

Memorandum

Memorandum No: 23-146

Date: June 23, 2023
To: Honorable Mayor and City Council
From: Ryan Henderson, Interim City Manager
Re: Residential and Lot Types in Anna

In April 2021, the Anna 2050 Comprehensive Plan was adopted with specific “guiding principles” pertaining to residential development, stating:

- *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.*
 - *Attracts and keeps neighbors who are multi-cultural and multigenerational and provides housing choices for people from a variety of backgrounds, income levels and stages of life.*

The city has been working under the direction of the comprehensive plan for two years. The Planning and Development Department and Engineering Division continue to receive numerous requests for pre-development meetings and workshop items with the City Council regarding potential residential development.

Staff has reviewed the status of the current and future housing options in the community in order to provide the City Council with an overview of the existing and near-term built environment. The goal of the memorandum is to provide this data to assist the City Council in their future consideration of land use requests made by the development community. In addition, this data will educate the development community on existing lot mix and product type. Exhibit I attached hereto shows the residential housing mix of single family and multi-family for the city. Exhibit II shows the lot mix of single-family housing. Both exhibits provide the data in three different time sets, as described below with an estimated date shown in parentheses:

- **Existing:** housing units which are in use today (2023)
- **Existing + Under Construction:** housing units which are in use or are part of development projects which are actively under construction and have a site plan or concept plan on file. (2025)
- **Existing + Under Construction + Entitled:** housing units which are in use, under construction, or which have existing entitlements in place, and are not required to go through a zoning change. It is important to note that the actual number of units on entitled property will not be known unless/until a site plan/concept plan is submitted, and the development is platted. Many of these properties may not be developed in the near term. It is also important to note that the property may or may not be re-zoned to a different land use or housing type if/when it is developed. This data set is the least predictable of the three. (2030+)

The data provided is city-wide and does not reflect the unique goals or characteristics of a specific location within the community or where a proposed residential housing type may be deemed more or less desirable than what existing zoning allows. In addition, the data does not address the impacts housing types can have on the community, which include, but are not limited to: cost-of-service, infrastructure, commercial density requirements, and long-term economic conditions. To address these impacts more fully, staff is prepared to engage a consultant to complete a thorough assessment of the current housing stock and provide recommendations in regard to land use policies. Such a study was identified as a future need in the Anna 2050 Comprehensive Plan and current City Strategic Work Plan.

Please let me know if you have any questions.

Attachments:

Exhibit 1 – Housing Mix

Exhibit 2 – Single Family Lot Mix

c: Greg Peters, Interim Assistant City Manager
Taylor Lough, Assistant City Manager
Carrie Land, City Secretary
Clark McCoy, City Attorney
Management Team

Exhibit 1 – Housing Mix

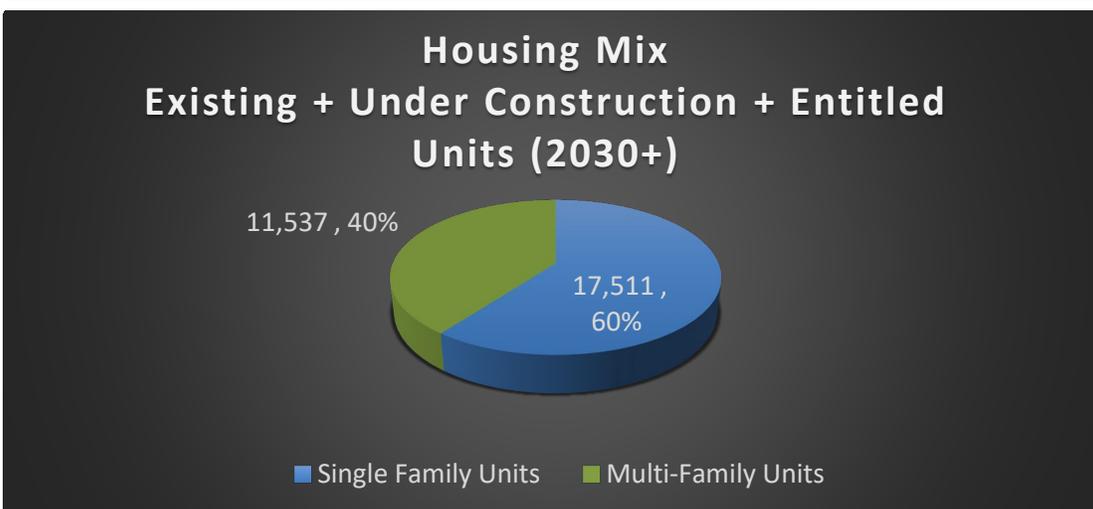
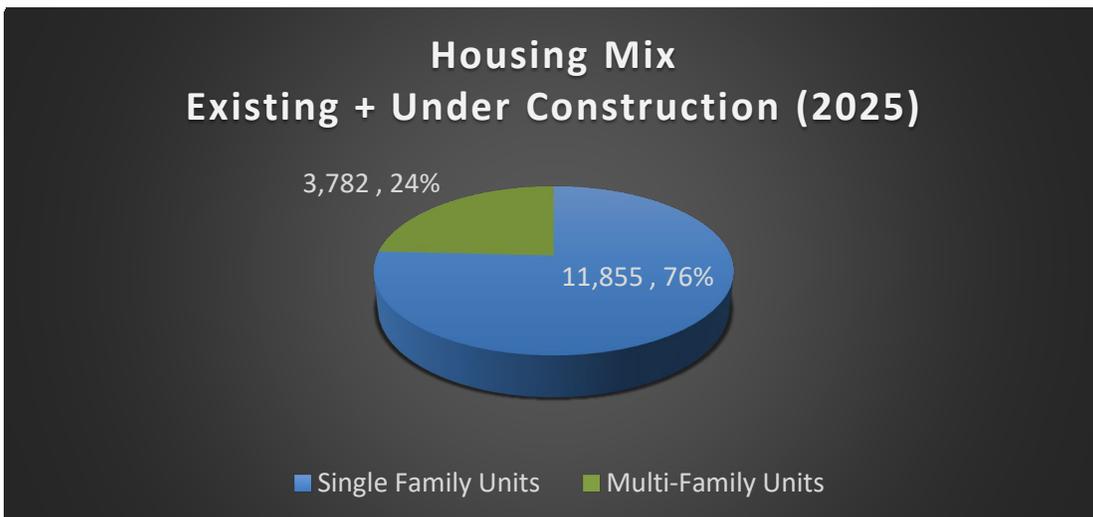
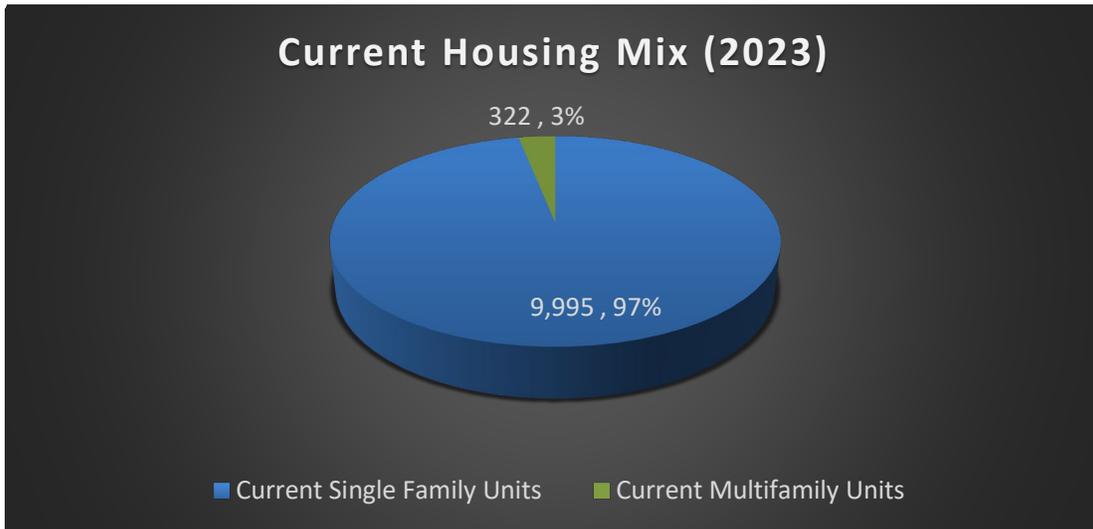
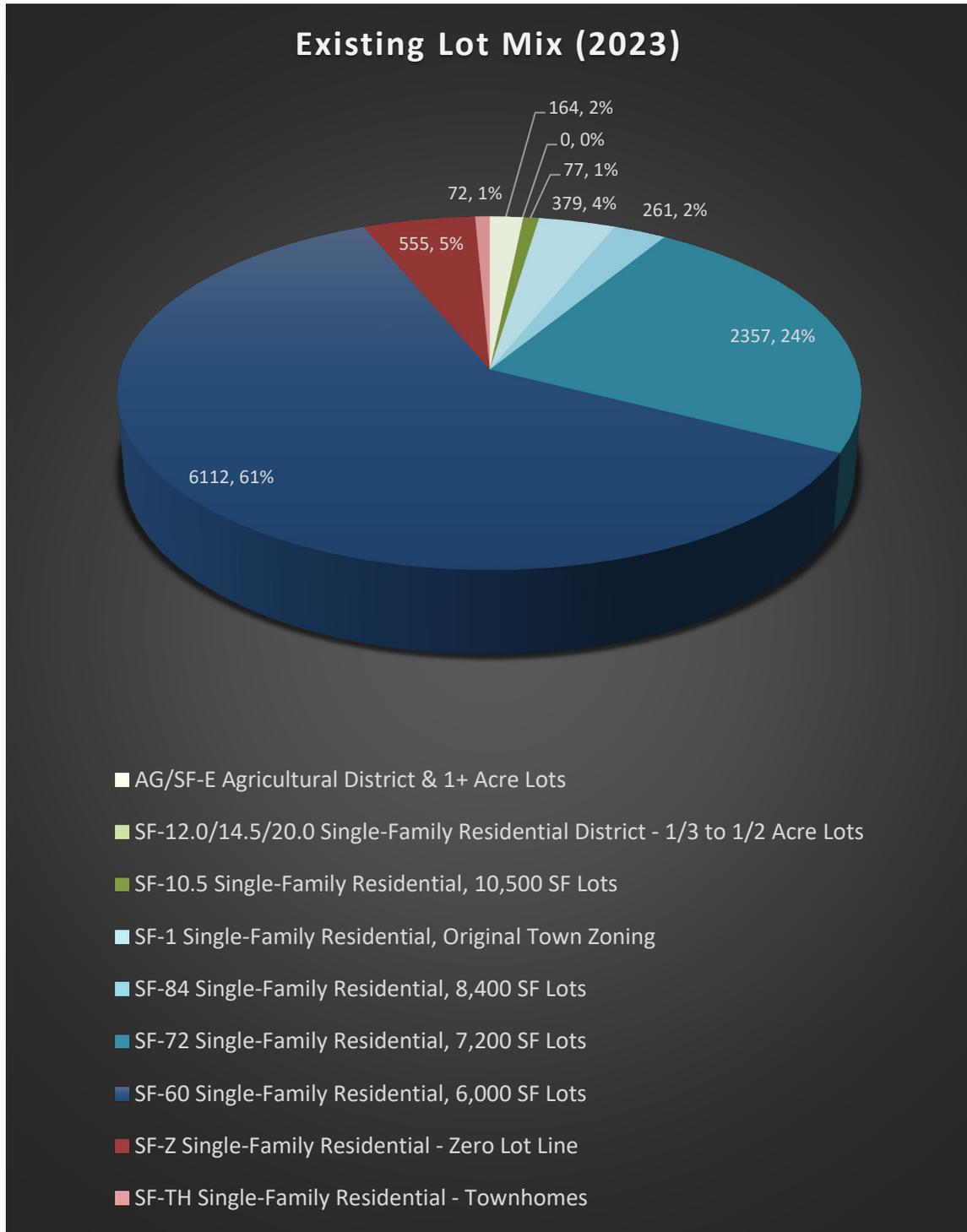
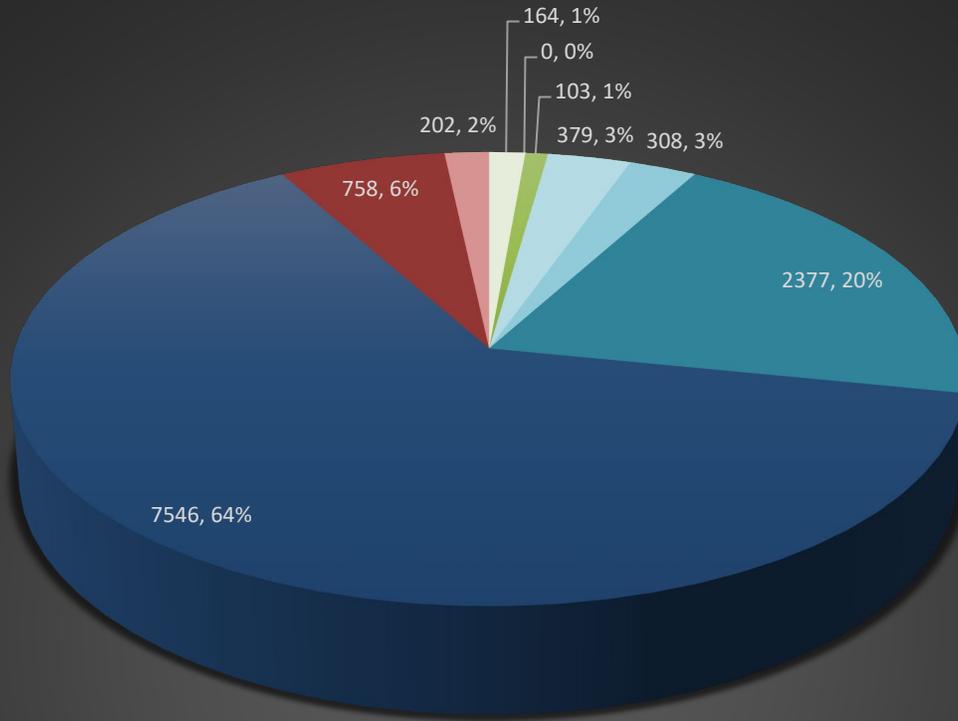


Exhibit 2 – Single Family Lot Mix

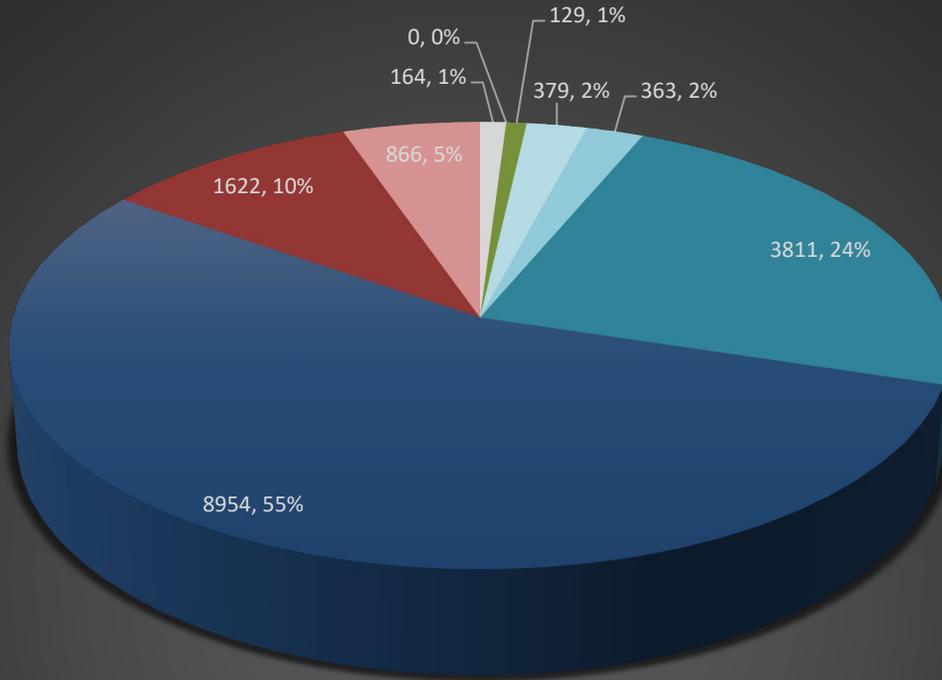


Lot Mix Existing + Under Construction (2025)



- AG/SF-E Agricultural District & 1+ Acre Lots
- SF-12.0/14.5/20.0 Single-Family Residential District - 1/3 to 1/2 Acre Lots
- SF-10.5 Single-Family Residential, 10,500 SF Lots
- SF-1 Single-Family Residential, Original Town Zoning
- SF-84 Single-Family Residential, 8,400 SF Lots
- SF-72 Single-Family Residential, 7,200 SF Lots
- SF-60 Single-Family Residential, 6,000 SF Lots
- SF-Z Single-Family Residential - Zero Lot Line
- SF-TH Single-Family Residential - Townhomes

Lot Mix Existing + Under Construction + Entitled (2030+)



- AG/SF-E Agricultural District & 1+ Acre Lots
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