

Oak Point Comprehensive Plan

DRAFT



CPAC Meeting# 3
April 4, 2019



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A sepia-toned photograph of a person sitting on a wooden dock, viewed from behind. The person's arms are raised in a 'V' shape, and they are wearing a dark, textured sweater. The dock is made of wooden planks and extends into a calm body of water. In the background, there is a dense line of trees on the opposite shore. The overall mood is peaceful and contemplative.

Chapter 1

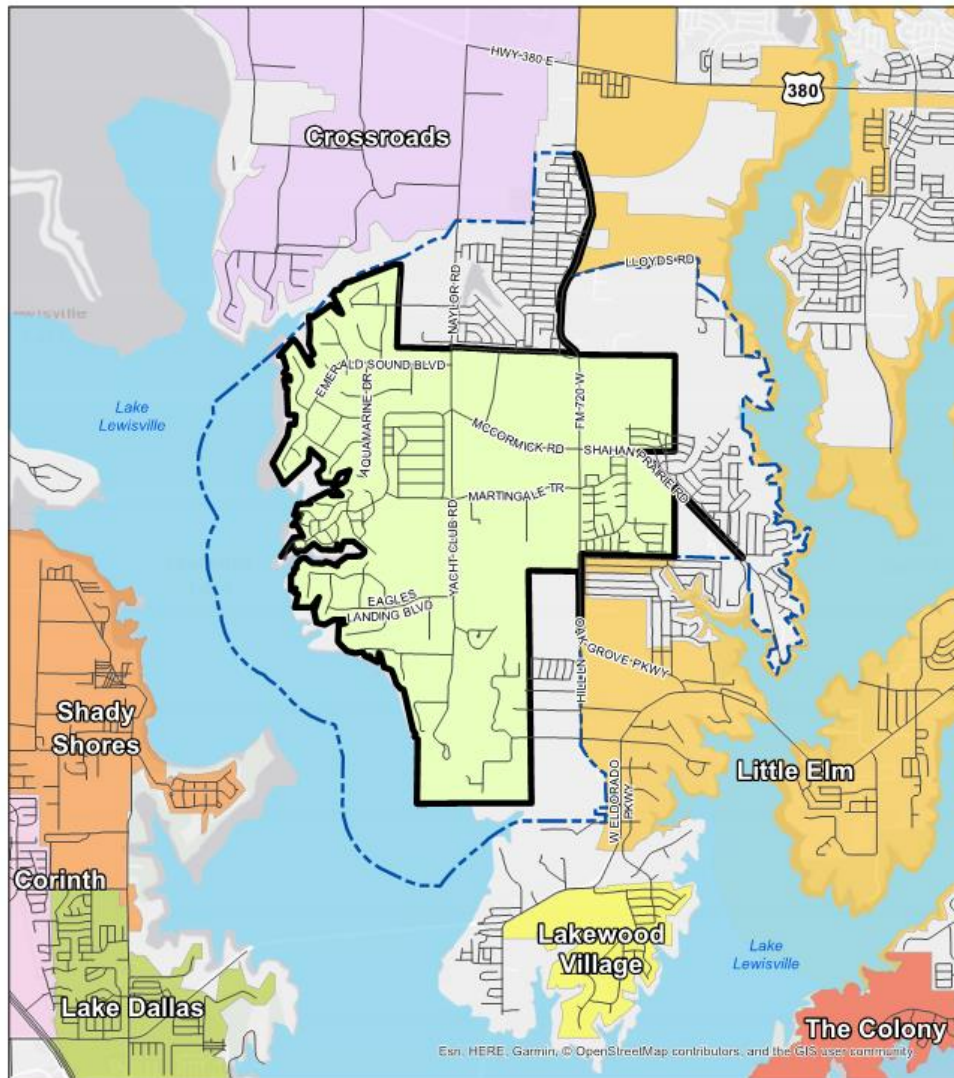
Community Profile

Introduction

The City of Oak Point is a community located in the northeast quadrant of Denton County in north central Texas, approximately 40 miles north of Dallas. Ranked in the Top 20 of 63 suburbs in the Dallas area by *D Magazine*, Oak Point is located south of US Highway 380, equidistant between Denton and Frisco. Originally a destination of weekend lake visitors, this small community was incorporated as a general law city in 1976.

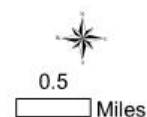
The community is positioned on a scenic Lake Lewisville peninsula and provides a tranquil setting away from the compressions of a highly urbanized environment, Oak Point is located just 10 miles from the Dallas North Tollway, seven miles from IH 35E, and 25 miles from the Dallas/Fort Worth (DFW) International Airport. Accessibility, proximity, and an exceptional quality of life make Oak Point a desirable place to live, work, and play.

Figure 1: Vicinity Map



VICINITY MAP

- Oak Point
- Oak Point ETJ
- Corinth
- Cross Roads
- Lake Dallas
- Lakewood Village
- Little Elm
- Shady Shores
- The Colony
- Light Gray Canvas Base



Demographic Analysis

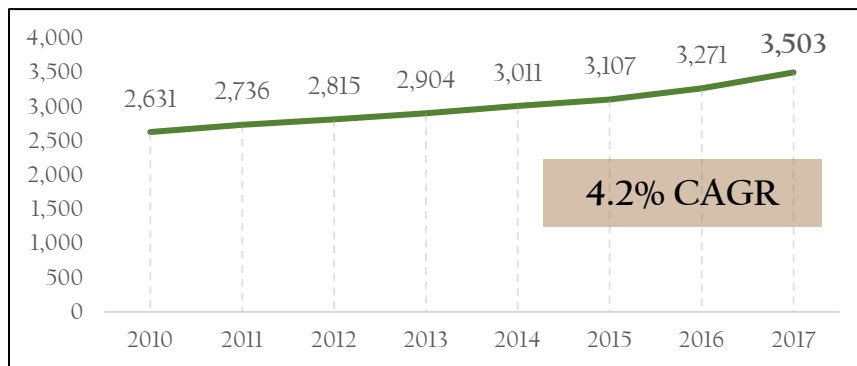
All data have been double-checked. They are correct and updated based on 2013-2017 ACS 5-year estimates.

People are the most important aspect of any community. This demographic analysis examines fact-based characteristics about the population of the City. This analysis assists the City to better understand and identify facts that may affect the planning process. The following data reflects the U.S. Census Bureau's 2013-2017 ACS 5-year Estimates.

Population Trends

The City's population grew steadily since 2010, as presented in Figure 2, with a compound annual growth rate (CAGR) of 4.2%. However, the CAGR tells a different story when analyzed with a lens of historical population, since the CAGR between the years of 1980 and 2010 is 6.6%, indicating the City's growth becoming steadier in the recent years.

Figure 2: Population Trends



Historical CAGR is
6.6%
(1980-2010)

Household Information

Amongst a total of 1,332 housing units, 96.4% are occupied and 94% of the occupied units are owner occupied. These factors indicate steady housing demand within the City. Additionally, the high rate of homeownership indicates long-term commitment and interest of the residents in the future development of the community since homeownership is considered to be a long-term purchase by most people. Additionally, slightly more than half of the City's total housing stock was built after the year of 2000.

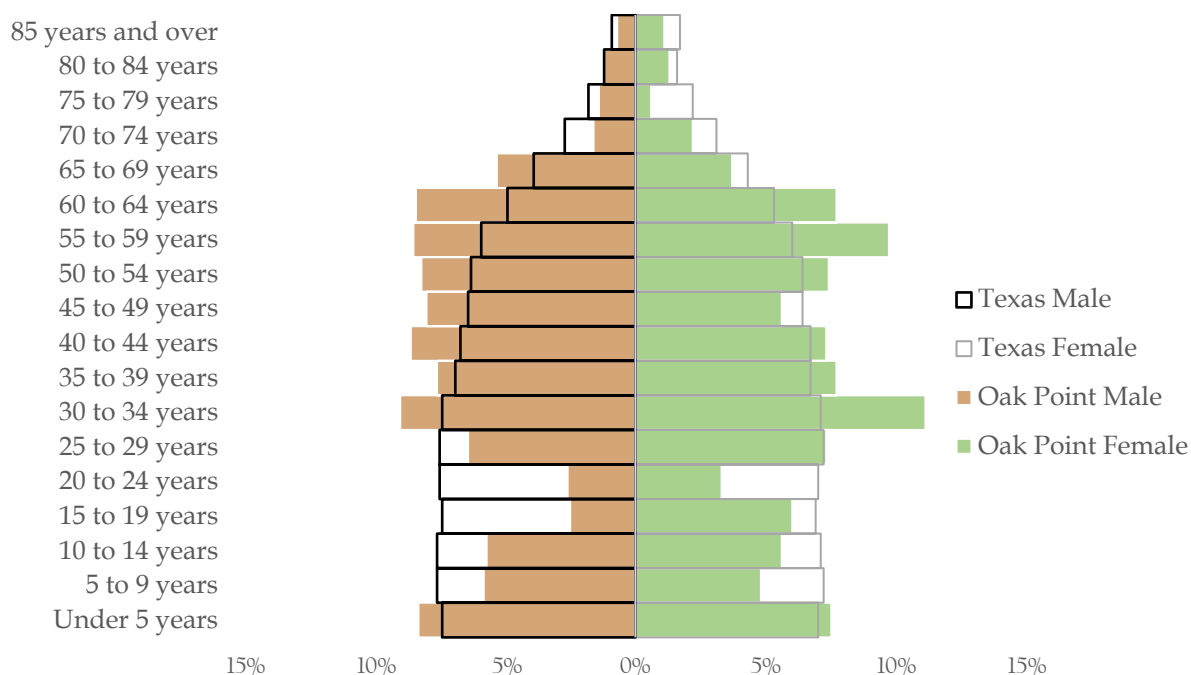
The average size of occupied housing units in Oak Point is 2.73 persons per household. The household data analysis reveals that 84% of the households are comprised of families, complementing the analysis conducted in Age and Gender Distribution.

Median household income in Oak Point is \$91,250, which is significantly higher than the median household income in the State of Texas (\$57,051). This comparison indicates the presence of residents with disposable income that can potentially be captured by local retail and commercial developments. Median housing value in Oak Point is \$192,200, which is significantly higher than the median housing value in the State of Texas (\$151,500), also representing a financially stable community.

Age and Gender Distribution

Oak Point's age and gender distribution shows somewhat unique demographic characteristics of the community. With the higher distribution of children and young parents, it surely stands out to be a family-oriented community. However, a large percentage of the residents fall under the age groups of 45 to 59 years, indicating that Oak Point is also a community of choice by the empty nesters. The age-sex pyramid also shows a significant deviation of distribution between the community and the state. (Figure 3). Oak Point's median age is 39.5, which is several years higher than Texas's median age of 34.2.

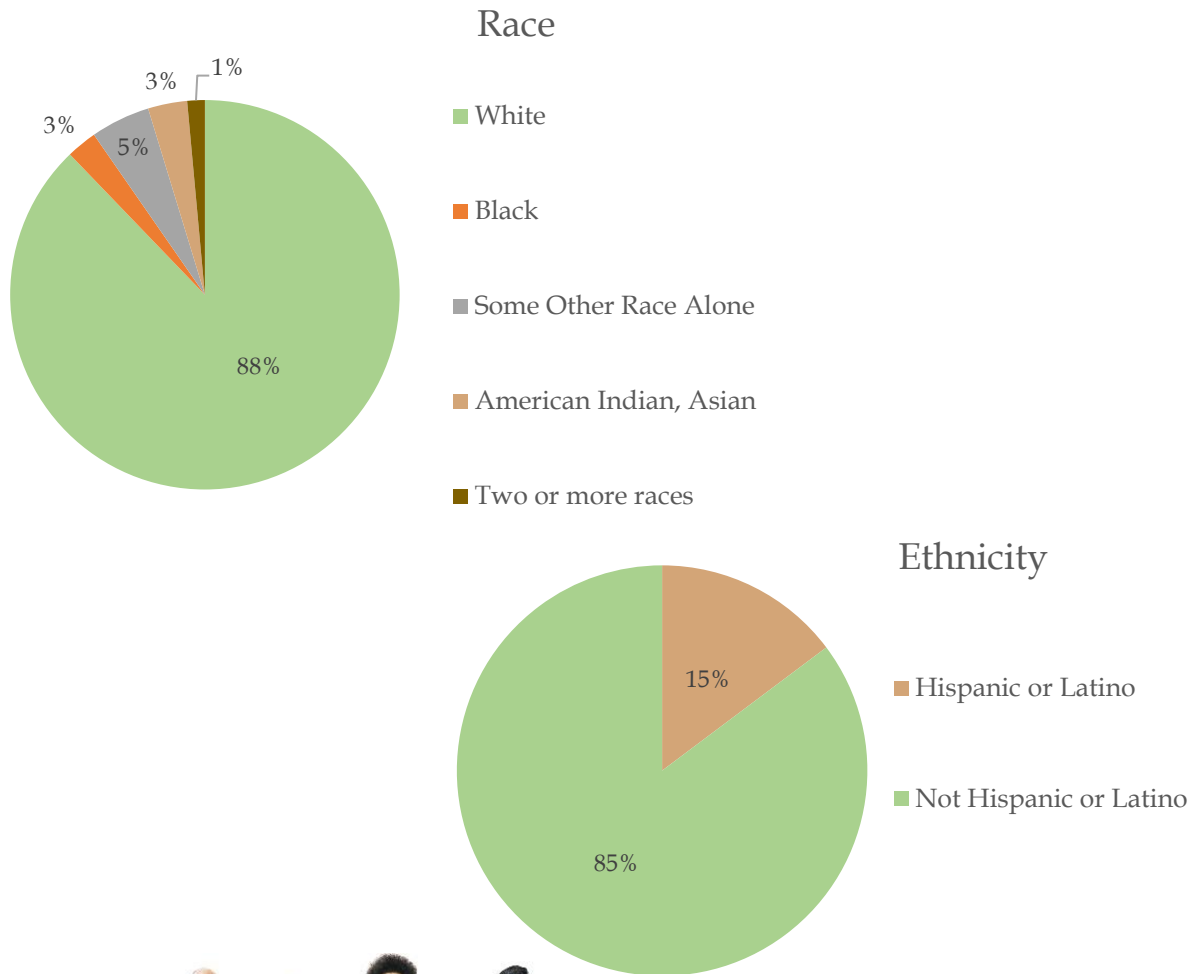
Figure 3: Age-Sex Pyramid



Race and Ethnicity

The City's population is comprised of 88% White and 3% African-Americans. All other races make up 7% of the City's total population. In terms of ethnicity, 15% of the City's population are of Hispanic or Latino origin.

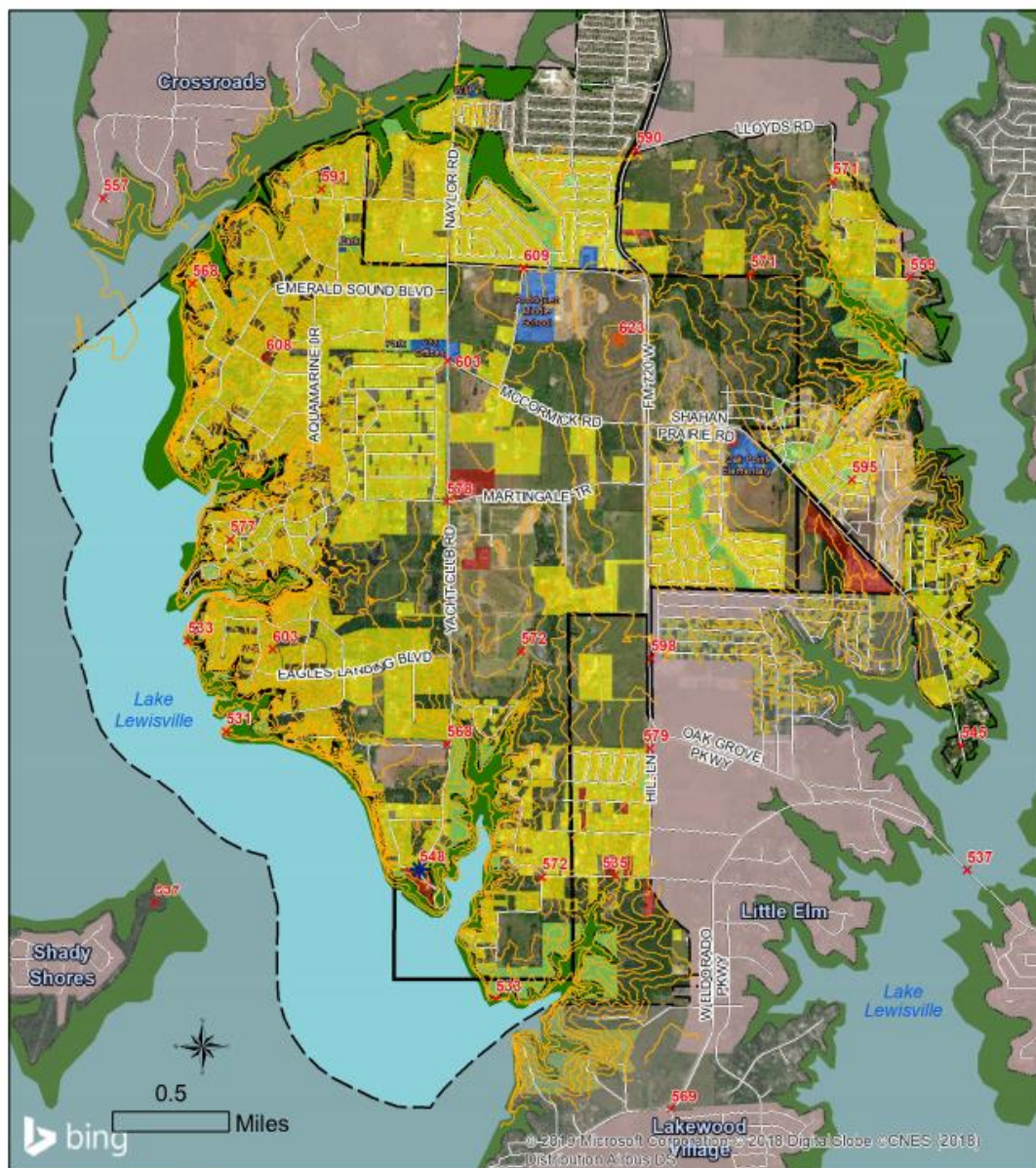
Figure 4: Distribution of Race and Ethnicity



Physical Features

Oak Point is bounded by Lewisville Lake to the west and southwest and by the Town of Crossroads to the north. It is adjacent to Lakewood Village to the south and nearly adjacent to the Town of Little Elm to the southeast. The FEMA floodplains (wetlands) should be a major consideration for any developments along the lake. FM 720 plays the role of the sole major highway within the City, running in the north-south direction.

Figure 5: Physical Features



PHYSICAL FEATURES INFLUENCING DEVELOPMENT

- | | | |
|-----------------------------------|-----------------------|-----------------------|
| Highest Elevation Point in City | Residential Areas | Oak Point City Limits |
| Lowest Elevation Point in City | Non-Residential Areas | Oak Point ETJ |
| Spot Elevation | Parks and Open Space | |
| 10 Foot Contours (NCTCOG) | Public/Semi-Public | |
| 1-Percent Flood Risk Zones (FEMA) | Lake Lewisville | |

Existing Land Use

The City's current land use is predominantly single-family, with limited commercial uses. There are currently no urban-residential type developments such as townhomes/multifamily within the City Limits. The City's extra-territorial jurisdiction (ETJ) area has slightly diverse residential land use types that include some manufactured homes. Although there is only one city park, Oak Point has many private parks and significant amount of wetlands within the City Limits and ETJ. A large portion of the City is currently undeveloped, making this comprehensive planning process very important as the plan will set the future vision for those lands.

Figure 6: Existing Land Use Map

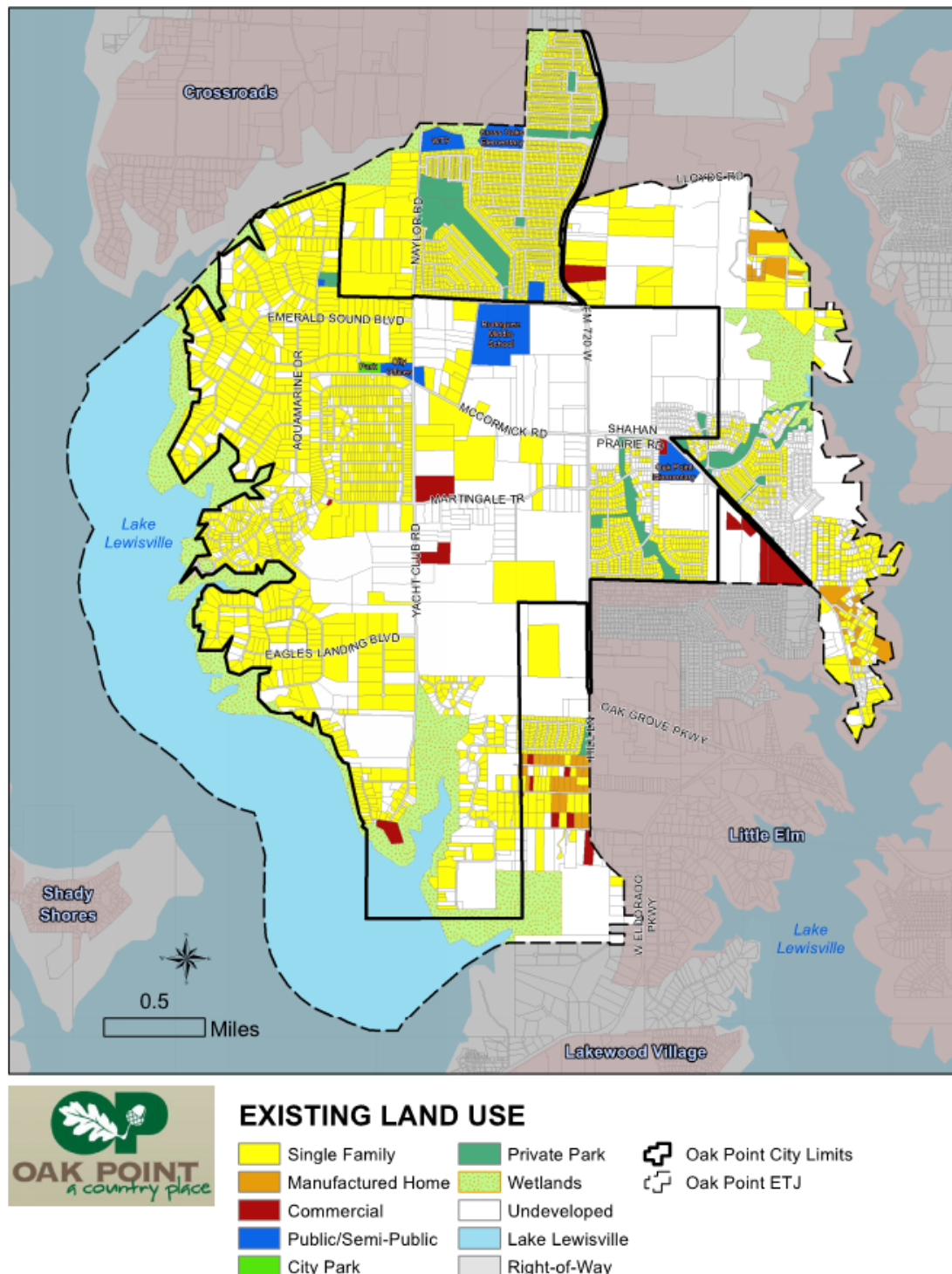


Table 1: Existing Land Use Distribution in Acres and Percentages

Land Use Category	City Limits	ETJ	Total	Percentage
Single-Family	1,371.5	798.9	2,170.4	30.1%
Manufactured Home	0.4	66.9	67.3	0.9%
Commercial	29.8	46.2	76.0	1.1%
Public/Semi-Public	72.8	31.3	104.1	1.4%
City Park	3.5	0.0	3.5	0.0%
Private Park	31.5	101.0	132.5	1.8%
Wetlands	177.3	411.7	589.0	8.2%
Undeveloped	1,540.4	779.8	2,320.2	32.2%
Lake Lewisville	79.9	1,233.6	1,313.5	18.2%
Right-of-Way	242.4	195.6	438.0	6.1%
Total	3,549.6	3,664.9	7,214.5	100.0%

School Districts

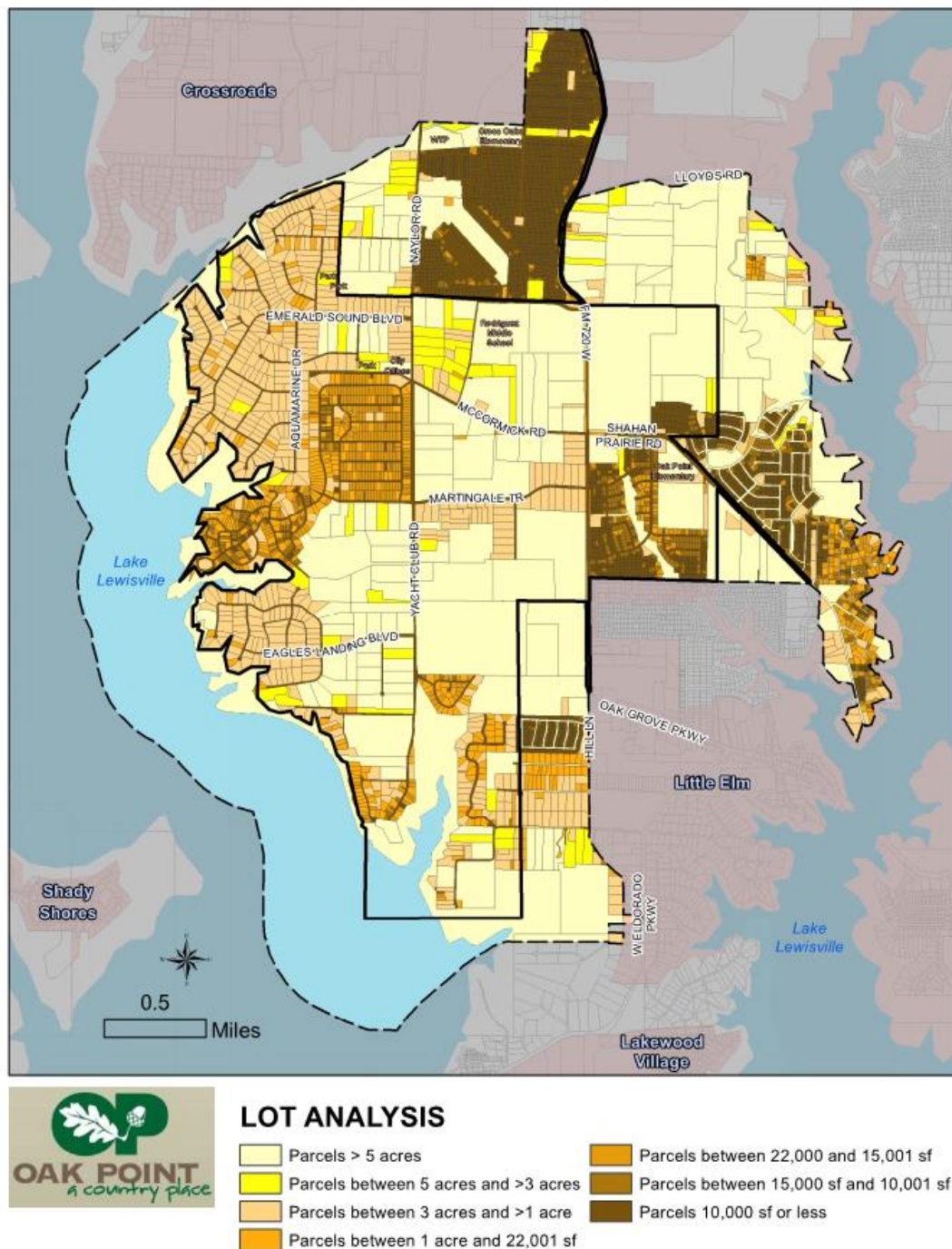
The City is serviced by two outstanding school districts – Little Elm Independent School District (LEISD) and Denton Independent School District (DISD). Additionally, the University of North Texas, Texas Woman’s University and North Central Texas College are located within 15 minutes from the City, making Oak Point a lucrative location from many aspects.



Existing Lot Size Analysis

The existing lot size analysis is important to gain an understanding of lot distribution and inventory throughout the City, especially for communities like Oak Point that are largely comprised of residential lots. The analysis reveals that many of the City's undeveloped parcels located in the heart of the City are 5 acres or larger. The eastern side of the City has subdivisions largely containing lots that are between one to three acres and also lots that are between approximately half acre (22,001 sq. ft.) to one acre in size. There are subdivisions with lots ranging from 10,000 sq. ft. or less to approximately half acres in the eastern side of the City and the ETJ as well as the northern portion in the ETJ.

Figure 7: Existing Lot Size Analysis



Planning Context

Oak Point Strategic Plan 2014

The City Council approved an updated Strategic Plan in May 2014. The Strategic Plan contains a mission statement, guiding goals, and supporting strategies that are evaluated on an annual basis after City Council elections and during the budget process. The mission statement, goals, and strategies are intended to outline the City's current and future priorities and to create shared commitments among the City Council, City staff, and residents.

Mission Statement:

The City of Oak Point desires to provide exceptional services, influence the development of a safe and vibrant community, and improve the quality of life of its citizens -- while not losing sight of its small-town charm.

P.R.I.D.E. (OUR CORE VALUES)	
❖	<u>Professionalism</u> - City officials are committed to being accountable, honorable, courteous, and conscientious.
❖	<u>Responsiveness</u> - City officials strive to respond to needs of external and internal customers in an impartial, efficient and timely manner.
❖	<u>Integrity</u> - City officials are committed to gaining and maintaining community trust through honesty, integrity, ethical behavior, and financial transparency.
❖	<u>Dedication</u> - City officials are committed to working as a team to provide excellent customer service.
❖	<u>Efficiency</u> - City officials are committed to working in a well-organized and competent way in order to achieve maximum productivity with a minimum amount of wasted effort or expense.

Capital Improvement Plan 2014

In April 2014, the City Council adopted a Capital Improvements Plan (CIP), a blueprint for the planning, financing, construction, and maintenance of a city's infrastructure. CIP projects can range from street repairs and construction to water and wastewater improvements to park improvements to facilities such as police and fire stations and city halls. In May 2018, voters approved a bond proposition for roads in the amount of \$5 million.

The bonds were scheduled to be issued in August/September 2018 and were intended to be used to fund as many projects as funds allow.



Comprehensive Plan 2002

The Oak Point Comprehensive Plan 2002 was conducted through a multi-stage process of identifying issues and needs, building consensus, establishing goals and objectives, and determining the most effective means by which these ends may be achieved. With its emphasis on meaningful results, this Comprehensive Plan set the stage for intelligent and coordinated actions.

Through community involvement, the Comprehensive Plan process sought to incorporate the community's values in terms of quality of life; character and scale of development; enhanced aesthetic appeal; and how new development should be integrated into the existing and future city framework. The following chapters of the Comprehensive Plan have been providing the framework and guidelines for the City since 2002:

Elements of the Comprehensive Plan

The City of Oak Point's Comprehensive Plan is organized into eight individual plan elements or chapters. Each chapter includes a summary of existing conditions, issues followed by goals, objectives, and actions. These chapters are:

Introduction

Chapter 1 - Community Profile

Chapter 2 - Vision and Goals

Chapter 3 - Land Use

Chapter 4 - Transportation

Chapter 5 - Economic Development

Chapter 6 - Community Facilities and Services

Chapter 7 - Water, Wastewater and Drainage

Chapter 8 - Implementation

Each chapter of the Plan is developed to specifically address the needs of the community.

Although they are interrelated, each chapter influences the other within the overall framework of the Plan.

The development of the Plan is a continuous process that evolves as the community's needs and priorities change. The Plan is a living document that is updated as needed.

Development

The development of the Plan is a continuous process that evolves as the community's needs and priorities change. The Plan is a living document that is updated as needed.

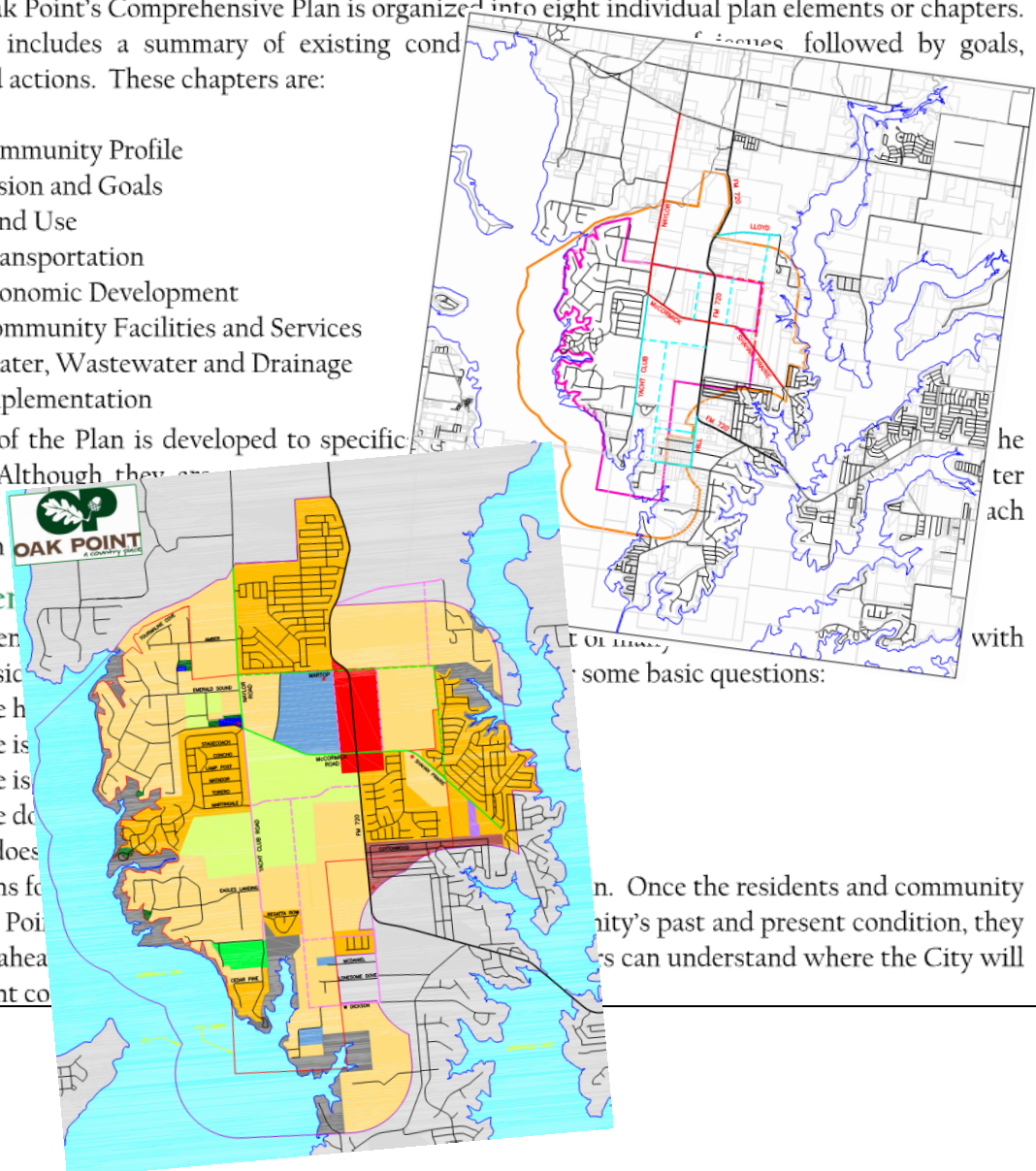
community residents and leaders of Oak Point can then look ahead to the future and see if the present conditions are in line with the vision and goals of the Plan.

- Where is the community's future?
- Where is the community's past?
- Where is the community's present?
- Where do we want to go?
- How do we get there?

These questions for the leaders of Oak Point can then look ahead to the future and see if the present conditions are in line with the vision and goals of the Plan.

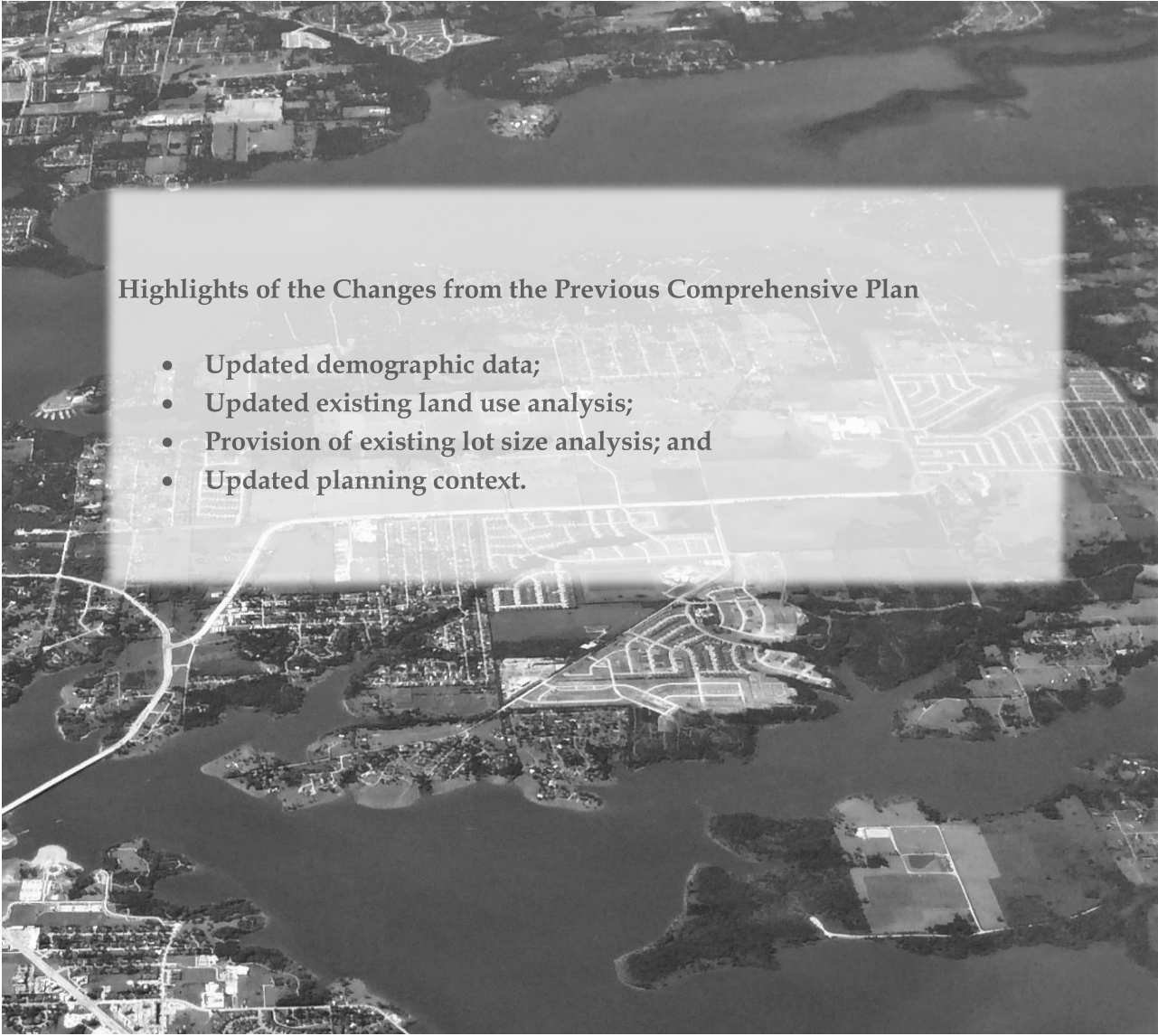
some basic questions:

Once the residents and community leaders of Oak Point understand where the City will be in the future, they can then look ahead to the future and see if the present conditions are in line with the vision and goals of the Plan.



Community Profile Summary

It is important to note that the Community Profile chapter discusses demographics, existing land use, physical features, and the planning context in order to ensure effective planning. Not only does an understanding of these factors paint a picture for Oak Point, but it also allows for sound planning decisions to be made in the future. The Dallas-Fort Worth Metroplex experienced the largest population growth in its history in 2017 and became the fourth largest metroplex in the country. Oak Point will be directly affected by this continued growth in the coming years, which highlights the importance of planning for the City's future.



Highlights of the Changes from the Previous Comprehensive Plan

- Updated demographic data;
- Updated existing land use analysis;
- Provision of existing lot size analysis; and
- Updated planning context.

A black and white photograph of a sandy beach with a series of footprints leading from the foreground towards the background. The footprints are arranged in a slightly curved line, suggesting a path. The sand is textured and the lighting creates soft shadows.

Chapter 2

Vision and Goals

Introduction

A fundamental component of the comprehensive planning process revolves around the vision of the community. Chapter 1, Community Profile provides a foundation for this planning effort. It outlines facts about the City that need to be considered - facts that pertain to demographics, housing and land use characteristics. This chapter also provides a foundational element for this Plan – the vision and the goals.

Since this effort is an update to the previous comprehensive plan, the visioning process was designed to identify the aspects of the previous comprehensive plan that are still valid and the aspects that need updates. After examining all the public input, the following revised vision has been formulated:

Vision Statement

Oak Point, a unique place, has a ~~rural~~ country feel with:

- Tranquil residential atmosphere;
- Balanced diversity of land uses in appropriate areas; and
- ~~Adequate~~ Appropriate community facilities and services.

While a vision is at the heart of the planning process for the future, 1) goals, 2) objectives, and 3) actions are the guides for implementation. After the vision is formed, the next step is to identify the ways to achieve the vision through goals, objectives and actions. Goals are broad statements of the needs and priorities of citizens. An important reason for establishing goals is to encourage citizen participation and understanding that results in a unified approach toward desired accomplishments and to promote consistency in plan implementation as the community changes over time.

Similar to the previous comprehensive plan, a goal has been provided for each element of the Comprehensive Plan. These elements are:

- Land Use;
- Transportation;
- Economic Development;
- Community Facilities/Services; and
- Water/Wastewater/Drainage.

Each goal consists of objectives, actions and implementation tools, which are described in the following chapters.

Visioning Process

Input Methods

The visioning process was primarily conducted through three input methods. The highlights of the methods are presented below:



Comprehensive Plan Advisory Committee (CPAC) Meeting

- Date: January 17, 2019 at 5:00pm
- Location: City Hall
- Presentation: Overview of the project
- Presentation: Overview of Community Snapshot
- Exercise: Issue identification



Online Survey

- Engagement period: January 17 – February 08, 2019
- Total participants: 425
- Exercise(s): Land Use preference; General directions on Transportation; Economic Development; Facilities and Services; Water and Wastewater; and Stormwater Drainage
- Total number of comments: 593



Public Meeting

- Date: January 17, 2019 at 7:00pm
- Location: City Hall
- Presentation: Overview of the project
- Presentation: Overview of Community Snapshot
- Exercise(s): Land Use preference; Issue Ranking

Input Exercises

Exercise #1: Issue Identification

The issue identification exercise was conducted at the CPAC meeting to identify the top issues regarding the multiple elements of the Comprehensive Plan. The identified issues were documented in boards, which were later presented to the public meeting participants.



Exercise #2: Land Use Exercise

The land use exercise was conducted at the public meeting. All participants were divided into four groups, each led by a CPAC member. The groups were provided with the existing land use map and were asked to fill in the undeveloped areas based on their preferences. The land use options included single-family residential, urban residential, retail/commercial, parks and open space, public/semi-public, and an option to specify other uses.



Exercise #3: Issue Ranking

All identified issues during the CPAC meeting were presented at the public meeting to identify the residents' highest priority issues. The participants were asked to vote for their highest priority issue for each plan element with a purple dot and to vote for any important issue with green dots.



Exercise #4: Online Survey

The online survey was conducted over three weeks to ensure adequate participation. The survey included questions regarding land use preferences (residential vs. nonresidential), general questions to indicate resident insights on transportation, economic development, community facilities and services, and water, wastewater, and drainage. The key ideas from the previous comprehensive plan were also presented to identify how the residents wanted to prioritize them.



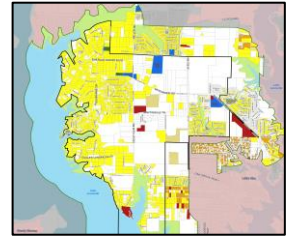
Visioning Results [\[Detailed results are included in the Appendix\]](#)

[Exercise #1 and #3: Issue Identification and Ranking Summary](#)

The CPAC members identified issues regarding land use, transportation, economic development, community facilities and services, and water, wastewater and drainage. The public meeting participants voted on the identified issues to recognize the ones that are the most important to the community. The high-priority issues for each element of the plan as identified by the CPAC members and voted by the public meeting participants are presented here:

Land Use:

1. Retaining the rural-atmosphere (trees, animals, and overall feel) is important
2. Some diversity of lot sizes is desired
3. Access to and from the neighborhoods is important



Transportation

1. Street maintenance is important
2. Street lighting is desired for safety purposes, while maintaining the dark sky
3. Improved trails system and walkability is desired
4. Traffic safety is important



Economic Development

1. Aesthetic standards for businesses
2. Target and get the right businesses through EDC
3. More “downtown feel” around the City Hall is desired
4. There is interest in placemaking developments



Community Services and Facilities

1. Addition of staff in the police and fire services is important
2. Centrally located emergency services is desired
3. Current partnership with the Little Elm public library works well for the community



Water, Wastewater, and Drainage

1. Collaborating with Mustang Special Utility District to improve the water system is important
2. Funding for improvement is important
3. There is concern about how the water, wastewater, and drainage affect the lake
4. Issues exist in different neighborhoods
5. Stormwater pollution is a concern

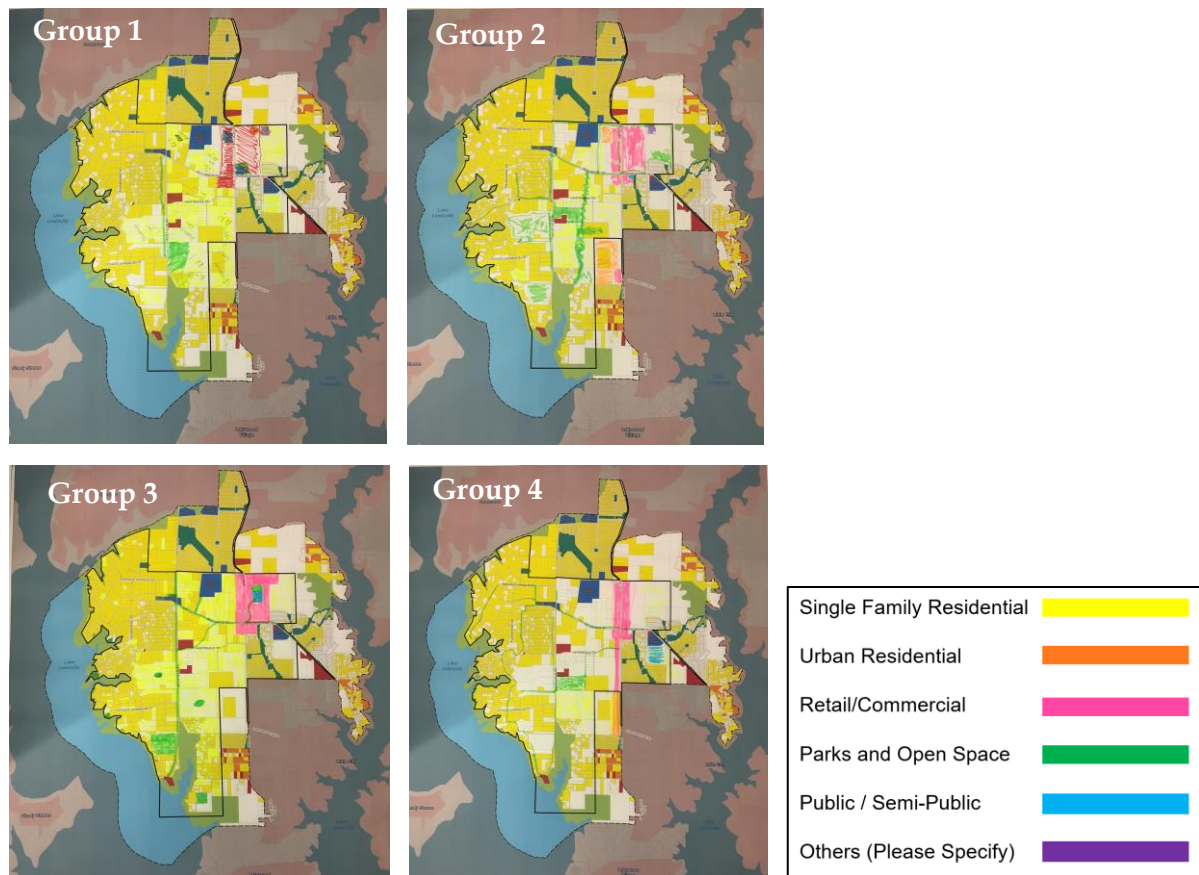


Exercise #2: Land Use Exercise Summary

The land use exercise provided a strong basis for the Future Land Use Plan (FLUP) map formulation. Each of the four groups that participated in the exercise presented some unique ideas, however, the major discussion areas within the City received identical land use assignments from all groups.

Each group supported retail/commercial along FM 720, specifically north of McCormick/Shahan Prairie Road. Single-family residential was the predominant preference for all of the four groups. Only Group 2 assigned urban residential on their map, on the west side of Oak Grove Parkway in the southern ETJ. Every group assigned parks and open space along the Yacht Club Road, although on different parcels, but the support for more parks and trails was evident.

Figure 8: Land Use Exercise Results - Group 1 and Group 2



Exercise #4: Online Survey Summary

The online survey was conducted through a MetroQuest website, consisting of the following tabs with corresponding purposes:

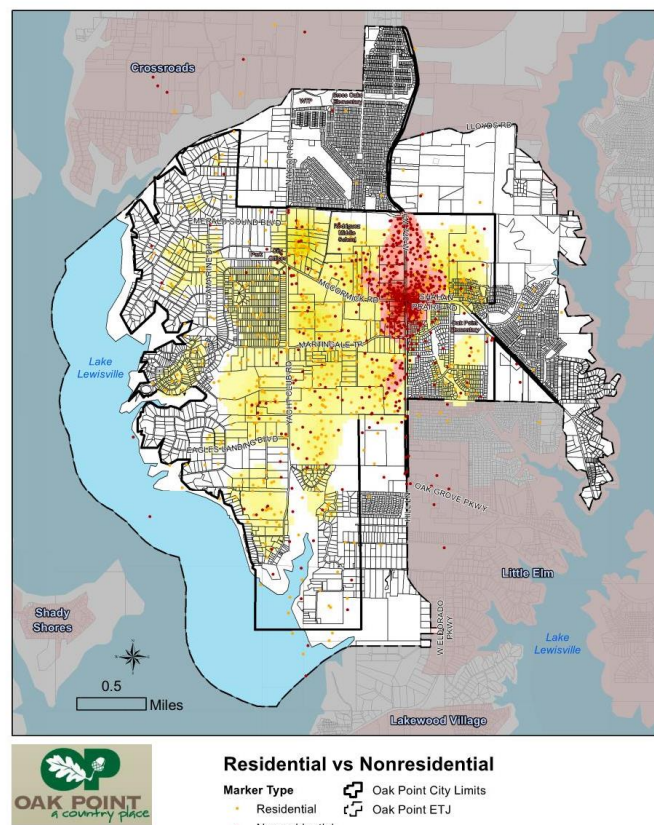
- Community Survey: to provide general project description and survey purpose
- Land Use Location: to conduct land use preference exercise
- General Direction: to gather general input regarding transportation, economic development, facilities and services, water and wastewater, and stormwater drainage
- What is most important to you: to prioritize key themes and ideas
- Thank you: to wrap-up and thank the participants

Land Use Location

The purpose of this exercise was to determine where the participants would like residential and nonresidential developments to be located. Additionally, participants were also asked to select what types of developments are appropriate.

Figure 9 shows a summary of responses to where participants would like residential and nonresidential land uses to be located. This question was important to identify the land use preferences of the online survey participants. The results echo the preferences gathered during the public meeting land use exercise. The majority of the area is preferred for residential uses, with the exception of areas along FM 720. When asked to identify what type of residential or nonresidential land use was preferred by the respondents, the highest response received for residential was for estate residential, which includes lots between 1 to 3 acres (118 responses), followed by ranch residential, which includes lots greater than 3 acres (70 responses). The highest response received for nonresidential was for retail/commercial (224 responses), followed by parks and open spaces (81 responses).

Figure 9: Land Use Location - Results



General Direction - Transportation

Question 1: What is the biggest challenge regarding transportation in Oak Point?

In response to what is the biggest challenge regarding transportation in Oak Point, the highest number of respondents selected traffic congestion, followed by through traffic on FM 720. Other significant responses were lack of sidewalks and aesthetic appeal.

Question 2: If you can pick one roadway in the City for extension or improvement, which road would you pick?

The responses were diverse, all significant roadways were selected frequently for extension and improvement purposes such as FM 720, McCormick/Shahan Prairie Road, Naylor/Yacht Club Road, and Martingale Trail.

General Direction - Economic Development

Question 1: Which economic development strategy do you think is the most important?

Branding with the “lake or rural” identity was identified as the highest voted option for economic development strategies, followed by encouraging nonresidential developments to subsidize residential tax burden and enhancement of design guidelines for commercial developments.

Question 2: Please provide at least one example of what type of businesses you would like to see in Oak Point (such as the name of a restaurant).

Diverse responses were received to the open-ended question asking to provide an example of businesses respondents would like to see in the City. The most common examples provided were of small businesses and sit-down restaurants such as coffee shop and Saltgrass Steakhouse.

General Direction - Facilities and Services

Question 1: How satisfied are you with the City's facilities and services?

A majority of the respondents were either very satisfied or satisfied with the City's existing facilities and services (when percentages for very satisfied and satisfied were combined).

Question 2: Which one of the following facilities or services needs the most improvement?

Parks amenities followed by waste disposal/recycling were selected as facilities or services that need most improvement.

General Direction - Water and Wastewater

Question 1: On a scale of 1 to 5 (5 being the most satisfactory), how would you rate the existing water and wastewater system of the City?

In terms of satisfaction (5 being the most satisfactory), fewer than 50% of the respondents ranked the water and wastewater system 4 or 5 (when percentages for rank 4 and rank 5 were combined).

Question 2: Please describe any positive or negative experiences with the City's water and wastewater system.

Participants who shared positive experiences described the existing system to work well for them. Common complaints included lack of water or wastewater facility (many respondents mentioned that they are on well or septic), low water pressure, and higher cost.

General Direction - Storm Drainage

Question 1: On a scale of 1 to 5 (5 being the most satisfactory), how would you rate the existing stormwater drainage system?

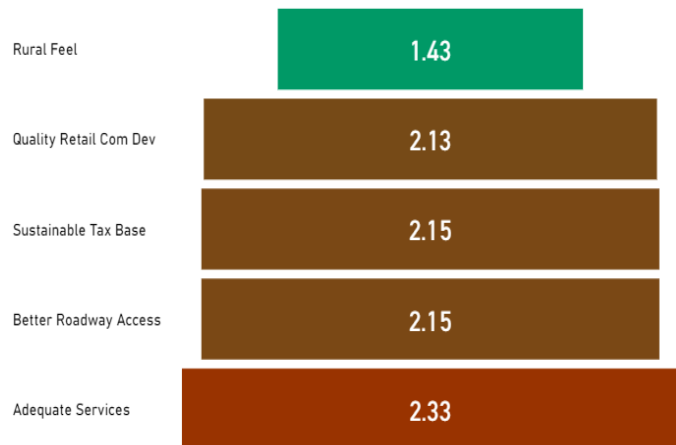
Similar to responses received for the water and wastewater system, fewer than 50% of the respondents ranked the drainage system 4 or 5 (when percentages for rank 4 and rank 5 were combined) to demonstrate their satisfaction level (5 being the most satisfactory).

Question 2: Please describe any positive or negative experiences with the City's stormwater drainage system.

The most common complaint regarding stormwater drainage was flooding due to rainwater run-off.

What is Most Important to You

The respondents were presented with the key ideas from the previous comprehensive plan to receive their ranking/prioritization. With 1 being the highest rank for this purpose, rural feel was identified to be the highest priority theme, indicating that retaining the rural feel of the community is the most important to the community. Other ideas presented were quality retail/commercial developments, sustainable tax base, better roadway access, and adequate services.



Goals

Based on a comprehensive evaluation of all the public input, the goals from the previous comprehensive plan have been revised to be the following. The accompanying objectives and actions will be presented within the corresponding chapters for Land Use, Transportation, Economic Development, Community Facilities and Services, and Water, Wastewater, and Drainage. Additionally, an implementation matrix outlining tools, timelines and responsible parties will be provided in the Implementation chapter.

Figure 10: Comprehensive Plan Goals

LAND USE

Maintain Oak Point's rural residential atmosphere with balanced nonresidential land uses in appropriate areas.

TRANSPORTATION

Provide improved access and circulation throughout the City while ensuring traffic safety and preserving the rural quality and identity of Oak Point.

ECONOMIC DEVELOPMENT

Encourage appropriate businesses that are aesthetically pleasing to improve the City's tax base while minimizing impacts on the surrounding areas.

COMMUNITY FACILITIES AND SERVICES


Provide ~~adequate~~appropriate city facilities and services that are easily accessible to all residents of Oak Point.

WATER ~~AND~~ WASTEWATER ~~AND DRAINAGE~~

Establish and maintain adequate water and wastewater ~~and drainage~~ systems in an efficient and cost-effective manner.

Highlights of the Changes from the Previous Comprehensive Plan

- Updated vision;
- Documentation of detailed visioning process;
- Documentation of detailed visioning results; and
- Updated goals for each chapter.



Chapter 3

Land Use

Introduction

The Land Use Plan is a principal element of a Comprehensive Plan. It is the basis for guiding development and redevelopment in the City and the ETJ. It serves as a guide for day-to-day land use decisions. It provides a rational basis for decision-making by ensuring that each individual decision is aligned with the plan's goals and objectives and helps the City plan for infrastructure improvements by determining where transportation and other improvements should be made to accommodate current and long-term needs.

In general, the land use plan is intended to be a comprehensive blueprint of Oak Point's vision for its future land use pattern. This plan should achieve the following:

- Address the needs of the City as a whole;
- Address the concerns and issues raised throughout this planning process; and
- Ensure that Oak Point continues to be a unique community.

Land Use Policies

Visioning Themes

As discussed in Chapter 2: Visions and Goals, visioning themes for each element of the plan emerged through the public input process, which helped to formulate the plan's policies, goals, objectives, and actions. The visioning themes related to land use are:

Figure 11: Land Use Visioning Themes



Policy Directions

Policies serve as guides for decision-making and the development of goals and objectives. They should be a continual reference for City officials and City staff, and should be used to ensure that goals, objectives and actions are addressed when reviewing new development and redevelopment that requires zoning classification changes or amendment to the Future Land Use Plan.

- Residential development densities should reflect the desires of the community to maintain its rural character.
- Residential lots should be discouraged from backing to major streets.

- Residential areas should be buffered from incompatible uses through visually appealing landscaping features, distance separation measures, and/or screening walls.
- Both residential and nonresidential uses should capitalize on the City's natural features. Greenbelts and trails should take advantage of the natural environment to link different residential areas to each other, and to City and community facilities.
- Nonresidential developments should only be placed in appropriate and designated locations.
- Nonresidential developments should be of appropriate scale, which is harmonious to the City's overall look and feel.
- Developments along FM 720 should be consistent in design and follow [applicable](#) architectural standards for buildings, landscape buffers, lighting and signage ~~as established in the 720 Corridor Overlay District.~~

Future Land Use Plan

Basis for Future Land Use Plan

There are numerous factors that should be considered in proposing the new Future Land Use Plan (FLUP) map. The proposed FLUP map is the result of careful consideration of several factors.

Factors that were considered during the development of the FLUP map include but are not limited to the following:

Existing Zoning:

The FLUP map does not constitute zoning; however, it should generally guide the zoning map. Consistency between the FLUP map and the zoning map is important. Currently, there are conflicts between these two important maps. In order to resolve or minimize conflicts, the existing zoning has been considered in the development of the updated FLUP map.

Existing Land Use:

The land uses and developments that are currently on the ground play a vital role in determining the future land use of the community, even though some of the uses may deviate from the previous vision set forth for the land uses within the community. Considering the existing land uses while developing the new FLUP map helps to ensure that future development is compatible with the existing development.

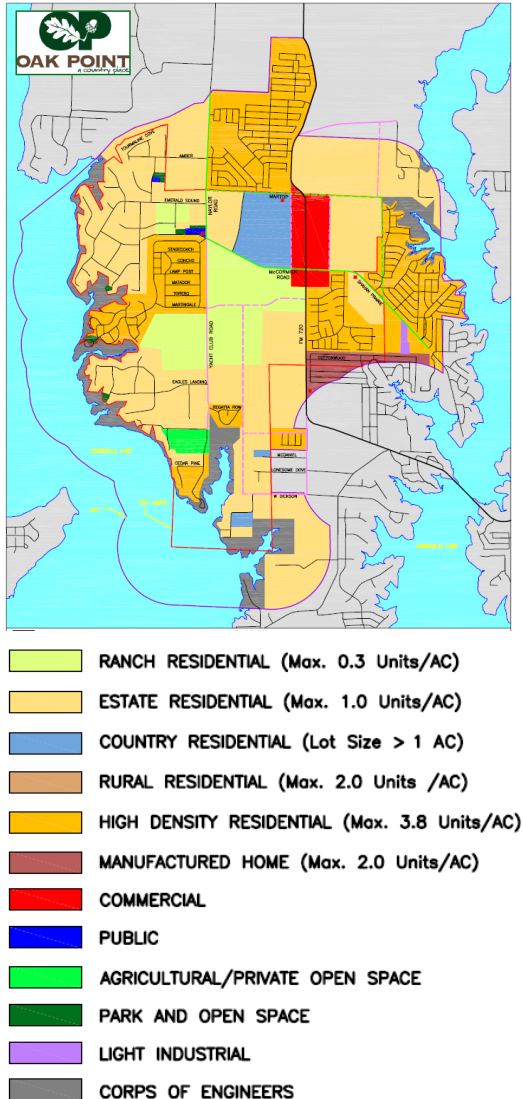
Public Input:

As mentioned in the Vision and Goals chapter, multiple exercises were conducted during the public input process regarding land use. The input received was thoroughly analyzed while developing the FLUP map.

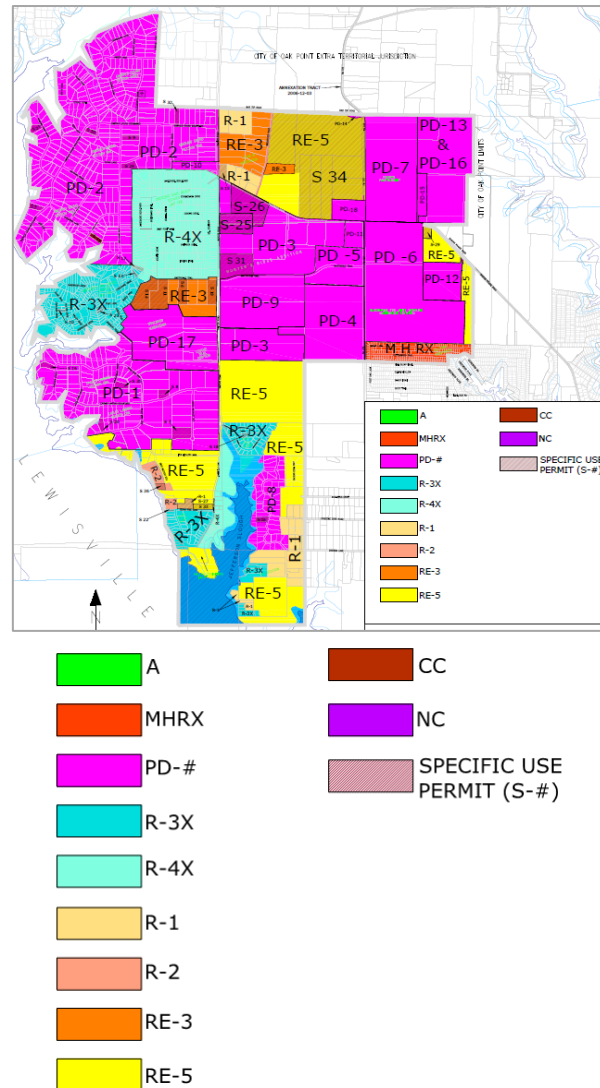
Difference between FLUP Map and Zoning Map

The FLUP map is not a zoning map. The FLUP map addresses the City's preferred long-range development pattern. The zoning map is the legislative assignment of specific development requirements on individual parcels. However, a City's zoning map should be guided by the FLUP map.

The 2006 FLUP Map



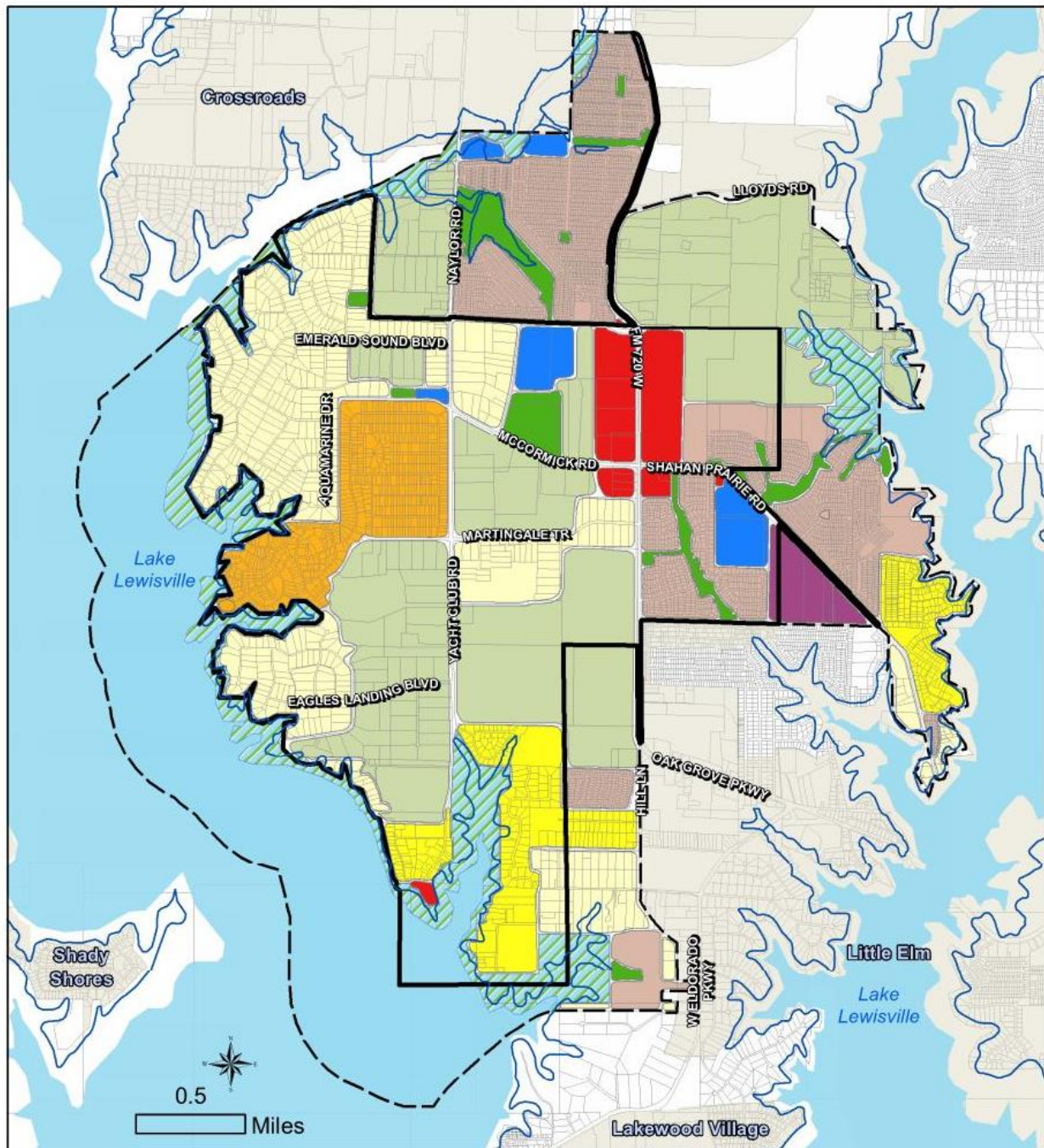
The 2018 Zoning Map



Future Land Use Map

Updated FLUP Map

Figure 12: Future Land Use Map

**FUTURE LAND USE**

- Ranch Residential (greater than 3 acre lots)
- Estate Residential (between 1 to 3 acre lots)
- Country Residential (between 20,000 sq. ft. to 1 acre lots)
- Suburban Residential (between 10,000 to 20,000 sq. ft. lots)

- Urban Residential
- Retail/Commercial
- Light Industrial
- Parks and Open Space
- Public

- Lake Lewisville
- Wetlands/Floodplain
- Oak Point City Limits
- Oak Point ETJ

Future Land Use Classifications

Ranch Residential (RR)

This land use category represents single-family homes located on lots that are larger than 3 acres. The purpose of this category is to maintain the rural characteristics of the area with single-family homes and agricultural uses as the predominant land uses.



Estate Residential (ER)

This land use category is characterized by large-lot single-family homes. Subdivisions with this designation provide a rural atmosphere due to the ample space between housing units. Building setback and lot frontage requirements should prevent the development of houses in close proximity to each other. This land use designation is intended for lots that are between 1 acre and 3 acres.



Country Residential (CR)

This category is representative of traditional, single-family dwelling units with lot sizes between 20,000 sq. ft and 1 acre. Subdivisions with this designation are intended to provide for a balanced, orderly, convenient, and attractive residential area that still promotes the country feeling.



Suburban Residential (SR)

This category is characterized by comparatively smaller single-family homes located within traditional suburban-style neighborhoods with lot sizes between 10,000 sq. ft and 20,000 sq. ft. Although this land use category is intended for smaller single-family homes, the design standards (such as lot frontage and building setbacks) should provide a spacious and orderly atmosphere.



Urban Residential (UR)

This land use category is intended for smaller than 10,000 sq. ft. lots, patio homes, casitas, townhomes, and multi-family units [in areas that have adequate infrastructure to support the density](#). Subdivisions or developments with this designation should be distinctive, walkable, and destination neighborhoods that are in close proximity to amenities such as hike and bike trails, and parks.



Retail/Commercial (RC)

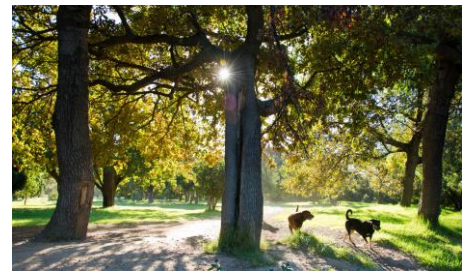
This land use category is characterized by professional uses and establishments that provide goods and services to the public. Examples of retail/commercial uses include offices, restaurants, shops, grocery stores, hotels, banks, and big box retailers. These uses require high visibility locations and should be located on major roadways and intersections.

**Light Industrial (LI)**

This land use category provides industrial space for uses supporting offices, showrooms, and modernized industrial activities that do not generate smoke, noise or other hazards traditionally caused by heavier industrial uses. These developments should be located along major roadways and have visually-pleasing design characteristics, such as building materials and articulation.

**Parks and Open Space (PO)**

This category represents areas designated for both passive and active recreation. This category can include parks, recreational amenities, and/or open spaces that are currently in existence or planned for the future.

**Public (P)**

Public uses generally serve a public purpose and are not in private ownership. They can include government, educational, and recreational facilities. These uses are generally permitted in any area; therefore, areas shown on the FLUP map generally represent where these uses currently exist.



Future Land Use Distribution

Consisting of the largest amount of developable land (City Limits and ETJ combined), approximately 24.3 percent of the land on the FLUP map is Ranch Residential, followed by Estate Residential, which is approximately 16 percent. Residential land use categories are significantly predominant, with nonresidential uses limited to only appropriate areas. Undevelopable land (Lake Lewisville and Wetlands/Floodplains) also constitute a large percentage of land area within the City Limits and ETJ.

Table 2: Future Land Use Distribution

Table has been updated based on the FLUP Map updates

Land Use Category	Acres (City Limits)	Acres (ETJ)	Total	Percentage
Ranch Residential (RR)	1,049.5	729.7	1,779.3	24.7%
Estate Residential (ER)	990.1	125.9	1,116.0	15.5%
Country Residential (CR)	263.0	144.8	407.8	5.7%
Suburban Residential (SR)	336.9	-	336.9	4.7%
Urban Residential (UR)	233.1	715.6	948.7	13.2%
Retail/Commercial (RC)	192.1	0.6	192.7	2.7%
Light Industrial (LI)	12.6	61.0	73.6	1.0%
Parks and Open Space (PO)	78.3	101.3	179.6	2.5%
Public (P)	108.4	22.7	131.2	1.8%
Lake Lewisville	88.6	1,321.9	1,410.6	19.6%
Wetlands/Floodplains	196.8	441.4	638.1	8.8%
Total	3,549.6	3,664.9	7,214.5	100.0%

Build-out Population

The build-out population of the FLUP map refers to the number of people that could potentially live within the City Limits and ETJ if the areas were to develop exactly as portrayed on the FLUP map at the stated maximum allowable densities.

The reality is that many changes will likely occur to the Future Land Use Map over time and the areas encompassing a large amount of vacant land will take generations to develop. However, this calculation is important for planning purposes because it helps determine future operational and infrastructure needs — particularly for water, wastewater, drainage and transportation.

The build-out population is calculated by taking the vacant residential areas and multiplying by the approximate dwelling units per acre, persons per household and occupancy rates to calculate how many additional residents the FLUP map can accommodate. Additional residents are added to the current population to calculate the build-out population. Separate build-out calculations are conducted for the City Limits and the ETJ.

The build-out population within the City Limits is ~~7,419~~7,485 and the build-out within the ETJ is ~~11,189~~12,071. The larger build-out population for the ETJ is reflective of the existing higher density within the ETJ area. The combined build-out population is ~~18,599~~19,556.

Build-out Population within City Limits

Tables have been updated
based on the FLUP Map

Table 3: Projected build-out within City Limits

FLUP Category	Vacant Acres	ROW ⁽¹⁾	DUA ⁽²⁾	Occu-Rate ⁽³⁾	PPH ⁽⁴⁾	Housing Units	House-holds	Population
RR	647.0	0.1	0.33	0.96	2.73	192	184	504
ER	253.3	0.1	1	0.96	2.73	228	219	597
CR	123.6	0.15	2	0.96	2.73	210	202	551
SR	44.6	0.2	4	0.96	2.73	143	137	374
UR	88.8	0.3	12	0.96	2.73	746	716	1,956
Additional Residents within City Limits based on FLUP Map						1,519	1,459	3,982
Current Population within City Limits only								3,503
Build-out Population within City Limits								7,485

Build-out Population within ETJ

Table 4: Projected build-out within ETJ

FLUP Category	Vacant Acres	ROW ⁽¹⁾	DUA ⁽²⁾	Occu-Rate ⁽³⁾	PPH ⁽⁴⁾	Housing Units	House-holds	Population
RR	375.7	0.1	0.33	0.96	2.73	112	107	292
ER	55.3	0.1	1	0.96	2.73	50	48	130
CR	27.2	0.15	2	0.96	2.73	46	44	121
UR	182.4	0.3	12	0.96	2.73	1,532	1,471	4,015
Additional Residents within ETJ based on FLUP Map						1,740	1,670	4,559
Current Population within ETJ only (Calculated based on current dwelling units)						2,866	2,751	7,511
Build-out Population within ETJ								12,071

(1) Percentage of "Vacant Acres" subtracted for roadway rights-of-way. (Source: FNI GIS Data)

(2) Dwelling Unit Per Acre (Net Acre) - The number of dwelling units located on one acre of land. (Source: Estimated from Future Land Use Categories)

(3) Occupancy Rate - The number of occupied units compared to the total number of available units at that time. (Source: 2013-2017 ACS Estimate)

(4) Person Per Household - The number of people who occupy a single dwelling unit. (Source: 2013-2017 ACS Estimate)

Land Use Goal, Objectives, and Actions

The following goal, objectives, and actions should serve as a foundation for guiding future land use within the City. They are revised from the previous comprehensive plan based on the visioning process and accepted planning principles to enable the City to achieve its vision.

Land Use Goal

Maintain Oak Point's rural-residential atmosphere with balanced nonresidential land uses in appropriate areas.

Objective 1: Protect the Natural Landscapes

Protect the natural landscapes and integrate parks and open space into existing and future developments.

Action 1.1: Ordinance Amendments

Amend the zoning and subdivision ordinance to require all new developments to preserve existing trees and natural features and incorporate adequate open space.

Action 1.2: Natural Areas

Place natural areas in parks and greenbelt zones.

Action 1.3: Rural Streetscapes

Require additional setbacks in zoning to allow rural streetscapes when developments are placed along major collectors and arterial streets.

Objective 2: Ensure Compatible Developments

Ensure that new developments are compatible with existing City development patterns and conform with the City's vision.

Action 2.1: Standards and Guidelines

Evaluate and update the development standards and design guidelines within the zoning ordinance.

Action 2.2: Desired Businesses

Collaborate with the Economic Development Corporation to develop a comprehensive list of desired nonresidential uses, such as sit-down restaurants and local shops to be located at the appropriate FLUP locations.

Action 2.3: Adherence to Comprehensive Plan

As the City currently has many parcels zoned as Planned Developments (PD), use the Comprehensive Plan during all Planned Development (PD) zoning cases to ensure the City's vision is being implemented.

Action 2.4: Residential Adjacency Standards

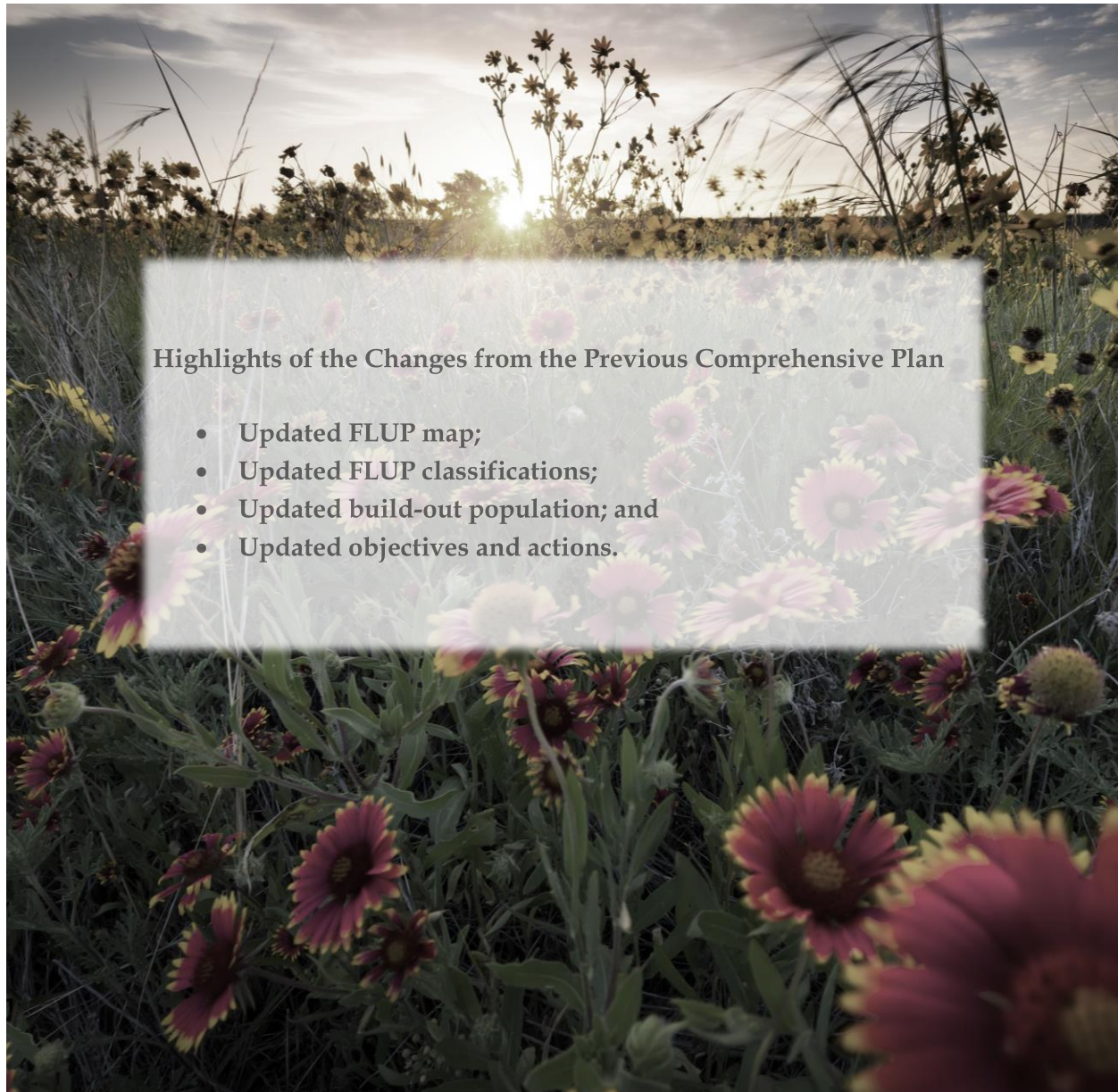
Include residential adjacency standards within the zoning ordinance and maintain a desired screening, landscaping, setback, and building orientation to mitigate the intensity of nonresidential uses on residential land uses.

Action 2.5: Orderly Amendment of the FLUP Map

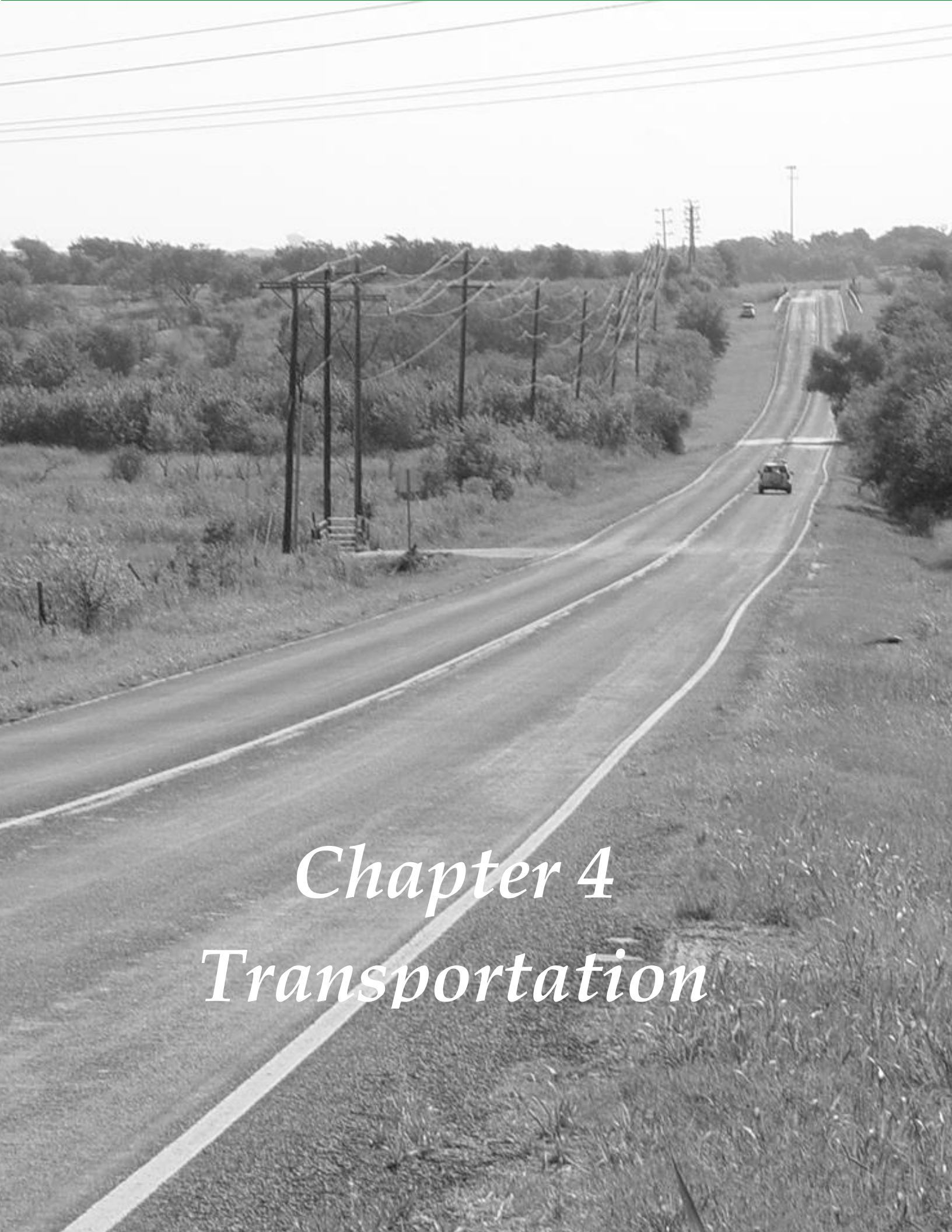
Amend the FLUP map prior to rezoning land that would otherwise result in an inconsistency between the FLUP map and the zoning map.

Amendments to the Future Land Use Plan

It is recognized during the planning process that circumstances may change in the future and the Comprehensive Plan may require modifications and refinements to remain current. Needed adjustments and changes to the FLUP map and other components of the land use element should be carefully considered as part of the annual plan updates and five-year major plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.



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Chapter 4

Transportation

Introduction

A community's transportation system is important for its ability to grow in an orderly manner. Connectivity is inherently linked to land use. The type of roadway influences the use of adjacent land, and conversely, the type of land use influences the size, capacity and flow of the roadway.

In general, Oak Point's transportation system should:

- Provide mobility and accessibility at appropriate levels according to the type of roadway;
- Focus on transportation options with pedestrian/bicycle access;
- Expand as needed to meet the needs of the City's changing development pattern;
- Efficiently connect greenbelts and sidewalks; and
- Provide sidewalks connectivity with neighborhoods.

Transportation Policies

Visioning Themes

As discussed in Chapter 2: Visions and Goals, visioning themes for each element of the plan emerged through the public input process, which helped to formulate the plan's policies, goals, objectives, and actions. The visioning themes related to transportation are:

Figure 13: Transportation Visioning Themes



Policy Directions

Factors considered in the process of developing or modifying the transportation and mobility system are:

- The system must be compatible with the City's desired growth and development considerations;
- The system must preserve the integrity of the City's overall look and feel;
- The trail system should capitalize on the City's rural feel and be integrated with green spaces;
- The infrastructure must balance the function of efficient traffic flow with the facilitation of access requirements; and
- The system should support both community-wide connectivity as well as connectivity between individual neighborhoods with a focus on maintaining existing amenities.

Existing Transportation System

The development of the transportation element for the Comprehensive Plan includes analysis and evaluation of the City's existing transportation system. The existing roadway and street network have been analyzed to assist in determining long-range needs for thoroughfare system development.

Oak Point's major roadway is Farm-to-Market Road (FM) 720, which connects the City from US Highway 380 to Eldorado Parkway. Since the previous comprehensive plan, FM 720 has been expanded to a six-lane divided road and now serves as the primary corridor for Oak Point. Other than FM 720, there is one other road that connects the City in the north-south direction – Naylor Road/Yacht Club Road, which is a three-lane undivided road (including a turn lane) north of Martop Road and a two-lane undivided road south of Martop Road. The collectors connecting the City in the east-west direction include Martop Road, McCormick/Shahan Prairie Road, and Martingale Trail. All of these roads are currently two-lane undivided, with the exception of partial areas.

Thoroughfare Plan

The Thoroughfare Plan has been updated to optimize and better reflect the existing framework, the recently completed Denton County Thoroughfare Plan, and the desires of the residents. The major challenge in Oak Point regarding transportation is maintaining the tranquil feel of the City while providing better access and mobility, because these two factors that are important to the community may conflict with each other.

The purpose of the Thoroughfare Plan is to identify how streets and roads operate and are intended to operate, to provide guidance to local officials and property owners in the decision-making process and to help ensure the construction of a logical, complete and functional roadway network.

While the Thoroughfare Plan does not identify who is responsible for funding and/or building proposed thoroughfare improvements including new roadways, it should be considered as standard operating procedure that developers are responsible for constructing and/or improving that portion of all roadways within or adjacent to their development, regardless of functional classification. While the Thoroughfare Plan identifies how streets and roads are intended to operate, it does not mandate that an existing functionally classified street or road must be improved to the specifications shown.

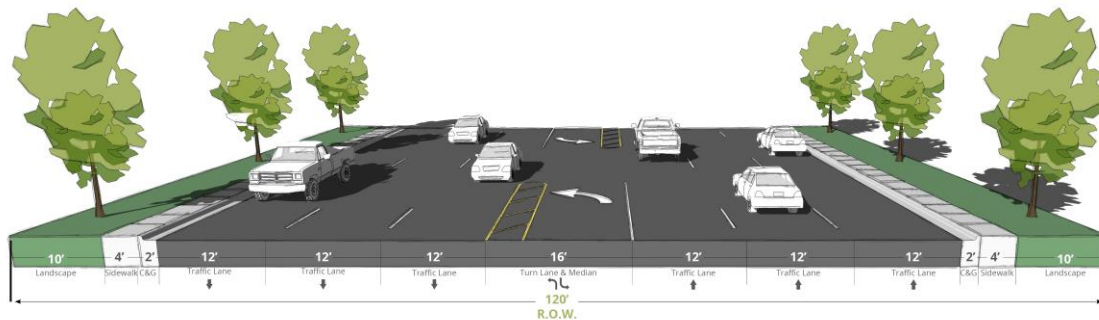
Functional Classifications

The following functional classifications apply to the Oak Point Thoroughfare Plan.

Major Arterial

Major arterial roadways carry traffic across major segments of a city and between adjoining cities, with a primary function of throughput, rather than access. Driveway access onto major arterials is often limited by spacing requirements, and parking along arterial roadways is seldom allowed. Major arterials are recommended to include four or more travel lanes within 100 feet to 120 feet of right-of-way and are often divided by a flush or raised median.

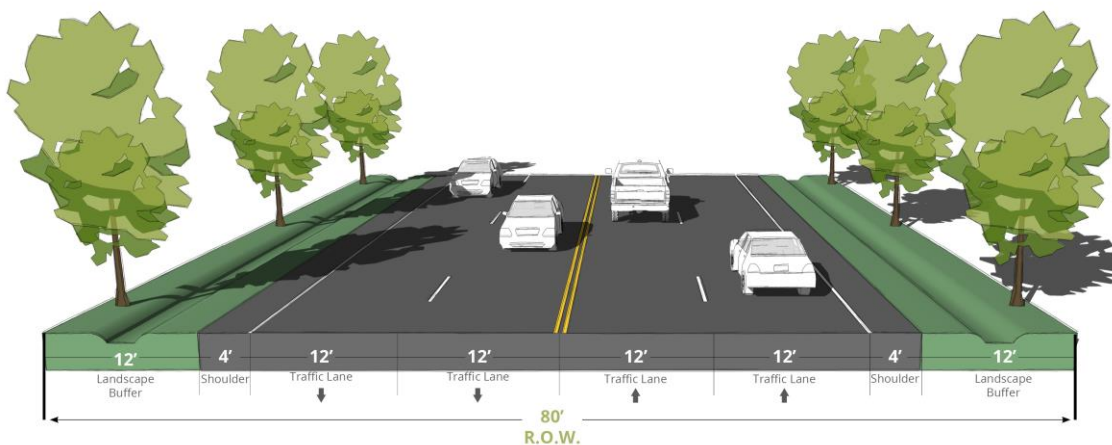
Figure 14: Major Arterial (Example)



Minor Arterial

Minor arterials accommodate moderate traffic volumes at relatively low speeds and provide a link between major arterials and collectors. Minor arterials should provide access to adjacent land uses as well as key areas. Minor arterials are recommended to include two to four 12-foot lanes within 80 feet to 100 feet of right-of-way.

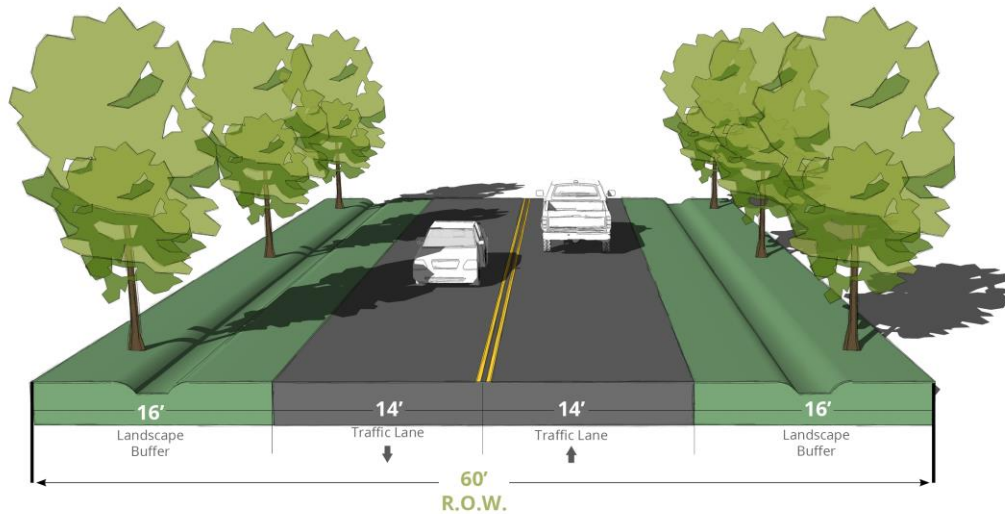
Figure 15: Minor Arterial (Example)



Collectors

Collectors are designed for short trips and low speeds, and primarily connecting trips to higher functional class facilities. Collectors are designed to convey lighter volumes of traffic. Collectors are recommended to include two to four 12-foot lanes within 60 feet to 80 feet of right-of-way.

Figure 16: Collectors (Example)



Trails and Sidewalks

Trails and sidewalks are important for the residents of Oak Point to promote non-vehicular mobility. All the parks and open space areas should also be connected by the trail system, which will allow the residents options to enjoy the natural environment.



Thoroughfare System Map

Figure 17: Thoroughfare System

Updated Thoroughfare Map



THOROUGHFARE SYSTEM

- | | | |
|--------------------|----------------------|-------------------------------------|
| — Major Arterial | — Proposed Collector | — Lake Lewisville |
| — Minor Arterial | — Existing Trail | — Wetlands/Floodplain |
| - - Proposed Minor | - - Proposed Trail | — 1-Percent Flood Risk Zones (FEMA) |
| — Collector | | — Oak Point City Limits |
| | | — Oak Point ETJ |

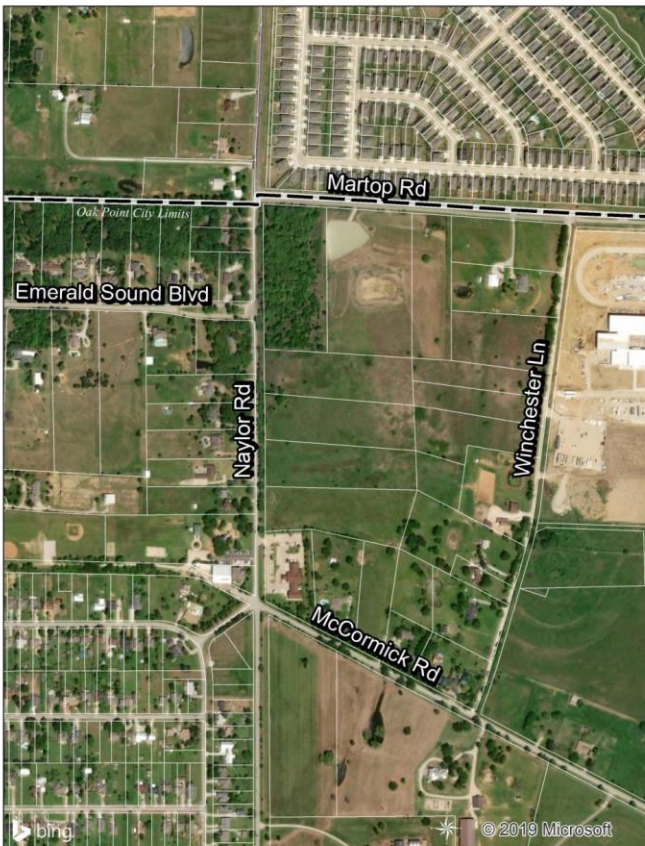
Envision Oak Point Projects

One of the key themes identified during the community input was the desire to brand the “overall look and feel” of the community. The identified corridors along Naylor Road and FM 720 can be transformed as into community assets and can ~~serve to achieve the branding idea~~ help brand the community’s identity.

Envision Oak Point along Naylor Road

The parts of Naylor Road south of Martop Road should be improved in multiple phases. The roadway should have two divided lanes with a landscaped median. Special emphasis should be provided around the intersection of Naylor Road and McCormick Road to design the area with branding features since the area currently has public facilities ~~(City Hall)~~ and that attracts residents. The FLUP map proposes residential land use ~~to the area~~ north of the intersection of Naylor Road and McCormick Road. The future residential developments should provide masonry screening along the corridor to buffer the homes from traffic impacts.

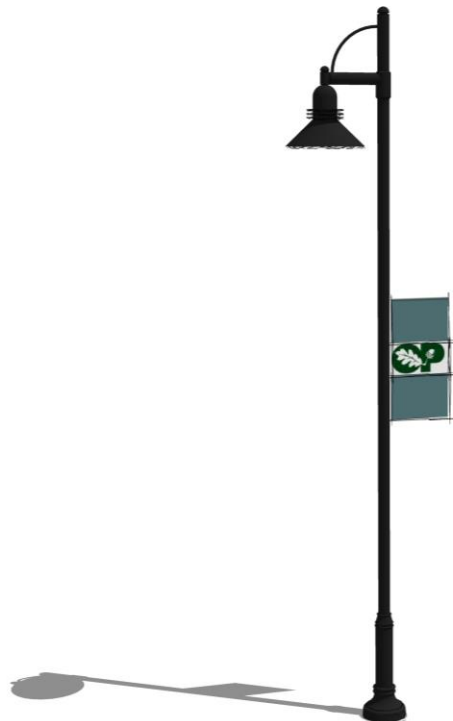
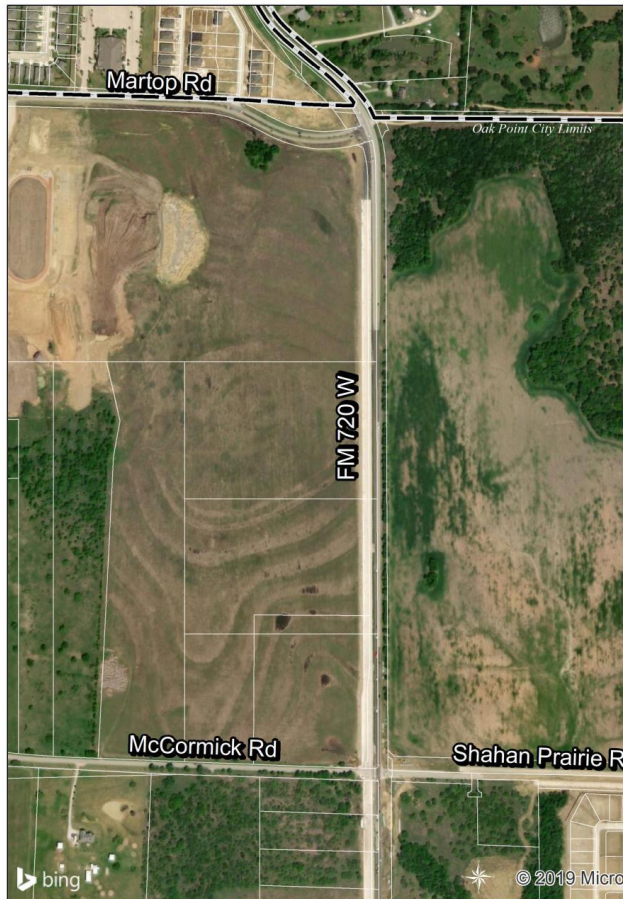
Figure 18: Envision Oak Point Project along Naylor Road



Envision Oak Point along FM 720

The FLUP map suggests retail/commercial land use category in this area. The intersection of FM 720 and Martop Road should establish a sense of arrival with the use of an entryway sign, promoting Oak Point's lake-rural feel. The corridor should be designed with decorative light features, banner signs, and street planters. The proposed trail along this corridor should create an inviting environment by integrating landscaping, xeriscaping, and other streetscaping methods ~~such as street benches~~. Considerations should be made to add a new public facility to a suitable location along FM 720 and develop the surrounding areas with a "placemaking" concept. Examples of a placemaking concept include providing a gathering space for residents or a venue to hold special events around the public facility.

Figure 19: Envision Oak Point along FM 720



Transportation Goal, Objectives, and Actions

Transportation Goal

Provide improved access and circulation throughout the City while ensuring traffic safety and preserving the rural quality and identity of Oak Point.

Objective 1: Maintain the Rural Character

Maintain the character of Oak Point in the roadway system.

Action 1.1: Rural Character in New Developments

Require new developments to maintain a rural residential character on new and existing collector streets and the reconstruction of existing streets with trees, landscaping, trails, and open ditch drainage.

Action 1.2: Through Traffic

Discourage “through traffic” ~~on~~[from](#) FM 720 by incorporating a traffic calming plan that addresses through traffic with a combination of soft measures, such as signage or flashing speed indicators, and dedicated measures, such as installing speed bumps or developing a round-about.

Action 1.3: Trails Plan

Incorporate a trails plan to connect older neighborhoods to new developments through a system of trails, sidewalks, and greenbelts throughout the City [and encourage using golf-carts within the trails plan](#).

Objective 2: Establish an Identity

Create a “lake-rural” entryway and identity for the City.

Action 2.1: Entrance Design

Design a City entrance sign and landscaping that capitalizes on the lake and the City’s rural characteristics.

Action 2.2: Rural Character Design Elements

Require major entry roads, such as FM 720 and Naylor Road, to reflect the rural character of Oak Point with landscaping, additional setbacks, preservation of existing trees and planting of additional trees, open ditch drainage, and trails.

Action 2.3: Envision Oak Point Projects

Implement the “Envision Oak Point Projects” in the designated areas.

Action 2.4: Dark-Sky Policy

Incorporate a dark-sky policy to require [fully-shielded light fixtures](#) and revise the lighting standards accordingly.

Objective 3: Ensure Access and Circulation

Ensure adequate access and circulation within the City.

Action 3.1: Proposed Extensions

Work with the developers to extend the roadways as proposed on the Thoroughfare Plan in Figure 17, [as roadway developments are often associated with respective development projects](#).

Action 3.2: Connectivity for New Subdivisions

When reviewing new subdivisions, utilize the Thoroughfare Plan during the site development process to ensure connectivity and accessibility and coordinate with the developers to ensure additional roadway capacity at the entrance points of neighborhood developments.

Action 3.3: Traffic Light Timing

Investigate traffic light timing at appropriate intersections to allow vehicles to flow more freely.

Action 3.4: Roadway [Operation and Maintenance](#)

Create an inventory for the conditions of the major roadways and conduct an annual study to identify and improve deteriorating streets.

Objective 4: Ensure Traffic Safety

Ensure traffic safety for the residents of Oak Point.

Action 4.1: Online Survey

Conduct an online survey among the residents to identify the intersections that have a perception of being unsafe and the reason behind the perception.

Action 4.2: Crash Location List

Create and maintain a list of crash locations to prioritize for improvements.

Action 4.3: Safety Features

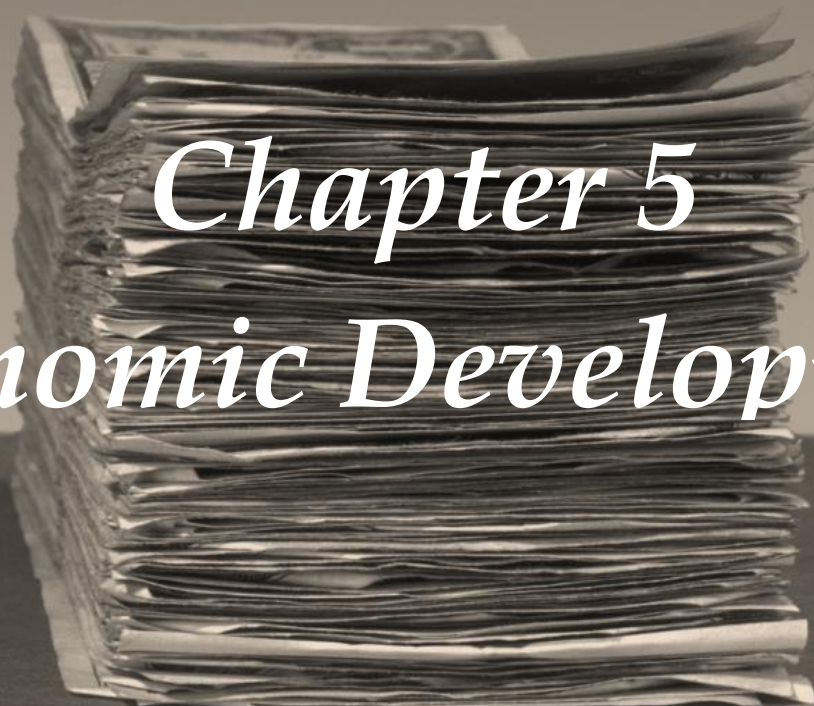
Establish departmental goals to implement safety features on two intersections that are perceived to be unsafe every year.

Action 4.4: [Street Lights](#)

[Add dark-sky compliant street lights on FM 720 to ensure traffic safety.](#)

Highlights of the Changes from the Previous Comprehensive Plan

- Updated existing thoroughfare system description;
- Updated functional classifications;
- Updated thoroughfare system map;
- Provision of two special projects along Naylor Road and FM 720; and
- Updated objectives and actions.



Chapter 5

Economic Development

Introduction

For a city to sustain and thrive, economic development is one of the most important pieces to consider. Currently Oak Point's tax base is predominantly dependent on residential property taxes; however, it is important to note that some nonresidential developments are crucial for the economic support of the City because they provide a significant source of tax revenue and contribute in formulating a recession-proof community.

In general, Oak Point's economic development approach should:

- Attract and sustain desirable businesses;
- Locate nonresidential uses only in appropriate areas;
- Incorporate high-quality aesthetic standards to complement the City's rural feel; and
- Establish effective partnerships between public and private interests to promote extensive and prolonged private investment.

Economic Development Policies

Visioning Themes

As discussed in Chapter 2: Visions and Goals, visioning themes for each element of the plan emerged through the public input process, which helped to formulate the plan's policies, goals, objectives, and actions. The visioning themes related to economic development are:

Figure 20: Economic Development Visioning Themes



Policy Directions

Factors considered in the economic development pursuit should include:

- In promoting economic development, the City should be mindful of what initially attracted residents to Oak Point – its quality of life.
- Nonresidential developments should not be allowed to infringe upon existing neighborhoods and new residential developments should be carefully buffered from businesses.
- The City should seek balanced nonresidential development while also supporting the rural residential atmosphere and enhancing the quality of life for residents.
- Nonresidential developments should be unique and distinctive compared to surrounding communities.
- Consideration should be given to the costs of providing and maintaining public services associated with new nonresidential developments so that it does not exceed anticipated

revenues, although sales and commercial property tax revenues generally more than offset the costs of providing public services and even support the services provided to residential properties.

- The City should undertake efforts to ensure that businesses are engaged as active members of the community.



Existing Economic Development Initiatives

Economic Development Corporation

The City of Oak Point established a Section 4B Economic Development Corporation (EDC) in 2006. The EDC collects a 0.5% sales tax to be used toward community development initiatives, such as:

- Land
- Buildings
- Equipment
- Expenditures
- Facilities
- Improvements for:
 - Affordable housing
 - Entertainment and tourist facilities
 - New and expanded business development, including retail projects
 - Park facilities and events and open space improvements
 - Professional and amateur sports facilities
 - Water supply facilities or water conservation programs (upon voter approval)

Economic Development Incentives

The City of Oak Point is committed to the promotion and retention of high-quality developments and to provide a high quality of life for its citizens. These commitments can often be attained by the enhancement and expansion of the local economy, which is why, the City considers providing economic development incentives to aid in the stimulation of economic development in Oak Point on a case-by-case basis. These incentives may include:

- Construction of infrastructure
- Fee waivers
- Loans or grants
- Personnel
- Property tax abatements
- Sales tax rebates
- Tax reinvestment zones

Branding Ideas

The Envision Oak Point Projects described in Chapter 4: Transportation address some of the branding needs of the City such as entryway signs and placemaking developments. Additionally, the City may consider promoting its tagline “a country place” in target areas.

Working with appropriate businesses to promote the City in various platforms can also help promote the community’s identity. For example, the City or the EDC may partner with local businesses to give away free or discounted meals in exchange of posting photos and tagging the City’s future Facebook page (the City does not currently have a Facebook page but it has been identified as an action item in Chapter 6: Community Facilities and Services).

The City’s natural environment should be emphasized in the overall branding initiatives. The City should develop and maintain high-quality stock photos that promote the lake, parks, trails, and the golf-carting opportunities and publicize the photos on various platforms such as the City’s website for branding purposes.



Economic Development Goal, Objectives, and Actions

Economic Development Goal

Encourage appropriate businesses that are aesthetically pleasing to improve the City's tax base while minimizing impacts on the surrounding areas.

Objective 1: Ensure Appropriate Locations for Desired Businesses

Limit desired nonresidential uses to appropriate areas.

Action 1.1: Adherence to the FLUP

Locate nonresidential developments only in areas that are designated as retail/commercial or light industrial on the FLUP map.

Action 1.2: Types of Nonresidential Uses

Update the list of uses in the zoning ordinance through careful evaluation and assign the nonresidential uses carefully to the appropriate districts.

Action 1.3: Relocation of City Hall

Consider a new location of the City Hall (administrative offices) in the retail/commercial district along FM 720 and design the area to brand the "community identity".

Action 1.4: Economic Development Corporation's Target Businesses

Develop an inventory of businesses that are appropriate within the City and partner with commercial property owners, commercial real estate brokers, and community business leaders to facilitate recruitment of targeted businesses using effective recruiting and promotional techniques, appropriate incentive offerings, and responsiveness to business needs.

Action 1.5: Capital Improvement Program

Proactively identify and prioritize within the City's Capital Improvement Program those infrastructure projects needed to establish a foundation for subsequent development and infrastructure expansion.

Objective 2: Attract Aesthetically Pleasing Businesses

Attract desirable businesses that complement the City's lake and rural characteristics.

Action 2.1: Architectural Requirements

Update the zoning ordinance to include enhanced architectural standards for nonresidential zoning districts that complement the City's overall image and identity.

Action 2.2: Business Incentives

Provide incentives to businesses that incorporate elements complementing the City's look and feel (for example: reduction of parking requirements when the business offers bike racks).

Action 2.3: Natural Environment and Cultural Enhancement

Ensure the beauty and uniqueness of the community through the preservation of the natural environment and promotion of the cultural and visual arts with the lake-rural theme.

Objective 3: Engage the Community

Engage the community toward the economic development initiatives.

Action 3.1: “Shop Local” Campaign

Create a campaign to encourage residents to shop locally and to increase public awareness of the importance of sales tax revenues.

Action 3.2: Feedback Mechanisms

Utilize advisory groups, surveys, and other feedback mechanisms to proactively identify problem areas and opportunities for assistance.

Action 3.3: Public Exposure of New Businesses

Host special events designed to promote the public exposure of new businesses and the recognition of awards or special achievements for existing businesses.

Action 3.4: Festivals and Events

Actively promote the success and expansion of all public festivals and seasonal events.

Objective 4: Reduce Residential Property Taxes

Reduce the tax burden of residential property owners.

Action 4.1: Nonresidential Tax Base

Facilitate the establishment of a nonresidential tax base that represents at least 10% of the City’s total property tax base by the end of 2022.

Action 4.2: Construction Facilitation

Facilitate the construction of at least 50,000 square feet of additional commercial, retail and office space within the retail/commercial land use category by the end of 2022.



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Chapter 6
Community Facilities
and Services

Introduction

Public buildings and facilities are integral functions of any city. This Community Facilities and Services chapter provides general direction for the development of community facilities necessary or desirable to support future land use patterns and to meet projected needs of the community. Coordination with other local governments, special districts, school districts and state and federal agencies may provide opportunities for multi-jurisdictional facilities.

In general, Oak Point's community facilities and services should:

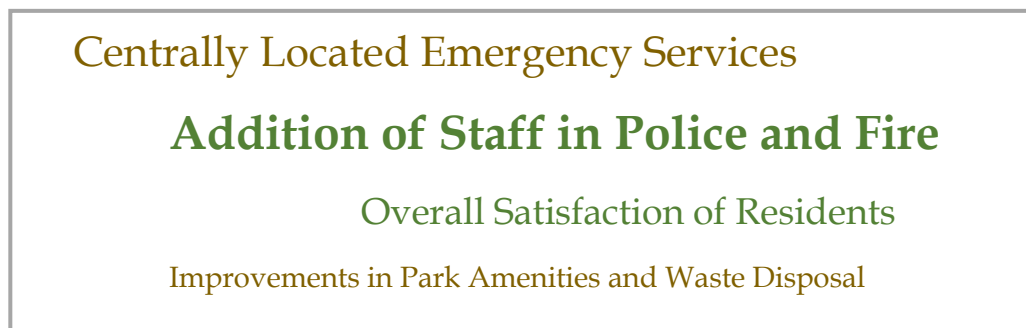
- Maintain the quality of life that drew its residents to the City;
- Build and develop the facilities and services; and
- Continue to build upon the existing relationships with other entities to ensure appropriate facilities and services.

Community Facilities and Services Policies

Visioning Themes

As discussed in Chapter 2: Visions and Goals, visioning themes for each element of the plan emerged through the public input process, which helped to formulate the plan's policies, goals, objectives, and actions. The visioning themes related to community facilities and services are:

Figure 21: Community Facilities and Services Visioning Themes



Policy Directions

The following factors should be considered in providing the appropriate level of community facilities and services:

- The City should constantly invest in efforts to gauge resident satisfaction for the facilities and services;
- The City should be aware of any shortcomings of provided facilities and services and should make it a priority to improve on those elements; and
- The City should establish a strong communication method with its residents in order to obtain constructive feedback.

Inventory of Existing Community Facilities

Municipal Facilities

Oak Point City Hall

The City Hall building is located at 100 Naylor Road. The 1,891 square foot building currently houses administrative offices and the City Council chambers. Currently, the City Hall employees include a City Manager and four administrative personnel.



Department of Public Safety/Public Works

In 1977, the City established a police department, which was later developed into the Oak Point Department of Public Safety (DPS). Under this concept, the department operates Police/Fire/EMS services as one organization to maximize its resources and personnel.

In 2004, Oak Point began providing its own fire services and acquired additional firefighting apparatus and equipment. Consequently, the City constructed a new 9,000 square foot DPS/Public Works Building to house the Department of Public Safety, the Public Works Department, and a community room. The DPS/Public Works Building is located adjacent to the City Hall. Many of the employees carry State of Texas certifications in police, fire, and EMS.

The Department of Public Safety currently has 27 employees:

- 1 Chief
- 1 Sergeant
- 1 Administrative Assistant
- 12 Patrol Officers
- 12 Firefighters



There are currently eight patrol vehicles, one chief vehicle, and one sergeant vehicle for police services and five fire trucks.

The Public Works Department is responsible for the construction and maintenance of the City's streets; placement and maintenance of traffic and other signage throughout the City; monitoring drainage systems and repairing when appropriate; inspection of public infrastructure construction; facility maintenance; limited fleet maintenance; and parks maintenance and improvements. The Public Works Department is currently comprised of three staff members and has four trucks for operational purposes.

We recently had a fence fire due to our neighbor grilling in their backyard; it was a windy day and it accidentally spread to the wood they had on the side of their house and progressed from there. By the time I called 911, the fire had spread to the fence between our homes. I called 911 and the fire department and two officers showed up to get things under control. I was thankful and impressed with their skills, professionalism, and courtesy. Just wanted to say, "Thank you!"

- Review from Oak Point Department of Public Safety Facebook Page

In addition to housing the Departments of Public Safety and Public Works, the DPS/Public Works Building also contains a community room that is used for the City's Parks and Recreation Program (which began in 2005) and is available for rent for other events.

Parks

There are currently two facilities that are operated by the City. Jake's Place is a community park located next to the current City Hall. It has a playground, sand volleyball court, basketball court, baseball field, two practice soccer fields, horseshoe arena, and picnic areas that include grills and tables. The park is approximately 8.41 acres. Another facility that the City provides is a boat ramp leased from the U.S. Army Corp of Engineers. Additionally, there are private recreation areas and trails in Emerald Sound, Crescent Oaks, Eagles Landing and Woodridge Estates.



Utilities

Oncor Electric and CoServ are the electric transmission and distribution companies for Oak Point, with numerous retail electric providers operating within the City. Telephone service is provided by several telecommunications providers. DirecTV and Dish Network are the satellite TV providers, and Suddenlink (formerly Cebridge Connections) provides internet and cable service in the City. Internet services are also available through Exede, Frontier Communications, and HughesNet. At present, there are no natural gas providers that serve the City. Republic Services, operating as Allied Waste, provides the solid waste and recycling services for all residents of Oak Point.

Schools

Both the Little Elm and Denton Independent School Districts serve Oak Point. Oak Point Elementary School under the Little Elm Independent School District and Rodriguez Middle School under the Denton Independent School District are located within the Oak Point City Limits. Cross Oaks Elementary under the Denton Independent School District is located in the northern ETJ area of Oak Point.

Future Community Facilities and Services

Municipal Facilities

Oak Point City Hall

A general standard for municipal office space used by many cities is 1,000 square foot of floor area per 1,000 residents. Based on this standard, the City's municipal office space should be a minimum of 3,500 sq. ft., indicating that the current facility at Naylor Road does not provide adequate space for the resident needs of the City. A new location for administrative offices and municipal court should be considered along FM 720, whereas the Council chambers may remain at the current location.

Department of Public Safety/Public Works Building

An additional DPS location on FM 720 or on the east side of the City may be appropriate to ensure adequate public safety coverage. Considerations should also be made to expand the current community room to serve diverse purposes along Naylor Road.

Vehicles, apparatus and equipment should be added to maintain the service level that Oak Point now provides. With an anticipated total build-out population (within City Limits and ETJ) of approximately 19,556 based on the FLUP map and possible nonresidential developments along FM 720, public safety personnel requirements should be increased based on standards developed by the department. The City also benefits from continued cooperation through interlocal agreements with neighboring communities for ambulance service and mutual emergency response assistance. Further development of fire services will require capital outlays for equipment as well as personnel. Fire response in the City also hinges on the size and ability of the water distribution system to provide water flows and pressure to contain and extinguish fires.

Parks

The resident's needs should be constantly monitored to ensure the current parks (public and private) adequately serve the community.

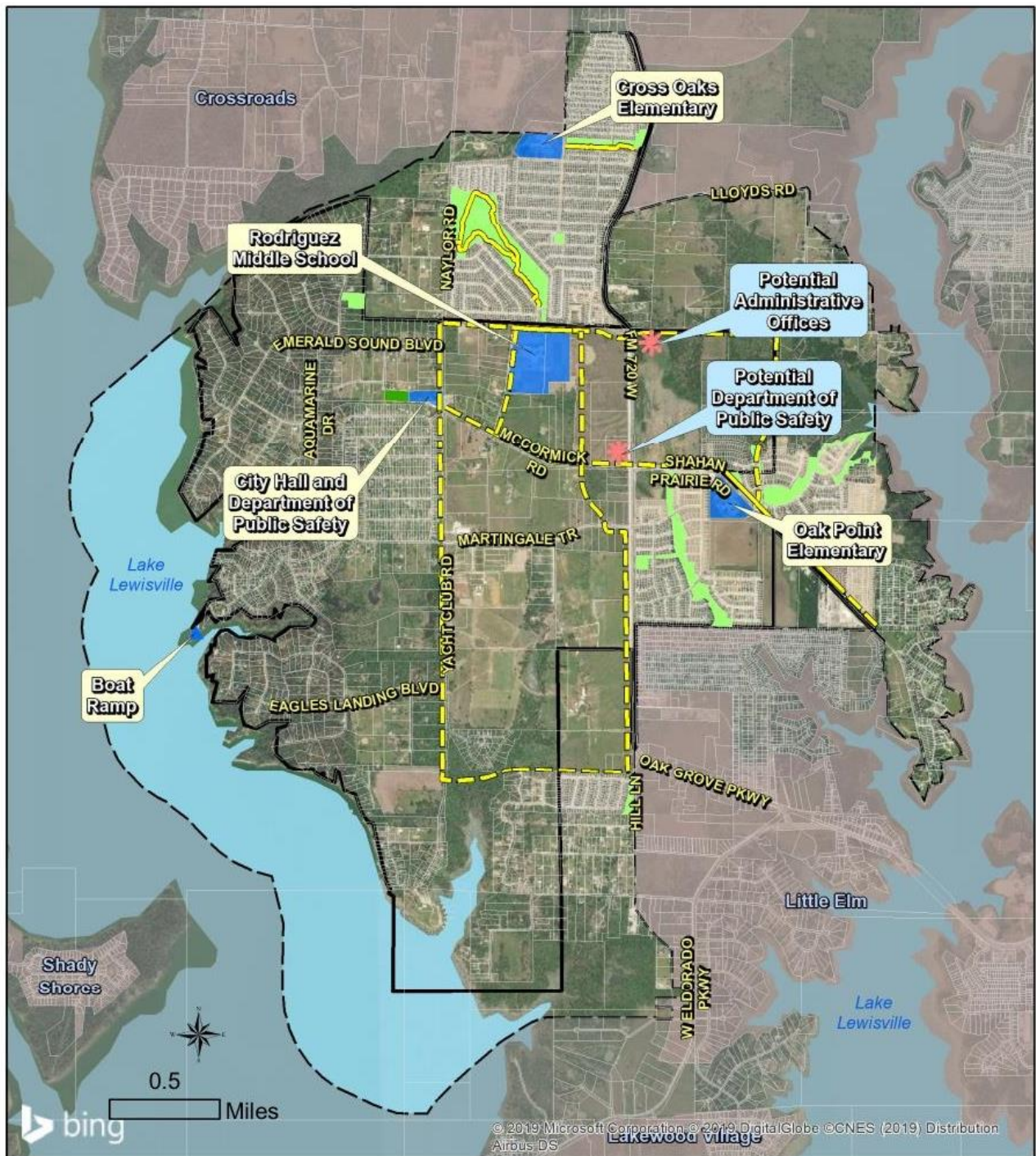
Utilities

The City should continue to maintain effective working relationships with the utility providers to ensure adequate services within the City.

Schools

There are currently no plans for additional school sites to be located within the City. The City should continue to maintain effective relationships with both the school districts for collaboration on future projects.

Figure 22: Existing and Potential Public Facilities Map



PUBLIC FACILITIES

- ✱ Potential Public Facilities
- Public Facilities
- City Park
- Private Park
- Existing Trail
- - - Proposed Trail
- Oak Point City Limits
- Oak Point ETJ

Community Facilities and Services Goal, Objectives, and Actions

Community Facilities and Services Goal

Provide appropriate city facilities and services that are easily accessible to all residents of Oak Point.

Objective 1: Expand Facilities and Services

Expand City facilities to additional locations along FM 720 to ensure appropriate services are provided to all parts of the City.

Action 1.1: Relocation of Administrative Offices

Consider relocating the administrative offices along FM 720 between McCormick and Martop Roads.

Action 1.2: Public Facilities Design

Implement the “Envision Oak Point along FM 720” project at the possible new location of the administrative offices to promote Oak Point’s identity.

Action 1.3: Emergency Response Time

Constantly monitor and analyze emergency response time and investigate adding another location for police and fire services if needed.

Action 1.4: Adequate Public Safety Officers

Conduct a continuous analysis to identify if the current number of public safety officers (police and fire) can adequately serve the community and add additional staff to resolve any inadequacy.

Action 1.5: Multi-purpose Community Facility

Expand the current community room to be a larger facility that can serve multiple purpose for the community.

Objective 2: Utilize Parks, Open Space, and Trails

Maintain the natural environment of Oak Point through the parks, open space, and trails and address needs for leisure and open space at both the neighborhood and community levels.

Action 2.1: Park Dedication

Continue to require park dedication during the development review process.

Action 2.2: Partnerships with Other Entities

Coordinate with the homeowner’s associations and other private entities to develop a partnership to add necessary amenities in both public and private parks.

Action 2.3: Existing and Proposed Trails

Refer to the thoroughfare plan (as presented in Chapter 4: Transportation) to ensure all parks and recreation-related efforts complement the existing and proposed trails.

Objective 3: Enhance the Communication Strategies

Enhance the City communication system to include new methods and effectively use the existing ones.

Action 3.1: Social Media

Create a Facebook page for the City of Oak Point as a resource to receive constant resident input and promote community identity.

Action 3.2: Outreach Maximization

Promote all activities and events through different communication methods to maximize outreach.

Action 3.3: Continuous Involvement of All Residents

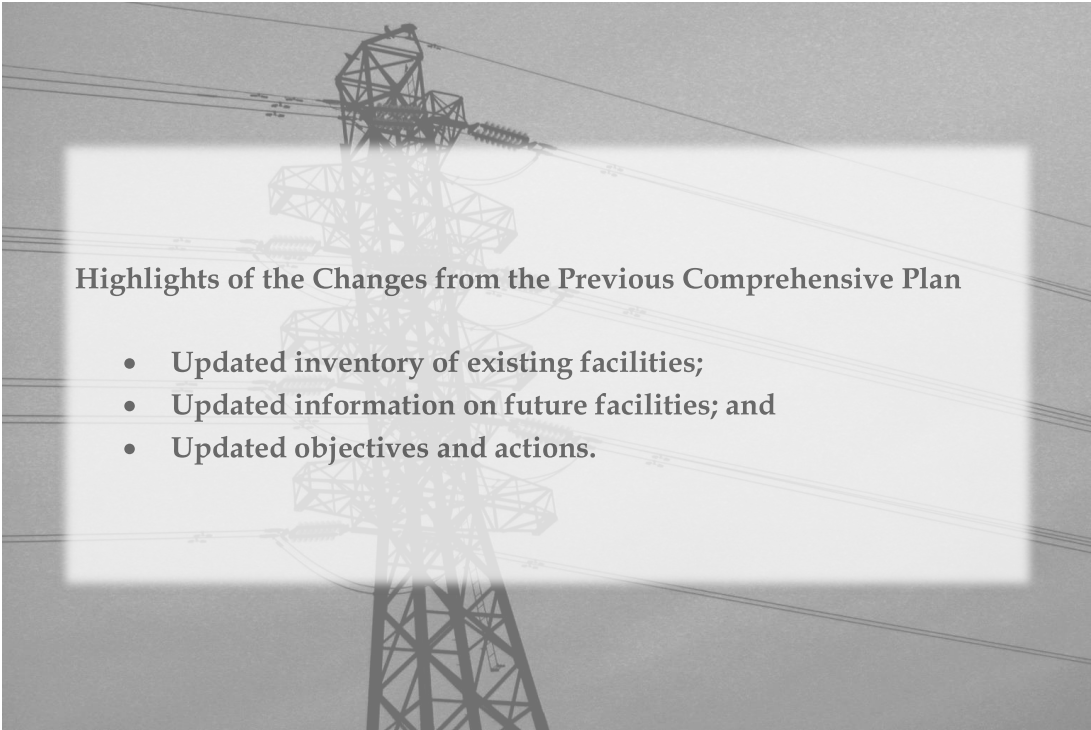
Explore new recreational and leisure programs for all age groups, especially for the community's youth and teens and ensure continuous involvement of the residents with the programs.

Action 3.4: Electronic Signs

Install electronic signs in front of the existing and future municipal buildings to announce important dates, events and activities and design the sign to promote the lake and rural identity of the City (See Envision Oak Point along FM 720 example).

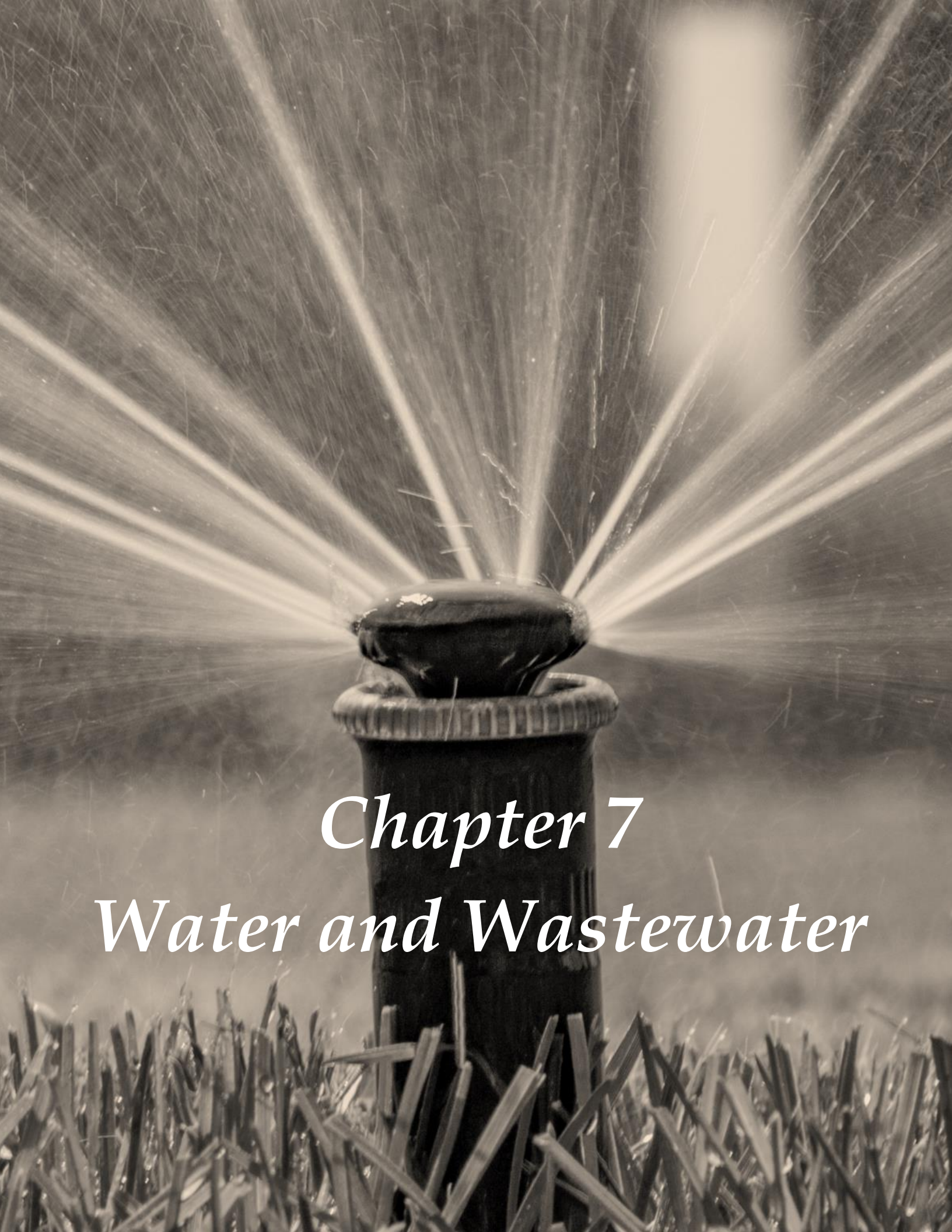
Action 3.5: Utilities and School District Liaison

Appoint one City Staff member to act as a liaison with all different utility providers and the two ISDs to ensure appropriate services for the residents and stay informed on any upcoming needs.



Highlights of the Changes from the Previous Comprehensive Plan

- Updated inventory of existing facilities;
- Updated information on future facilities; and
- Updated objectives and actions.



Chapter 7

Water and Wastewater

Introduction

This chapter provides a general overview of the water and wastewater systems and Certificate of Convenience and Necessity (CCN) holders serving the residents of Oak Point. A CCN refers to the area where a provider (such as a city or a special utility district) must provide water and/or sewer services. The CCN holder has the exclusive right to provide services within the area.

Currently, Mustang Special Utility District, Terra Southwest, and Town of Little Elm hold the CCNs for water and Mustang Special Utility District and Town of Little Elm hold the CCN for wastewater within the City Limits and ETJ.

Water and Wastewater Policies

Visioning Themes

As discussed in Chapter 2: Visions and Goals, visioning themes for each element of the plan emerged through the public input process, which helped to formulate the plan's policies, goals, objectives, and actions. The visioning themes related to water and wastewater are:

Figure 23: Water and Wastewater Visioning Themes



Policy Directions

Factors considered in providing appropriate level of water and wastewater services are:

- The City should constantly evaluate resident satisfaction level for the water and wastewater service providers;
- The City should investigate in arranging services to areas that currently do not have a water and/or wastewater provider;
- The City should maintain strong working relationships with the service providers in order to uphold and improve the services within the City and the ETJ.

Existing Water Service

Water service is provided to the citizens of Oak Point by three providers. The service provider is dependent upon the location of the property.

Terra Southwest

Terra Southwest provides service for:

- Gates of Waters Edge
- Hill Town
- Wellington Trace
- Properties generally located east of Yacht Club Road south of Eagles Landing Boulevard, including properties located on Sunset Cove Lane, Dickinson Lane, and Lonesome Dove Drive

Mustang Special Utility District

Mustang Special Utility District generally provides service for all other properties located in the City limits and northern side of the ETJ.

Town of Little Elm

Town of Little Elm will provide service for the South Oak subdivision (currently in the development approval phase) in the City's ETJ.

Existing Wastewater Service

Mustang Special Utility District is currently the sole provider of wastewater services in Oak Point. Some portions of the City's ETJ area (South Oak subdivision) are currently planned to be served by the Town of Little Elm's wastewater system.

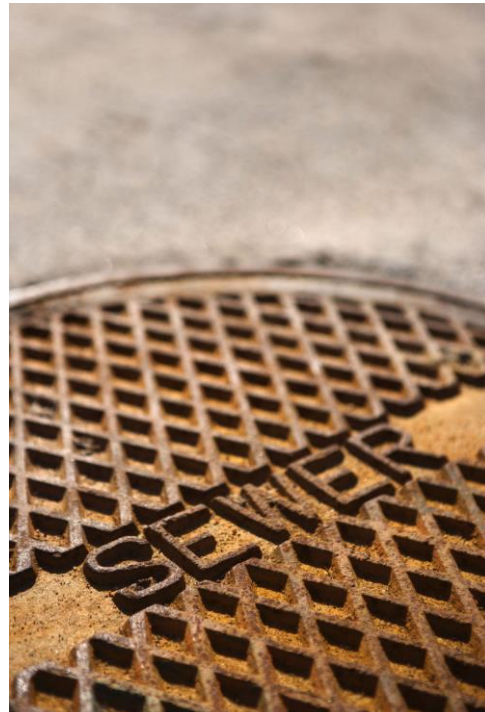
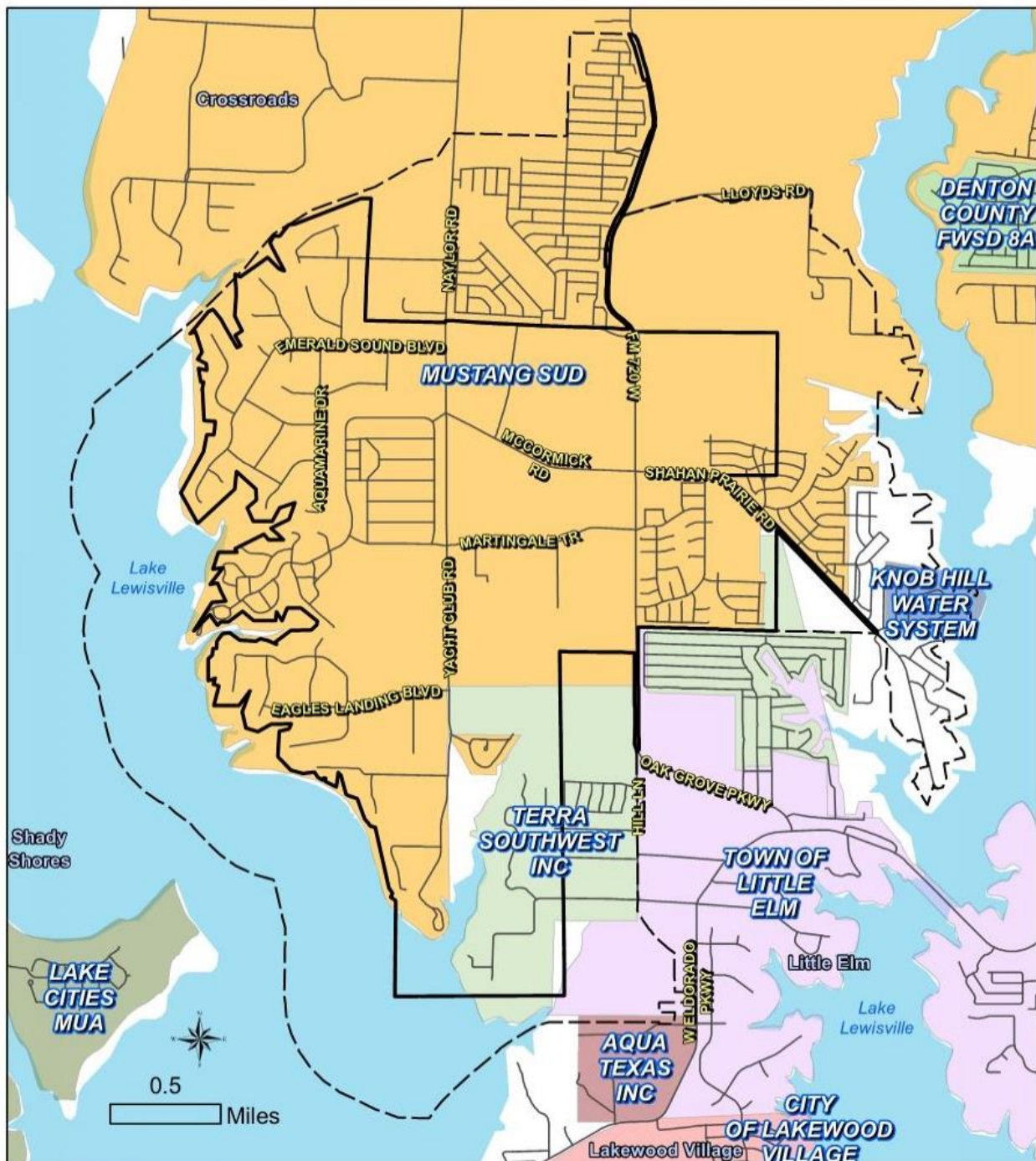


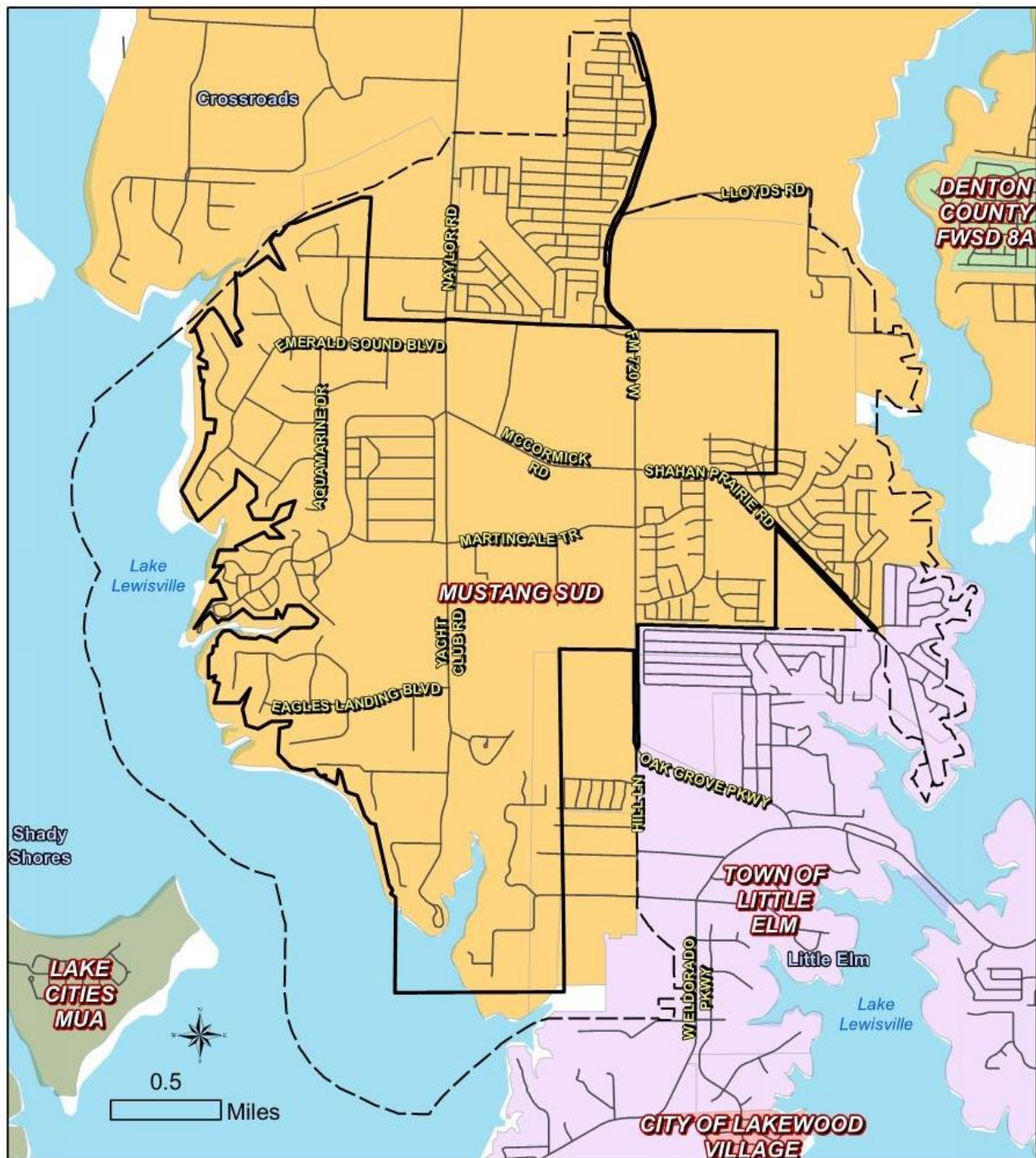
Figure 24: Water Service Providers




WATER SERVICE PROVIDERS

- | | |
|--------------------------|---------------------|
| AQUA TEXAS INC | LAKE CITIES MUA |
| CITY OF LAKEWOOD VILLAGE | MUSTANG SUD |
| DENTON COUNTY FWSD 8A | TERRA SOUTHWEST INC |
| KNOB HILL WATER SYSTEM | TOWN OF LITTLE ELM |
| Oak Point City Limits | |
| Oak Point ETJ | |

Figure 25: Wastewater Service Providers



WASTEWATER SERVICE PROVIDERS

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| CITY OF LAKEWOOD VILLAGE |  Oak Point City Limits |
| DENTON COUNTY FWSD 8A |  Oak Point ETJ |
| LAKE CITIES MUA | |
| MUSTANG SUD | |
| TOWN OF LITTLE ELM | |

Placeholder for Mustang's Maps

Water and Wastewater Goal, Objectives, and Actions

Water and Wastewater Goal

Establish and maintain adequate water and wastewater systems in an efficient and cost-effective manner.

Objective 1: Ensure Facilities and Services

Ensure water and wastewater services are provided to all areas within the City Limits and ETJ.

Action 1.1: Service Area Study

Conduct a study to identify areas within the City Limits and ETJ that currently are not served by any water or wastewater provider.

Action 1.2: Service Providers

Coordinate with various service providers to expand their CCNs to the underserved areas as identified by the study.

Action 1.3: Fire Protection

Work with the water service providers to encourage and facilitate the development of systems capable of providing fire protection in a more urbanized environment.

Objective 2: Maintain and Improve Resident Satisfaction

Maintain and improve resident satisfaction regarding the water and wastewater system to uphold the quality of life in Oak Point.

Action 2.1: Resident Satisfaction

Conduct a survey to gather information on resident satisfaction regarding the water and wastewater systems in their respective neighborhoods, even though the City does not provide these services.

Action 2.2: Staff Liaison

Appoint a City Staff member as a liaison to maintain effective working relationship with the water and wastewater service providers and convey general concerns such as low water pressure in an official manner.

Action 2.3: Emergency Hotline

Coordinate with the service providers to consider opening a 24/7 hotline for water- and wastewater-related emergencies.

