A DEBT, OBLIGATION OR PLEDGE OF THE FAITH AND CREDIT OR THE TAXING POWER OF THE CITY OR ANY OTHER POLITICAL SUBDIVISION AND SHALL SOLELY BE SECURED AND PAYABLE FROM COLLATERAL PROVIDED BY THE BORROWER.

NOW, THEREFORE, BE IT RESOLVED and it is hereby resolved by the City of Anna, Texas, as follows:

1. For the sole purpose of qualifying the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes to the extent permitted under provisions of the Code, and for no other purpose, the issuance of the Bonds by the Texas Home Collaborative in the aggregate principal amount not to exceed \$48,000,000 and development of the Project with the proceeds of the Bonds is approved.

2. This approval is given solely for the purpose of compliance with provisions of the Code and in no event shall this approval constitute any obligation, moral or otherwise, on the part of the City with respect to the Bonds.

This the _____ day of _____, _____.

City of Anna, Texas

(SEAL)

By: _____
Nate Pike, Mayor

ATTEST:

By: _____
Carrie L. Land, City Secretary



GateHouse Media®

Ad Order Number

0001402359

Sales Rep.

ISC.Chris.Landry

Order Taker

ISC.Chris.Landry

Order Source

Customer

COATS ROSE

Customer Account

173723

Customer Address

201 E 5TH STREET, SUITE 1810

CINCINNATI OH 45202 USA

Customer Phone

(513) 830-0269

Order Confirmation

Payor Customer

COATS ROSE

Payor Account

173723

Payor Address

201 E 5TH STREET, SUITE 1810

CINCINNATI OH 45202 USA

Payor Phone

(513) 830-0269

PO Number

Ordered By

Angela Ogburn

Customer Fax

Customer EMail

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

1

Blind Box

Promo Type

Materials

Invoice Text

TEFRA Notice Waterview

First / Last runDates

04 / 15 / 21

04 / 15 / 21

Net Amount

302.30

Tax Amount

.00

Total Amount

302.30

Payment Method

Credit Card

Payment Amount

.00

Amount Due

302.30

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0001402359-01	S-Legal Liner Brd 6C	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	0001012633
<u>Ad Size</u>	<u>Color</u>		
1 X 430 w			
<u>Ad Content</u>			

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by the City of Anna, Texas (the "City"), on April 27, 2021, at 6:30 p.m., at Sue Rattan Elementary School, 1221 S. Ferguson Pkwy, Anna, Texas 75409, with respect to an issue of multifamily housing revenue bonds (the "Bonds") to be issued by Texas Home Collaborative (the "Issuer"), a non-profit public facility corporation created by The Housing Authority of the City of Texarkana, Texas, in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$48,000,000. The proceeds of the Bonds will be loaned to Anna Crossing Partners, LP (or a related person or affiliate thereof) (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development to be known as Waterview Apartments (the "Development"), containing approximately 300 units to be situated along the west side of South Powell Parkway/State Highway 5, south of West White Street, between the First Apostolic Church and US Auto Transmission, in Anna, Texas.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon's Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial owner, operator or manager of the Development will be the Borrower identified above.

All interested persons are invited to attend such public hearing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to Joey Grisham, Economic Development Director, City of Anna, Texas, 111 North Powell Parkway, PO Box 776, Anna, Texas 75409 or by phone at (214) 831-5394. or email at

jgrisham@annatexas.gov.
Persons who intend to appear at the hearing and express their views are invited to contact Mr. Grisham in writing or by telephone or email in advance of the hearing. Any interested persons unable to attend the hearing may submit their views in writing to Mr. Grisham prior to the date scheduled for the hearing.
This notice is published and the above-described hearing is to be held in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of the interest on the Bonds, other than any taxable bonds.

<u>Product</u>	<u>Placement</u>	<u>Position</u>
HD-Herald Democrat	Legal Ads	Liner - Can Wrap
HD-Herald Democrat Online	Legal Ads	Liner - Can Wrap
HD-TW Anna-Melissa Tribune	Legal Ads	Liner - Can Wrap

RESOLUTION NO. 2020-12-840

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS APPROVING AN AGREEMENT WITH VILLAGE COMMUNITIES DEVELOPMENT CORPORATION AND ANNA CROSSING PARTNERS SLP LP FOR MULTIFAMILY DEVELOPMENT

WHEREAS, the City of Anna, Texas (the "City") has a need for and desires to increase its supply of quality affordable housing for the benefit of its current and future residents; and

WHEREAS, the Village Communities Development Corporation (the "Corporation") and Anna Crossing Partners SLP LP (the "Partnership") has the capacity and desire to develop quality, safe, sanitary, and affordable housing and has identified a site in the City for a multifamily development to be more commonly known as Waterview Apartments; and

WHEREAS, the City, the Corporation and the Partnership desire to enter into the Agreement attached hereto as Exhibit A (the "Agreement") setting forth their respective rights and responsibilities;

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

SECTION 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as set forth in full.

SECTION 2. Approval of Project and Agreement

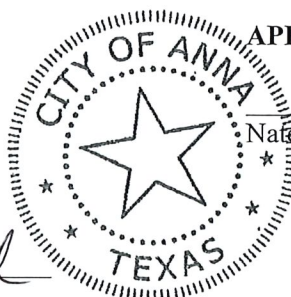
The City Council of the City of Anna, Texas (the "City Council") hereby approves the Agreement Between the City of Anna, Texas, Village Communities Development, and Anna Crossing Partners SLP LP, attached hereto and incorporated herein for all purposes, and authorizes the City Manager to execute same on its behalf.

SECTION 3. Administration

The City Council hereby authorizes the City's Economic Development Director or his designee to administer the Agreement and to execute all other documents necessary to effectuate the Agreement.

CONSIDERED, PASSED AND ADOPTED by the City Council of the City of Anna at a regular meeting on the 8th day of December 2020.

APPROVED:



Nate Pike, Mayor

ATTEST:

Carrie L. Land
Carrie L. Land, City Secretary

Exhibit A

AGREEMENT BETWEEN THE CITY OF ANNA, TEXAS, VILLAGE COMMUNITIES DEVELOPMENT CORPORATION, AND ANNA CROSSING PARTNERS SLP LP

This Agreement ("**Agreement**") is made and entered into by and between the City of Anna, Texas (the "**City**") a political subdivision of the State of Texas, Village Communities Development Corporation, a non-profit public facility corporation ("**Corporation**") sponsored by the Housing Authority of the City of Texarkana, Texas (the "**Authority**"), a public housing authority organized under Chapter 392 of the Texas Local Government Code, and Anna Crossing Partners SLP LP, a Texas limited partnership ("**Partnership**").

WHEREAS, the City desires to promote, maintain, and provide safe, sanitary, and affordable housing for low to moderate-income citizens of Anna; and

WHEREAS, the Authority's mission is to provide safe, sanitary and affordable housing for eligible residents and desires to support the development and operation of affordable housing through Corporation, its affiliate entity, a public housing authority sponsored public facility corporation, in communities across the state of Texas; and

WHEREAS, Chapter 791 of Texas Local Government Code allows City and the Authority to enter into interlocal agreements in order to increase the efficiency and effectiveness of local governments; and

WHEREAS, Section 392.059 of the Texas Local Government Code states that authorities may cooperate with a municipality in providing housing for persons of low income within the boundaries of the cooperating political subdivision; and,

WHEREAS, the City has a need for and desires to increase its supply of quality affordable housing for the benefit of its current and future residents; and

WHEREAS, the Corporation has the capacity and desire to develop quality, safe, sanitary, and affordable housing in the City of Anna and has identified a site in the City for said affordable housing to be located at located on 20.799 acres of real property at 1220 S. Powell Partway (the "**Property**"); and

WHEREAS, the Corporation has identified Provident Realty Advisors, Inc., a Texas corporation, to act as its Developer partner to construct a multifamily development more commonly known as Waterview Apartments (the "**Project**"); and

WHEREAS, the Corporation and the City understand that the Project will rely on City resources including the cost of provision of public services; and

WHEREAS, this Agreement provides for payment to the City as compensation to assist with funding of said public services; and

Exhibit A

NOW THEREFORE, the City and the Corporation (collectively, the “Parties”) agree as follows:

Section 1: Purpose and Objective. The Parties agree that the purpose of this Agreement is to facilitate collaboration and coordination between the Parties in the development of the Project to be constructed and operated within the territorial limits of the City for the purpose of providing quality, safe, and affordable housing to low and moderate income residents of the City; provided, however, that this Agreement does not amend or otherwise affect any development agreement related to the Property to which the City is a party.

Section 2: Role of the Corporation and Partnership. The responsibilities of the Corporation and Partnership under this Agreement shall include the following:

- (a) Corporation shall work with the developer to identify and propose an appropriate financial structure to support the development of the Project.
- (b) Corporation shall work with the developer to identify and propose vendors for third party services necessary to the development of the Project, including but not limited to, architects, consultants, and legal counsel.
- (c) Corporation shall coordinate with the City to provide requested briefings to the City Council and City staff, as appropriate.
- (d) Corporation shall work with the developer to prepare and submit an application to the Texas Department of Housing and Community Affairs (“**TDHCA**”) for an allocation of 4% Low Income Housing Tax Credits (“**4% Credits**”) to support the Project.
- (e) Corporation’s sponsor’s affiliate, shall serve as the issuer of any bonds required in conjunction with the award of the 4% Credits.
- (f) Corporation shall serve as the owner of the fee simple interest in the real property underlying the Project and shall enter into a long term ground lease with the owner partnership.
- (g) Corporation shall serve as the sole member of the general partner of the Partnership.
- (h) Partnership shall make or cause to be made annual payments to the City to assist with the funding of the City’s public services provided to the Project. The first of such payments shall be in the amount of \$100,000 and shall be due and payable to the City within 180 days after the first certificate of occupancy (temporary or otherwise) is issued by the City for full or partial occupancy and operation of the Project (the “First Payment Date”). Subsequent payments shall be due and payable to the City on each subsequent annual anniversary of the First Payment Date, subject to available net cash flow (as hereinafter defined) and shall be in the amount of 20% of the full amount of the ad valorem tax amount that would otherwise be assessed and imposed by the City on the Property were the Project not exempt from ad valorem taxation. As used herein, the term “Net Cash Flow” shall mean the revenue from the Project less Operating Expenses of the Project and less the amount of debt service payable to the First Lienholder. The ad valorem tax amount described herein shall be inclusive of taxes assessed and imposed on real property as well as furniture, fixtures, equipment and business personal property, and is limited only to the taxes that would otherwise be assessed and imposed by the City and no other taxing jurisdiction.

Section 3: Role of the City. The City’s responsibility under this Agreement shall include the following:

Exhibit A

- (a) City shall endeavor to identify local service providers and programs that have the potential to serve and/or enhance services at the Project.
- (b) City staff shall cooperate with the Corporation and shall participate in briefings to the City Council upon the Corporation's request.
- (c) City staff shall work with the Corporation to facilitate any departmental approvals or city permits necessary to the completion of the Project.
- (d) City agrees to expedite and assist with any procedural requirements involved in obtaining any City Council approvals necessary to the development of the Project, including approvals and resolutions related to the Project's application to TDHCA for 4% Credits.
- (e) The City agrees to supply the Project with the same degree of public services that it supplies to other similar development within the City.

Section 4: Joint Obligations. In addition to the duties outlined in Sections 2 and 3 above, to facilitate the development, financing, and construction of the Project, the City and the Corporation agree to jointly collaborate to achieve the following:

- (a) Determine any financial responsibilities to be assumed by either the City or the Corporation with regard to the Project.
- (b) Each party shall make best efforts to consult and coordinate with the other as to timing, content, and form before issuing any press release or other public disclosure or formal statement related to this Agreement or the Project. However, this section does not prohibit any disclosures regarding this Agreement, if, in the opinion of its legal counsel, such disclosure is required by law, including but not limited to disclosures required by the Texas Public Information Act.

Section 5: Term.

Agreement Term. This Agreement shall be effective upon execution by the last party whose signature renders this Agreement fully executed. Unless otherwise terminated in accordance with this Agreement, the term of this Agreement ("**Agreement Term**") shall continue throughout the life of the Project (the life of the Project shall be considered to have expired if the multifamily housing operation completely ceases for a period of at least 365 consecutive days).

Section 6: Representations and Warranties.

6.1. The Corporation hereby unconditionally warrants and represents to the City as follows:

(a) It has the legal and financial capacity to assume responsibility for compliance with all applicable laws, regulations, rules, programs and agreements and to enter into this Agreement and to perform all of the undertakings set forth herein. In connection with the Project, the Corporation will comply with all legal requirements required to be met, including but not limited to the following: (i) any and all present and future judicial decisions, statutes, rulings, rules, regulations, permits, certificates or ordinances of any governmental authority in any way applicable to the Authority or the

Exhibit A

Project, including, without limitation, the ownership, use, construction, occupancy, possession, operation, maintenance, alteration, repair or reconstruction thereof, (ii) any and all covenants, conditions, and restrictions contained in any deed or other form of conveyance or in any other instrument of any nature that relate in any way or are applicable or to the ownership, use, construction, occupancy, possession, operation, maintenance, alteration, repair or reconstruction thereof, (iii) the Corporation's presently or subsequently effective bylaws and articles of incorporation or partnership, limited partnership, joint venture, trust or other form of business association agreement, (iv) any and all terms, provisions and conditions of any commitment which are to be performed or observed by the Corporation, (v) any and all leases and other contracts (written or oral) of any nature that relate in any way to the Project and to which the Corporation may be bound and (vi) all applicable restrictive covenants, zoning ordinances, subdivision and building codes, or if no local building codes are in place, then the most recent version of the International Building Code, flood disaster laws, applicable health and environmental laws and regulations and all other ordinances, orders or requirements issued by any state, federal or municipal authorities having or claiming jurisdiction over the Project.

(b) It is a duly organized and validly existing legal entity under the laws of the State of Texas.

(c) The Corporation is not a party to any contract or agreement or subject to any charter or other legal restriction of any kind which materially and adversely affects the business, property or assets, or the condition, financial or otherwise, of the Authority. Neither the execution and delivery of this Agreement, nor compliance with the terms, conditions and provisions hereof, will conflict with or result in a breach of the terms, conditions or provisions of, or constitute a default under any law or any regulation, order or decree of any court or governmental agency, or any indenture or other agreement or instrument to which the Corporation is subject, or will result in the creation or imposition of any lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Corporation pursuant to the terms of any such indenture or agreement or instrument, and will not require the approval of any federal regulatory body or of any state or local commission or authority having jurisdiction with respect thereto, unless such approval has been obtained and is in full force and effect on the date hereof.

(d) There is no action, proceeding or investigation now pending before any court or any governmental department or agency nor any basis therefor, known or believed to exist which: (i) questions the validity of this Agreement or any action or act taken or to be taken by the Corporation pursuant to this Agreement, or (ii) is likely to result in a material adverse change in the authority, property, assets, liabilities or condition of the Corporation which will materially and substantially impair its ability to perform pursuant to the terms of this Agreement.

6.2. The City hereby unconditionally warrants and represents to the Corporation as follows:

(a) It has legal capacity to assume responsibility for compliance with all applicable laws, regulations, rules, programs and agreements and to enter into this Agreement and to perform all the undertakings set forth herein.

Exhibit A

(b) It is a duly organized and validly existing legal entity under laws of the State of Texas.

(c) This Agreement has been duly and validly executed and hereby binds the City and constitutes a valid and legally binding obligation enforceable in accordance with its terms.

(d) The City is not a party to any contract or agreement or subject to any charter or other legal restriction of a kind which materially and adversely affects the business, property, or assets, or the condition, financial or otherwise, of the City. Neither the execution and delivery of this Agreement, nor compliance with the terms, conditions and provisions hereof will conflict with or result in a breach of the terms, conditions or provisions of, or constitute a default under any law or any regulation, or decree of any court or governmental agency, or of any indenture or other agreement or instrument to which the City is subject, or result in the creation or imposition of any lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the City pursuant to the terms of any such indenture or agreement or instrument and, except as expressly set forth herein, will not require the approval of any federal regulatory body or of any state or local commission or authority having jurisdiction with respect thereto, unless such approval has been obtained and is in full force and effect on the date hereof.

(e) There is no action, proceeding or investigation now pending before any court or any governmental department or agency nor any basis therefor, known or believed to exist which: (i) questions the validity of this Agreement or any action or act taken or to be taken by the City pursuant to this Agreement, or (ii) is likely to result in a material adverse change in the authority, property, assets, liabilities or condition of the City which will materially and substantially impair its ability to perform pursuant to the terms of this Agreement.

(f) The authorization of the City Council to proceed with the execution of this Agreement shall include the authorization of the Economic Development Director ("**Director**") to provide any approvals or consents required from the City pursuant to this Agreement without the need for further action by the City Council. To the extent the Director deems any consent or approval item needs to be brought before the City Council, such City Council action shall be taken by the City within the time period necessary to meet any deadlines applicable to such item. Regardless of the foregoing, it is expressly understood and agreed that the Authority, its agents and or the Developer of the Project envisioned herein must obtain zoning approvals as if they were private parties, and that the City Council will vote upon those requests in its legislative capacity and with full authority to approve or not approve the zoning without regard to this Agreement.

Section 7: Notices. All notices and communications under this Agreement shall be mailed by certified mail, return receipt requested, or delivered to the Corporation at the following address:

Antonio D. Williams, Secretary & CEO

Exhibit A

Village Communities Development Corporation
1611 N. Robison Road
Texarkana, Texas 75501
E-mail: awilliams@texarkanaha.org

with a copy to:

Barry J. Palmer
Coats Rose, P.C.
9 Greenway Plaza #1000
Houston, Texas 77046
E-mail: bpalmer@coatsrose.com

All notices and communications under this Agreement shall be mailed by certified mail, return receipt requested to the City at the following address:

Jim Proce, City Manager
City of Anna
111 N. Powell Parkway
Anna, Texas 75409

with a copy to:

Clark McCoy
Wolfe, Tidwell & McCoy, LLP
2591 Dallas Parkway, Suite 300
Frisco, Texas 75034

Notice will be considered given and completed upon actual receipt of the notice by the receiving party. Either party may change its designated address for notice purposes upon ten (10) days' prior written notice to the other party.

SECTION 8. Cooperation and Compliance. The parties hereto agree to cooperate with each other and provide all necessary documentation, certificates and consents and to take all necessary action in order to satisfy the terms and conditions hereof in accordance with the applicable laws, regulations and agreements relating thereto.

SECTION 9. Miscellaneous.

9.1 Waivers. No delay or omission by either party to insist upon the strict performance of any of the other party's obligations under this Agreement or to exercise any right or remedy available hereunder shall impair any such right or remedy or constitute a waiver thereof in the event of any subsequent occasion giving rise to such right or availability or remedy or obligation, whether of a similar or dissimilar nature.

Exhibit A

9.2 Assignment and Successors. No party to this Agreement will make, in whole or in part, any assignment of this Agreement or any obligation hereunder without the prior written consent of the other party. The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the parties hereto, their successors and assigns and shall not bestow any rights upon any third party.

9.3 Applicable Laws, Interpretation and Governing Law. In addition to the matters specifically set forth herein, this Agreement is subject to all laws, rules, orders and regulations of the United States of America, the State of Texas, and the City of Anna. This Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by both parties. This Agreement shall be construed, interpreted, and governed by the laws of the State of Texas, and with respect to any dispute hereunder, jurisdiction and venue shall lie with the courts of Collin County, Texas. Should any party hereto retain counsel for the purpose of litigation to enforce, prevent the breach of any provision hereof, or for any other judicial remedy, then the prevailing party shall be entitled to be reimbursed by the losing party for all reasonable costs and expenses incurred thereby, including, but not limited to, reasonable attorneys' fees and costs incurred by such prevailing party.

9.4 Final Agreement. This Agreement constitutes the final understanding and agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings and agreements between the parties, whether written or oral. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of the party to be bound thereby.

9.5 Approvals. Any approvals required from the parties in connection with this Agreement shall not be unreasonably withheld, conditioned or delayed.

9.6 Severability. If any term or provision of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, such term or provision shall be deemed severed from this Agreement and the remaining parts shall continue in full force as though such invalid or unenforceable term or provision had not been part of this Agreement.

9.7 Headings. The Section and Subsection entitlements hereof are inserted for convenience of reference only and in no way shall alter, modify or define, or be used in construing, the text of such Sections and Subsections.

9.8 Counterparts. This Agreement and any amendments hereto may be executed in several counterparts, each of which shall be deemed to be an original copy, and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

9.9 Further Assurances. Each party shall execute such other and further documents as may be reasonably necessary or proper for the consummation of the transactions contemplated by this Agreement.

9.10 Parties Bound. No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of either party shall be personally liable for any obligation, express or implied, hereunder.

[SIGNATURE PAGE TO FOLLOW]

Exhibit A

EXECUTED, this ____ day of ____, 2020.

VILLAGE COMMUNITIES DEVELOPMENT CORPORATION

a Texas non-profit public facility corporation

By: _____

Antonio D. Williams
Secretary & CEO

CITY OF ANNA, TEXAS

a Texas municipal corporation

By: _____

Name: Jim Proce
Title: City Manager

ANNA CROSSING PARTNERS SLP LP, a Texas
limited partnership

By: **ANNA CROSSING PARTNERS SLP GP LLC**,
a Texas limited liability company

By: _____, its _____

EXHIBIT A

CALLED 8.4 ACRES
 HARLOW LAND CO., LTD.
 VOLUME 4617, PAGE 2624
 O.P.R.C.C.T.

11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

CALLED 2.47 ACRES
 JOE A GREER, JR. AND WIFE
 GERALDINE GREER
 VOLUME 1145, PAGE 6,
 O.P.R.C.C.T.

CALLED 11.226 ACRES
 ANNA VILLAGE, LLC
 DOCUMENT NO. 2013101600142777
 O.P.R.C.C.T.

CALLED 0.3417 ACR
 U.S. AUTO
 TRANSMISSIONS, IN
 VOLUME 5924,
 PAGE 184
 O.P.R.C.C.T.

WATERVIEW

ANNA, TEXAS

PROVIDENT REALTY ADVISORS

WATERVVIEW
LOT 1, BLOCK A
CONCEPT PLAN
BEING A 20.799 ACRE TRACT OF
LAND LOCATED IN THE G STAR
SURVEY, A-798
SITUATED IN CITY OF ANNA
COLLIN COUNTY, TEXAS

hedk
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

ARCHITECT:
HEDK ARCHITECTS
ATTN: ERIK EARNSHAW
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422

OWNER/DEVELOPER:
PROVIDENT REALTY ADVISORS, INC.
ATTN: JOHN HICKMAN
10210 N. CENTRAL EXPY, STE 300
DALLAS, TX 75231
V-972-385-4100

APPROVED
APRIL 13, 2021
CITY COUNCIL
CITY OF ANNA

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA

DATE

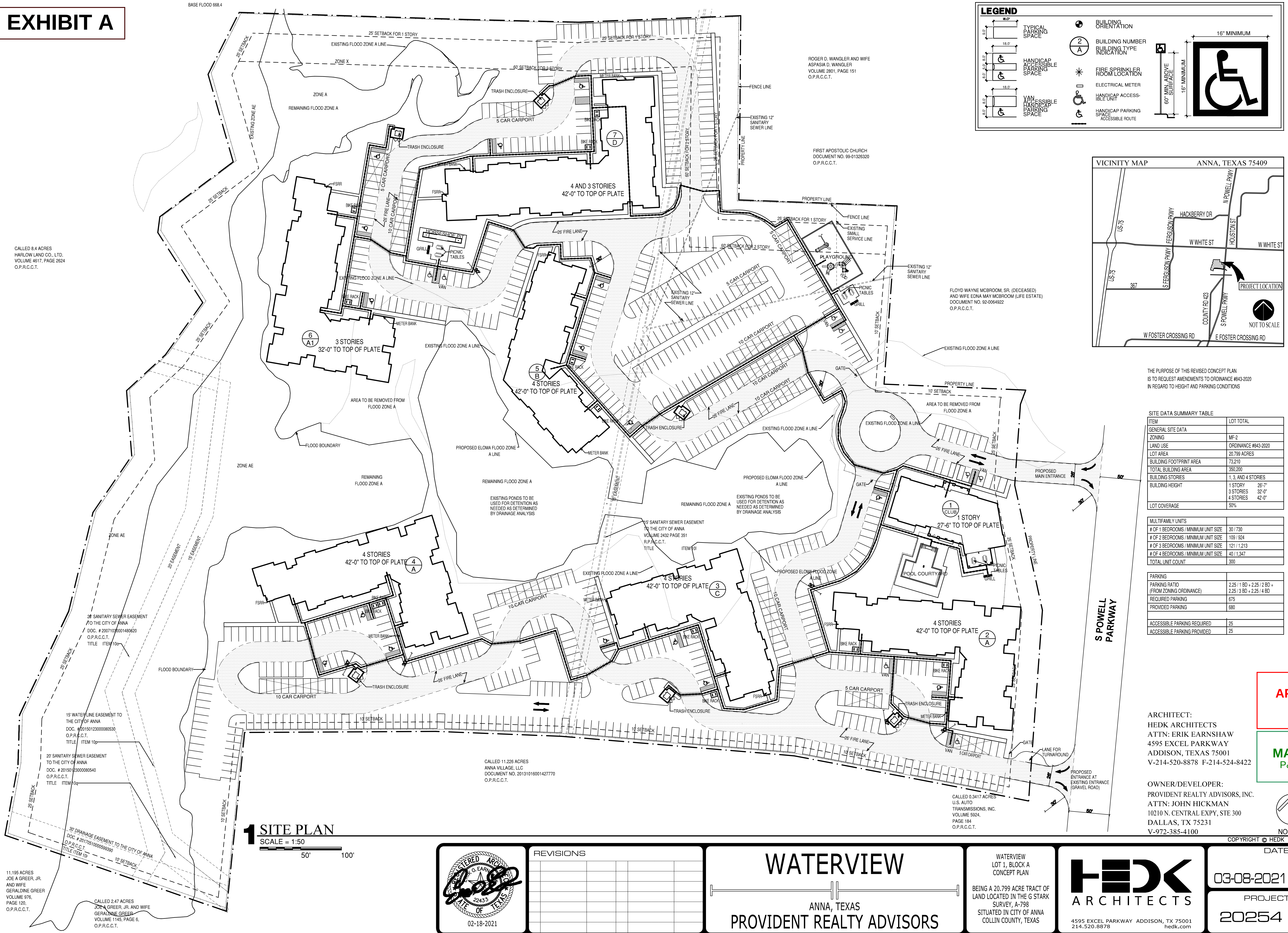
SHEET NUMBER

03-08-2021

PROJECT
20254

A1-01

CONCEPT
SITE PLAN





Item No. 7.d.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on Appointment of EDC/CDC Members (Interview Committee)

SUMMARY:

Type A EDCs are typically created to fund industrial development projects such as business infrastructure, manufacturing and research and development. They're all business.

Type B CDCs can fund all the same projects eligible for Type A, as well as parks, museums, sports facilities, and affordable housing. They were created to enable quality of life improvements.

EDC/CDC Board Members

Place 1: Anthony Richardson (President)

Place 2: Rocio Gonzalez (Secretary)

Place 3: Vacant

Place 4: Bruce Norwood (Vice-President)

Place 5: Matthew Seago

Place 6: Shane Williams

Place 7: Michelle Hawkins

EDC/CDC				
Place	Name	Re-applied	Terms Served	Absences
1	Anthony Richardson	Yes	2.5	0
3	Vacant			
5	Matthew Seago	Yes	0.5	0
7	Michelle Hawkins	Yes	1	0

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



Item No. 7.e.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on Appointment of Planning and Zoning Commissioners
(Interview Committee)

SUMMARY:

The Planning and Zoning Commission is a seven member Board that reviews and considers submitted site plans and plats, makes recommendations to the City Council on Zoning Ordinance amendments, Comprehensive Plan amendments, Specific Use permits and re-zoning requests.

CURRENT MEMBERS OF THE BOARD ARE:

Place 1 - LaToya Grady

Place 2 - Brent Thomas

Place 3 - Wayne Barton, Vice-Chairman

Place 4 - Donald Henke

Place 5 - Alonzo Tutson, Chairman

Place 6 - Nick Rubits

Place 7 - Duane Hayes

Planning and Zoning Commission				
Place	Name	Re-applied	Terms Served	Absences
1	Latoya Grady	Yes	0.5	0
3	Vacant			0
5	Alonzo Tutson	Yes	1	0
7	Duane Hayes	Yes	0.5	2

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



Item No. 7.f.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on Appointments to the Parks Advisory Board (Interview Committee)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



Item No. 7.g.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on Appointments to the Board of Adjustments (Interview Committee)

SUMMARY:

The Board of Adjustment hears and determines appeals of administrative decisions, petitions for variances in the case of peculiar and unusual circumstances which would prevent the reasonable use of land and such other matters as may be required by the City Council or law.

CURRENT MEMBERS OF THE BOARD ARE

Place 1 - Jon Hendricks - Chairman

Place 2 - Kelly Patterson

Place 3 - Sandy Setliff

Place 4 - Elinor Williams

Place 5 - Tony Bellefond

ALTERNATES

Place 1A - Greg Williams

Place 2A - Brian Ward

Board of Adjustment (BOA)				
Place	Name	Re-applied	Terms Served	Absences
1	Jon Hendricks	Yes	3	0
3	Vacant			0
5	Tony Bellefond	Yes	1	0
Alt 1	Greg Williams	Yes	0.5	0

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021



Item No. 7.h.

City Council Agenda
Staff Report

Meeting Date: 4/27/2021

Staff Contact:

AGENDA ITEM:

Consider/Discuss/Action on Appointments to the Diversity and Inclusion Advisory Commission. (Interview Committee)

SUMMARY:

The Diversity and Inclusion Advisory Commission is an 11-member Commission that advises the City Council on diversity and inclusion related matters.

CURRENT MEMBERS OF THE BOARD ARE:

- Place 1 – Pete Cain
- Place 2 – Dyanne Lockridge - Chair
- Place 3 – Curtis Scretchen - Vice Chair
- Place 4 – Amanda Kellam
- Place 5 – Lottia Windham
- Place 6 – Roxxanne Aragon - Secretary
- Place 7 – Rose Williams
- Place 8 – Gina Maria Ottavio
- Place 9 – Kathryn Ross
- Place 10 – Malverse Jackson
- Place 11 – Kimberly Jones

Expiring terms and vacancies:

Diversity and Inclusion Commission				
Place	Name	Re-applied	Terms Searved	Absences
1	Pete Cain	Yes	0.5	1
3	Curtis Scretchen	Yes	0.5	0
4	Vacant			0
5	Vacant			0
7	Elinor Williams	Yes	0.5	1
9	Vacant			
11	Kimberly Jones	Yes	0.5	2

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

STAFF RECOMMENDATION:

ATTACHMENTS:

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 4/22/2021
Final Approval - 4/22/2021