

ANNETTA NORTH

GENERAL PLAN 2038

Annetta North General Plan 2038

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1. INTRODUCTION

1.1 Developing the General Plan

The Town of Annetta North (the “Town”) recognized the need for a more detailed general plan and began discussing the preparation of such in 2010. The city council and residents embarked on a process in February 2011 by reviewing the Town’s demographics (see Appendix 1). Photographs of the Town are attached in Appendix 2. The process continued from March 8th, 2011 through August 9th, 2011 with the city council and residents reviewing and providing comments to the initial drafts of the general plan’s various sections each month. Discussions continued at city council meetings until a preliminary draft of the Annetta North General Plan 2038 (“ANGP 2038” or the “General Plan”) was reviewed and discussed by the Town’s city council on May 8th, 2012. After further comments, discussions and revisions, ANGP 2038 was adopted on October 9th, 2012. This General Plan represents the product of the efforts on the part of residents in the community and city council working to maintain and improve the Town’s superior quality of life.

1.2 Contents

The General Plan contains a statement of development policies, including diagrams or maps and text, setting forth goals, objectives, policies, action items, principles, standards, and/or plan proposals.

1.3 Purpose of the Plan

The Board of Aldermen approved the statement of comprehensive plan by Resolution 2007-2. ANGP 2038 is the first general plan to be adopted by the Town that amends and replaces Resolution 2007-2. The primary purpose of the plan was to conduct a policy review, which focused upon specific issues that were of paramount importance to the community. The broad purpose of ANGP 2038 is to express policies, which will guide decisions on future growth, development, and conservation of resources through 2038 in a manner consistent with the goals and the quality of life desired by the Town’s residents. Under Texas state law many actions on private land development, such as specific plans, area plans, zonings, subdivisions, public agency projects and other decisions must be consistent with the General Plan. The Goals, Objectives, and Policies set forth in the plan will be applied in a manner to insure their constitutionality.

2. REGIONAL CONTEXT

2.1 The Regional Setting

Annetta North is one of six small cities located in east Parker County which is located about twenty miles west of Fort Worth. The Town is almost four square miles making it one of the larger cities by area in east Parker County. In 2010 the population was 518, being the smallest populated city of the six east Parker County cities. The Town’s location is shown in Figure 1. The Town is bordered by Aledo to the east; Annetta to the

south; Hudson Oaks and Willow Park to the north; and Weatherford toward the west. The geographic configuration and topography limit the Town's transportation linkages to adjacent cities to a few routes. State Highway 5 (FM 5) is the major north/south route that provides access to Interstate 20, for people traveling east to Fort Worth or west to Weatherford.

2.2 The Town Setting

The Town's has different landforms with similar environments and human settlements. The Town is 6.35 miles long from the western boarder to the eastern boarder. The eastern portion of the Town has rocky ridges and bluffs that rise as much as 100 feet above fertile river bottomland. The eastern area, known as the Jenkins Road area, follows just under two miles of the Clear Fork of the Trinity River. The Quail Ridge area is located between the Clear Fork and approximately two miles of the South Fork of the Trinity River. The western portion of the Town is the Annetta Centerpoint Road area, which tends to have rolling hills and river bottomland that follows along the South Fork of the Trinity River for approximately three miles. The sparsely settled western end of the Town, known as the Buck Dobbs Road area, has rolling oak-studded hills.

2.3 Intergovernmental Planning Coordination

The Town has a particular interest in coordinating land uses, infrastructure, and environmental protection with other local, state, and federal jurisdictions within the County. ANGP 2038 is generally compatible with the plans of the five other area cities (Aledo, Annetta, Annetta South, Hudson Oaks, and Willow Park), and with plans or policies established by other governmental agencies. The areas for future expansion of the Town were coordinated with the various cities that could be affected by such. ANGP 2038 also considers the policies and concerns of adjacent cities and regional agencies.

3. OVERVIEW OF THE PLAN

3.1 The General Plan Format

ANGP 2038 consists of the following eight elements:

- Land Use
- Circulation
- Community Character
- Conservation
- Economic Development
- Housing
- Recreation
- Public Safety

3.2 The Plan Elements

(a) Land Use

The Land Use Element describes where the different kinds of uses for land may be established in the Town. The planning area land use maps establish the use and density of

properties throughout the Town. Sections of the element also express policies, which are specific to certain planning areas. Policies address preserving agricultural and open space use in the Town, limitations on the intrusion of residential uses, and recognize the horse industry as an agricultural endeavor.

(b) Circulation

The plans for the Town's future transit systems are expressed, with particular emphasis on retaining a rural road character.

(c) Community Character

The residents of Annetta North treasure its rural character, and preservation of this character is a fundamental tenet of this General Plan. This Element addresses factors that combine to comprise the character of the Town and complement the Agricultural and Open Space preservation, conservation, and other policies presented elsewhere in the plan. Aspects of community character addressed in this Element are:

- Aesthetics, Views and Scenic Roadways
- Light and Glare
- Noise
- Odors
- Cultural and Historic Resources

(d) Conservation

The unique quality of Annetta North results from the attractiveness and diversity of its landscape. A characteristic that distinguishes it from many parts of the East Parker County area is the Clear Fork River and the South Fork River which run parallel to a majority of the Town's roads. The river valleys and overlooking bluffs create separate identifiable areas. These natural landform separators function as rural open space, contain urban development and provide identity. This element also recognizes the importance of water to the environment, agricultural protection, and the overall quality of life of the residents in the Town.

(e) Economic Development

The Economic Development element contains goals and policies related to the Town's agricultural economy and home-based business. Collectively these goals and policies are intended to preserve the economic viability of agriculture and home based businesses.

(f) Housing

Future housing production needed to accommodate growth is evaluated, along with policies. The element recognizes that Annetta North's conservative stance on growth prevents housing from sprawling into agricultural and open space areas. The Housing Element identifies approximately 69 acres as a location for high-density housing.

(g) Recreation

The social and physical health of the community depends on passive and active recreational opportunities for all citizens. The Town recognizes that Open Space is a limited and valuable resource and should be conserved for recreational and other purposes.

(h) Public Safety

This element includes special limitations and procedures for reviewing development projects located in areas subject to natural hazards. Safety hazards addressed include flooding and wild land fires.

4. COMMUNITY PARTICIPATION AND FUTURE UPDATES

The Town encourages a high degree of public awareness of planning and development issues and participation by interested citizens in the preparation and consideration of plan policies. During all phases of policy development, local residents, and property owners were encouraged to express their views about planning issues and policies proposed for incorporation into ANGP 2038. Numerous city council meetings were held to review, comment and revise ANGP 2038, which provided additional opportunities for public involvement. The General Plan may be amended by the city council and as required by state law.

5. LAND USE

5.1 Introduction

The Land Use Element provides for the distribution, location and extent of uses of land for housing, business, industry, open space, agriculture, natural resources, recreation and enjoyment of scenic beauty, solid and liquid waste disposal facilities, and other uses. For each appropriate land use category, it includes standards for population density and building intensity. The Land Use Element and its policies guide growth and the development and use of land through 2038. The Town recognizes that the policies of this General Plan represent a balance between the individual rights of property owners and the health, safety, and welfare of the community at large. Decisions made pursuant to this plan shall further community goals and objectives while not unconstitutionally abridging property rights.

5.2 History Of Land Uses

The Annetta community was established around 1880, when the Texas & Pacific Railroad was built through Parker County from Fort Worth. The community population remained around 50 until the late 1900's. The original Annetta north area had a school district covering twelve square miles, a general store, three church buildings and a post office, which operated from 1876 until 1907. It was a shipping point for cotton and local crops. The Annetta Methodist Church, which was established in 1886, continues today and also serves as the meeting place of the Annetta North Town Council. In the 1970's, the population of the Annetta community and the surrounding area greatly increased. The full time farming and ranching operations have been replaced by small scale ranching and horse operations that are for profit and/or pleasure. As more people moved to east Parker County, and as Fort Worth's extraterritorial jurisdiction expanded toward Parker County, the residents decided to incorporate as three separate towns: Annetta, Annetta North and Annetta South. Annetta North was incorporated on August 11th, 1979. Annetta North has a history of devoting close attention to preserving agricultural and open space land and land use planning. The Town has managed to retain its prime agricultural and open space lands while vast tracts of land in other parts of the Eastern Parker County area have been urbanized.

5.3 Land Use Planning - Development Pressure on Agricultural Land

Families seeking a lifestyle alternative have relocated to Annetta North from urbanized areas while continuing to work in Fort Worth or other urban areas. The increasing population has resulted in the division of farm and ranch land into smaller tracts of land. Preserving the economic viability of agriculture and helping preserve open space is a goal that is inherent in the policies presented in this element. Limited water availability and wastewater treatment facilities in the Town are likely to limit growth within the timeframe of this General Plan.

5.4 A Plan for the Future

The General Plan Land Map designates the location and intensity of potential new residential development in the Town. Well into the future, Annetta North will be a place where Agriculture is the primary land use, and where a vast majority of the Town is Open Space. This vision will be achieved by (i) the careful application of land use policies contained in this Element, (ii) the implementation of action items identified here and elsewhere in the General Plan, and (iii) the continued participation and vigilance of the Town's citizens. The main issue is the extent of development that can occur, while protecting and where possible, enhancing the quality of life for Town residents.

5.5 Agricultural and Open Space Preservation - Goals, Objectives and Policies

Goal LU-1: Plan for the preservation of existing agricultural land and open space uses. Plan for agriculture, open space and related activities as Annetta North's primary land uses.

Objective LU-1.1: Limit intrusion of urban development into agricultural and open space areas.

Objective LU-1.2: Reduce economic pressure for conversion of agricultural land to non-agricultural use.

Objective LU-1.3: Reduce economic pressure for conversion of open space land to non-open space use.

Objective LU-1.4: Limit extension of urban services such as sewer beyond the urban areas shown on the Land Use Map.

The following policies shall be used to achieve these objectives:

Policy LU-1.1: Agriculture and open space are the predominant land uses in Annetta North.

Policy LU-1.2: "Agriculture" is defined as the raising of crops, vegetable gardens, trees, and livestock including horses, donkeys and mules; private horse stables; the production and processing of agricultural products; and related marketing, sales and other accessory uses.

Policy LU-1.3: "Open Space" is defined as watershed, woodlands, native vegetation, nature areas, wildlife areas, and fish habitats.

Policy LU-1.4: The Town's planning concepts and zoning standards shall be designed to minimize conflicts arising from encroachment of urban uses into Agricultural or Open Space areas.

Policy LU-1.5: The Town will reserve lands for Agricultural and Open Space use including lands used for rural residential and farm and ranch residential, except for those

lands, which are shown on the Land Use Map as planned for urban development.

Policy LU-1.6: The Town will continue to study tax assessment policies that recognize the long-term intent of agricultural use and the fact that agricultural land uses require a minimum of public expenditure for protection and servicing.

Policy LU-1.7: The Town will research, evaluate, and pursue new approaches to ensure ever-stronger protections for the Town's finite and irreplaceable Agricultural and Open Space resources.

Policy LU-1.8: The Town's minimum rural residential and farm and ranch residential parcel sizes shall ensure that Agricultural areas or Open Space areas can be maintained in connection with a residence or as functional units.

Policy LU-1.9: No new non-agricultural or non-open space use or development of a parcel located in an Agricultural or Open Space area shall be permitted unless it is needed for the Agricultural use of the parcel.

Policy LU-1.10: The Town affirms and shall protect the right of agricultural operators in designated Agricultural areas to commence and continue their Agricultural practices (a "right to farm"), even though established urban uses in the general area may foster complaints against those Agricultural practices. The "right to farm" shall encompass activities inherent in the definition of Agriculture provided in Policy LU-1.2, above. The existence of this "Right to Farm" policy shall be indicated on all parcel maps approved for locations in or adjacent to designated Agricultural areas.

Policy LU-1.11: Where proposed high density residential (more than one residence per two acres), commercial or industrial development abuts lands devoted to Agriculture production or Open Space, the non-agricultural and non-open space uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivision or use permit. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses.

Policy LU-1.12: The Town recognizes that increasing local food production for home consumption and purchases by area residents will contribute to greater food security, increase Agricultural diversity, and help create a reliable market for small-scale farmers.

Policy LU-1.13: The following standards shall apply to lands designated as Agriculture and Open Space (sometimes referred to as herein "agricultural" or "open space") on the Land Use Map of this General Plan.

Intent: To provide areas (i) where the predominant use is Agriculturally oriented or Open Space; (ii) where watersheds are protected and enhanced; (iii) where reservoirs, floodplain tributaries, soil conditions, and other constraints make the land relatively unsuitable for urban development; (iv) where urban development would adversely impact all such uses; (v) where the protection of Agriculture, Open Space, watersheds or floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety, and welfare; and/or (vi) where the protection of Agriculture and Open Space from light pollution, noise pollution and excessive odors is desirable for wildlife.

General Uses: Agriculture and/or Open Space.

Minimum Parcel Size: The lands designated as Agriculture and Open Space tend to be two acres or more, however, there is no minimum parcel size requirement to be

designated as such.

Maximum Building Intensity: One residential dwelling and associated nonresidential buildings may be built on two acres designated as Agriculture and Open Space on the Land Use Map of this General Plan if the building site is not in the floodplain.

Policy LU-1.14: New public safety facilities shall be located within existing or designated urbanized (i.e. non-agricultural, non-open space, non-rural residential, and non-farm and ranch residential) areas of the Town and the Town shall require site-specific analysis of new public safety facilities prior to their construction.

5.6 Residential Land Uses - Goals, Objectives and Policies

Goal LU-2: Develop and implement planning policies, which are framed to perpetuate a rate of population growth that preserves our quality of life.

Objective LU-2.1: Maintain in Agricultural and Open Space areas a certain minimum parcel size for a single residence sufficient to operate a farm or ranch for profit or pleasure and/or to provide sufficient Open Space for wildlife habitat.

The following policies shall be used to achieve this objective:

Policy LU-2.1: The Town shall use a variety of strategies to address its long-term housing needs and to meet the state and regional housing requirements. These strategies shall include:

- Use of overlay designations to permit/facilitate and affordable housing on specific sites within designated urbanized areas shown on the Land Use Map.
- Cooperative agreements with incorporated cities in East Parker County where these jurisdictions are able to accept additional housing requirements in exchange for other considerations.
- Other policies and programs which address the need for workforce housing.

Policy LU-2.2: The Town will work with other cities and town to see that low and moderate cost housing is provided to address the needs of low and moderate-income households in Parker County. In addition, the Town will accept responsibility for meeting its fair share of the housing needs, including a predominant percentage generated by any new employment in the Town.

Policy LU-2.3: The Town will promote development concepts that create flexibility, economy, and variety in housing without resulting in significant environmental impacts.

Policy LU-2.4: The following standards shall apply to lands designated as Rural Residential on the Land Use Map of this General Plan.

Intent: Provide for low-density residential use in neighborhoods that are in proximity to existing Agriculture or Open Space areas; are currently in Agriculture or Open Space; or where further parcelization will be discouraged. To identify areas in the valley and hilltop areas of the Town in which rural residential is and should continue to be the predominant land use, where uses incompatible with Agriculture or Open Space should be precluded, and where the development of urban type uses would be detrimental to the continuance of Rural Residential,

Agriculture and/or the maintenance of Open Space each of which are economic and

aesthetic attributes, and assets of the Town.

General Uses: Agriculture, Open Space and single-family dwellings.

Minimum Parcel Size: 2 acres

Maximum Building Intensity: One residential dwelling per parcel (except as specified in the Housing Element). Nonresidential structures shall be limited to Agricultural uses, permitted home-based businesses and home hobby workshops.

Policy LU-2.5: The following standards shall apply to lands designated as Farm and Ranch Residential (Buck Dobbs Road area) on the Land Use Map of this General Plan.

Intent: Provide for low-density residential use in areas that are in proximity to existing urbanized areas but that are currently in agriculture or where further parcelization will be discouraged. To identify areas in the Town in which Agriculture is and should continue to be the predominant land use, where uses incompatible with Agriculture should be precluded, and where the development of urban type uses would be detrimental to the continuance of Agriculture and the maintenance of Open Space which are economic and aesthetic attributes and assets of the Town.

General Uses: Agriculture, Open Space and single-family dwellings.

Minimum Parcel Size: 10 acres.

Maximum Dwelling Density: One residential dwelling per parcel (except as specified in the Housing Element). Nonresidential structures.

5.7 Urban Centered Growth - Goals, Objectives and Policies

Goal LU-3: Plan for commercial, industrial, high density residential, recreational, and public land uses so as to render the compatibility of adjacent land uses. Plan for the location of land uses with regard to the preservation of Agriculture and Open Space.

Objective LU-3.1: Determine the areas of town for commercial, industrial, high density residential, recreation and public use that are compatible with adjacent land uses and where urban service such as surface water and sewer could be economically expanded.

The following policies shall be used to achieve this objective:

Policy LU-3.1: Urban uses shall be concentrated in designated urbanized areas in order to preserve Agriculture and Open Space.

Policy LU-3.2: Consistent with longstanding practice and “smart growth” principles, the Town will enact and enforce regulations that will encourage the concentration of residential growth within the Town’s planned urbanized areas designated on the Land Use Map.

Policy LU-3.3: Commercial uses will be grouped in areas outside of those areas designated for Agricultural and Open Space, Rural Residential, and Farm and Ranch Residential uses in the General Plan.

Policy LU-3.4: The Town opposes the creation of new special districts planned to

accommodate new residential developments outside designated urbanized areas, except as specified in the Housing Element.

Policy LU-3.5: The Town will discourage proposed urban developments, which require urban services outside of designated urbanized areas. However, nothing in this Land Use Element is intended to preclude the construction of a single-family residence, on an existing, vacant, legal parcel of land in compliance with adopted Town ordinances and other applicable regulations.

Policy LU-3.6: For the purposes of this General Plan, the terms “urbanized” or “urbanizing” shall include the subdivision, use, or development of any parcel of land for non-agricultural or non-open space purposes but shall exclude Rural Residential and Farm and Ranch Residential. Engaging in Agricultural or Open Space compatible uses that are permitted in the applicable zoning district without the issuance of a special use permit, such as the development of one single-family house on an existing legal lot shall not be considered urbanizing.

Policy LU-3.7: Consistent with the Town’s commitment to urban-centered growth, new urban uses shall be directed to the designated urbanized areas in the Town.

Policy LU-3.8: Governmental uses and public utility uses shall be permitted in appropriate locations. Only those new governmental and public utility uses, which specifically implement programs, mandated by the state or federal government shall be permitted in non-urban areas. On parcels which are designated Rural Residential, Farm and Ranch Residential or Agriculture and Open Space on the Town’s Land Use Map, governmental uses and public utility uses existing as of 2012 shall be allowed to continue to operate and to use the existing buildings and/or facilities but shall be allowed to expand in size and volume of business only for the purpose of modernizing the facilities and meeting additional demonstrated public needs to the extent permitted by law.

5.8 Regulation - Goals, Objectives and Policies

Goal LU-4: Create a regulatory environment that is stable and predictable for investment by the private sector and that balances the rights of individuals with those of the community and with the needs of the environment.

Objective LU-4.1: Determine the areas of the Town and the parameters for potential high-density development by the private sector.

The following policies shall be used to achieve this objective:

Policy LU-4.1: The Town will locate high-density urban areas adjacent to major roads for access to interstate highway transportation.

Policy LU-4.2: Necessary utility services will be planned to meet the needs of the high-density urban-zoned areas.

5.9 Action Items

Action Item LU-1: Undertake a planning effort to re-evaluate areas in the Town, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.

Action Item LU-2: Consider amendments to the Zoning Ordinance to allow high-density urban-zoned residential areas in the Town.

Action Item LU-3: Evaluate the implementation of a conservation easement program or

other permanent protections, and programs promoting the economic viability and/or enjoyment of Agriculture and Open Spaces.

6. CIRCULATION

6.1 Introduction

The circulation element addresses the location and extent of planned transportation routes and facilities and includes goals, objectives, and policies affecting mobility of future residents, businesses, and visitors. It is correlated with the Land Use Element to assure that the transportation system serves future travel demand and helps attain the desired land use plan, and helps achieve a sustainable circulation and transit system. The transportation system outlined in this Element recognizes the likely limitations of funding as well as the growth inducing potential of excessive traffic capacities in areas not planned for growth.

6.2 Transportation in Annetta North

The public continues to prefer the automobile as the primary means of travel because of the distances between housing, jobs, schools, and commercial areas. Most of Annetta North's population in 2012 commuted to work by automobile, either riding alone or carpooling. The Town does not have a public transportation service or commuter rail service. Rail transportation is limited to commercial and freight service with loading facilities located in nearby cities. Air transportation is principally provided by DFW Airport.

6.3 Annetta North's Roadway System

The Town's roadway system reflects its rural character. All roadways in the Town are two lanes wide. Area residents often oppose construction of improvements due to environmental concerns, a desire for neighborhood preservation, or the fear that increased roadway capacity will spur unwanted growth and more congestion in the long run.

6.4 Traffic Congestion

The Town does not currently have traffic congestion issues. Car and truck traffic in the Town has increased as growth in the Town and the region places more drivers on the road. The roadway system that exists today (2012) is intended to be the roadway system of the future.

6.5 Rural Roads - Goals, Objectives and Policies

Goal Cir-1: The Town's transportation system shall be correlated with the Land Use policies and be protective of the Town's rural character.

Objective Cir 1.1: Require that the Town's rural roads be retained in low-density areas.

Objective Cir 1.2: Encourage the rural roads be maintained with chip seal resurfacing on an as needed basis.

Objective Cir 1.3: Reduce travel demand in the Town by encouraging the creation of home based jobs compatible with a rural lifestyle.

The following policies shall be used to achieve these objectives:

Policy CIR-1.1: Consistent with urban-centered growth policies in the Land Use element, new residential and commercial development shall be concentrated within designated urban areas where there is more direct access to the Interstate Highway.

Policy CIR-1.2: Roadways outside the urbanized areas of the Town shall reflect the rural character of the Town.

Policy CIR-1.3: The Town's roadway improvements should minimize disruption to residential neighborhoods, Agriculture, Open Space and the rural environment.

Policy CIR-1.4: Roadway improvements shall be designed to conform to existing landforms and shall include landscaping and/or other treatments to ensure that aesthetics and rural character are preserved.

Policy CIR-1.5: The Town encourages beautification programs for roadways within the city limits. Roadway beautification shall be consistent with the character of the area in which the roadway is located and with other Town policies related to preserving the character of the Town including policies on signage as defined in the Community Character Element.

Policy CIR-1.6: Roadway, culvert, and bridge improvements and repairs shall be designed and constructed to minimize fine-sediment and other pollutant delivery to waterways, to minimize increases in peak flows and flooding on adjacent properties, and where applicable to allow for fish passage and migration, consistent with all applicable codes and regulations.

Policy Cir-1.7: The Town should plan for future development with an emphasis on accommodating future traffic within their spheres of influence as much as possible rather than relying upon the rural roadways through surrounding neighborhoods.

Policy Cir-1.8: Avoid construction of circulation and transit system components that encourage growth in rural areas.

6.6 Road Maintenance and Improvements - Goals, Objectives and Policies

Goal Cir-2: Provide a well integrated and sustainable circulation and transit system that supports the Town and the community centered growth philosophy through a collaborative effort with other area Cities and the County.

Objective Cir 2.1: Pay for development of the circulation and transit system through a combination of funding sources, including the Town's revenue, development fees, and fair share formulae for cooperative funding of improvements by the Town and County.

Objective Cir 2.2: Require that circulation and transit system improvements be done in a manner that, to the extent practical, is consistent with the community and rural character, minimizes disturbance of the natural environment, minimizes air and noise pollution, and helps reduce emissions.

Objective Cir 2.3: Develop a growth management strategy to require and restrict higher density development projects to designated areas along the Town's main thoroughfare.

The following policies shall be used to achieve these objectives:

Policy CIR-2.1: The Town shall seek to discourage increases in commuter traffic passing through the Town on all roadways except FM 5 by providing a balanced land use pattern, by designing Town roadways to meet local rather than regional needs, and by

encouraging improvements to alternative facilities outside the Town (e.g., appropriate new access and exit ramps along I-20).

Policy Cir-2.2: Encourage circulation and transit system improvements identified that improve access to jobs within the County.

Policy Cir-2.3: Where practical, locate and design improvements and new circulation and transit facilities to minimize disruption of neighborhoods and communities, disturbance of biotic resource areas, destruction of trees, and noise impacts.

Policy Cir-2.4: Require development projects to contribute a fair share for development of alternative transportation mode facilities, including pedestrian and bicycle facilities along project frontages and links from these to nearby alternative mode facilities.

Policy Cir-2.5: Require higher density development projects to be located in designated areas along the Town's main thoroughfare. Development near rural boundaries should provide safe access to the rural areas.

Policy Cir-2.6: Support the existing road sales tax or similar local funding mechanism that will benefit the Town and help pay for circulation and transit system improvements and maintenance.

Policy Cir-2.7: Work with the area cities to develop, adopt and require a fair share contribution by higher density developments toward transit and/or bicycle and pedestrian improvements required to accommodate transportation demand created by such higher density developments in the cities.

Policy Cir-2.8: Work with the County to develop, adopt and require a fair share contribution by the County toward road and other transit improvements and maintenance required to accommodate transportation demand created by traffic from the county or a highway through the Town to a highway or another portion of the County.

6.7 Funding Road Cost - Goals, Objectives and Policies

Goal Cir-3: Integrate the funding and development of planned circulation and transit system improvements and maintenance with the Town's and/or countywide transportation planning efforts and land use planning and development approval.

Objective Cir-3.1: Equitably allocate the costs of circulation and transit system improvements and/or maintenance among the responsible public and private entities responsible for creating the need for system improvements and maintenance.

Objective Cir-3.2: Maintain acceptable levels of service and maintenance as set forth in this Element by implementing funding strategies for planned improvements and maintenance.

The following policies shall be used to achieve these objectives:

Policy Cir-3.1: Implement a mitigation fee, by identifying highway and transit system improvements serving municipal and countywide travel demand that are needed to accommodate new development. Based upon a nexus, assign fair share responsibility for funding of these improvements between the Cities and County through the establishment and collection of development fees or other funding mechanisms.

Policy Cir-3.2: Identify improvements to the countywide transportation system that primarily serve local travel demand and are needed to accommodate new growth. Based upon an established nexus, assign responsibility for funding of these improvements to new development in the affected area through the establishment and collection of

development fees or fair share contributions by developers.

Policy Cir-3.3: Require that new development provide project area improvements necessary to accommodate vehicle and transit movement in the vicinity of the project, including capacity improvements, traffic calming, right-of-way acquisition, access to the applicable roadway, safety improvements, and other mitigation measures necessary to accommodate the development.

Policy Cir-3.4: Carry out on an as needed basis projects that enhance traffic safety but do not significantly increase capacity, including but not limited to traffic control devices, curvature reduction, turn lanes at intersections, shoulder improvements, reconstruction and resurfacing.

Policy Cir-3.5: Applicants proposing a new discretionary development project with the potential of significantly affecting traffic operations shall be required to prepare a traffic analysis prior to their project being considered by the Town. The applicant of a discretionary development project that will affect traffic operations shall be required to mitigate the project's impacts and pay their fair share of the Town's cumulative traffic improvements based on their contribution to the need for these improvements.

6.8 Action Items

Action Item CIR-1: The Town shall adopt, periodically review, and revise as appropriate specific road and street standards for Town roads. These standards shall include overall right-of-way widths, pavement widths, lane and shoulder widths, and other design details. The Town's roadway standards shall be developed in consultation with the Fire Marshal and others to ensure adequate widths for safety and emergency access and evacuation.

Action Item CIR-2: Develop a citywide traffic impact fee to address cumulative (i.e., not project-specific) impacts associated with new discretionary development projects. Fees shall be used to pay for the cost of network improvements as well as other transportation improvements and maintenance.

7. COMMUNITY CHARACTER

7.1 Introduction

The community character element addresses (i) the aesthetic, views, and scenic roadways, (ii) light and glare, (iii) noise, (iv) odor, and (v) cultural and historic preservation in the Town. This element is related to Land Use, Housing, Circulation, and Conservation.

7.2 Aesthetics, Views, and Scenic Roadways

The Town has miles of scenic driving corridors from which open spaces and tremendous views of the valley can be seen. The scenery of the Town ranges from densely forested groves of oak, pecan, cedar ash and shrubs, to rolling grass-covered hills, to rocky bluffs overlooking river bottom lands that following tree lined rivers. Taken as a whole, the Town has a great deal of visual diversity. There are approximately nine miles of Town-designated scenic roadways in Annetta North.

7.3 Light and Glare

At nighttime, the Town, with its many acres of open space and low-density housing, is a naturally low-light, dark-sky environment. The Town is separated from the cities by distance and ridgelines, which afford dark night skies in which the Milky Way and other features invisible in urbanized areas can be easily seen. Maintaining a dark sky, eliminating glare, and reducing light pollution can be accomplished by several methods, including careful planning, choosing appropriate forms of lighting, and eliminating light sources wherever possible. Light sources can be adjusted through fixture changes, manipulating intensities, changing the type of illumination, and, of course, by simply turning off the lights when light is not necessary.

7.4 Noise

The noise element is to establish policies and programs, which direct the distribution of land uses to “minimize the exposure of community residents to excessive noise.” Noise can come from two types of sources: mobile and stationary. Mobile source noises are generally associated with transportation, such as cars, trains, and aircraft. Stationary sounds can be pinpointed and do not move; examples include machinery, gas pipeline compressors, gas well drilling sites, and construction sites. Generally speaking, land uses considered noise-sensitive are those in which noise can adversely affect what people are doing on the land. For example, a residential land use, where people live, sleep, and study, is generally considered sensitive to noise because noise can disrupt these activities (the passing train, for instance, whose warning sounds may disrupt sleep). Certain kinds of outdoor recreation are also usually considered noise-sensitive. Most communities handle noise issues through taking care to put compatible uses near each other and avoid placing noisy uses next to noise-sensitive uses. The dominant sources of noise in Annetta North are mobile (related to transportation), including train, automobile and truck traffic. Stationary noise sources are present in the Town and consist mainly of temporary gas drilling rigs and work over rigs, construction sites, and agricultural activities. One commonly mentioned noise source is trash pickup, which can be an annoyance particularly during early morning hours. Noise during agricultural activities is for the most part intermittent and is associated with tractors and livestock, as well as general truck and vehicle traffic.

7.5 Odors

Smells are more difficult to quantify than noise or light emissions. Certain concentrations of chemicals result in odors almost universally considered bad, such as landfills or wastewater treatment ponds. Because smells travel from their source to adjacent lands, odor can create issues of land use compatibility. However, the subjectivity of smell and difficulty in quantifying concentrations of odors make identifying compatibility issues difficult. Where odors are known to be generated, as in sewage treatment ponds or large agricultural composting areas, filters and other technology can be used to reduce odor levels.

7.6 Cultural and Historic Resources

The term “cultural and historic resources” refers to archaeological sites and features of the built environment (e.g., buildings, landscape elements) that have importance to the community, providing connections to pre-historic and historic peoples and events. “Cultural” resources include archaeological resources, whether they involve pre-historic or historic sites. There are unique cultural or archaeological resources in Annetta North. The Town was home to native peoples for thousands of years and a rich resource base (food, clothing, water, tool making sites, etc.). Archaeological investigations in the Town have been conducted at a specific discovery project location on Annetta Center Point Road, which has expanded the understanding of the prehistoric populations who inhabited the Town region and the use of it. Future archaeological research in Annetta North and the region has the potential to yield still more important information about prehistory and history, particularly along the rivers. “Historic” resources include certain buildings and landscape elements, such as walls, bridges, etc. Annetta North has historic remnants of its agricultural past such as farmsteads, barns, water tanks and historic roads. However, there is no comprehensive inventory of historic resources in the Town. The absence of a complete and up-to-date inventory makes preservation of significant resources difficult. Policies presented below are intended to address the absence of complete information and ensure the long-term preservation of significant resources within the Town.

7.7 Aesthetics and Views - Goals, Objectives and Policies

Goal CC-1: Preserve, improve, and provide visual access to the beauty of Annetta North.

Objective CC-1.1: Promote the diverse beauty of the entire Town because this beauty is intricately linked to the continued residential vitality of Annetta North and benefits residents, businesses and visitors.

The following policies shall be used to achieve this objective:

Policy CC-1.1: The Town will retain its character and natural beauty through the preservation of open space.

Policy CC-1.2: Signs shall be used primarily to provide necessary information and business identification rather than the advertisement of goods and services. Sign size limits and location requirements shall be established to avoid over proliferation of signs. Although the sign size may be limited, lettering should be large and easy to read.

Policy CC-1.3: The Town opposes the construction of any billboards and supports the removal of existing billboards.

Policy CC-1.4: Road setbacks and fences in the Town shall preserve the existing significant natural features by requiring all development to retain the visually open, and rural character of the Town. Solid sound walls should only be allowed in unique circumstances and where acceptable noise levels are exceeded.

7.8 Scenic Roadways and Views - Goals, Objectives and Policies

Goal CC-2: Identify and preserve roadside landscapes that have a high visual quality as they contribute to the living environment of local residents.

Objective CC-2.1: Designate the Scenic Roads and Corridors on Figures CC-1 through CC - 2 along roadways that cross highly scenic areas, provide visual links to major open

space areas, or serve as scenic entranceways to and through neighborhoods.

Objective CC-2.2: Provide guidelines so future land uses, development and roadway construction are compatible with the preservation of scenic values along designated Scenic Roads and Corridors.

The following policies shall be used to achieve these objectives:

Policy CC-2.1: For development on parcels located adjacent to Scenic Roads and Corridors, apply the more restrictive sighting and setback policies to preserve visual quality.

Policy CC-2.2: Design public works projects to minimize tree damage and removal along Scenic Roads or Corridors. Where trees must be removed, design replanting programs so as to accommodate ultimate planned road improvements. Require re-vegetation following grading and road cuts.

Policy CC-2.3: Recognize (i) Jenkins Road (from the northern edge to the southern edge of the Town limits), (ii) Jenkins Ridge, (iii) Belle Circle, (iv) Quail Ridge, (v) Hillmont Ranch Road, (vi) Annetta Center Point Road (before Duncan Road to the western edge of the railroad track crossing), and (vii) Buck Dobbs Road as official Town Scenic Roads and Corridors. The unique scenic qualities of these roads and corridors shall be protected. Upon the request of local residents, the Town may pursue similar official Town Scenic Road and Corridor status for other scenic roads and corridors.

Policy CC-2.4: Scenic roadways and corridors are those shown in Figure CC -1 through CC - 2.

Policy CC-2.5: To the extent allowed by law, telecommunications facilities and transmission lines shall not be located within view of any scenic roadway unless they are sited and designed so as to be virtually invisible to the naked eye from the roadway, are designed to appear as a natural feature of the environment and do not block views or disrupt scenic vistas.

7.9 Light and Glare - Goals, Objectives and Policies

Goal CC-3: Preserve and enhance the night environment of the Town's rural areas and prevent excessive light and glare, which is sometimes referred to as "light pollution", while allowing for nighttime lighting levels appropriate to the use and location.

Objective CC-3.1: Develop and implement measures to avoid exposure of people to excessive light and glare levels.

Objective CC-3.2: Protect the night environment and prevent intrusion of new light sources, which would substantially alter the rural night environment.

Objective CC-3.3: Maintain nighttime lighting levels at the minimum necessary to provide for security and safety of the use and users to preserve nighttime skies and the nighttime character of rural and natural areas.

Objective CC-3.4: Ensure that night time lighting levels for new development are designed to minimize light spillage offsite or upward into the sky.

The following policies shall be used to achieve these objectives:

Policy CC-3.1: The Town considers nighttime darkness to be an integral part of the character of the Town's rural areas.

Policy CC-3.2: Street lighting on Town roadways shall be limited to the minimum

amount needed for public safety and shall be designed to focus light only where it is needed.

Policy CC-3.3: Consistent with ordinance requirements for new construction, remodeling, or replacement of lighting fixtures in rural areas, nighttime lighting shall be designed to limit upward and sideways spillover of light. Light timers and motion sensors shall be used wherever feasible.

7.10 Noise - Goals, Objectives and Policies

Goal CC-4: Condone and protect those sounds, which are part of the Town's natural and agricultural character, while still protecting the people of the Town from exposure to excessive noise, which is sometimes referred to as "noise pollution".

Objective CC-4.1: Develop and implement measures to avoid exposure of people to excessive noise levels.

Objective CC- 4.2: Protect the rural noise environment and prevent intrusion of new noise sources, which would substantially alter the rural noise environment.

The following policies shall be used to achieve these objectives:

Policy CC-4.1: The noises associated with agriculture and indigenous wildlife are considered an acceptable and necessary part of the community character of the Town, and are not considered to be undesirable provided that normal and reasonable measures are taken to avoid significantly impacting adjacent uses.

Policy CC-4.2: Noise magnification equipment (public address, loud speaker systems), loud machinery and loud engines shall be limited or prohibited, except for emergency warning systems and public safety.

Policy CC-4.3: Consider using truck routing and other traffic control measures to reduce impacts on noise sensitive uses.

7.11 Odor - Goals, Objectives and Policies

Goal CC-5: Condone and protect those odors, which are part of the Town's character, while still protecting people from exposure to excessive odors.

Objective CC-5.1: Develop and implement measures to avoid exposure of people to excessive odor levels.

Objective CC-5.2: Protect the rural odor environment and prevent intrusion of new odor sources, which would substantially alter the rural odor environment.

The following policies shall be used to achieve these objectives:

Policy CC-5.1: The smells associated with agriculture are considered to be an acceptable and integral part of the community character of the Town, and are not considered to be undesirable, provided that normal and reasonable stewardship is followed in the operation of the agricultural use and that odors are controlled to the extent possible consistent with the normal operation of the use.

Policy CC-5.2: Maintaining animals on a plot of land at a stocking rate that results in excessive odors shall be limited or prohibited, such as a feedlot.

7.12 Cultural and Historic Preservation - Goals, Objectives and Policies

Goal CC-6: Encourage the identification and the preservation of Annetta North's

irreplaceable cultural and historic resources for present and future generations to appreciate and enjoy.

Objective CC-6.1: Develop through interested residents an inventory of the Town's significant cultural and historic resources.

The following policies shall be used to achieve these objectives:

Policy CC-6.1: The Town supports the identification and preservation of resources from the Town's historic and prehistoric periods.

Policy CC-6.2: Encourage private property owners to preserve historically significant structures and locations through education, communication and specific requests, informal or formal, within the Town of Annetta North.

7.13 Action Items

Action Item CC-1: Prepare and consider a view-shed protection ordinance (i) to minimize the impact of man-made structures and grading on views from designated public roads in the Town, (ii) to preserve the unique scenic quality of Annetta North and (iii) protect the ridgelines and hillsides of the Town from insensitive development.

Action Item CC-2: Prepare and consider a light and glare control ordinance to regulate existing light and to protect persons from existing or future excessive levels of light and glare, which interfere with sleep, relaxation, health or legally permitted use of property.

Action Item CC-3: Develop a special permit review procedure for projects that involve the generation of significant light levels.

Action Item CC-4: Prepare and consider a noise control ordinance to regulate existing noise and to protect persons from existing or future excessive levels of noise, which interfere with sleep, communication, relaxation, health or legally permitted use of property.

Action Item CC-5: Develop a special permit review procedure for projects that involve the generation of significant noise levels.

Action Item CC-6: Prepare and consider an odor control ordinance to regulate existing odor and to protect persons from existing or future excessive levels of odor, which interfere with relaxation, health or legally permitted use of property.

Action Item CC-7: Develop a special permit review procedure for projects that involve the generation of significant odor levels.

8. CONSERVATION

8.1 Introduction

The purpose of the Conservation element is to preserve the natural and scenic resources that contribute to the general welfare and quality of life of the residents of Annetta North.

8.2 Open Space Conservation - Goals, Objectives and Policies

Goal CON-1: The Town will conserve resources by determining the most appropriate use of land, matching land uses and activities to the land's natural suitability, and minimizing conflicts with the natural environment and the agriculture it supports.

Objective CON-1.1: Retain a rural character and promote low intensities of development in certain areas.

Objective CON-1.2: Identify and preserve important open space areas.

The following policies shall be used to achieve these objectives:

Policy CON-1.1: The Town will preserve land for greenbelts, woodlands, recreation, flood control, adequate water supply, air quality improvement, habitat for fish, wildlife and wildlife movement, native vegetation, and natural beauty. The Town will encourage management of these areas in ways that promote wildlife habitat renewal, diversification, and protection.

Policy CON-1.2: The Town shall identify, improve, and conserve its Agricultural, Open Space, rural residential and farm and ranch residential land through the following measures:

- a) Limit growth to minimize urban development on Agricultural and Open Space to reduce conflicts with the agricultural operations.
- b) Limit growth to minimize urban development on rural residential and farm and ranch residential tracts of land to reduce conflicts with agricultural operations and maintain watershed, woodlands, native vegetation, nature areas, and wildlife habitat.
- c) Provide a permanent means of preserving Open Space lands for agricultural production.
- d) Require or encourage existing significant vegetation be retained and incorporated into agricultural and residential projects to reduce soil erosion and to retain watershed, woodlands, native vegetation, nature areas, and wildlife habitat. When retention is found to be infeasible, replanting of native or non-invasive vegetation shall be required or encouraged.
- e) Encourage the use of recycled water, particularly within groundwater deficient areas, to enhance vegetation, agriculture, grazing, and wildlife habitat.
- f) Encourage inter-agency and inter-disciplinary cooperation and the need to monitor and evaluate pesticide and herbicide programs over time and to potentially develop air quality, watershed, water quality, wildlife habitat, or other programs if needed to prevent environmental degradation.
- g) Minimize pesticide and herbicide use.
- h) Coordinate with other area municipalities' adopting and implementing policies, such as large lot zoning and urban limit lines, to limit urban expansion and encourage development of vacant land in areas already urbanized.

Policy CON-1.3: The Town shall encourage sustainable agricultural practices, private stewardship programs and activities, and the formation and activities of volunteer stewardship groups in the watersheds, woodlands, and areas of native vegetation, nature and wildlife.

Policy CON-1.4: The Town recognizes that preserving watershed open space is consistent with and critical to the support of agriculture, agricultural preservation goals, rural residential, and farm and ranch residential uses.

Policy CON-1.5: The Town shall identify, improve, and conserve its rangeland and woodlands through the following measures:

- a) Providing a permanent means of preservation of open areas for rangeland and woodlands.

- b) Encouraging responsible brush removal techniques with adequate environmental safeguards, leaving un-cleared islands and peninsulas to provide cover for wildlife.
- c) Staging land conversion operations to minimize adverse environmental impact on the watershed.
- d) Encouraging livestock management activities to avoid long-term destruction of rangeland productivity and watershed capacity from overgrazing, erosion, or damage to riparian areas.
- e) Encouraging replanting of depleted areas to restore range land productivity and/or restore native biological resource values.
- f) Protecting trees and shrubs on or adjacent to rangelands for wildlife habitat and aesthetic purposes and encouraging alternate uses of rangelands, such as wildlife and open space, if grazing is phased out.

Policy CON-1.6: The Town shall impose conditions on projects to limit development in environmentally sensitive areas such as those adjacent to rivers or streamside areas and physically hazardous areas such as floodplains, high fire risk areas and geologically hazardous areas.

Policy CON-1.7: The Town shall pursue a variety of techniques and practices to achieve the Town's Open Space conservation policies, including:

- a) Exclusive agriculture zoning.
- b) Transfer of Development Rights.
- c) Incentives to maintain land in agricultural production or other open space uses.
- d) Requirements for mitigation of development impacts, either on-site or at other locations in the Town or through the payment of in-lieu fees in limited circumstances when impacts cannot be avoided.

8.3 Natural Resources - Goals, Objectives and Policies

Goal CON-2: Conserve, protect, and improve plant, wildlife, and fish habitats for all native species in the Town. Protect connectivity and contiguous habitat areas for wildlife movement

Objective CON-2.1: Retain a rural, scenic character with very low intensities of development.

Objective CON-2.2: Provide guidelines so future land uses, development and roadway construction are compatible with the preservation of scenic values along designated scenic corridors.

The following policies shall be used to achieve these objectives:

Policy CON-2.1: Preserve and protect native grasslands and woodlands from overgrazing and other destructive activities.

Policy CON-2.2: To reduce impacts on habitat conservation and connectivity:

- a) In water supply drainages require new development to retain certain areas or a specified percentage (40% to 60%) of the existing (as of October 9th, 2012) vegetation onsite. The vegetation selected for retention should be in areas designed to maximize habitat value, connectivity and water supply drainage.
- b) In water supply drainages areas, procedures should be instituted for projects to retain valuable habitat and connectivity, including generous setbacks from streams and buffers around ecologically sensitive areas.

c) Preservation of habitat and connectivity of adequate size, quality, and configuration to support certain species should be required within a project area. The size of habitat and connectivity to be preserved shall be determined based on the specific needs of the species.

d) The Town shall require projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat.

e) The Town shall require new development to be designed to minimize the reduction of wildlife movement to the maximum extent feasible.

f) Support conservation easements and/or other measures to ensure long-term protection of wildlife movement areas.

Policy CON-2.3: The Town shall encourage the preservation of critical habitat areas and habitat connectivity through the use of conservation easements or other methods as well as through continued implementation of conservation regulations associated with vegetation retention and setbacks from waterways, roads and property boundary lines.

Policy CON-2.4: To offset possible additional losses of Open Space due to discretionary development projects and conversions, developers shall provide and maintain similar quality and quantity of replacement Open Space and/or habitat or in-kind funds to an approved Open Space or woodland habitat improvement and acquisition fund in the Town. While on-site replacement is preferred where feasible, replacement habitat may be either on-site or off-site as approved by the Town.

8.4 Mineral Resources - Goals, Objectives and Policies

Goal CON-3: Identify and conserve areas containing significant natural resources for future use and promote reasonable, safe, and orderly operation activities for their extraction and management, where environmental, aesthetic, and adjacent land use compatibility can be adequately addressed.

Objective CON-3.1: Minimize the impacts of extracting minerals upon the surrounding area.

The following policies shall be used to achieve these objectives:

Policy CON-3.1: The Town shall identify, improve, and conserve mineral and aggregate resources and ensure the long-term production and supply as follows:

a) Identify known mineral resources.

b) Apply special use permit zoning for mineral resource areas and appropriate surrounding areas to allow for resource management and future resource availability.

c) Encourage compatible use of resource areas such as low density recreation, wildlife habitat, or agriculture and protect resource areas from incompatible uses.

d) Continue to enforce policies on energy exploration and development, considering the potential adverse environmental effects such as noise pollution, air pollution, and water pollution.

Policy CON-3.2: Resource extraction activities (e.g., natural gas production) shall fully address environmental implications, such as air pollution, visual distractions, siltation of nearby streams, increase in surface runoff, removal of underground water by pumping, increase in erosion or landslide hazard, disposal of chemical wastes, creation of impervious layers and surface compaction, extent of vegetation removal, and site

rehabilitation procedures.

8.5 Water Resources - Goals, Objectives and Policies

Goal CON-4: (a) Manage groundwater as a valuable and limited shared resource. Water resource management should consider the amount of quality water that can be used without exceeding the replenishment rates over time or causing long-term declines or degradation in available surface water or groundwater resources.

(b) Prioritize agricultural, rural residential and farm and ranch residential use of available groundwater above its use for urbanized areas. Ensure that land use decisions recognize the long-term availability and value of water resources in the Town.

(c) Protect, restore and enhance the quality of surface and groundwater resources to meet the needs of all reasonable beneficial uses.

(d) Promote the development of additional water resources to improve water supply reliability and sustainability in the Town, including imported water supplies and recycled water projects.

(e) Assure that new development proposals for surface or ground water uses are consistent with the ability to sustain an adequate supply of high quality water for all its water users and dependent natural resources.

Objective CON-3.1: Conserve, enhance and manage groundwater resources on a sustainable basis that assures sufficient amounts of clean water required for future generations, the uses allowed by the General Plan, and the natural environment.

Objective CON-3.2: Avoid pollution of storm water, water bodies and groundwater.

Objective CON-3.3: Inform the public about practices and programs to minimize water pollution and provide educational information to agriculture in order to reduce sedimentation and increase on-site retention and recharge of storm water.

Objective CON-3.4: Seek to protect groundwater from saltwater intrusion.

Objective CON-3.5: Encourage new groundwater recharge opportunities and protect existing groundwater recharge areas.

The following policies shall be used to achieve these objectives:

Policy CON-3.1: Protect the Town's domestic supply drainages through vegetation preservation and protective buffers to ensure clean and reliable drinking water consistent with state regulations and guidelines. Continue implementation of conservation regulations relevant to the area, such as vegetation retention requirements, consultation with water well owners, and implementation of erosion controls to minimize water pollution and prohibition of detrimental recreational uses.

Policy CON-3.2: Proposed developments shall implement project-specific sediment and erosion control measures (e.g., erosion control plans and/or storm water pollution prevention plans) that maintain pre-development sediment erosion conditions and at a minimum comply with state water quality pollution control requirements and are protective of the Town sensitive domestic supply watersheds. Technical reports and/or erosion control plans that recommend site-specific erosion control measures shall meet the requirements of the Town and provide detailed information regarding site specific geologic, soil, and hydrologic conditions and how the proposed measure will function.

Policy CON-3.3: The Town will take appropriate steps to protect surface water quality and quantity, including the following:

- a) Preserve riparian areas through adequate buffering and pursue retention, maintenance, and enhancement of existing native vegetation along all intermittent and perennial streams and rivers through stream setbacks in the Town's conservation regulations.
- b) Encourage flood control reduction projects to give full consideration to scenic, fish, wildlife, and other environmental benefits when computing costs of alternative methods of flood control.
- c) The Town shall require projects to meet performance standards designed to ensure peak runoff in 2-, 10-, 50-, and 100-year events following development and not be greater than predevelopment conditions.
- d) Maintain minimum lot sizes in designated areas to reflect desirable densities based on access, slope, traffic, roads and productive capabilities for agriculture, woodlands, sewage disposal, water supply, wildlife habitat, and other environmental considerations.
- e) Adopt development standards for post-construction storm water control.
- f) Address potential soil erosion by requiring all construction-related activities to have protective measures in place or installed by the grading deadlines established in the conservation regulations. In addition, the Town shall ensure enforceable fines are levied upon code violators and shall require violators to perform all necessary remediation activities.
- g) Require replanting and/or restoration of riparian vegetation to the extent feasible as part of any permit or erosion control plan approved by the Town.
- h) In urbanized areas encourage new sewage treatment and disposal systems or require sewage to be transported and treated at the regional wastewater treatment plant.

Policy CON-3.4: Recognize the importance of water resources that (i) guard against flooding, (ii) are important for the purposes of groundwater recharge, and (iii) provide storm water management including rivers, creeks, streams, flood corridors, riparian habitat, lands that may accommodate floodwaters and areas identified on the Town's FEMA Flood Mapping.

Policy CON-3.5: Recognizing that groundwater best supports agricultural and rural uses, the Town discourages urbanization requiring net increases in groundwater use except in emergencies that do not cause or exacerbate conditions of overdraft or otherwise adversely affect the Town's groundwater resources.

Policy CON-3.6: Groundwater is a valuable resource in the Town. The Town encourages responsible use and conservation of groundwater and will regulate groundwater resources with groundwater ordinances.

Policy CON-3.7: The Town shall ensure that the intensity and timing of new developments are consistent with the capacity of water supplies and protect groundwater and other water supplies by requiring all applicants for discretionary projects to demonstrate the availability of an adequate water supply prior to approval. Depending on the site location and the specific circumstances, adequate demonstration of availability may include evidence or calculation of groundwater availability by (i) an appropriate hydro geologic analysis, (ii) compliance with the Town's "fair-share" ordinance provisions, and (iii) applicable State law.

Policy CON-3.8: The Town shall maintain or enhance infiltration and recharge of groundwater aquifers by requiring all projects in designated groundwater areas (to be identified) be designed, at a minimum, to maintain a site's predevelopment groundwater recharge potential, to the extent feasible, by minimizing impervious surfaces and

promoting recharge (e.g., via the use of water retention/detention structures, use of permeable paving materials, bioswales, water gardens, cisterns, and other best management practices).

Policy CON-3.9: The Town shall consider existing water uses during the review of new water uses associated with discretionary projects, and where hydro geologic studies have shown that the new water uses will cause significant adverse well interference or substantial reductions in water discharge to surface waters that would alter critical flows to sustain riparian habitat and fisheries or exacerbate conditions of overdraft, the Town shall curtail those new or expanded water uses.

Policy CON-3.10: The Town shall discourage the drilling or operation of any new wells in known areas of saltwater intrusion until such time as a program has been approved which will minimize or avoid expansion of saltwater intrusion into useable groundwater supplies.

Policy CON-3.11: The Town shall work with appropriate agencies and districts to develop an understanding of potential groundwater deficiencies and coordinate with private property owners to voluntarily collect groundwater data, including implementing effective water management and conservation strategies and encouraging exploration and use of alternative (e.g., non-groundwater) water supplies where feasible to further conserve existing groundwater resources.

Policy CON-3.12: Recognizing the difficulty of assessing and resolving groundwater problems, the Town shall periodically review and update groundwater policies and ordinances as new studies and monitoring data become available to protect the Town's surface water and groundwater resources, and implement various protective recommendations.

Policy CON-3.13: All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.

8.6 Energy Conservation for Environmental Health - Goals, Objectives and Policies

Goal CON-4: Promote the economic and environmental health of the Town by conserving energy, increasing the efficiency of energy use, and producing renewable energy locally.

Objective CON-4.1: Inform the public about practices and programs to minimize energy use.

The following policies shall be used to achieve the objective:

Policy CON-4.1: The Town shall promote and encourage "green building" design, development, and construction through the achievement of Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs. Actions in support of this policy shall include:

a) Encourage all new large development projects and major renovation of existing facilities to be based on Green Building Council standards utilizing sustainable construction and practices to achieve a minimum LEED rating of Silver, or a comparable level on the Green Point Rated system standards set by Builditgreen.org or another comparable updated rating systems.

b) Support state and federal incentive programs that offer rebates and cost sharing related to the implementation of “green building” standards and LEED certification.

Policy CON-4.2: The Town shall encourage the amount of energy produced through locally available energy sources and removing barriers to, renewable and alternative energy resources (solar, wind) where they are compatible with the maintenance and preservation of environmental quality.

Policy CON-4.3: The Town shall promote solid waste source reduction, reuse, recycling, composting and environmentally safe transformation of waste.

8.7 Air Quality for Environmental Health - Goals, Objectives and Policies

Goal CON-5: Reduce air pollution, reduce local contributions to regional air quality problems, and maintain or improve air quality in the Town.

Objective CON-5.1: Reduce air pollution.

The following policies shall be used to achieve the objective:

Policy CON-5.1: The Town shall support efforts to reduce and offset vehicle gas emissions and strive to maintain and enhance the Town’s current level of carbon sequestration functions through the following measures:

- a) Review the Town’s natural, agricultural, and urban ecosystems to determine their value as carbon sequestrators and how they may potentially increase.
- b) Preserve and enhance the values of the Town’s plant life as carbon sequestration systems to recycle gases.
- c) Perpetuate policies in support of urban-centered growth and Agricultural and Open Space preservation.
- d) Consider emissions in the review of discretionary projects. Consideration may include an inventory of emissions produced by the traffic expected to be generated by the project, any changes in carbon sequestration capacities caused by the project, and anticipated fuel needs generated by building heating, cooling, lighting systems, manufacturing, or commercial activities on the premises. Projects shall consider methods to reduce emissions and incorporate permanent and verifiable emission offsets.

8.8 Action Items

Action Item CON-1: The Town shall review and amend its ordinances to preserve Agricultural and Open Space lands.

Action Item CON-2: The Town shall consider adopting a methodology to analyze the need for buffers, and establish setbacks for future development.

Action Item CON-2: The Town shall adopt an ordinance to establish buffers and setbacks for future development.

Action Item CON-4: Work with the Upper Trinity Ground Water District to manage and protect groundwater in the Town.

Action Item CON-5: Investigate and consider applying to the Texas Commission on Environmental Quality for a Water and Sewer Certificate of Convenience and Necessity (CCN) under Water Code Section 13.255 for the area within the town limits and ETJ.

9. ECONOMIC DEVELOPMENT

9.1 Introduction

The community direction for economic growth of the Town should contribute to the enhancement of the community rather than be viewed as an end in itself. New economic development should contribute to the quality of life for the community.

9.2 Agriculture Economic Development - Goals, Objectives and Policies

Goal E-1: Maintain and enhance the economic sustainability of agriculture.

Objective E-1.1: Encourage the continued production of agricultural commodities within the city.

The following policy shall be used to achieve the objective:

Policy E-1.1: The Town's economic development will focus on ensuring the continued viability of agriculture in Annetta North.

9.3 Home Business Economic Development - Goals, Objectives and Policies

Goal E-2: Develop and encourage appropriate home-based business opportunities, which do not conflict with the rural environment, Agriculture, Open Space or the Community Character.

Objective E-2.1: Appropriate home-based business opportunities should be increased and regulation should be streamlined to facilitate home-based business development.

The following policies shall be used to achieve the objective:

Policy E-2.1: Recognizing the existing rural residential development and the limited availability of non-agricultural land in Annetta North, efforts to identify appropriate new home-based businesses will be encouraged, which add value to the Town's economy but do not conflict with the rural environment, Agriculture, nature, Open Space or the Community Character.

Policy E-2.2: The Town recognizes the interrelated nature of economic development among the various jurisdictions in Parker County and will work with the area cities and towns to develop cooperative programs that are consistent with the Town's goals and policies.

10. HOUSING

10.1 Introduction

The Housing Element vision is to maintain the Town's rural character. Certain policies are aimed to protect Agricultural and Open Space land, or to direct new housing developments to urbanized areas. The Town's population between 2000 and 2010 grew at rates below other nearby incorporated cities. The lower growth rate adheres to the Town's priority of preserving agriculture and open space land.

10.2 High Density Development Area

The FM 5 area has been pointed to as a place for higher density development. FM 5 provides direct access to Interstate 20 (I-20), which will reduce vehicle gas emissions. The area is near other cities' water systems, which could likely provide surface water to a high-density development. High-density development with appropriate standards in the FM 5 area, as opposed to other areas of the Town, will minimize the impact to the Town's scenic rural roads, Agricultural land and Open Space uses.

10.3 Housing - Goals, Objectives and Policies

Goal H-1: Develop and maintain housing choices and economic integration policies that prohibit housing discrimination within the Town based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.

Objective H-1.1: Encourage (i) the construction of new affordable housing units within designated areas and (ii) the maintenance and upgrade of the Town's housing stock to reduce units lost through neglect, deterioration, or conversion from affordable housing to other housing uses.

The following policies shall be used to achieve the objective:

Policy H-1.1: The Town shall encourage the construction of new affordable housing units within designated urban areas at densities that are commensurate with the availability of public or private water and sewer systems.

Policy H-1.2: The Town shall encourage the maintenance and upgrade of affordable housing units to reduce the loss of affordable housing.

Policy H-1.3: Multifamily housing will be constructed within designated urban areas of the Town where public services are adequate or can be made available.

10.4 Manage Growth - Goals, Objectives and Policies

Goal H-2: Obtain a growth rate that helps preserve the Community Character, public health, safety, and welfare of the Town and provides needed public services.

Objective H-2.1: Manage and control growth in the Town to preserve Agriculture and Open Space lands, retain and enhance the unique Community Character, and provide needed public services.

The following policies shall be used to achieve the objective:

Policy H-2.1: The Town shall explore housing transfer agreements and other collaborations with other municipalities aimed at providing housing within urbanized areas.

Policy H-2.2: Consistent with Land Use Element Policy LU- 1.11 the Town shall continue to promote planning concepts and zoning standards, such as coverage and separation/buffering standards, to minimize the impact of new housing on Town agricultural lands and conflicts between future residences and Agricultural and Open Space uses.

Policy H-2.3: The Town shall manage housing growth to maximize protection of Agricultural and Open Space land, and recognize the Town's limited ability to provide services.

10.5 Energy and Water Conservation - Goals, Objectives and Policies

Goal H-3: Increase energy efficiency and water conservation among new and existing residential and other structures in the Town.

Objective H-3.1: Encourage the use of renewable energy and water conservation in new developments in the Town and in existing residential and other structures.

The following policies shall be used to achieve the objective:

Policy H-3.1: In its site development standards for major projects, the Town shall promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.

Policy H-3.2: Consistent with the General Plan Policy CON-4.1 and CON-5.1, the Town shall promote “green building” design and consider vehicle gas emissions in the review of discretionary housing projects.

Policy H-3.3: The Town will encourage retrofitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

10.6 Action Items

Action Item H-1: The Town shall review and revise as appropriate, specific zoning standards that minimize the differences between the Land Use Policies and Housing Policies.

Action Item H-2: Prepare and adopt ordinances addressing the location for high density housing within the area designated on the High Density Housing map attached as Figure H-2.

11. RECREATION

11.1 Introduction

Recreation is one of the appropriate and desirable uses of Open Space. Recreation is any activity undertaken voluntarily that renews one’s health and spirits. Nature-based recreation takes place in and around the natural environment, including but not limited to walking, hiking, equestrian activities, mountain bike riding, camping, wildlife viewing, fishing, hunting, and picnicking. Urban recreation includes recreation that takes place in improved parks and recreational facilities.

11.2 Recreation - Goals, Objectives and Policies

Goal R-1: Ensure an extensive landscape of Open Spaces that is mutually supportive and complementary for recreation, agricultural production, private property, and protection of natural, cultural, and archaeological resources.

Objective R-1.1: Allow privately owned Open Space land to be used for recreational needs that do not negatively impact Agricultural land, rural residences or farm and ranch residences.

The following policies shall be used to achieve this objective:

Policy R-1.1: Nature-based recreational opportunities should be available in the Town. Urban recreation opportunities should be considered for the more developed, non-agricultural areas of the Town.

Policy R-1.2: A system of scenic roads should connect existing cities, town and other local population centers to outdoor recreation and open space resources and facilities.

Policy R-1.3: A range of farm and ranch recreation opportunities should be available to serve the diverse recreational interests of children, adults, seniors, and families.

Policy R-1.4: Consider requiring the developer to dedicate public or quasi-public parkland for high-density developments.

Policy R-1.5: New multifamily housing projects shall be required to provide recreational facilities and/or participate in the funding of planned facilities (e.g. parkland dedication fees).

Policy R-1.6: The use of volunteers and community-based organizations should be encouraged to maintain, restore, and enhance open space resources and habitats.

12. PUBLIC SAFETY

12.1 Introduction

This element seeks to take a reasonable approach to reduce hazards while recognizing that some hazards will remain despite the efforts of the Town and other agencies.

12.2 Safety Hazards in Annetta North

In general fire, flood, hail, wind, and tornado are safety hazards that are present in Annetta North. The Town's features contribute to its natural beauty and give rise to the ongoing potential for flooding and fire.

Flooding tends to occur along the Clear Fork and South Fork of the Trinity River in the Town and ETJ and also to a limited extent along creeks and streams throughout the Town. Flooding is generally worsened when either natural or manmade activities limit the ability of the land to absorb rainfall, forcing streams and rivers to carry more storm runoff. Figures PS-1 shows the general extent of peak flooding expected during a 100-year flood for the areas, which have been studied.

Fire risks exist in the woodlands, grassland, and other flammable vegetation areas, and from buildings and structures. Another important component of fire safety is an improved system of street addresses throughout the Town. Fire response time, particularly in rural areas, is occasionally affected by the ability of the responder to locate the affected address. Improved visibility and standardization of street addresses can result in reduced emergency response time.

Strong winds, tornados and hail are a yearly threat to the community.

12.3 Emergency Management Plan

The Town currently participates in the Parker County Emergency Management Plan.

12.4 Area Hazard Mitigation Plan

The Town is participating in the future area mitigation plan to analyze specific safety risks to the Town. In the unfortunate event of flooding, fire, or other hazards occurring, the Town is committed to work cooperatively with all appropriate local, State and Federal agencies.

12.5 Future ESD #3 Fire Station

The ESD#3 desires to build a new fire station and training center south of the railroad tracks that cross FM 5 to improve response times and public safety. The fire station is expected to be located on or near FM 5. If a train is crossing FM 5 during an emergency response located south of the railroad tracks, the primary access is blocked for the ESD #3 fire station, which is located north of the railroad tracks. A new fire station, south of the railroad tracks, will improve response times to many residents in the Town.

12.6 Hazards and Intergovernmental Cooperation - Goals, Objectives and Policies

Goal PS-1: Safety considerations will be part of the Town's outreach and planning through local, state and federal public agencies in order to reduce loss of life, injuries, damage to property, and economic and social dislocation resulting from fire, flood, hail, wind, tornado, and other hazards.

Objective PS-1.1: Utilize the Parker County Emergency Management Plan, as amended from time to time, to help reduce future damage from fire, flood, hail, wind, tornado, and other hazards.

The following policies shall be used to achieve this objective:

Policy PS-1.1: The Town supports and will promote intergovernmental cooperation among local, state and federal public agencies to reduce known hazards and further define uncertain hazards. In particular, the Town will work to develop cooperative working relationships with agencies having responsibility for flood and fire protection.

Policy PS-1.2: The Town shall evaluate potential safety hazards when considering General Plan Amendments, rezoning, or other project approvals (including but not limited to new residential developments, roads or highways, and all structures proposed to be open to the public) in areas characterized by (i) floodplains or (ii) medium or high fire hazard severity.

Policy PS-1.3: Encourage intergovernmental and regional cooperation directed toward providing public services and coordination of services during a disaster.

Policy PS-1.4: The Town supports and encourages the development of individual self-reliance in the wake of a disaster and supports and encourages individual, family, and community disaster plans.

12.7 Flood Hazards - Goals, Objectives and Policies

Goal PS-2: To the extent reasonable, (i) protect residents and businesses in the Town from hazards created by flooding and (ii) effectively manage open space and watersheds.

Objective PS-2.1: Regulate new development to reduce the risks of damage and injury from known flooding hazards to acceptable levels.

The following policies shall be used to achieve these objectives:

Policy PS-2.1: The Town will cooperate with public agencies to prepare a flood management plan and will continue, enhance, and implement programs through public agencies seeking to reduce losses and costs associated with catastrophic floods.

Policy PS-2.2: New construction in flood plains shall be (i) prohibited, (ii) evaluated and placed above the established flood elevation or (iii) flood-proofed to minimize the risks of flooding and provide protection to the same level as required under the Town's Floodplain Ordinance.

Policy PS-2.3: Use the 100-year flood event and corresponding elevations as the Town measure of acceptable level of risk and protection in the consideration of any amendments of the Land Use Map and zoning.

Policy PS-2.4: On-site and off-site flood related hazards shall be reviewed for all projects located within areas subject to known flood hazards.

Policy PS-2.5: Consider developing regulations that require the use of low impact development techniques to reduce storm water runoff from future development.

Policy PS-2.6: The Town recognizes that agricultural land and open space also serves a valuable purpose in promoting safety, and that maintaining areas subject to flooding in agricultural or open space uses, minimizes the impacts of flooding on homes and businesses.

12.8 Fire Hazards - Goals, Objectives and Policies

Goal PS-3: To the extent reasonable, protect homes and businesses from fire and wildfire, and minimize potential losses of life and property.

Objective PS-3.1: Utilize the ESD #3, Aledo Volunteer Fire Department, Willow Park Volunteer Fire Department, Weatherford Fire Department and Parker County Emergency Management Plan to help reduce future damage from fire.

The following policies shall be used to achieve these objectives:

Policy PS-3.1: The Town will cooperate with public agencies to prepare a fire management plan and will continue, enhance, and implement programs through public agencies seeking to reduce losses and costs associated with catastrophic fires.

Policy PS-3.2: The Town shall coordinate with fire agencies in neighboring cities to plan for future fire prevention and suppression needs.

Policy PS-3.3: Use a standardized addressing system for the Towns' streets in order to reduce emergency response times. Where applicable, coordinate street addressing with public agencies.

12.9 Action Items

Action Item PS-1: Provide reasonable resources to participate, develop and implement the Area Hazard Mitigation Plan.

Action Item PS-2: Reasonably cooperate with the ESD #3 to build a new fire station south of the railroad track, along FM 5.

Action Item PS-3: Develop a program to improve the Town's street addressing in order to reduce emergency response times.

Action Item PS-4: Prepare and adopt an ordinance addressing zero net fill requirements in all areas of the Town subject to the 100 year FEMA flood hazard zones.

13. CONCLUSION

The implementation of this General Plan will require careful consideration over many years. In addition to supporting the pursuit of Action Items listed above, the Town’s decision-makers will implement this plan each time they adopt an ordinance or authorize a capital expenditure. A careful assessment of potential consequences and alternatives preceding every action and individual decisions will be scrutinized for their potential impacts and their consistency with this Plan. When taking these actions, the Town’s decision-makers must affirmatively find them to be consistent with the General Plan. In this way, the General Plan will be implemented by a series of incremental decisions informed by its goals and policies.

Additionally, the General Plan will require careful monitoring and amendments over time. By adopting an “adaptive management” approach, the General Plan assumes that as technological advances occur and as conditions on the ground change, the Town’s policy framework should change accordingly. Thus, amendments to the General Plan, while never a simple or common occurrence, should be expected from time to time.

Adopted by the Annetta North City Council by Resolution 2012 - _____, on _____, 2012.

Rob Watson, Mayor

Stonie Hamilton, Place 3

Len Callaway, Mayor Pro Tem, Place 6

Kristen Jenkins, Place 2

Ken Hall, Place 5

Robert Schmidt, Place 4

Barb Wise, City Secretary

Debbie Smith, Community Representative

Appendix 1: Town Data

Parker County

Population in 2010: 518. Population change since 2000: +10.9%



Males: 267 (51.5%)
Females: 251 (48.5%)

Median resident age: 48.6 years
Texas median age: 40.8 years

Zip codes: 76008.

Estimated median household income in 2009: \$109,679 (it was \$68,750 in 2000)

Annetta North: \$109,679

Texas: \$48,259

Estimated per capita income in 2009: \$49,285

Annetta North town income, earnings, and wages data

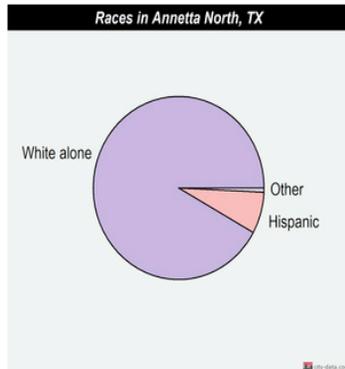
Estimated median house or condo value in 2009: \$340,748 (it was \$257,100 in 2000)

Annetta North: \$340,748

Texas: \$125,800

Mean prices in 2009: All housing units: \$450,392; Detached houses: \$444,460; Townhouses or other attached units: \$1,657,621; In 2-unit structures: \$125,979; Mobile homes: \$104,762

Median gross rent in 2009: \$1,313.



- White alone - 482 (93.1%)
- Hispanic - 32 (6.2%)
- American Indian alone - 3 (0.6%)
- Two or more races - 1 (0.2%)

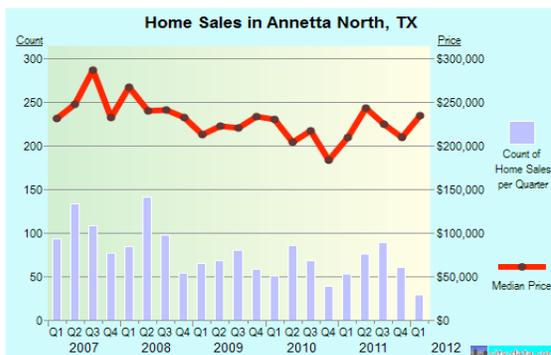
Ancestries: United States (19.3%), English (11.3%), German (9.6%), Irish (8.1%), Scottish (6.4%), Scotch-Irish (5.6%).

Current Local Time: 10:42:36 AM CST time zone

Elevation: 860 feet

Land area: 3.33 square miles.

Population density: 155 people per square mile (very low).



For population 25 years and over in Annetta North:

- High school or higher: 91.5%
- Bachelor's degree or higher: 48.6%
- Graduate or professional degree: 14.9%
- Unemployed: 0.0%
- Mean travel time to work (commute): 32.7 minutes

For population 15 years and over in Annetta North town:

- Never married: 17.3%
- Now married: 69.3%
- Separated: 1.5%
- Widowed: 5.0%
- Divorced: 7.0%

2 residents are foreign born

This town: **0.4%**

Texas: **13.9%**

Median real estate property taxes paid for housing units with mortgages in 2009: \$6,410 (2.1%)
 Median real estate property taxes paid for housing units with no mortgage in 2009: \$2,550 (1.0%)

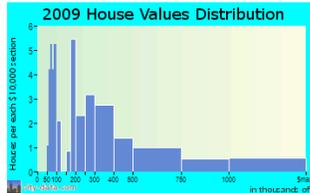
Nearest city with pop. 50,000+: [Fort Worth, TX](#) (20.2 miles →, pop. 534,694).

Nearest city with pop. 1,000,000+: [Dallas, TX](#) (52.3 miles →, pop. 1,188,580).

Nearest cities: [Annetta, TX](#) (1.5 miles ↘), [Hudson Oaks, TX](#) (1.5 miles ↗), [Willow Park, TX](#) (1.7 miles ↗), [Annetta South, TX](#) (2.0 miles ↘), [Aledo, TX](#) (2.2 miles ↘), [Weatherford, TX](#) (2.6 miles ↖), [White Settlement, TX](#) (3.6 miles →), [Lakeside, TX](#) (3.6 miles →).

Latitude: 32.72 N, Longitude: 97.68 W

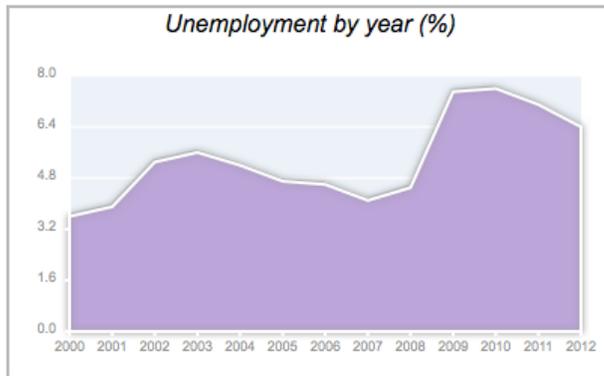
Area code commonly used in this area: 817



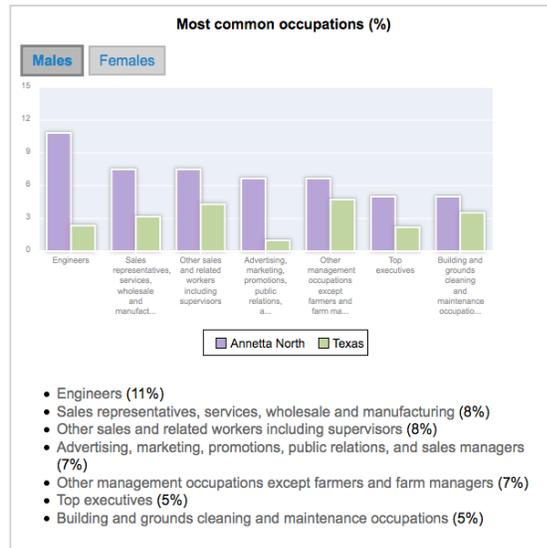
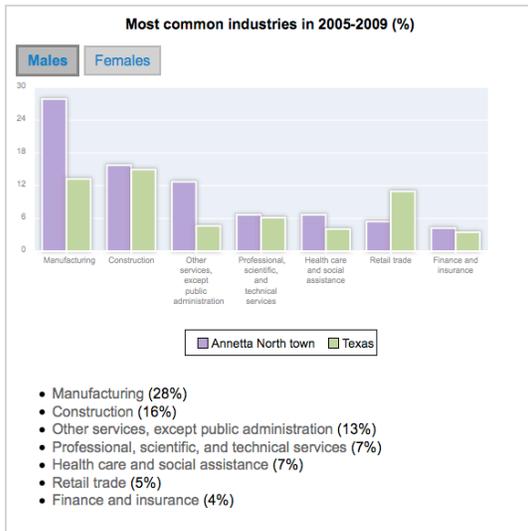
Unemployment in March 2012:

Here: **6.4%**

Texas: **7.0%**

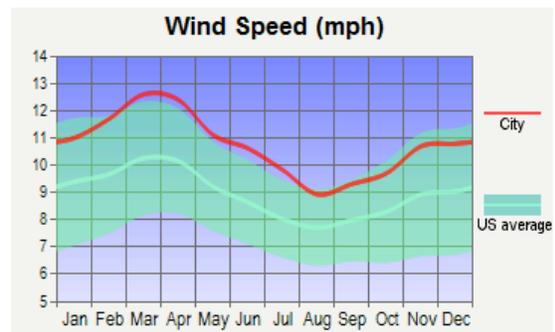
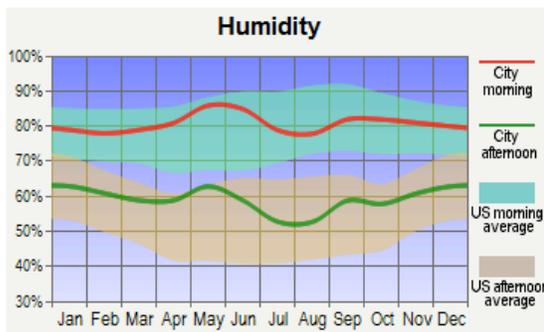
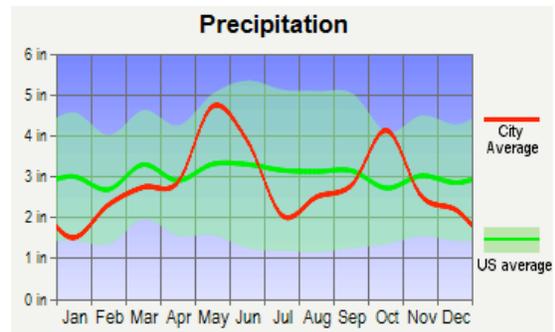
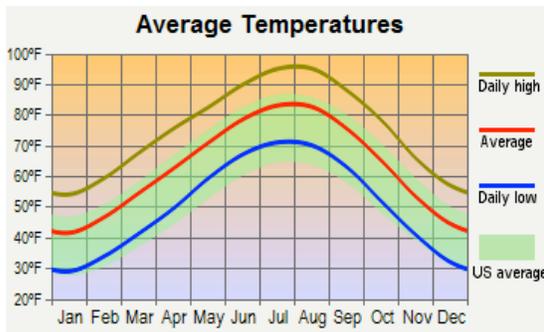


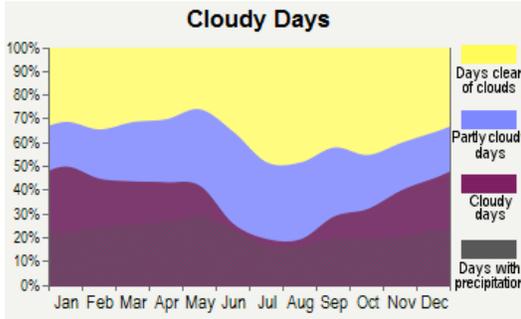
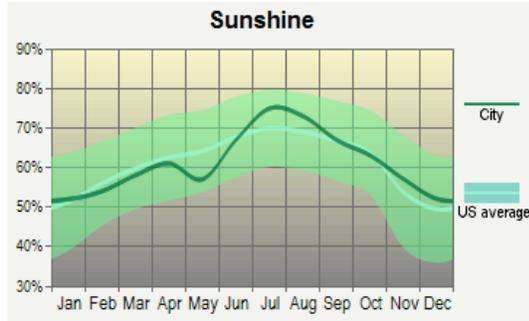
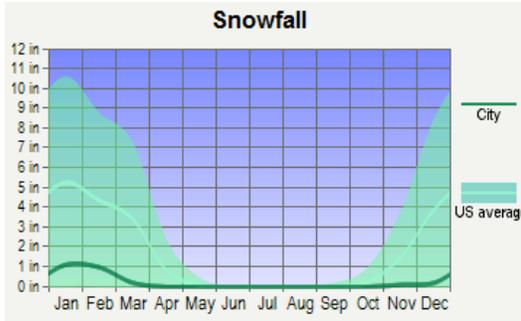
Population change in the 1990s: +197 (+73.0%).



Average climate in Annetta North, Texas

Based on data reported by over 4,000 weather stations





Tornado activity:

Annetta North-area historical tornado activity is **above** Texas state average. It is **242%** greater than the overall U.S. average.

On 4/25/1990, a category F4 (max. wind speeds 207-260 mph) tornado 9.6 miles away from the Annetta North town center caused between \$500,000 and \$5,000,000 in damages.

On 5/4/1960, a category F3 (max. wind speeds 158-206 mph) tornado 15.6 miles away from the town center injured 12 people and caused between \$50,000 and \$500,000 in damages.

Earthquake activity:

Annetta North-area historical earthquake activity is **above** Texas state average. It is **92%** smaller than the overall U.S. average.

On 10/6/2006 at 22:13:16, a magnitude 3.5 (3.5 LG, Depth: 3.1 mi, Class: Light, Intensity: II - III) earthquake occurred 97.0 miles away from the city center

On 5/31/2002 at 09:57:10, a magnitude 3.3 (3.3 LG, 3.0 LG, Depth: 3.1 mi) earthquake occurred 90.3 miles away from Annetta North center

On 10/31/2008 at 05:01:54, a magnitude 3.0 (3.0 LG, Depth: 3.1 mi) earthquake occurred 38.8 miles away from the city center

On 4/5/2006 at 18:46:23, a magnitude 3.0 (3.0 LG, Depth: 3.1 mi) earthquake occurred 95.7 miles away from the city center

Magnitude types: regional Lg-wave magnitude (LG)

Natural disasters:

The number of natural disasters in Parker County (17) is **greater** than the US average (12).

Major Disasters (Presidential) Declared: 8

Emergencies Declared: 8

Causes of natural disasters: Fires: 6, Storms: 6, Floods: 5, Hurricanes: 4, Tornadoes: 3, Other: 1 (Note: Some incidents may be assigned to more than one category).

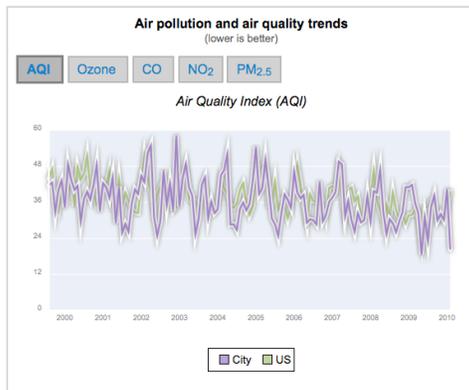
Hospitals/medical centers near Annetta North:

- WEATHERFORD REGIONAL MEDICAL CENTER (Acute Care Hospitals, Proprietary, provides emergency services, about 9 miles away; WEATHERFORD, TX)
- TEXAS HEALTH HARRIS METHODIST HOSPITAL AZLE (Acute Care Hospitals, Voluntary non-profit - Church, provides emergency services, about 15 miles away; AZLE, TX)
- TEXAS HEALTH HARRIS METHODIST HOSPITAL SOUTHWEST F (Acute Care Hospitals, Voluntary non-profit - Private, provides emergency services, about 16 miles away; FORT WORTH, TX)

Colleges/universities with over 2000 students nearest to Annetta North:

- Weatherford College (about 7 miles; Weatherford, TX; Full-time enrollment: 2,623)
- Texas Christian University (about 19 miles; Fort Worth, TX; FT enrollment: 7,829)
- Tarrant County College District (about 21 miles; Fort Worth, TX; FT enrollment: 15,861)
- Texas Wesleyan University (about 24 miles; Fort Worth, TX; FT enrollment: 2,189)
- ATI Career Training Center (about 26 miles; North Richland Hills, TX; FT enrollment: 2,225)
- The University of Texas at Arlington (about 33 miles; Arlington, TX; FT enrollment: 17,451)
- Lincoln College of Technology (about 37 miles; Grand Prairie, TX; FT enrollment: 2,018)

Parker County has a predicted average indoor radon screening level less than 2 pCi/L (pico curies per liter) - **Low Potential**



Air Quality Index (AQI) level in 2010 was **31.8**. This is about average.

City: **31.8**

U.S.: **32.0**

Ozone [ppb] level in 2010 was **31.2**. This is about average. Closest monitor was 16.6 miles away from the city center.

City: **31.2**

U.S.: **28.3**

Carbon Monoxide (CO) [ppm] level in 2010 was **0.249**. This is better than average. Closest monitor was 19.8 miles away from the city center.

City: **0.249**

U.S.: **0.334**

Nitrogen Dioxide (NO₂) [ppb] level in 2010 was **11.3**. This is worse than average. Closest monitor was 16.6 miles away from the city center.

City: **11.3**

U.S.: **9.4**

Particulate Matter (PM₁₀) [μm^3] level in 2001 was **20.5**. This is about average. Closest monitor was 12.3 miles away from the city center.

City: **20.5**

U.S.: **24.5**

Particulate Matter (PM_{2.5}) [μm^3] level in 2010 was **9.58**. This is about average. Closest monitor was 12.3 miles away from the city center.

City: **9.58**

U.S.: **9.59**

Percentage of residents living in poverty in 2009: **8.6%**

(**4.0%** for White Non-Hispanic residents, **67.5%** for Hispanic or Latino residents, **0.0%** for American Indian residents, **0.0%** for two or more races residents)

Average household size:

This town: **2.7 people**

Texas: **2.5 people**

Percentage of family households:

This town: **83.0%**

Whole state: **70.3%**

Percentage of households with unmarried partners:

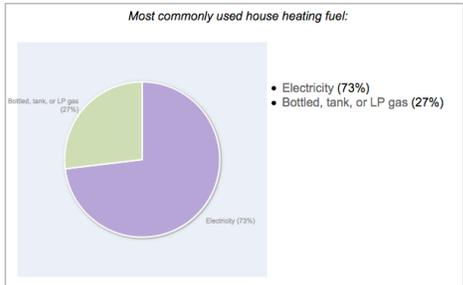
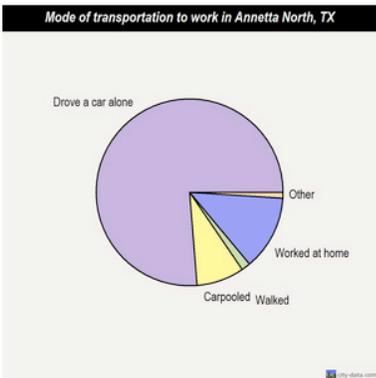
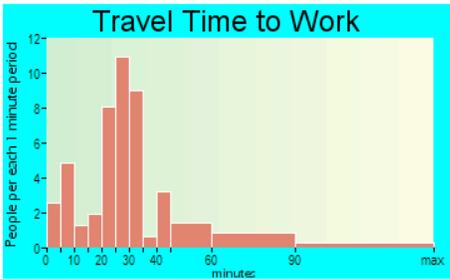
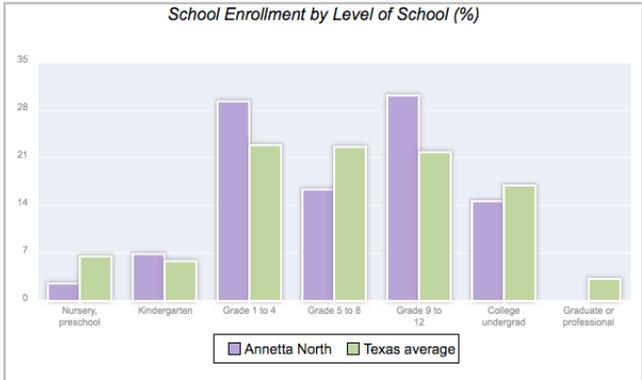
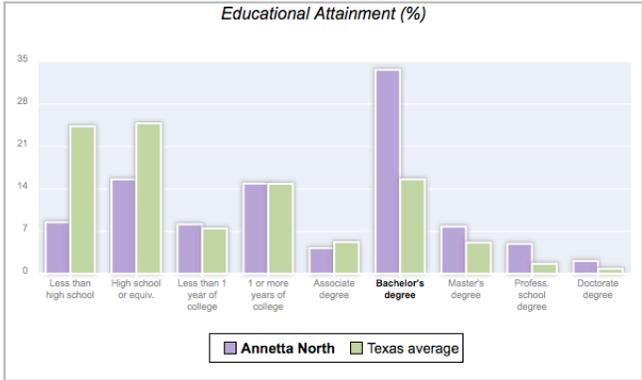
This town: **0.6%**

Whole state: **4.4%**

No gay or lesbian households reported

Annetta North compared to Texas state average:

- Median household income **significantly above** state average.
- Median house value **significantly above** state average.
- Unemployed percentage **significantly below** state average.
- Black race population percentage **significantly below** state average.
- Hispanic race population percentage **significantly above** state average.
- Foreign-born population percentage **significantly below** state average.
- Renting percentage **significantly below** state average.
- Length of stay since moving in **below** state average.
- Number of rooms per house **above** state average.
- House age **significantly below** state average.
- Percentage of population with a bachelor's degree or higher **significantly above** state average.

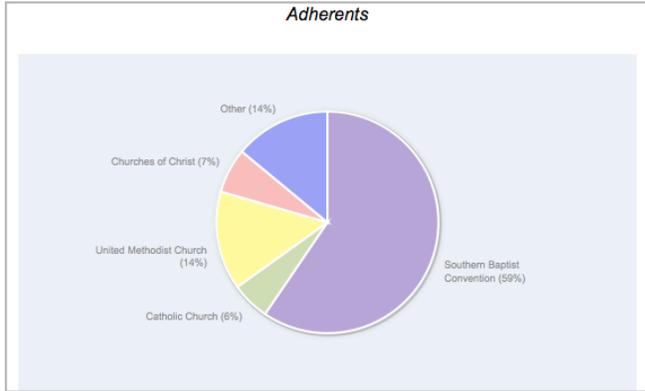


Religion statistics for Annetta North:

Percentage of population affiliated with a religious congregations: 49.54%

Here  49.5%

USA  50.2%



Breakdown of population affiliated with a religious congregations

| Name | Southern Baptist Convention | United Methodist Church | Churches of Christ | Catholic Church | Church of God (Cleveland, Tennessee) |
|---------------|--|-------------------------|--------------------------------------|------------------|--------------------------------------|
| Adherents | 59.5% | 14.4% | 6.5% | 5.6% | 2.3% |
| Congregations | 43.0% | 13.2% | 15.8% | 0.9% | 2.6% |
| Name | Christian Church (Disciples of Christ) | Assemblies of God | Non-Charismatic Churches Independent | Episcopal Church | Other |
| Adherents | 2.1% | 2.0% | 1.4% | 1.1% | 5.1% |
| Congregations | 2.6% | 7.0% | 0.9% | 1.8% | 12.3% |

Source: Jones, Dale E., et al. 2002. Congregations and Membership in the United States 2000. Nashville, TN: Glenmary Research Center.
 Tables represent county-level data.

Food Environment Statistics:

Number of grocery stores: 10

This county:  0.92 / 10,000 pop.

Texas:  1.47 / 10,000 pop.

Number of supercenters and club stores: 2

Parker County:  0.18 / 10,000 pop.

Texas:  0.14 / 10,000 pop.

Number of convenience stores (no gas): 4

This county:  0.37 / 10,000 pop.

State:  1.11 / 10,000 pop.

Number of convenience stores (with gas): 45

Parker County:  4.15 / 10,000 pop.

Texas:  3.95 / 10,000 pop.

Number of full-service restaurants: 57

Parker County:  5.26 / 10,000 pop.

State:  6.13 / 10,000 pop.

Adult diabetes rate:

Here:  9.1%

State:  8.9%

Adult obesity rate:

This county:  28.9%

Texas:  26.6%

Low-income preschool obesity rate:

Parker County:  13.4%

Texas:  15.7%

11.28% of this county's 2006 resident taxpayers lived in other counties in 2005 (\$51,901 average adjusted gross income)

Here: 11.28%
Texas average: 8.37%

0.07% of residents moved from foreign countries (\$263 average AGI)
Parker County: 0.07%
Texas average: 0.20%

Top counties from which taxpayers relocated into this county between 2005 and 2006:
from Tarrant County, TX 4.75% (\$54,734 average AGI)
from Palo Pinto County, TX 0.51% (\$31,158)
from Wise County, TX 0.36% (\$30,598)

8.92% of this county's 2005 resident taxpayers moved to other counties in 2006 (\$44,094 average adjusted gross income)

Here: 8.92%
Texas average: 7.44%

0.07% of residents moved to foreign countries (\$245 average AGI)
Parker County: 0.07%
Texas average: 0.11%

Top counties to which taxpayers relocated from this county between 2005 and 2006:
to Tarrant County, TX 3.95% (\$34,576 average AGI)
to Palo Pinto County, TX 0.43% (\$26,971)
to Wise County, TX 0.35% (\$32,681)

| Home Mortgage Disclosure Act Aggregated Statistics For Year 2009 (Based on 1 partial tract) | | | | | | | | | | |
|--|--|---------------|-------------------------------------|---------------|-----------------|---------------|---------------------------|---------------|--|---------------|
| | A) FHA, FSA/RHS & VA Home Purchase Loans | | B) Conventional Home Purchase Loans | | C) Refinancings | | D) Home Improvement Loans | | F) Non-occupant Loans on +12 Family Dwellings (A-E-C & D) | |
| | Number | Average Value | Number | Average Value | Number | Average Value | Number | Average Value | Number | Average Value |
| LOANS ORIGINATED | 2 | \$230,390 | 5 | \$236,160 | 14 | \$221,911 | 1 | \$66,630 | 1 | \$112,130 |
| APPLICATIONS APPROVED, NOT ACCEPTED | 0 | \$0 | 0 | \$0 | 1 | \$341,780 | 0 | \$0 | 0 | \$0 |
| APPLICATIONS DENIED | 0 | \$0 | 1 | \$166,400 | 4 | \$253,168 | 1 | \$20,360 | 0 | \$0 |
| APPLICATIONS WITHDRAWN | 1 | \$147,110 | 1 | \$144,520 | 3 | \$217,810 | 0 | \$0 | 0 | \$0 |
| FILES CLOSED FOR INCOMPLETENESS | 0 | \$0 | 0 | \$0 | 1 | \$193,270 | 0 | \$0 | 0 | \$0 |

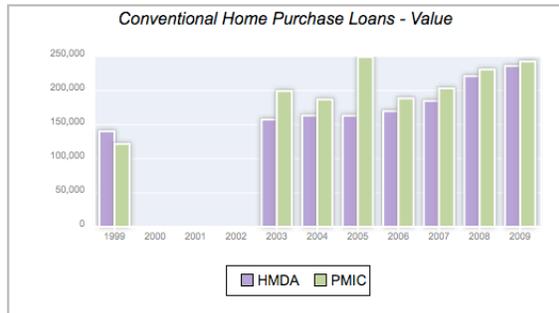
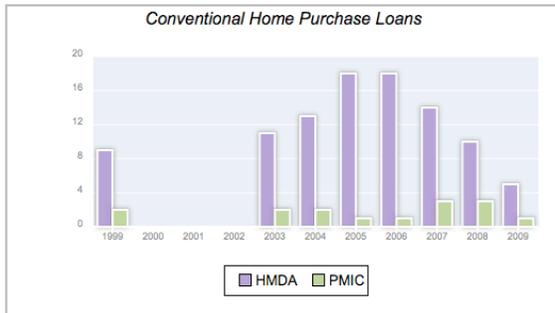
Choose year: [2009](#) [2008](#) [2007](#) [2006](#) [2005](#) [2004](#) [2003](#) [1999](#)

Detailed HMDA statistics for the following Tracts: [1407.02](#)

| Private Mortgage Insurance Companies Aggregated Statistics For Year 2009 (Based on 1 partial tract) | | | | |
|--|-------------------------------------|---------------|-----------------|---------------|
| | A) Conventional Home Purchase Loans | | B) Refinancings | |
| | Number | Average Value | Number | Average Value |
| LOANS ORIGINATED | 1 | \$242,780 | 1 | \$190,200 |
| APPLICATIONS APPROVED, NOT ACCEPTED | 0 | \$0 | 0 | \$0 |
| APPLICATIONS DENIED | 0 | \$0 | 0 | \$0 |
| APPLICATIONS WITHDRAWN | 0 | \$0 | 0 | \$0 |
| FILES CLOSED FOR INCOMPLETENESS | 0 | \$0 | 0 | \$0 |

Choose year: [2009](#) [2008](#) [2007](#) [2006](#) [2005](#) [2004](#) [2003](#) [1999](#)

Detailed PMIC statistics for the following Tracts: [1407.02](#)



Appendix 2: Town Photographs

Figure 1: Town Location Map

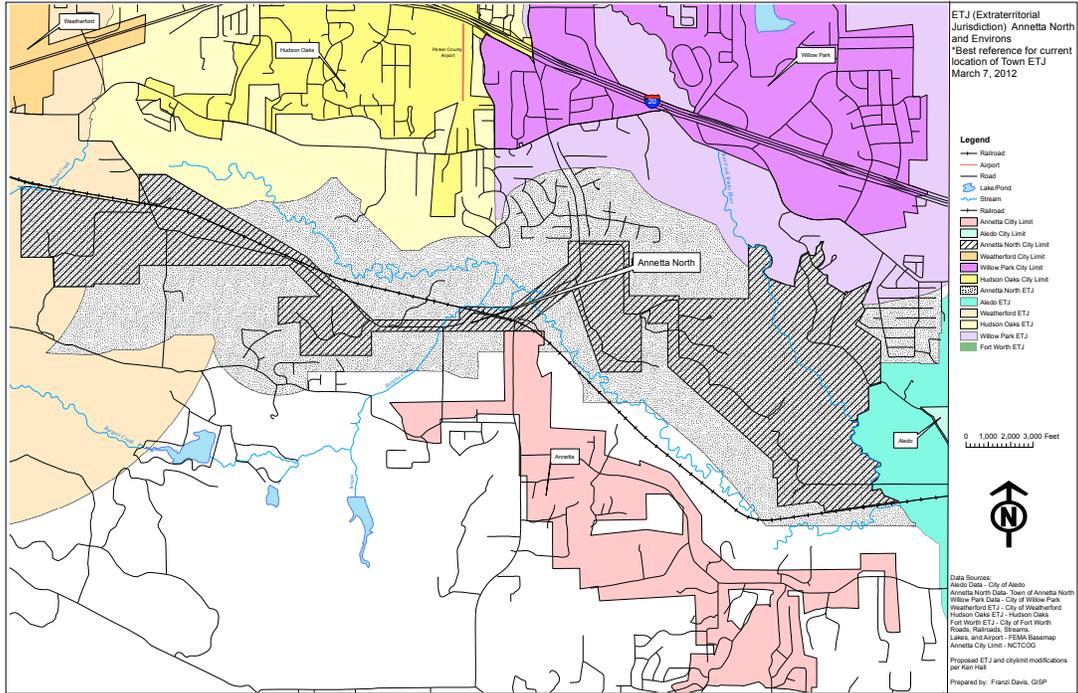


Figure CC-1: Scenic Roads and Corridors-Eastside

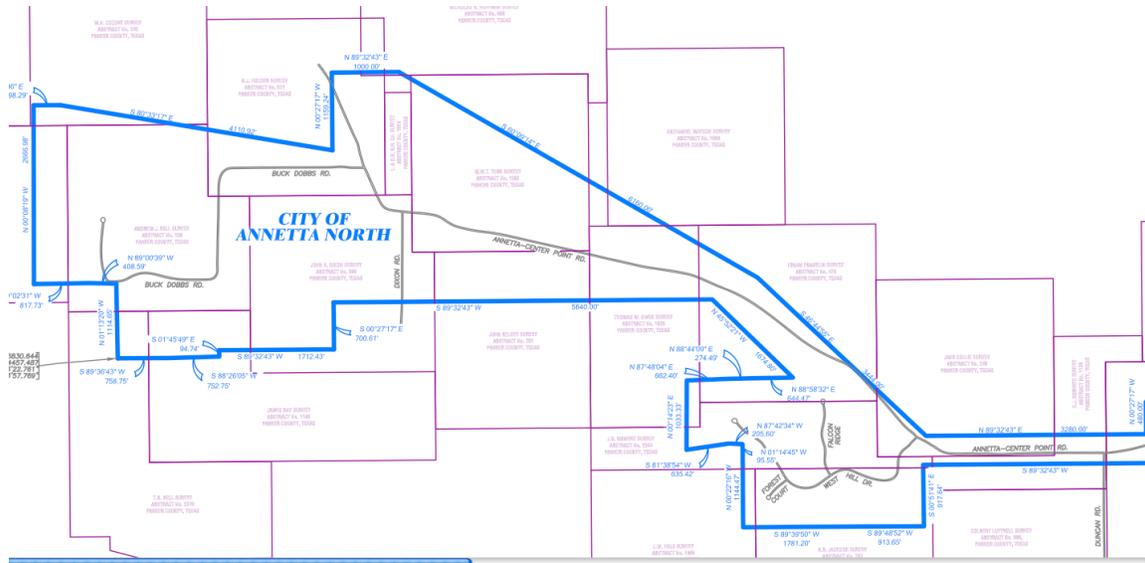


Figure CC-2: Scenic Roads and Corridors-Westside

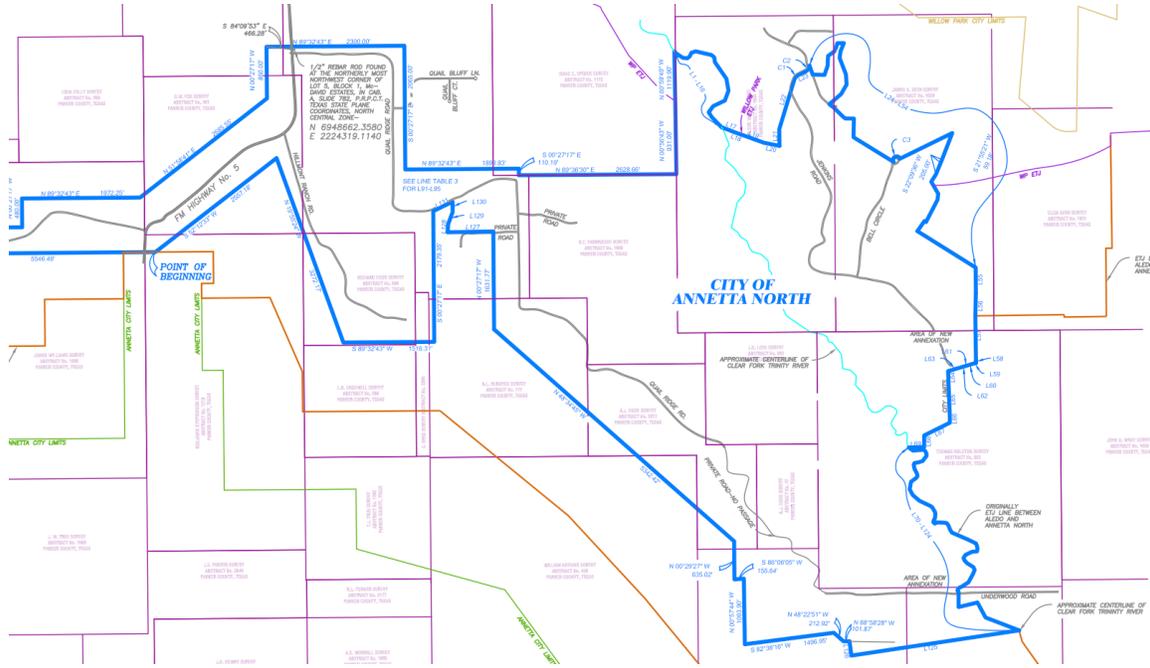
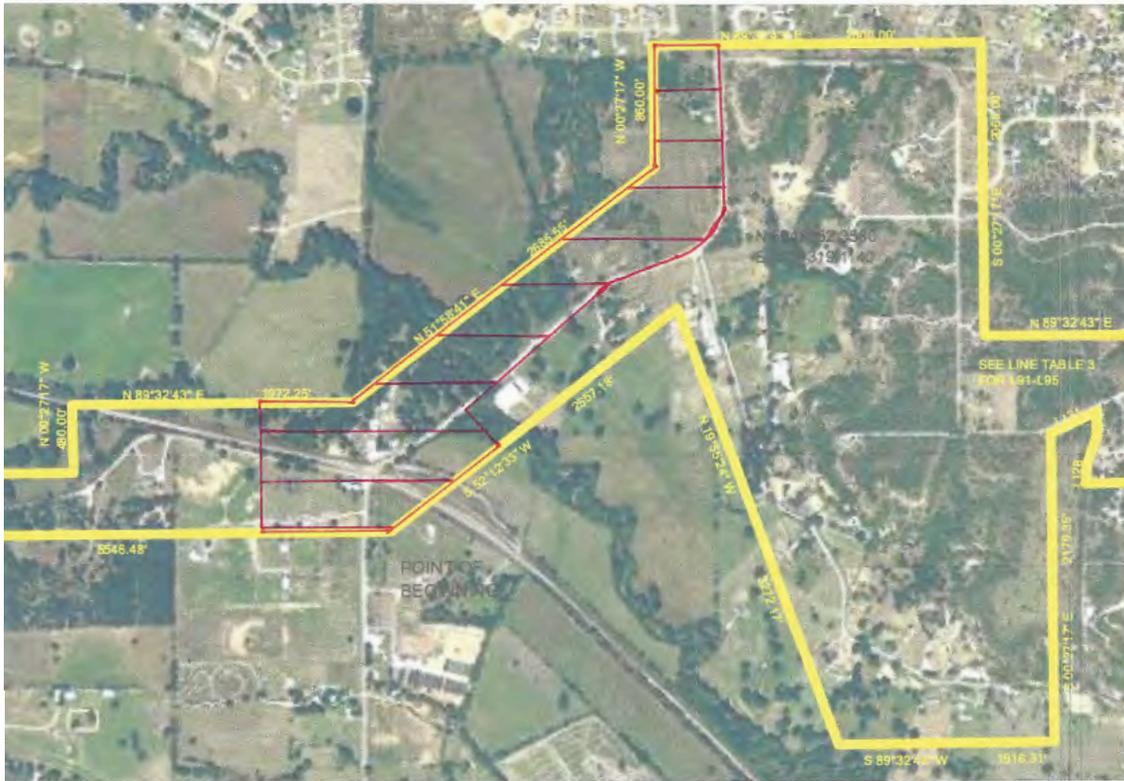


Figure H-1: High Density Housing Area



potential high density housing area marked in red

Figure PS-1: One Hundred (100) Year Flood Area

