

**Memorandum**

**Memorandum No: 23-140**

**Date:** May 22, 2023

**To:** Honorable Mayor and City Council

**From:** Ryan Henderson, Interim City Manager 

**Re:** Multi-Family Zoning Map

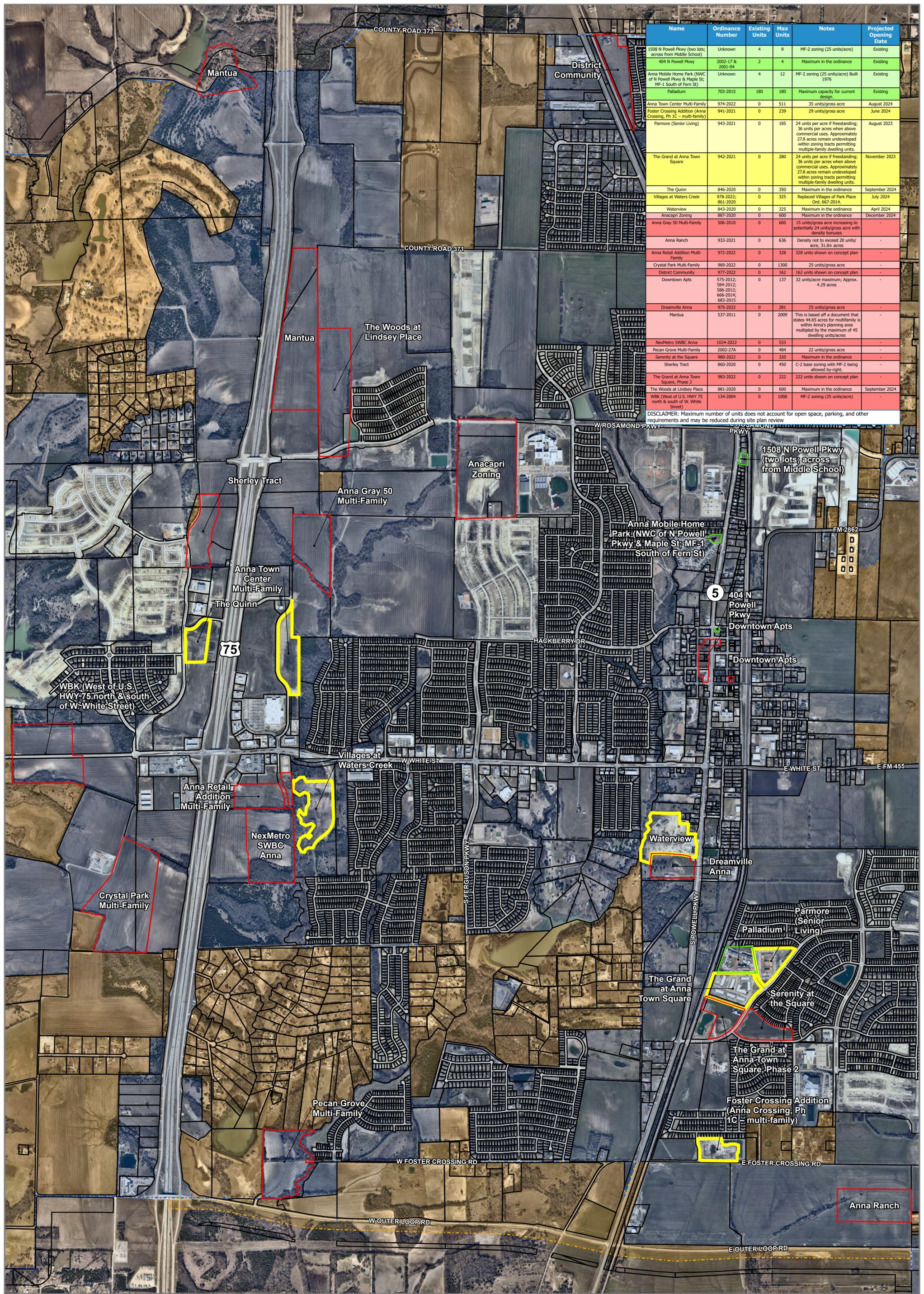
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This memorandum is intended to provide information as it relates to existing multi-family, multi-family actively under construction, and planned multi-family that has been approved in the City of Anna.

To best display this information, you will find a Multi-Family Zoning Map that accompanies this memorandum. The exhibit indicates the locations of all multi-family projects within the city as well as units planned for each development. The exhibit also provides information on when multi-family projects are anticipated to open. It should be noted that it typically takes an average apartment complex at least two years to reach 80/90% occupancy.

**Exhibit 1 – Multi-Family Zoning Map**

c: Ross Altobelli, Development Services Director  
Joey Grisham, Economic Development Director  
Greg Peters, Interim Assistant City Manager  
Taylor Lough, Assistant City Manager  
Management Team



Name	Ordinance Number	Existing Units	Max Units	Notes	Projected Opening Date
1508 N Powell Pkwy (two lots; across from Middle School)	Unknown	4	9	MF-2 zoning (25 units/acre)	Existing
404 N Powell Pkwy	2002-17 & 2001-04	2	4	Maximum in the ordinance	Existing
Anna Mobile Home Park (NWC of N Powell Pkwy & Maple St; MF-1 South of Fern St)	Unknown	4	12	MF-2 zoning (25 units/acre) Built 1976	Existing
Palladium	703-2015	180	180	Maximum capacity for current design.	Existing
Anna Town Center Multi-Family	974-2022	0	511	35 units/gross acre	August 2024
Foster Crossing Addition (Anna Crossing, Ph 1C - multi-family)	941-2021	0	239	29 units/gross acre	June 2024
Parmore (Senior Living)	943-2021	0	185	24 units per acre if freestanding; 36 units per acre when above commercial uses. Approximately 27.8 acres remain undeveloped within zoning tracts permitting multiple-family dwelling units.	August 2023
The Grand at Anna Town Square	942-2021	0	280	24 units per acre if freestanding; 36 units per acre when above commercial uses. Approximately 27.8 acres remain undeveloped within zoning tracts permitting multiple-family dwelling units.	November 2023
The Quinn	846-2020	0	350	Maximum in the ordinance	September 2024
Villages at Waters Creek	978-2022; 861-2020	0	325	Replaced Villages at Park Place Ord. 667-2014.	July 2024
Waterview	843-2020	0	325	Maximum in the ordinance	April 2024
Anacapi Zoning	887-2020	0	600	Maximum in the ordinance	December 2024
Anna Gray 50 Multi-Family	506-2010	0	600	15 units/gross acre increasing to potentially 24 units/gross acre with density bonuses	-
Anna Ranch	933-2021	0	636	Density not to exceed 20 units/acre; 31.88 acres	-
Anna Retail Addition Multi-Family	972-2022	0	328	328 units shown on concept plan	-
Crystal Park Multi-Family	969-2022	0	1300	25 units/gross acre	-
District Community	977-2022	0	162	162 units shown on concept plan	-
Downtown Apts	575-2012; 584-2012; 596-2012; 666-2014; 683-2015	0	137	32 units/acre maximum; Approx. 4.29 acres	-
Dreamville Anna	975-2022	0	281	25 units/gross acre	-
Mantua	537-2011	0	2009	This is based off a document that states 44.65 acres for multifamily is within Anna's planning area multiplied by the maximum of 45 dwelling units/acre	-
NexMetro SWBC Anna	1024-2022	0	533	-	-
Pecan Grove Multi-Family	2002-27A	0	484	22 units/gross acre	-
Serenity at the Square	980-2022	0	320	Maximum in the ordinance	-
Sherley Tract	860-2020	0	450	C-2 base zoning with MF-2 being allowed by-right.	-
The Grand at Anna Town Square, Phase 2	983-2022	0	222	222 units shown on concept plan	-
The Woods at Lindsey Place	881-2020	0	600	Maximum in the ordinance	September 2024
WBK (West of U.S. HWY 75 north & south of W-White Street)	134-2004	0	1000	MF-2 zoning (25 units/acre)	-

DISCLAIMER: Maximum number of units does not account for open space, parking, and other requirements and may be reduced during site plan review



# Multi-Family Zoning Map

Source: City of Anna GIS  
Date: 5/22/2023

- Legend**
- Existing Multi-Family
  - Actively Under Construction
  - Planned Multi-Family
  - City Limits
  - Anna ETJ
  - Parcels



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Anna. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Anna, its officials or employees for any discrepancies, errors, or variances which may exist.  
Document Path: H:\04-Map\Multi-Family Maps\Multi-Family Maps\Multi-Family Maps.aprx