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## Memorandum

**Memorandum No: 24-109**

**Date:** March 11, 2024

**To:** Honorable Mayor and City Council

**From:** Ryan Henderson, City Manager

A handwritten signature in blue ink, appearing to read "Ryan Henderson", is placed over the "From:" line.

**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 within 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 the 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.

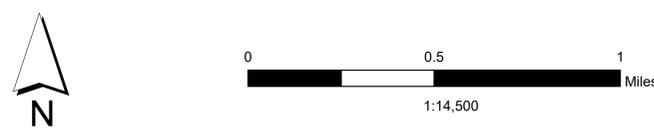
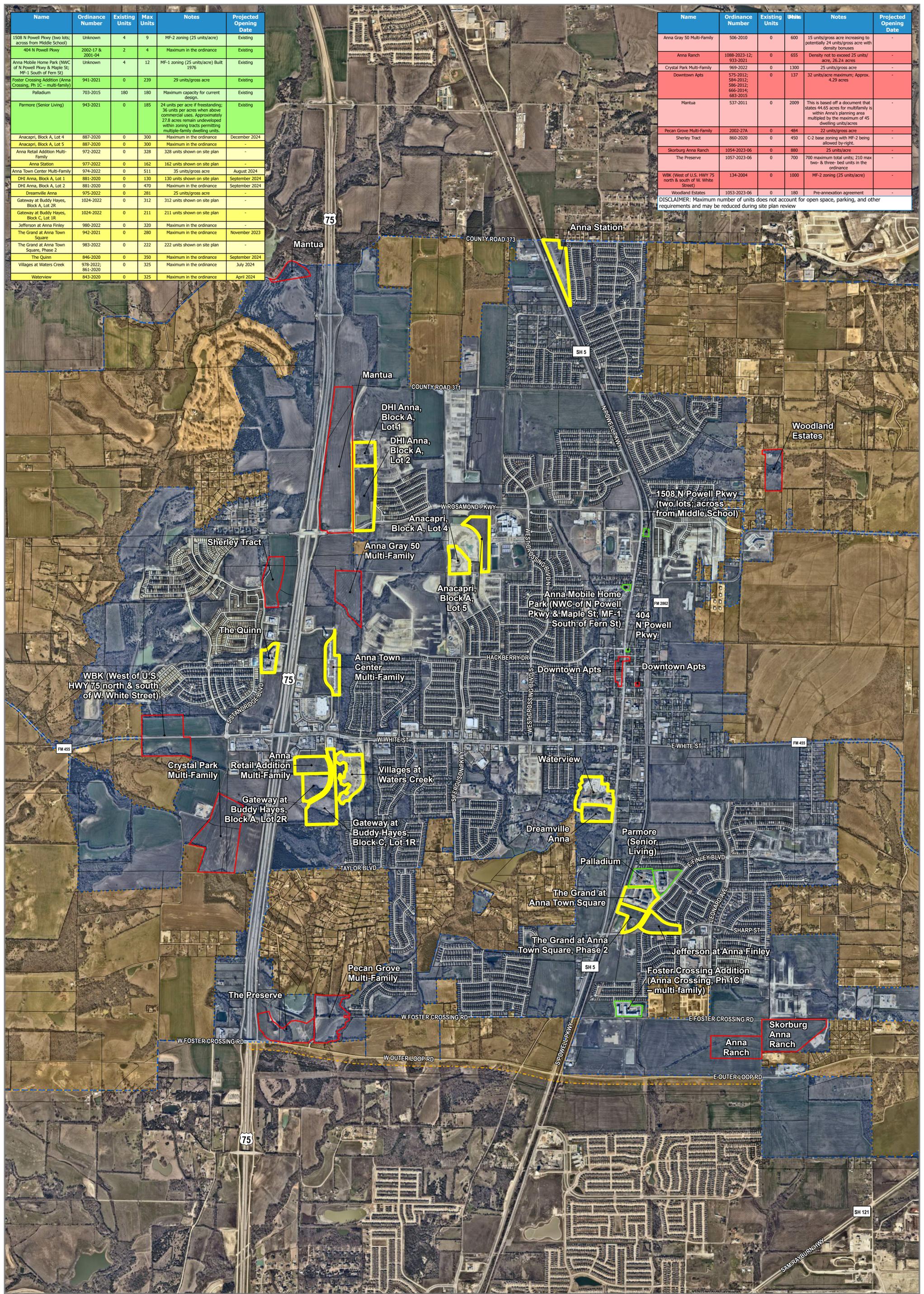
### **Exhibit 1 – Multi-Family Zoning Map**

c: Nader Jeri, Interim Director of Development Services  
Greg Peters, 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-1 zoning (25 units/acre) Built 1976	Existing
Foster Crossing Addition (Anna Crossing, Ph 1C - multi-family)	941-2021	0	239	29 units/gross acre	Existing
Palladium	703-2015	180	180	Maximum capacity for current design.	Existing
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.	Existing
Anacapri, Block A, Lot 4	887-2020	0	300	Maximum in the ordinance	December 2024
Anacapri, Block A, Lot 5	887-2020	0	300	Maximum in the ordinance	-
Anna Retail Addition Multi-Family	972-2022	0	328	328 units shown on site plan	-
Anna Station	977-2022	0	162	162 units shown on site plan	-
Anna Town Center Multi-Family	974-2022	0	511	35 units/gross acre	August 2024
DHI Anna, Block A, Lot 1	881-2020	0	130	130 units shown on site plan	September 2024
DHI Anna, Block A, Lot 2	881-2020	0	470	Maximum in the ordinance	September 2024
Dreamville Anna	975-2022	0	281	25 units/gross acre	-
Gateway at Buddy Hayes, Block A, Lot 2R	1024-2022	0	312	312 units shown on site plan	-
Gateway at Buddy Hayes, Block C, Lot 1R	1024-2022	0	211	211 units shown on site plan	-
Jefferson at Anna Finley	980-2022	0	320	Maximum in the ordinance	-
The Grand at Anna Town Square	942-2021	0	280	Maximum in the ordinance	November 2023
The Grand at Anna Town Square, Phase 2	983-2022	0	222	222 units shown on site plan	-
The Quinn	846-2020	0	350	Maximum in the ordinance	September 2024
Villages at Waters Creek	978-2022; 861-2020	0	325	Maximum in the ordinance	July 2024
Waterview	843-2020	0	325	Maximum in the ordinance	April 2024

Name	Ordinance Number	Existing Units	Units	Notes	Projected Opening Date
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	1088-2023-12; 933-2021	0	655	Density not to exceed 25 units/acre, 26.2+ acres	-
Crystal Park Multi-Family	969-2022	0	1300	25 units/gross acre	-
Downtown Apts	575-2012; 584-2012; 586-2012; 666-2014; 682-2015	0	137	32 units/acre maximum; Approx. 4.29 acres	-
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	-
Pecan Grove Multi-Family	2002-27A	0	494	22 units/gross acre	-
Sherley Tract	860-2020	0	450	C-2 base zoning with MF-2 being allowed by-right.	-
Skorburg Anna Ranch	1054-2023-06	0	880	25 units/acre	-
The Preserve	1057-2023-06	0	700	700 maximum total units; 210 max two- & three- bed units in the ordinance	-
WBK (West of U.S. HWY 75 north & south of W. White Street)	134-2004	0	1000	MF-2 zoning (25 units/acre)	-
Woodland Estates	1053-2023-06	0	180	Pre-annexation agreement	-

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: 3/8/2024

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



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.  
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