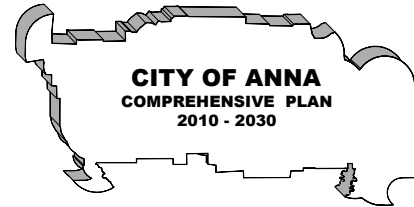


GROWTH MANAGEMENT

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INTRODUCTION

The growth management strategy and plan are part of the development of the overall comprehensive plan.

Process

The process of developing the growth management strategy and plan involved detailed investigations into the existing natural and man-made systems. Multiple methods were utilized to accomplish this investigation, including field surveys, aerial photography, and ground-truthing. (verifying data on-site).

Specifically, the following information was studied:

- Existing land use pattern
- Floodplains
- Soils
- Vegetation and tree cover

By studying the natural and man-made opportunities and constraints to development in Anna, the growth management strategy capitalizes upon the city's assets. This approach helps guide growth where it is most appropriate, as well as preserve and protect environmentally sensitive areas. The development suitability was utilized in the development of the scenario used in the comprehensive planning effort and this growth management plan.

COMPOSITE ANALYSIS

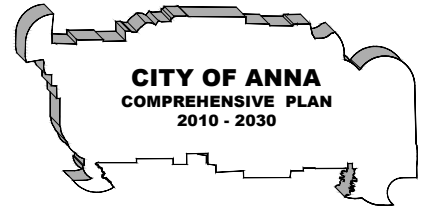
The analysis of the existing natural and man-made systems identified a number of opportunities for and constraints to development. When considered cumulatively, some areas become less desirable to develop than others:

Existing Land Use Development Pattern

The City of Anna has developed with a variety of residential uses, with most of the

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central portion of the city being developed. Retail and nonresidential development is generally located in the downtown area, along West White Street and Powell Parkway.

Floodplains

Floodplains should be preserved as natural areas because of their important environmental function. It is recommended that floodplains not be developed.

Soil Suitability for Urbanization

Soils may increase the construction cost for structures and roadways, and are a moderate constraint to growth in some areas. Anna development has overcome these conditions in the past through site preparation and engineering. Where this has not occurred is evident.

Trees

Significant portion of the areas of Anna along water courses are treed and add to the environmental quality of the city in the areas of air quality, drainage control, noise abatement, and aesthetic value. Future development should occur in a manner that preserves treed areas, which in some areas may constrain growth, depending upon the allowable land uses in treed areas.

Because of multiple factors associated with the 100-year floodplains, flooding, poor soils, adjacent steep slopes, and mature tree stands, it is recommended that these areas not be developed. Most of the rest of the city is suitable for some type of development with soils and vegetation placing less stringent limitations upon development.

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POLICIES

Growth will continue to occur in Anna, and the rate of growth will likely accelerate in the near future. Proactive planning is considered the preferable approach, defining

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the rules by which growth will benefit the most people. Proactive planning requires preparation and an investment of resources in anticipation of growth. Public involvement is critical to plan success.

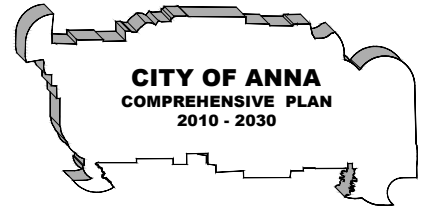
Anticipation of the adverse impact of growth is a key element in proactive planning. In reactive planning, preparation is not necessary. Without proactive planning, growth is solely driven by consumer demand, and planning for governmental services and utility systems is done after the fact. The less preferable alternative is to react to growth and its impacts as they happen. Preparation is not necessary. Consumer demand drives the location and type of new development, and governmental services and utilities systems are designed in response to growth trends.

Adverse impacts are typically more expensive to fix than to prevent. Proactive planning is staying a step ahead of growth; reactions to growth are always a step behind. The growth management strategy contains policies that keep Anna a step ahead. All other policies in the comprehensive plan must adhere to the growth management strategy.

- Essential services provided by government must be maintained at the highest levels of quality possible. City services intended to protect and preserve public health and safety must be provided to all existing and future Anna stakeholders.
- The growth management strategy should support the coordination of public services with private development. Development patterns that make the most efficient use of public services and infrastructure should be promoted. The true impact of private development should be accurately identified and assessed in proportion to public costs and benefits.
- The community should establish development rules that are clearly stated, administered efficiently, and enforced consistently. If development is proposed that does not satisfy all the rules, it should not be allowed.
- Land uses should be balanced to maintain quality of life, a diverse economy and a well-proportioned tax base. The city will provide opportunities for the

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development of a full array of land uses within the city.

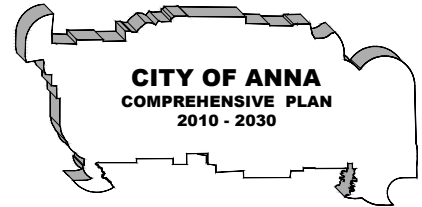
- Areas of the city susceptible to environmental damage, where infrastructure systems are stressed, or where development would contradict city planning objectives should be identified and protected.

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- Zoning should be used as originally intended, to address extreme incompatibilities between land uses. Zoning should be used to identify performance standards that allow land uses in defined districts based on their ability to mitigate potential negative impacts on neighboring properties. A reexamination of the use of zoning as a planning tool should be conducted to reflect community values successfully.
- Development guidelines should be established to allow a wider range of land uses to coexist within close proximity to each other. Site design principles, aesthetic guidelines, and construction standards should be investigated as possible tools to promote land use compatibility and encourage developmental diversity.
- The location, placement, and design of public facilities such as parks, schools, fire stations, libraries, or human service facilities should be used to create neighborhood activity centers.
- Coordination of planning efforts between different units of local government should be encouraged to save money and yield greater benefits to residents.
- Residential development that establishes a variety of lot sizes, dwelling types, and housing prices should be encouraged.
- The city should be designed with all means of transportation in mind. As growth occurs, a variety of mobility systems should be given space to connect people to destinations that are important to daily functions. Bicycle, pedestrian linkages, and streets should be planned and implemented to serve daily transportation needs safely and conveniently.
- Anna's ability to grow and expand should be identified in the city's annexation strategy. City limits and extraterritorial jurisdiction (ETJ) boundaries should be clearly established, and relationships with other jurisdictions should be determined through interlocal agreements. The annexation strategy should

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also reflect the costs of service provision and external environmental impacts associated with land located in the ETJ.

- Four major growth aspects have been identified and are subject to the following management preferences:
 1. **Quality** - Quality of growth will be strongly managed.
 2. **Quantity** - Quantity of growth will be strongly managed through adequate public facilities requirements and proactive planned extensions of services.
 3. **Location** - Location of growth will be strongly managed through organization of broad land use patterns, matching land use intensity with available infrastructure, and by preserving floodplains as environmental and open space corridors.
 4. **Timing** - Timing of growth will be strongly managed through tools such as adequate public facilities requirements, capital improvements programming, and phasing of utility extensions.

GROWTH MANAGEMENT STRATEGY ASSUMPTIONS

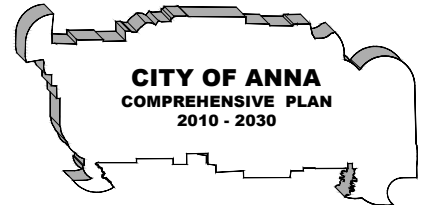
The following growth management strategy and plan is the preferred alternative for future growth in Anna. The plan combines many of the concepts including the development of neighborhood centers, urban centers, and a strong industrial district within the city, while encouraging the restoration, redevelopment, and infill of parcels in the downtown.

The following are the basic assumptions of the Growth Management Plan:

- The Planning Horizon is for the year 2030.
- The estimated population in the year 2030 will be 45,000 for the entire study area, which includes the City of Anna and its 1-mile extraterritorial jurisdiction (ETJ).
- The population of the City of Anna in the year 2030 will be 35,400, with no additional expansion into the ETJ.
- The city may accommodate the additional population that the market dictates.
- The mix of residential and commercial land uses will change with commercial

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and industrial land uses being somewhat higher.

- Within residential land uses, the percentage of multifamily to single-family uses will increase over what exists today.
- The zoning mix in 2030 may or may not be the same as currently exists.
- Anna will encourage a range in housing types and densities in order to respond to the needs and desires of its residents.
- The citywide household average of 3.09 people will be the norm.
- 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 (within the ETJ) will be based on Collin County requirements in order to support a septic system.

SPECIFIC ASPECTS OF THE GROWTH MANAGEMENT STRATEGY

- Based upon the anticipated quantities and locations of future population, and the city's existing land use mix, the city will need to accommodate approximately 3,060 additional acres of single-family development, and 75 additional acres of multifamily development.
- Based upon the additional residential development and the existing land use mix, the city will need to accommodate approximately 500 acres of industrial development, 700 acres of commercial development, and 1,200 acres of institutional development.
- The plan encourages infill development, restoration and redevelopment within the existing downtown area.
- Anticipating and allowing growth on the peripheral areas of the urbanized portions of the city, provided development pays its own way, except in cases where the city wishes to provide incentives to encourage its desired urban form or corridors.
- Adopting an aggressive annexation policy in order to manage the density and quality of growth within current ETJ land, and to maintain the existing certificate of convenience and necessity (CCN).

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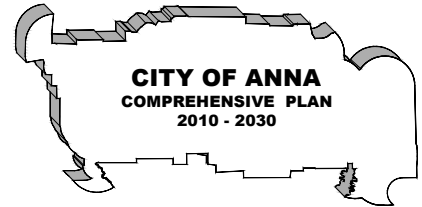
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- Using infrastructure master plans to develop expectations of adequate levels of public services. In areas where water and sewer services are provided, moderate density development can be accommodated. In areas where services are not available, extremely low density development will be necessary, using septic systems (however, only as a last resort should the use of septic systems be allowed. Generally, they are not encouraged).
- Single-family low-density residential uses will be allowed to develop in areas outside of the urbanizing areas. The size of the lots in those areas will be based upon the area required to support a septic system, and will vary based upon each location's soils. The remaining land within those areas would remain as agricultural uses.
- Within the urban and urbanizing areas, higher density residential patterns would be allowed to occur, if strict quality standards are observed, and:
 1. These areas could be developed as neighborhood centers that are developed in an inwardly oriented manner with a focus upon the center of the neighborhood.
 2. These developments should be established in a manner that locates the center of the neighborhood within a five to ten minute walking distance from the edge of the neighborhood.
 3. The center would contain uses necessary to support the surrounding neighborhood. These support uses could include service-oriented retail such as a small retail center, hair salon, dry cleaner, or small professional offices.
 4. Residential uses could occur at higher densities with town homes or residential flats above service oriented uses.
 5. Open space would be encouraged in neighborhood centers with park uses including central neighborhood "greens" and floodplain preservation.
 6. Civic uses such as fire stations, schools, and libraries would be encouraged to be essential elements of neighborhood centers as landmarks that are a focus to the neighborhood.
 7. The mix of uses identified to support each neighborhood may be

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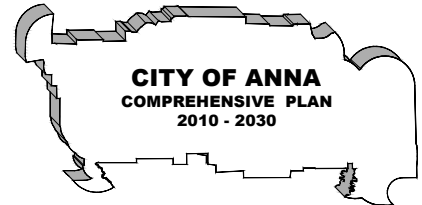


allowed to developed incorporate shops on the ground floor and offices or residences on the upper floors.

- Future residential development within established residential areas would be developed in a manner that responds to the existing residential development with compatible land uses and development patterns. Existing neighborhoods within the city will be protected and preserved.
- The center of the infill development would be in the downtown district where preservation, restoration, redevelopment and infill would be the focus.
- Accommodate multifamily residential development in a variety of forms. Additionally, other types of attached residential development such as townhomes should be considered. It is recommended that multifamily development be located in areas that provide transitions between lower and higher intensity uses, and in a manner that will not negatively impact surrounding uses. Additionally, multifamily uses should be located in small groupings around the city in a manner that provides a mix of uses and densities, rather than concentrating all multifamily uses in one area which can have negative impacts upon the city.
- Accommodate future commercial uses at key nodes throughout the city. It is recommended that commercial uses not be located continuously along corridors in a strip manner.
- Accommodate businesses in several activity centers. At the intersection of U.S. 75 with West White Street, the plan calls for an activity center. This center would be a mixed-use center containing office, retail, and high-density commercial box type users. A second activity center east of the railroad and north of the future Collin County Outer Loop is anticipated. A third activity center on the southeast side of town would be located along the Sam Rayburn Corridor (S.H. 121). A fourth activity center could be the area along north U.S 75 in the area know as "Mantua".
- Locate future parks and institutional uses as required to support future residential development. These uses will be located in a manner that encourages developing a sense of community within neighborhoods. The layout of neighborhoods should incorporate these facilities, with strong

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pedestrian links from the surrounding neighborhoods, and with links to the city's regional pedestrian and transportation systems.

- In all areas, preserve the 100-year floodplain in order to provide adequate drainage systems, preserve wildlife habitats, for passive recreational uses, for the development of trails systems, and for providing buffers between incompatible land uses.
- Evaluate the value and function of the natural environment within the study area to identify areas with unique ecological significance for consideration on a more site specific basis.
- The city's urban design objectives will be considered on a more site-specific basis in the comprehensive plan. Adopt design standards for all types of development.

THE EDGE

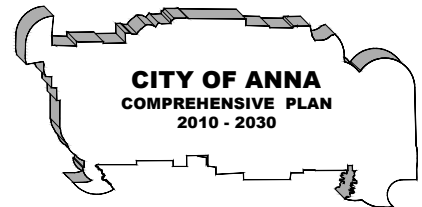
INTRODUCTION

The edge addresses the relationships between the developed parts of the city and its undeveloped edges. A period of rapid growth is projected, and significant challenges will be faced regarding Anna's edges during the next twenty years. The city currently holds about 8,100 people. By contrast, areas on the perimeter of Anna will accommodate 10,000 additional persons by the year 2030. Not all of the areas that will grow are inside the city at this time. A 1 mile extraterritorial jurisdiction, or ETJ, extends outward from the city limits, which can be annexed and made part of the city if municipal services are made available to the annexed properties. Another important boundary at the city's edge is the (CCN) certificate of convenience and necessity. CCN's are certified by the Texas Commission of Environmental Quality(TCEQ) for water, wastewater, or other utility services. The city water and wastewater CCN's grant exclusive authority to provide these services within the specific boundaries.

Many cities grow from the center outward, through annexation, by extending utilities and services incrementally from existing points of service. Extending water and

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sewer lines is very expensive and a leapfrog-effect occurs when thousands of acres of undeveloped land are bypassed. Police and fire protection, solid waste collection, and other services likewise experience stress when urban sprawl occurs. Should the City of Anna decline requests to provide services to properties within its ETJ, particularly for water and wastewater services, other providers such as Municipal Utility Districts could serve ETJ areas in place of city government. Development would then be exempt from zoning and building code requirements, creating an environment of uncertain density, land use patterns, and unmanaged growth.

As a member of the North Central Texas area, Anna must also consider the impact of edge development on neighboring municipalities. Several interlocal agreements have been made with other cities such as Van Alstyne and Melissa which help to define boundaries between municipalities to the benefit of property owners near city borders.

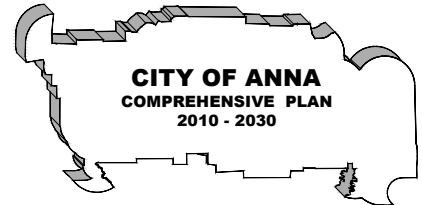
When Anna's population surpasses 100,000, the ETJ will extend five miles from city borders. This may significantly enlarge Anna's planning area from 57 square miles unless boundary agreements are in place.

POLICIES

Proactive planning is considered the preferable approach, and proper edge planning is important to define a growth management strategy that will benefit the most people. Proactive planning requires preparation and an investment of resources in anticipation of growth. Public involvement is critical to plan success. Anticipation of potential adverse impacts of unmanaged growth is a key objective. The less preferable alternative is to react to growth and its impacts as they happen. Adverse impacts are typically more expensive to fix than to prevent. Proactive planning is staying a "step ahead" of growth; reactions to growth are always a step behind. The edge policies are intended to keep Anna a step ahead. Anna should endeavor to set finite boundaries that make sense, rather than allowing annexations to set arbitrary ETJ edges. ETJ edge areas that are isolated or pose accessibility problems should be carefully evaluated to determine if service provision can occur on a cost effective basis. Political subdivisions adjacent to Anna, such as Van Alstyne or Melissa, are

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obvious hard edges to Anna's jurisdiction. Geographic boundaries can also be used advantageously. Watershed delineation is another method useful to determine the feasibility of jurisdiction extensions, because watersheds define directional gravity flow for sewerage and drainage systems to a common point and water quality objectives can be addressed within individual basins. East Fork of the Trinity River watershed (to the west) and Pilot Grove watershed (to the east) represent two edge basins that may help to define jurisdiction expansion objectives. Proactive planning should be utilized to perform cost benefit analysis whenever edge expansions are considered.

STRATEGIES

- The city will not encourage development at the edges of its ETJ, in recognition of the higher costs of "leapfrog" development and haphazard urban sprawl. An estimated seventy three percent of the land area within the city remains undeveloped, and services are for the most part reasonably available to vacant land inside Anna. Incentives encouraging infill development will be implemented, particularly within existing city limits.
- The city will proactively annex land within its ETJ and other urbanizing areas that become attractive for urban development due to availability of municipal utilities, and due to location within close proximity to areas being subdivided and developed. Proper management of development in the urbanizing areas depends upon annexation and application of zoning regulations that support the recommended land use plan. Pending anticipated changes in state law regarding municipal annexation authority and the vested rights statute, the city will identify areas that should be annexed, by priority, to ensure that zoning regulations will govern proposed subdivision plats and subsequent development.
- The city will work with adjacent municipalities to determine shared boundaries, and will execute interlocal agreements based upon mutual agreement that will benefit affected property owners. The municipalities along the western edge of the ETJ include the City of Weston will be approached to determine if jurisdictional boundaries can be determined through the negotiation of interlocal agreements.