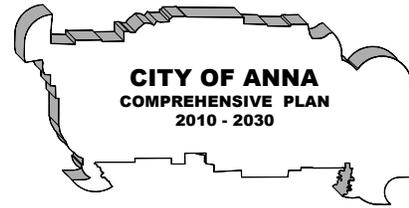


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The way land is used shapes the community in fundamental ways, affecting all aspects of community life: opportunities for jobs, housing, recreation, and businesses; community character and design; and the need for public facilities and services of all types as well as the impact of traffic, noise, and air quality. As Anna continues to grow and change, it is important to take a comprehensive look at the distribution of land uses in the community. Since its founding in 1913, Anna's boundaries have continued to expand. The City anticipates that market forces and economic trends will continue to make it beneficial for Anna to follow a policy of orderly and balanced growth. Zoning is the community's primary tool for regulating land uses and is legislated by the City Council. Zoning divides a community into districts or zones which specify the permitted and prohibited uses. The most common zoning categories are residential, commercial, and industrial.

KEY PLANNING PRINCIPLES

During development of the Anna plan policies and growth management strategy, four planning principles that captured the essence of citizens. Comments were identified and defined. Understanding each principle and their interrelationships are a important to understanding the vision of Anna citizens and the way we can achieve that vision.

Principle 1: Inclusion -

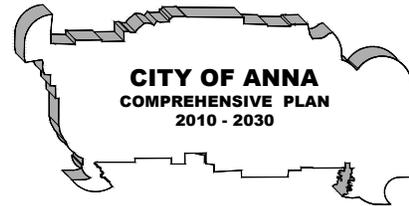
The plan vision states that Anna is a city for all types of people and all types of uses. Participants throughout the plan process reiterated this principle. Anna is a city, and a city creates opportunities for all types of people and businesses. To accommodate all types of people, a city must allow all types of housing. And to accommodate a complete range of business opportunities, the city must organize those uses to minimize land use conflicts and must define performance requirements that require property owners to perform to community standards.

Principle 2: Sustainability –

Community sustainability can be defined as the ability of a community to use its resources to ensure that its members can attain a high degree of health and well-

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being, economic security, and a say in shaping their future. This is done while maintaining the integrity of the ecological systems upon which all life and production depends. This implies a sense of fairness and justice within the community, across generations, and across communities. The citizens of Anna stated that they wish to live in a community that is sustainable on all levels.

Principle 3: Balance –

Balance is the condition of stability and cohesion within the systems of governments, residents, organizations, and the environment. A community in balance is resilient and sustainable. The practical aspect of land use balance is reflected in the ratio between residential and nonresidential uses and the relationships among residential and nonresidential land uses. The city must also be aware of the financial implications of its land use plan. The citizens of Anna asked that the city organize its land to accommodate a balance of land uses.

Principle 4: Maintenance –

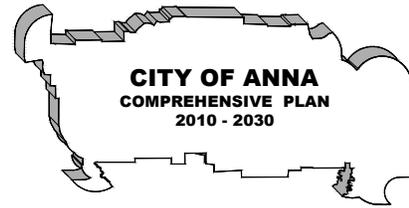
A city must allow development to occur that provides the resources to maintain its infrastructure and public facilities. In a community that has a high percentage of public lands, it may be advantageous to create a tax base with multiple revenue sources. The citizens of Anna have asked that the city maintain and enhance the opportunities to expand the tax base of the community and that adequate resources are made available to maintain and enhance public lands and facilities.

CURRENT LAND USE

Industrial development contributed to the way land use patterns have evolved throughout Anna's history as evidenced by the old cotton gin property and the Anna Grain Company. However, those land uses viability has passed. A study of existing land use patterns in the area reveals the following:

- The Central Business District which is normally the community's urban core with government, finance, cultural, institutional, specialty retail, and office as

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the primary land uses is minimal at this time.

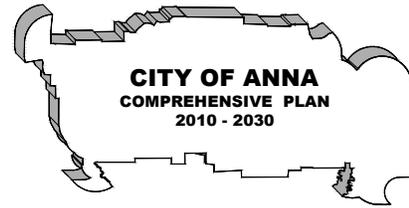
- Currently, the City has four Major thoroughfares traversing the city boundaries which connect to the other points in the region.
- Commercial activity is primarily concentrated along the major arterial streets.

It is apparent to community leaders that the very quality of life and economic viability of modern communities are greatly affected by the arrangement of its land uses. In fact, today it is obvious to most municipal officials that the degree of harmony, desirability, efficiency, and convenience that a city has to offer to its citizens is largely determined by the quality of public and private land use decision making within its jurisdiction. Therefore, proper planning for healthy growth and change in a given town or city must begin with a sound local land use planning effort. Consequently, the laws of the State of Texas acknowledge and encourage land use planning as a fundamental activity of responsible local governing bodies. In order to begin a land use planning effort, it is important to establish a common understanding among participants regarding the basic nature of planning. Fundamentally, a plan is a way of communicating a desired future; a means for transforming thoughts into a reality. In order to produce a plan it is necessary to compare "what is" with "what is desired". Strategies must then be developed to maintain the existing elements deemed desirable, and encourage equitable, healthy change, which addresses those desires that are currently unrealized.

The method a public entity uses for formulating such a plan should reflect the political and socio-economic context of its jurisdiction. Within our system of governing (a democratic republic with a capitalistic economy), it is important for a land use plan to (a) express a vision that is shared by local leadership, and (b) acknowledge and respect private property rights. Further, the plan should be formulated in a manner that enables it to function as a guide for capitalizing on local opportunity.

When considering the dynamics affecting land use planning for the City of Anna, several factors affecting market processes and responses should be kept in mind. The pattern of land uses existing in Anna today are developing in response to the on-going and changing needs of the community. The day to day activities and

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desires of persons living and/or working in Anna create demand for residential, retail, service, commercial, office, and industrial areas, as well as need for an efficient system of streets and public services. The market and human response to these demands on the existing land use patterns will impact Anna's economic development and affect the relationships of existing and future land uses. The evolving relationships between existing and future land uses will shape the character of the community, and create both short term and long-term impacts on the physical, socio-economic, and political future of Anna.

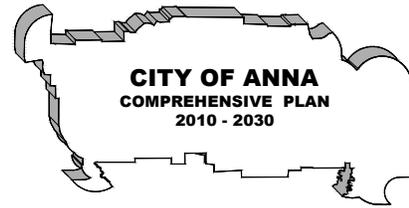
Additionally, the development of these land use relationships will be important in the provision and management of public services and facilities throughout the community. An orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses. Providing for this orderly and efficient use of land should be a major planning consideration in the City of Anna.

More specifically, in considering future land use, the present use of land must be analyzed. Future decision-making must consider the conditions existing today. For example, in a given city, the land use patterns have generally been established, and an overall market consensus on the reasonable range of property values has been reached. A future land use plan must respect these existing patterns, protect established value ranges, and not jeopardize the socio-economic stability by suggesting adverse changes to land use. A future land use plan also must recognize existing conditions, which may require expansion of certain land uses, as well as trends influencing development that may require allocation of additional land for new uses in presently undeveloped areas.

In order to analyze the present use of land in Anna, and enable community leaders to envision future land use arrangements, the specific nature, location, and intensity of all existing land uses must be considered. Therefore, a thorough and comprehensive examination of land uses was undertaken in 2009. All tracts of land within Anna's city limits and extraterritorial jurisdiction were examined on a parcel-by-parcel basis to determine the nature, extent, and quality of use. This information was recorded on prepared base maps. The use of each parcel was also classified

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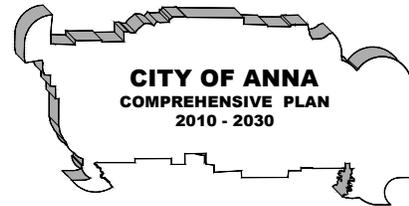
within a series of land use categories to reflect the City's current patterns of use. These various land use categories are summarized as follows:

1. Residential:
 - Single-family dwellings
 - Multi-family dwellings
 - Mobile homes
2. Commercial
3. Industrial
4. Parks
5. Public and semi-public areas
6. Streets, Alleys and Railroads
7. Vacant Developed
8. Vacant Undeveloped
9. Agriculture

Each of these categories can be generally defined in the manner described below.

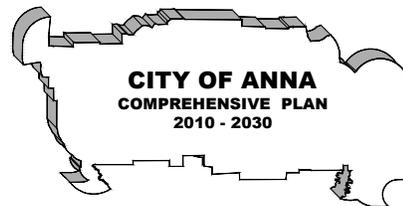
1. Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. The residential land use classification examined three specific types - single-family, multi-family (including group home), and mobile home. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters. Mobile homes include those housing structures, which were designed to permit mobility over public streets and highways with a minimum of effort and congestion and have not had significant design alteration (e.g.. setting a unit on a permanent foundation, thereby limiting the ability for easy movement).

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2. **Commercial:** Land or buildings where merchandise or services are offered for sale. The primary purpose of the land is to provide a location for displaying merchandise or communicating services in a manner that enhances the convenient retail sale of goods and services. Example: grocery stores, clothing sales, car sales, farm equipment sales.
3. **Industrial:** Land occupied by buildings or open areas primarily being used for storage, transportation, or manufacturing of a product. Example: manufacturing, construction yards, heavy equipment or material storage, warehousing, wholesale operations, utility stations.
4. **Parks:** Land devoted to active or passive recreation, or preservation of open space, natural beauty, or environmentally sensitive lands.
5. **School Lands:** Normally, when reviewing land use schools are included in the public and semi-public category, however, since school lands in Anna take a large percentage of that category we have decided to group them separately. This category also includes lands that are not currently developed but are owned by the school system.
6. **Public and Semi-Public:** Land or buildings occupied by agencies of the government or religious or educational groups. Example: schools, churches, cemeteries, city buildings, post offices, and fire stations.
7. **Streets and Alleys:** This category includes rights-of-way for highways, streets, and alleys opened for use as thoroughfares, and freight and passenger depots.

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8. Vacant developed: Land on which none of the uses in 1 through 6 above are performed and where access to streets, sewer service, and water service is readily available.
9. Vacant undeveloped: Land on which none of the uses in 1 through 6 above are performed and where access to streets, sewer service, and water service is not available.
10. Agricultural: Cultivated and range land (five or more acres).

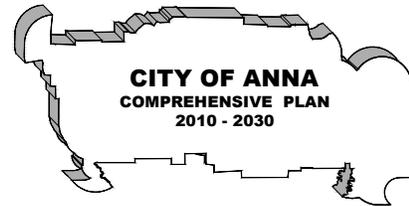
EXISTING LAND USE COMPOSITION AND ANALYSIS

LAND USE INVENTORY

The land use inventory is a physical survey of existing land uses in the community including the extra-territorial jurisdiction. The planning area includes both the area within the City Limits and that area within 1 mile of the City Limits. The inventory was graphically recorded on Figure 10, and the corresponding acreage calculations were tabulated. The land use inventory is not a plan, but rather an important set of data for formulating a plan. To keep the plan current, this inventory should also be kept current. As a new building permit is issued or a tax record is changed, the Existing Land Use Map should be updated and the land use inventory calculations appropriately adjusted. By keeping the land use data current, the City can always assess where it is in relation to its ultimate land use as outlined in the Future Land Use Plan.

Anna is a relatively small North Central Texas town (population: 8,100 as of 2010), containing a total land area of approximately 8,624 acres (13.5 square miles). Anna has developed on flat to gently rolling terrain with scattered trees. Situated in northeast Collin County the City is at an elevation ranging from approximate 500 to

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770 feet above sea level. Anna has U.S. Highway 75 and State Highway 5 traversing the city north to south, State Highway 455 from east to west, and State Highway 121 from southwest to northwest. McKinney is the closest major economic center.

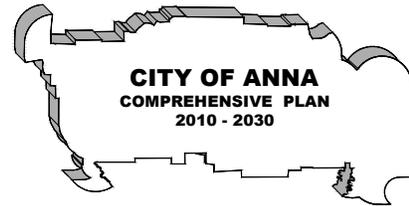
The City of Anna has about 26.9 percent, or 2,317 acres of the City developed, while the remaining acreage is vacant (without access to streets or utilities) or being used for some agricultural purpose. Agricultural land accounts for 73.13 percent (6,307 acres) of the land within the Anna City Limits. Of the developed land, the most prevalent land use (other than streets and alleys, school land, and public semipublic) is single-family residential, which occupies about 8.14 percent of the City's total developed land area. The single-family acreage is occupied by 2,553 single family dwelling units.

Commercial land use covers a total of 55 acres in the City. Due to customer convenience and good access, most of the future commercial land use in the City is expected to develop along highway frontages. However, the City will be encouraging commercial development occurring in the downtown (CBD) area through a significant revitalization of the area.

Some industrial sites have also been developed, and include some 20 acres, or 0.23 percent of the developed land in Anna. The City is anticipating the setting aside of considerable amounts of industrial sites for the future.

The public/semi-public land use is generally comprised of land supporting the city hall, police station, fire stations, churches, utility sites, golf course, hospitals and post office. Public/semi-public land uses in Anna account for a total of 50 acres, or 0.58 percent of all land within the City.

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ANALYSIS OF EXISTING LAND USE

Examination of both the existing and future development activity in Anna should report on the following basic influences: population growth, housing availability, public utilities and facilities, transportation, and development constraints posed by both the natural and man-made environment.

INFLUENCE OF POPULATION

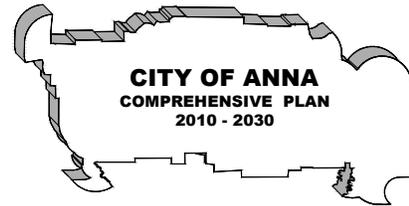
Anna's population growth is expected to grow significantly during the 20 year planning period. The 2000 population was 1,225 according to the census data. The 2010 population rose to 8,100 and the 2030 projected population is estimated to be 35,400. The demographic characteristics of the population are not anticipated to change significantly. Figure 6 graphically illustrates the anticipated population growth (see the Local Context Section of this Comprehensive Plan for more detail).

The additional residential population will place more demand on city services and utilities. As residential properties develop there will also be a proportional increase in the locally generated demand for retail/services. The City has 0.7 acres of commercial land use per 100 population (2.0 is the normal based on staff observations over years of experience). Eventually, future population growth will present good opportunities for growth in retail/service uses primarily serving the local population, and highway passer-by consumers.

HOUSING INFLUENCE

Anna provides three types of housing opportunities - single family units on permanent foundations, mobile homes and multi-family. According to the 2000 census, 93.4 percent of Anna's housing units were occupied. The current occupancy rate for all housing in Anna is approximately 97.8 percent. About 2,553 out of Anna's 2,734 housing units (93.4 percent) are single-family, and approximately 11 percent of the total dwelling units need repair, with 4.7 percent of the single family units needing major repair (6 need demolition).

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**TABLE 10
CITY OF ANNA
LAND USE CALCULATIONS (WITHIN CITY LIMITS)**

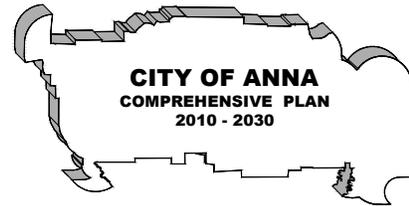
LAND USE	ACRES	% OF GROSS	% OF TOTAL DEVELOPED	ACRES/100 PERSONS
RESIDENTIAL	741	8.59%	31.98%	9.1
SINGLE FAMILY	702	8.14%	30.30%	8.7
MULTI-FAMILY	7	0.08%	0.30%	0.1
MOBILE HOME	32	0.37%	1.38%	0.4
COMMERCIAL	55	0.64%	2.37%	0.7
INDUSTRIAL	20	0.23%	0.86%	0.2
PARKS	120	1.39%	5.18%	1.5
HOA LANDS AND IMPROVEMENTS	33	0.38%	1.42%	0.4
SCHOOL LANDS	209	2.42%	9.02%	2.6
PUBLIC/SEMIPUBLIC	50	0.58%	2.16%	0.6
STREETS/ALLEYS/ROW*	860	9.97%	37.12%	10.6
VACANT DEVELOPED	229	2.66%	9.88%	2.8
AGRICULTURAL	6307	73.13%		77.9
TOTAL DEVELOPED	2317	26.87%		28.6
TOTAL	8624		100.00%	

* Includes railroad rights-of-ways.

Based on 2009 land use survey conducted by Anna Planning & Development Dept.

All areas are approximate.

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With the growth in population, the demand for well-maintained housing of various types will increase. Unless more units are built and maintained, Anna housing will be in very short supply as evidenced by the population projections, high occupancy rates, and the required housing units needed during the planning period. As the City grows, new housing must be planned and constructed, and the existing housing stock must continue to be well maintained. For this reason a residential "Certificate of Occupancy" program has been instituted starting January of 2010. For a more in-depth analysis of housing, see the Housing Section of this Comprehensive Plan.

UTILITIES

Water and wastewater systems in the current configuration will be a significant constraint to future growth. As such, Anna's water and sewer system will need expansion during the planning period. The water and wastewater-related issues are identified in a later section of this plan. When setting priorities for future expenditures, it must be kept in mind that attraction of future growth and provision of appropriate levels of service depend on appropriate expansion of the City's wastewater collection and water supply and treatment system.

PUBLIC FACILITIES

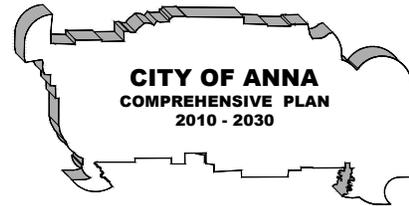
Public facilities in Anna include: a city hall, police station, a fire station, churches, schools, utility sites, and a post office. Demands of future populations will require future public facility maintenance and significant expansion.

TRANSPORTATION

The City of Anna is served by a United States highway, State Highway, farm-to-market roads, local streets, and area county roads. An analysis of the street conditions as well as thoroughfare is part of this Community Plan.

With the addition of pedestrian access facilities, the addition of new thoroughfares and the reconstruction of facilities such as White Street (Farm to Market Highway

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455) and proper maintenance, the transportation facilities will be capable of accommodating anticipated population growth and resultant increases in land use demand created within the existing City Limits for the foreseeable future. Additionally, in the long term, as new areas are developed, a new network of minor streets will need to be planned and constructed.

Anna provides no local air transportation facilities. The nearest airport outside of Anna is the Municipal airport at McKinney, which is centrally located in Collin County. Other minor airports in the area include Sherman Municipal airport on the south side of Sherman. More significant nearby airports include the Dallas/Forth Worth International Airport, and Love Field in Dallas. The closest major link to international connections and commercial air travel and freight is located at DFW International Airport.

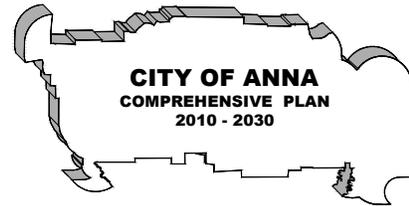
NATURAL AND MAN-MADE CONSTRAINTS

Other than the barrier effect of U.S. 75 and the railroad traversing the City, there are no significant man-made constraints affecting development in Anna; however, several creeks impact development of the City. These waters include the East Fork of the Trinity River, Hurricane Creek, Throckmorton Creek, Slayter Creek, and Sister Grove Creek.

The river and creek areas (with associated flood hazard area) provide obvious challenges to development - crossings are difficult, and flood hazard areas are either unbuildable or require limited filling. The flood hazard areas associated with that portion of the above-described creek areas impacting Anna and its future growth areas are mapped on Flood Insurance Maps for Collin County and are generally indicated on the Future Land Use Plan (See Figure 11).

A flood hazard area consists of two sections. The center of the flood hazard area is know as the floodway. This area, which includes the actual water channel, is the

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area which cannot be filled without causing increased flooding elsewhere during a 100-year storm. The area extending from the floodway to the outer edge of the flood hazard area is known as the flooding fringe. This higher area can be developed after appropriate study, but habitable structures must be built one-foot above the 100-year flood elevation. At this time, the delineation between the floodway and the flood fringe has not been determined for Anna. However, the total flood hazard area has been determined and is shown on the existing and future land use plan.

With regard to soil, there are six general soil types, however the Houston Black soils dominate the area. Table 11 outlines the soils that exist in Anna. As shown, the soils have severe limitations for foundation design (moderate to severe shrink swell potential) and septic systems (percs slowly).

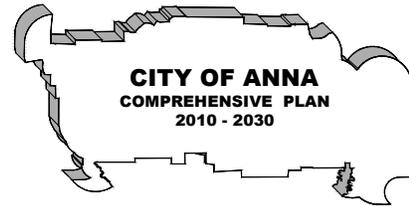
**TABLE 11
CITY OF ANNA
SOILS**

Soil Type	Shrink-Swell Potential	Permeability (Inches per hour)	Sewage Disposal Fields	USDA Texture
Altoga	HIGH	0.2-0.63	SEVERE	SILTY CLAY
Austin	HIGH	0.2-0.63	SEVERE	SILTY CLAY
Eddy	LOW	0.2-0.63	SEVERE	GRAVELLY CLAY LOAM
Houston Black	VERY HIGH	<0.063	SEVERE	CLAY
Lewisville	HIGH	0.2-0.63	SEVERE	SILTY CLAY
Stephen	MODERATE	0.2-0.63	SEVERE	SILTY CLAY

LAND USE GOALS AND OBJECTIVES

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Anna's future land use patterns will significantly influence the quality and cost effectiveness of local transportation, provision of public services, energy consumption, property taxes, land use compatibility, and opportunities for future growth and prosperity. Therefore, the overriding land use goal for the City is to:

GOAL.

Provide adequate land areas for future development and encourage the establishment of land use arrangements that provide for a sustainable arrangement that protect the health, safety, and welfare of Anna residents and land owners.

POLICIES:

- Create and maintain sustainable neighborhoods which provide pleasant places for all citizens to live by meeting local housing needs and future market demands.

- Encourage the location of business, office, and industrial centers that:
 1. most efficiently utilize local resources;
 2. minimize adverse impacts on adjacent uses;
 3. and most effectively provide the community with desired products, services, and employment opportunities.

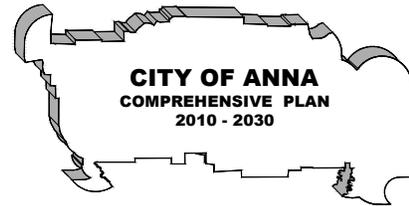
- Develop zoning and subdivision regulations consistent with the land use plan.

FUTURE LAND USE

PRINCIPLES AND PROCESS

In order to formulate, adopt, and implement a plan that accomplishes the foregoing overall goal and objectives, it is important to incorporate certain basic planning principles and processes into the local future land use planning effort. The Future Land Use Plan expresses projections that are based on sound planning principles,

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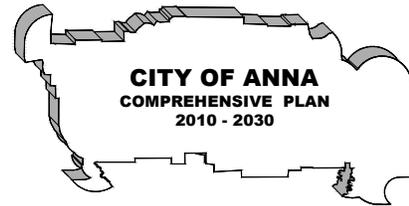
recognizing and supporting existing land uses, community facilities, and physical features. Existing land uses, existing structures, surrounding market areas, transportation patterns, and natural or physical limitations all combine to affect the planned and actual direction and extent of the City's growth. The needs addressed by the Future Land Use Plan reflect an evaluation of past needs and current trends, as well as the assumption that the City will grow in patterns predicated on those needs and trends. It must be emphasized, that the Future Land Use Plan is intended as a guide to organize the future growth of the City, but does not suggest mandatory compliance.

The plan for Anna suggests that certain areas be reserved and developed for various land uses. The following general action guidelines were used in developing the land use arrangements expressed by the plan:

- Establish a pattern of land use which creates sound, functional relationships between working, living, and recreational areas.
- Establish a pattern of land use, which minimizes conflict between potentially incompatible land uses.
- Establish a pattern of land use, which provides a balance between demand for different land uses, and the opportunities for supplying a reasonable selection of viable, compatible sites.
- Establish land use assignments that recognize regional opportunities and constraints that affect the local market.
- Establish a land use pattern which creates a balance between the provision of public services, and the provision of a reasonable selection of land use arrangements addressing private development demands.

Additionally, the locational requirements and preferences regarding land use arrangements are factors to consider in formulating the guiding principles and standards for anticipating the future location and distribution of uses throughout the City. In more definite terms locational requirements consider: health and safety hazards; relative position of uses in terms of both time and distance; relative

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compatibility of uses; the social implications for the people of the community; the economic feasibility of developing particular uses in particular locations; and the affect of use arrangements on the quality of life and general attractiveness of the Community.

Selecting the pattern and distribution of future land use is best accomplished through:

- The analysis of existing land use characteristics;
- The affect of existing infrastructure;
- The location of existing thoroughfares;
- The affect of the past, current, and future economy; and,
- The application of recognized planning principles.

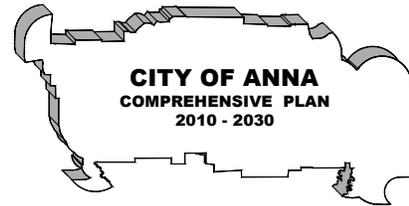
These characteristics and principles, then, establish a "determinant" process by which to judge the optimum use by community standards. The advantage of going through such a process is two-fold. First, it results in a land use plan for the City as represented by the Future Land Use Map. This map is a generalized guide to help keep the long-range plans for the community in perspective. Although the Future Land Use Map cannot be used exclusively to identify the proper use for each lot and parcel, it can be used to assure that individual decisions follow a comprehensive pattern. It also helps in the sensitive but necessary evaluation of change with respect to public and private benefits.

The establishment of this process provides the City with a method of logically making subsequent land use decisions. Existing conditions, accepted principles, and current policies should be used in the evaluation of proposed changes. For example, these determinants should be used in considering a rezoning application, selecting the location for a utility line extension, or drafting new development regulations.

The Future Land Use Plan does not attempt to set the specific use for each and every parcel in the planning area. A specific lot-by-lot assignment would both

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remove the competitive element from the market and suggest overly restrictive limitations to the different uses of a given piece of land. Rather, the Future Land Use Plan should be used to establish the general character and needs of an area. When the Plan is implemented through rezoning, platting, and ultimately development, each parcel should be evaluated by the application of the current policies and recognized planning principles.

RECOMMENDED ASSIGNMENT OF LAND USES

The recommendations below are based on the Citizen Master Plan Update Committees review and analysis of a combination of: the forgoing general planning principals and existing land use analysis; information from other applicable sections of this plan (as periodically indicated throughout the text above); the above mentioned goal, objectives, principals, and processes.

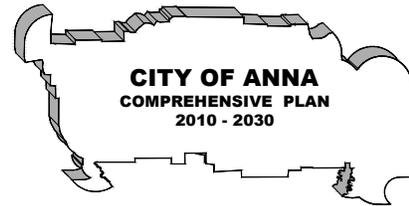
RESIDENTIAL:

Housing Target Densities

Housing should be allowed within all land-use districts except for industrial districts. However, long-term care facilities and boarding and rooming houses may be feasible in some cases within the industrial district. The residential densities within Anna will be in accordance with the growth management strategy, as follows:

- There will continue to be a citywide average of 3.09 people per single-family residential unit and 3.09 people per multifamily unit.
- The citywide average density for single-family development will be three units per gross acre.
- The citywide average density for multifamily development will be fourteen units per gross acre.
- The minimum lot size for single-family low-density development outside the urbanizing area will be based on Anna County requirements in order to support a septic system.

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Further definition of residential land use classifications that differ by type, density, and geographic location will be included in the revised development code and citywide zoning map. Four evaluation criteria will be taken into account to determine appropriate site-specific residential densities:

- Design quality
- Adequacy of public facilities
- Amenities provisions
- Compatibility with existing neighborhoods

The elements identified above cannot and will not be separated from each other when relative zoning densities are assessed. Development standards addressing design quality, adequacy of public facilities, and amenities provision will be codified and applied to all development. The rationale governing the regulation of residential density include the following points:

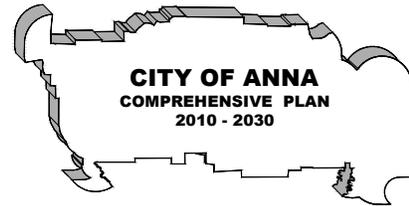
- Dense development can magnify negative impacts if improperly constructed.
- Anna has experienced first hand the detrimental effects of high-density single family development that have caused resident concern.
- As density increases, the expectations of quality and assurance of proper regulation must increase.
- As density increases, requirements to provide higher quality and more amenities per dwelling unit increases. The city will use these opportunities advantageously.
- Density increases can be used advantageously to protect or acquire lands that are environmentally sensitive or of significant value to the city.

RESIDENTIAL LAND USE CLASSIFICATIONS

EXISTING RESIDENTIAL / INFILL COMPATIBILITY

Within established residential areas, new development should respond to existing

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development with compatible land uses, patterns, and design standards. The plan recommends that existing neighborhoods within the city be vigorously protected and preserved. Housing that is compatible with the existing density, neighborhood service, and commercial land uses is allowed.

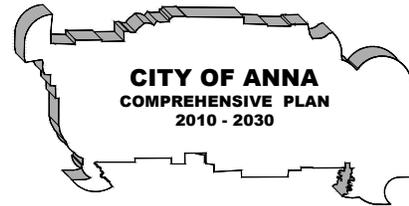
NEIGHBORHOOD CENTERS / NEW NEIGHBORHOODS

Within the undeveloped urban and urbanizing areas of the city, new neighborhoods can still develop in traditional patterns, however, Mixed-use and mixed housing types will be a more desirable way to develop with a pattern of neighborhood centers. These are oriented inwardly, focusing on the center of the neighborhood. These neighborhoods will exemplify the interrelationship between quality of development, density, services and provision for adequate facilities. These developments should locate the center of the neighborhood within a five to ten minute walking distance from the edge of the neighborhood. The center contains uses necessary to support the surrounding neighborhood. These support uses could include service-oriented retail such as a small grocery, hair salon, dry cleaner or small professional offices. Residential uses may occur at higher densities with townhomes or residential flats above service oriented uses. Open space occurs in neighborhood centers with park uses including central neighborhood greens. and floodplain preservation. Civic uses such as fire stations, schools, libraries, and mass transportation nodes are encouraged to be essential elements of neighborhood centers as landmarks that are a focus to the neighborhood. Limited multistory development in the neighborhood may be developed to incorporate shops on the ground floor and offices or residences on the upper floors.

LARGE-LOT RURAL

Single-family large-lot residential uses within the ETJ will be regulated. Outside of the urbanizing areas the size of the lots will be based on Collin County requirements. The remaining land within these areas would remain as agricultural uses.

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OTHER RESIDENTIAL

Residential uses will occur within the downtown revitalization area, and employment centers. Multistory structures may develop with uses other than residential on the ground floor such as office, retail, and service uses. Uses may occur in separate structures but follow a pattern of development that focuses on the mixed-use center.

RESIDENTIAL LAND USE GOALS & STRATEGIES

BALANCING RESIDENTIAL LAND USE GOALS

Accommodate balanced future residential developments:

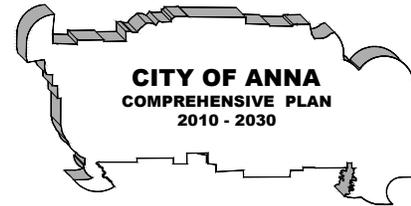
- Between residential and nonresidential land uses.
- Among the various types, styles and prices of housing.
- Maintain about fifty percent of the developed land area within the city as residential land uses.
- Revise the zoning regulations and consider requirements for a variety of housing types in new development.

BALANCING RESIDENTIAL LAND USE STRATEGIES

Revise the zoning and subdivision regulations to affect desired residential land use including:

- For land that has been developed, maintain minimum residential lot sizes in the zoning code to protect existing neighborhoods.
- For undeveloped land, take into account both minimum residential lot size and density ranges that are consistent with the principles and concepts of the growth management strategy and plan.
- Establish design standards for all housing according to housing type.
- Encourage a variety of housing styles, types and prices with large, newly developed neighborhoods.
- Provide adequate public facilities for all development.

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PROJECTED DEMAND FOR RESIDENTIAL LAND USE GOALS

- Meet projected demand. Over the period from 2010 to 2030, if growth projections are accurate, nearly 9,300 additional housing units are needed in the city to accommodate projected demand.

PROJECTED DEMAND FOR RESIDENTIAL LAND USE STRATEGIES

- Establish land use plan density criteria in the development code for all housing according to the growth management strategy.
- Establish mixed-use development areas that allow housing in regional, community, and neighborhood centers and the downtown revitalization district.

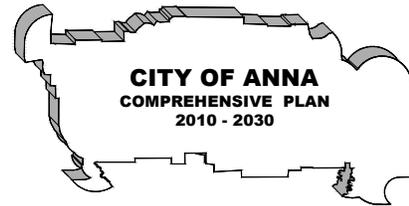
RESIDENTIAL LAND USE LOCATION GOALS

- Increase housing opportunities in the core of the city.
- Accommodate urban-style-housing units in the downtown area by 2020.
- Revise the development regulations and allow urban-style housing in mixed use districts.
- Preserve existing single-family housing stock within the city.

RESIDENTIAL LAND USE LOCATION STRATEGIES

- Define a downtown revitalization district and develop small area plans that
- identify specific housing opportunities and goals.
- Establish a variable-rate impact fee for water distribution and wastewater collection lines that encourages development in the center of the city.
- Establish criteria for evaluating residential zoning changes to assure consistency with the growth management strategy and Anna comprehensive plan policies and consistency with area plan recommendations.
- Encourage all new development to be contiguous to existing development.
- Establish regulations that allow neighborhood-oriented, nonresidential land uses in neighborhood centers.
- Allow higher-density, single and multifamily housing along major arterial roads and near intersections of arterial and collector roads.

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RESIDENTIAL LAND USE DENSITY GOALS

- To achieve environmental goals, deliver urban services efficiently and allow lower densities elsewhere, higher residential density occurs in regional, community, and neighborhood activity centers, where it makes sense.
- High densities should be concentrated where infrastructure can support them
- and near jobs, schools, shopping, and cultural centers.
- Increase the number of housing units and achieve higher housing densities in the downtown revitalization area and mixed-use centers.

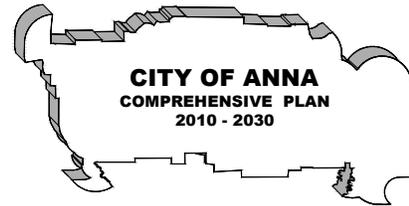
RESIDENTIAL LAND USE DENSITY STRATEGIES

- Allow high-density urban-style housing in appropriate areas within the downtown revitalization core and other activity centers.
- Adopt minimum density standards in activity centers.
- Require adequate levels of service and public facilities prior to residential development. Adequate public facilities shall be a criterion by which zoning is granted.
- Determine the appropriate methods to prevent development in the 100-year floodplain.

Residential, commercial, and industrial uses, each have distinct sets of parameters affecting demand and location within the community. Residential land use demand is basically a function of future population level and average household and lot size. Medium to high density development should be used to serve the needs of certain population groups as well as to provide transition between widely varying intensities of use.

With respect to the location of future residential development, convenient access to major streets, commercial areas, and community facilities must be considered. For Anna, it is anticipated that new residential will be built as: in-fill development/redevelopment, as new subdivisions close to or within current city

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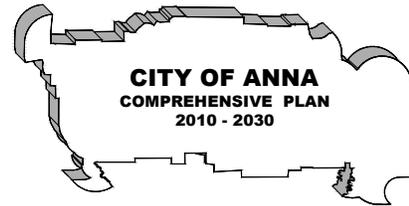


limits, and as large lot development in sparsely populated areas on the outlying areas surrounding the City.

Based on the future size demand and land supply for residential lots in the City and the anticipated future population and household size, the amount of future demand for single family residential land can be computed. The present average single family home lot size in Anna is approximately 12,000 square feet. As future developments occur, and the fringe areas of Anna develop, the average lot size for single family may increase. The Market is currently stagnant, however, the trend with current home construction and land value were driving the lot size downward. When housing trends reverse and building permits increase and existing lots are consumed the trend is anticipated that new development will generate larger lots. This is anticipated since a pent-up desire of upward mobility appears to exist. Given the fact that very few lots exist for larger homes new developments will need to reassess past development strategies of lot maximization. Additionally, due to the large amount of agricultural land around the Anna jurisdiction, Anna can offer larger lots that allow for less density. Taking the foregoing factors into account, the average lot size for future single family may average close to 9,000 to 10,000 square feet. The present average household size for single family and mobile homes is estimated to be approximately 3.09 persons. As such, when considering projected population growth and adjusting for a 5% vacancy rate, the future minimum additional single family residential land use requirement for the City and planning area will be about 3060 acres by 2030 will need to be developed and served over the next 20 years.

Finally, about 75 acres of medium to high density residential should also be provided to provide a buffer from existing and future industrial uses in various areas of Anna.

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COMMERCIAL

COMMERCIAL LAND USES

The role of commercial activity in the city is to provide convenient and available retail, service, and office opportunities to residents of the Anna market area. Commercial activity provides return on investment for business and property owners, employment opportunities for local residents, and an economic base for local taxing entities. Commercial activity generally supports community residential activity, but certain aspects of the retail, service, and office uses such as big-box retail, and service and office headquarters may be more regionally oriented and act as basic elements of the economy.

PRIMARY COMMERCIAL LAND-USE PRINCIPLES

MAINTAINING BALANCE

- It is the desire of the residents of Anna to maintain and enhance the balance between residential and commercial land uses and assessed values in Anna.
- Limiting Strip Development. One of the overall goals of the land use plan is to limit the amount of strip commercial development along Anna's arterial streets, collectors, and highways.

DEMANDING QUALITY

- The quality of development, particularly commercial development along the city's corridors, is a significant factor in the quality of neighborhoods, the urban environment, and the sustainability of structures. Adequate public facilities should be a criterion by which zoning is granted.

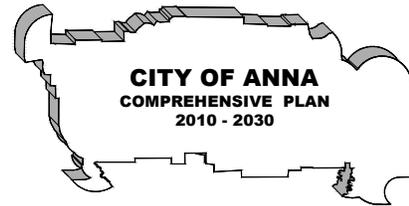
COMMERCIAL LAND-USE CLASSIFICATIONS

REGIONAL MIXED-USE ACTIVITY CENTER

- For a regional activity center, the focus area contains the shopping, services,

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recreation, employment, and institutional facilities supported by and serving an entire region. A regional activity center could include a regional shopping mall, a number of major employers, restaurant and entertainment facilities, a large high school or community college, and high-density housing. A regional activity center is considerably larger and more diverse in its land uses than any other activity center. It includes vertically integrated uses where different uses may occur on each floor of the building.

COMMUNITY MIXED-USE ACTIVITY CENTER

- The focus area of a community activity center contains the shopping, services, recreation, employment, and institutional facilities that are required and supported by the surrounding community. Thus, a community activity center could contain a supermarket, drug store, specialty shops, service stations, one or more large places of worship, a community park, midsize offices, and employers, high- to moderate density housing, and perhaps an elementary or middle school. It includes vertically integrated uses where different uses may occur on each floor of the building.

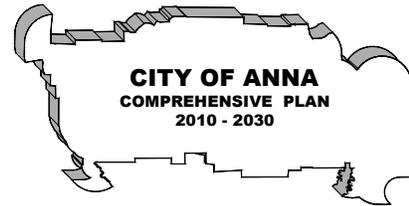
NEIGHBORHOOD MIXED-USE ACTIVITY CENTER

- The focus area of a neighborhood center contains facilities vital to the day-to-day activity of the neighborhood. A neighborhood center might contain a convenience store, small restaurant, personal service shops, church or synagogue, daycare, individual office space, a small park, and perhaps an elementary school. These diverse facilities are ideally located in close proximity to one another in the center, so that all the essential neighborhood facilities are in one convenient location, accessible in a single stop or by walking or biking. It includes vertically integrated uses where different uses may occur on each floor of the building.

DOWNTOWN REVITALIZATION DISTRICT

- Specified commercial areas of the downtown revitalization district should be

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places of great vitality, with a mix of residential, retail, office, service, government, cultural, and entertainment development. The health and vitality of the area can contribute in a major way to the city, its local and regional image, and quality of life. It is a place where residents can live, work, learn, and play in the same neighborhood. It includes different uses which may occur on each floor of the building.

COMMERCIAL GOALS & STRATEGIES

ORGANIZATION OF COMMERCIAL LAND USE GOALS

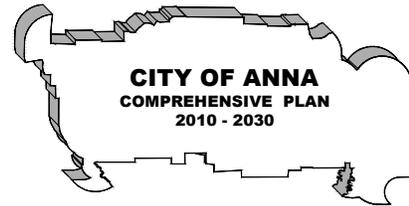
- To provide for reasonable amounts and distribution of various types of commercial land use in attractive and well-located settings.
- To provide for commercial activities in planned activity or neighborhood centers, rather than on scattered sites or highway strips.
- To develop activity centers where commercial uses, professional offices, and public facilities are located near residential development, while providing safe and convenient pedestrian access.
- To maintain, intensify, and/or expand existing commercial areas, where appropriate, while removing commercial uses from, and stopping intrusions into, areas not appropriate for commercial use.
- To locate neighborhood-oriented, commercial activities conveniently to dwelling units in order to minimize the need for frequent automobile trips for everyday household needs.
- To encourage the location of daycare centers, housing, churches, social clubs, and other quasi-public uses within or adjacent to activity centers in order to share public facilities and help establish these areas as focal points.

ORGANIZATION OF COMMERCIAL LAND USE STRATEGIES

- As commercial areas are developed, redeveloped, or expanded, the provision of multiple-use activity centers, as identified in the plan, is developed in lieu of development as single-function shopping areas.
- Commercial activity or neighborhood centers are the preferred location for

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retail, commercial, and community services and encroachment of these uses into other areas is discouraged.

- Commercial development occurs only in activity centers that are appropriate to its service and trade area and that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.
- Service-commercial establishments locate in appropriate activity centers, rather than at haphazardly chosen locations that contribute to the formation of strip or spot commercial development.
- The location and size of neighborhood centers areas relate to the character and needs of the specific residential development these centers are intended to serve.

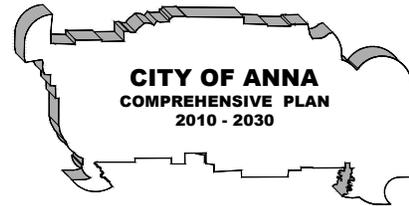
COMMERCIAL LAND USE DESIGN STANDARD GOALS

- To provide for convenient, aesthetically pleasing, and environmentally sound commercial opportunities that are easily accessible to the existing transportation network.
- To encourage and provide for the upgrading and maintenance of commercial corridors.
- To develop and maintain a healthy, vital downtown.

COMMERCIAL LAND USE DESIGN STANDARD STRATEGIES

- Redeveloped and expanded commercial areas are subjected to high standards of site design and designed in relation to surrounding areas so as to provide safe, visually pleasing vehicle and pedestrian access without compromising the character and appearance of the built and natural environments.
- Activity centers are integrated with surrounding streets and uses, where appropriate, by means of landscaping, berms, fencing, and the siting of structures. Facades, architectural screening (walls, fences, parapets, etc.) and a unified landscape treatment is consistent and creates an identifiable activity center.

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- Neighborhood centers may include uses specifically supportive of the neighborhood, uses in scale with residential structures, and service-oriented uses such as daycare centers, dry cleaners, corner stores, civic structures, and moderate density housing, when the design demonstrates adequately that these uses and structures will be compatible with both the neighborhood center and the surrounding neighborhood.
- Renovation and reuse of downtown buildings will be appropriately scaled, high-quality design, and maintenance is necessary to bind the downtown into a quality environment.
- Buildings are designed to be compatible with the established character and built form, or with surrounding development.

COMMERCIAL LAND USE DIVERSITY GOALS

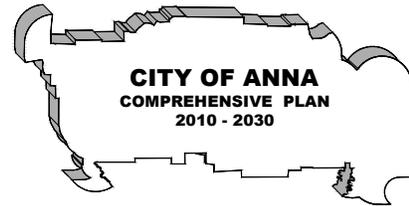
- To maintain a diversity of uses in the community.
- To create job opportunities and enhance the economic base of the planning area and the county, by focusing on retaining and attracting commercial uses, in particular retail and service-oriented business, in addition to focusing on industrial economic development activities, and by developing an up-to-date inventory of all businesses and buildings within the planning area.
- Information on size, average rents, property values and amenities, traffic counts, and estimated sales of existing businesses should be included. A breakdown of the categories for types of businesses will also be useful.

COMMERCIAL LAND USE DIVERSITY STRATEGIES

- The amount and type of proposed retail-commercial uses permitted in an activity center is based upon an analysis of the potential market generated by the size and type of population that will live within the center's market area. The analysis should also take into consideration all other nearby existing or approved commercial uses and the possibility of overlapping service areas.

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Future commercial land uses are often projected according to the anticipated number of acres of commercial land use per 100 persons of future population. The future commercial in Anna should be designed as (a) redevelopment in the downtown area to serve local needs, (b) as highway oriented uses along the highway frontages in order to serve regional, commuter, and passer-by highway traffic, and (c) as commercial areas serving neighborhoods.

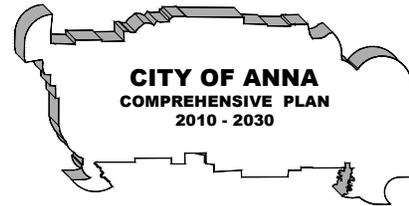
The design of future commercial establishments should provide for low-intensity, single-level structures which are accompanied by on-site parking and loading facilities. As such, due to larger than average historical demand for retail land, and the need to develop services, future commercial land usage is estimated to be approximately 650 more acres by the end of the planning period (2030) for a total future commercial acreage of around 700 acres, which will be at the average 2.0 acres per 100 population standard. Most of the future commercial growth is proposed as infill in existing commercial areas of town along the corridors of West White Street, U.S. 75 and State Highways 5 and 121 and at newly created intersections associated with new thoroughfares.

INDUSTRIAL/EMPLOYMENT CENTERS:

INDUSTRIAL LAND USES

The current role of industry in Anna is minimal. Three industries have made up the City's industrial activities: An abandoned Cotton Gin, an existing Steel fabrication business and a grainary comprise the Industrial activity of the city. Anna's economy has been more dependent upon government, education, and retail activities for its base. Anna currently has approximately 20 acres of industrially used land located throughout the city. Depending upon site and infrastructure needs, prospective businesses are presented with several options as to location, price of land, and

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degree of infrastructure in place. Internal existing infrastructure varies as well as direct/indirect highway access. It is very important that opportunities for public/private development partnerships be formed to identify and encourage addressing specific infrastructure needs within the industrial and employment centers.

The developed industrial land represents 2.5 acres per thousand population. Community goals should be incorporated into industrial recruitment and expansion programs. Therefore, a primary goal of economic diversification is to attract and recruit industries that use high-quality environmental practices, bring new capital into the economy, and provide higher than- average wage jobs. Just as important as the make-up of industry within Anna is its location. The land use plan focuses on designated locations for certain types of industrial uses with large manufacturing facilities locating in industrial centers and light manufacturing facilities in both industrial centers and employment centers. Current development standards and permitted uses should be reviewed to ensure compatibility within the centers and surrounding land uses.

PRIMARY INDUSTRIAL LAND USE PRINCIPLES

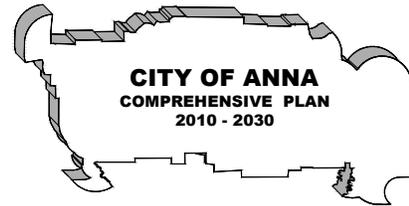
ORGANIZING TO MINIMIZE CONFLICTS

- It is the desire of the residents of Anna to organize industrial and employment land use districts so as to minimize conflicts with adjoining land uses and to most efficiently utilize the existing transportation systems.

DEVELOPING PERFORMANCE STANDARDS

- Just as the quality of commercial development is important to Anna residents, the performance standards of industrial and employment development is critical to the health, safety, and welfare of the community, its environment and its security.

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INDUSTRIAL LAND-USE CLASSIFICATIONS

INDUSTRIAL CENTERS

Industrial centers are intended to provide locations for a variety of work processes and work places such as manufacturing, warehousing and distributing, indoor and outdoor storage, and a wide range of commercial and industrial operations. The industrial centers may also accommodate complementary and supporting uses such as convenience shopping and child-care centers. There will most likely be instances where residential uses will be incompatible with industrial and manufacturing processes used in industrial centers. Adequate public facilities should be a criterion by which zoning is granted.

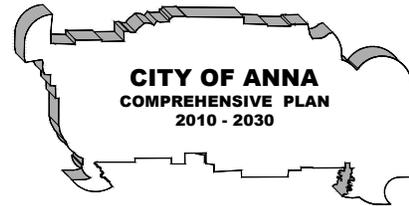
EMPLOYMENT CENTERS

Employment centers are intended to provide locations for a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions. Employment centers are also intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, and child-care. Adequate public facilities should be a criterion by which zoning is granted. Additionally, employment centers are intended to:

- Encourage the development of office and business workplaces in close proximity to housing, civic, and recreational uses;
- Promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities, and streetscapes;
- Direct the development of workplaces consistent with the availability of public facilities and services; and,
- Continue the vitality and quality of life in adjacent neighborhoods. The land use plan identifies four employment centers.

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INDUSTRIAL GOALS AND STRATEGIES

INDUSTRIAL GOALS

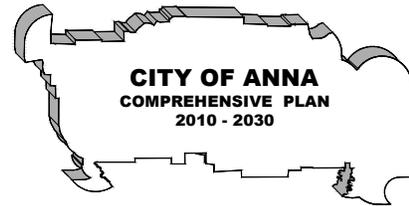
- When appropriate, the city should form public/private partnerships to meet infrastructure needs within the industrial districts. Development that complements existing businesses in the district should be encouraged.
- The economic development partnership formed by the City of Anna and the Greater Anna Chamber of Commerce should work closely with property owners within each industrial district to market land to businesses identified as appropriate for each district.
- Considerations should be given to businesses that are in line with economic diversification and environmental policy statements.
- Create a target list of businesses suitable for each district to be included in the overall marketing plan.
- Consider public/private partnerships to stimulate location and expansion of businesses within the districts.

The projected use of land for the “Employment Center” component of the Future Land Use Plan is High. As a regional center Anna land use is likely to serve mostly business, office, office showroom, retail/services, and some residential. However, industrial opportunity should be present and space preserved for the Future. Therefore several areas are recommended to be set aside for such uses.

PARKS

With respect to parks and open space, locally significant park and pedestrian/open space opportunities exist in Anna. Anna currently has 120 acres of parkland, and some recreational facilities associated with the schools, but limited designated open space system linkages. Additional recreational development with a better distribution into all areas of the City is needed. For more detail, see the Recreation and Open Space section of this Comprehensive Plan.

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NORTH TEXAS 2050

The North Texas 2050 plan is a product of the Vision North Texas program sponsored by the North Central Texas Council of Governments, UT Arlington and the Urban Land Institute. The program has cast a vision for North Texas and has set forth guiding principles, a preferred future, and an Action Package. A major component of this Plan is sustainability for communities in our area. At the writing of this document the Plan has not been adopted, however, the principles are reasonable and the progress of the Plan should be evaluated as planning continues for Anna.

RECOMMENDED LAND USE PLAN

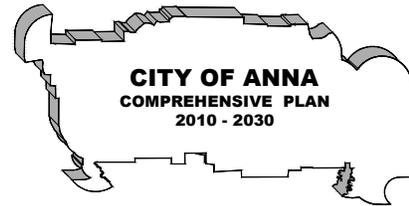
The spatial arrangement of the land uses considered in the above recommended land use assignments were designed to address: the land use goals and objectives; the constraint and opportunity analysis of existing land use and future needs; and land use planning principles and processes. The resultant pattern was incorporated into the Future Land Use Plan, and is graphically illustrated in Figure 11.

It should be especially emphasized that the value of the Plan to the decision-making process is good only as long as the Plan is kept current. The inventory of both man-made and natural characteristics must reflect all changes occurring in the community. A current tally of existing conditions in both graphic and tabular form will not only allow for an up-to-date analysis of needs but will also allow for a measurement of success at achieving the Plan.

The Plan, then, must constantly be updated to reflect the conditions and attitudes of the times. Further, the Future Land Use Map should be used as a guide only to

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keep incremental changes of the community in perspective. The individual decisions, which actually shape the community, however, should be evaluated with respect to the characteristics and principles discussed throughout this document.