P&Z Recommended – 6.4.2019

City of Oak Point
COMPREHENSIVE PLAN 2019

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OP
City Hall
Polo Fields
Yacht Club
OAK POINT

Preface

The Oak Point Comprehensive Plan is the result of 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 sets the stage for intelligent and coordinated actions.

When Oak Point initiated the previous effort in long-range planning in 2002¸ the City decided to manage its destiny rather than reacting to change. The results of previous planning efforts are reflected in very tangible accomplishments across the community achieved through dedication and commitment to a shared vision. This 2019 update sets the stage to continue building upon that vision.

Through community involvement, the Comprehensive Plan process seeks to incorporate the community's values in terms of quality of life; character and scale of development; enhanced aesthetic appeal; and how new developments should be integrated into the existing and future city framework.

The Comprehensive Plan 2019 is a principal part of the city's overall, ongoing planning process. While Oak Point's Comprehensive Plan should be flexible enough to respond to changing needs, the community should remain steadfast in its vision and support for the core goals and objectives contained in the Plan.

In light of the challenges and opportunities facing Oak Point, the key components of the Comprehensive Plan are intended to provide the framework and guidelines for the next coming years to ensure Oak Point's desired future.

Development of the Comprehensive Plan

Aware of the development issues facing it and its neighboring communities, the City of Oak Point decided to develop the first Comprehensive Plan in June of 2001. In 2019, the plan was updated to provide new concepts and challenges facing the City by growth throughout the area. For this small community, safeguarding its "country place" identity is of high importance to its residents. The City sought to develop the Plan in order to:

- Decide which types of development are compatible with the City's vision for the future and assist in preparing a vision statement.
- Provide guidance and a tool for making land use decisions.
- Preserve and improve neighborhoods and the overall quality of life.
- Promote economic development that is sensitive to residential and quality of life considerations.
- Review and make recommendations to the Zoning and Subdivision Ordinances.

This Plan provides the vision, goals, objectives and actions necessary to direct the City's progress over the next five, ten, even twenty years. It is the official public document, which will serve as a guide for policy decisions relating to the physical, social, and economic growth of the community. In addition to providing goals and objectives to work toward, the Plan assesses the opportunities and challenges facing the City and sets priorities for an implementation program that emphasizes specific actions and practical results.

While Oak Point's Comprehensive Plan should be flexible enough to respond to changing needs, the community should remain steadfast in its vision and support for the core goals and objectives contained in the Plan.

A comprehensive plan is to a community what a business plan is to a business. No successful business venture is undertaken without first developing a business plan. No community can expect to be successful in managing its physical growth without first having a blueprint to follow. As changes in the economy affect business strategies, changes in physical, social, economic and environmental conditions affect a community's previous comprehensive plan. What may have been desirable five or ten years ago, may no longer be wanted or needed. A fundamental purpose of a comprehensive plan is to provide a planning process that results in a desirable direction for future growth and development of the community.

The development of Oak Point's Comprehensive Plan is the result of many meetings and workshops with community residents, leaders and City Staff in an effort to answer some basic questions:

- Where has Oak Point been in the past?
- Where is it now?
- Where is it heading in the future?
- Where does it want to be in the year 2030?
- How does it reach the desired future?

These questions form the basis for development of a long-range plan. Once the residents and community leaders of Oak Point are confident in the knowledge of the community's past and present condition, they can then look ahead to the future. Residents and community leaders can understand where the City will be if the present course is maintained.

A successful plan must reflect the vision of the entire community. Citizen involvement and debate are an essential part of the planning process. Through this community involvement, this Comprehensive Plan incorporates the community's values in terms of quality of life; character and scale of development; urban form; aesthetic appeal; and how new development should be integrated with existing and future neighborhoods. The resulting Comprehensive Plan should assure the citizens of Oak Point a future that meets their desires and aspirations for their community.

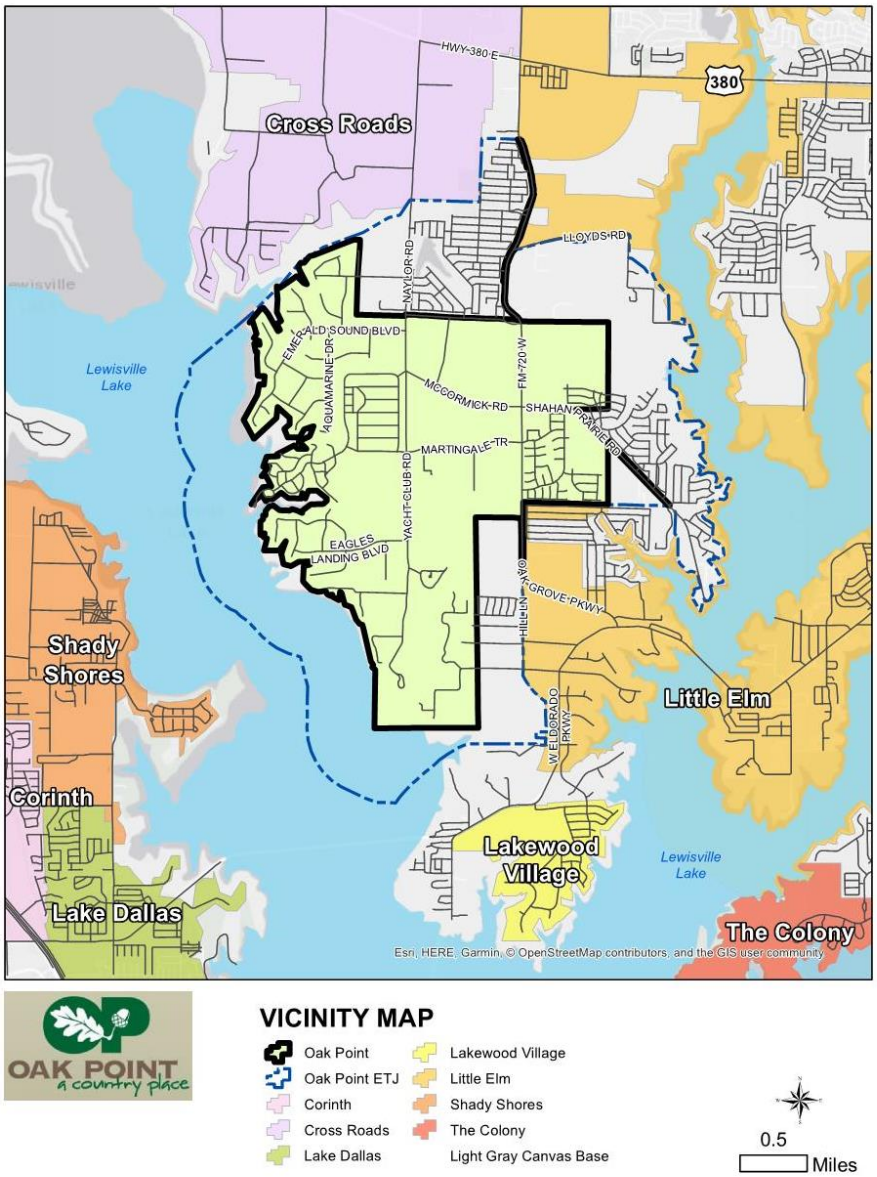
Chapter 1
Community Profile

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 Lewisville Lake 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



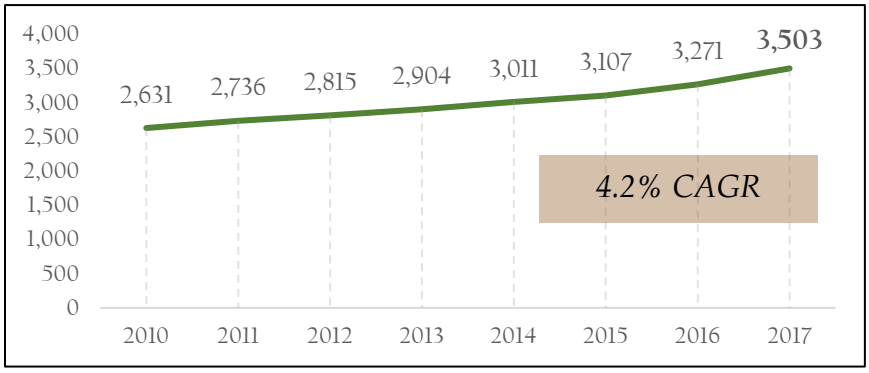
Demographic Analysis

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 for Oak Point (City Limits only).

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.

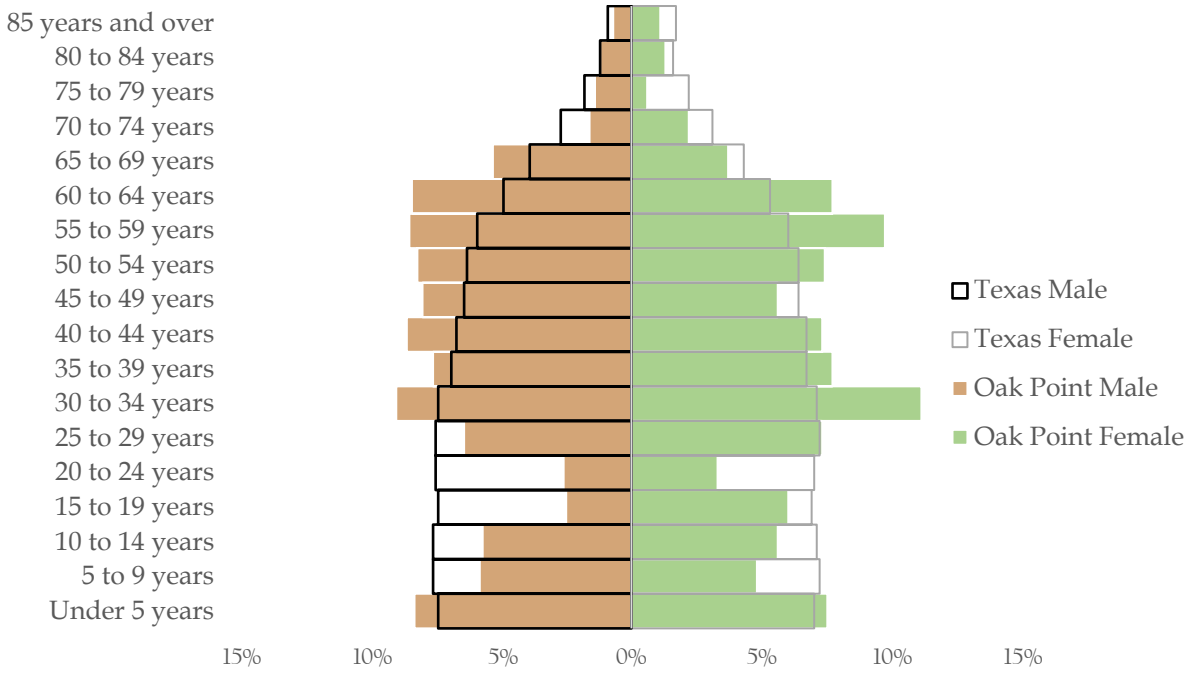
The average size of occupied housing units in Oak Point is 2.73 persons per household. The household data analysis reveals that 84% of the households are comprised of families, complementing the analysis conducted in Age and Gender Distribution.

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.

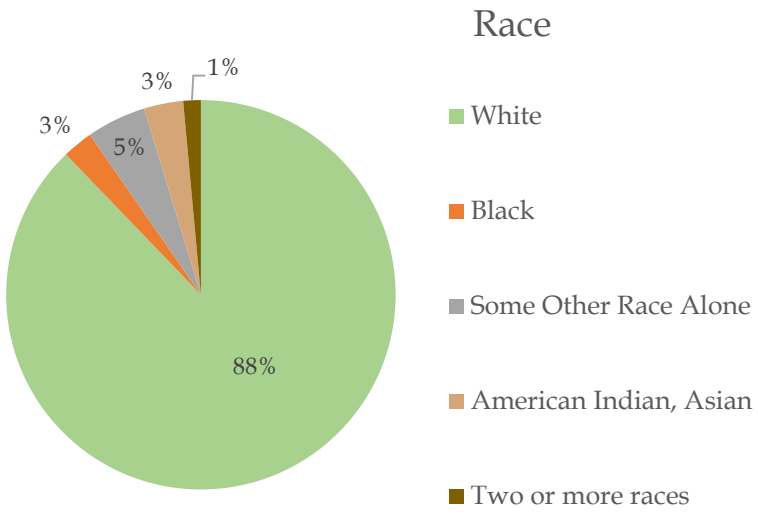
Figure 3: Age-Sex Pyramid

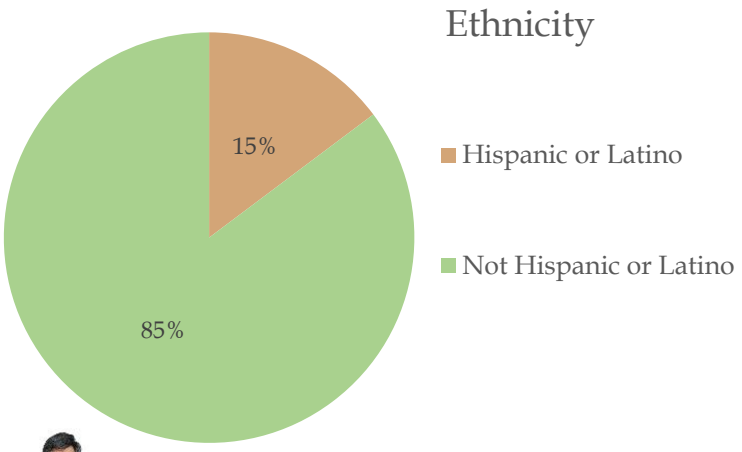


Race and Ethnicity

The City's population is comprised of 88% White and 3% African Americans. All other races make up 9% 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

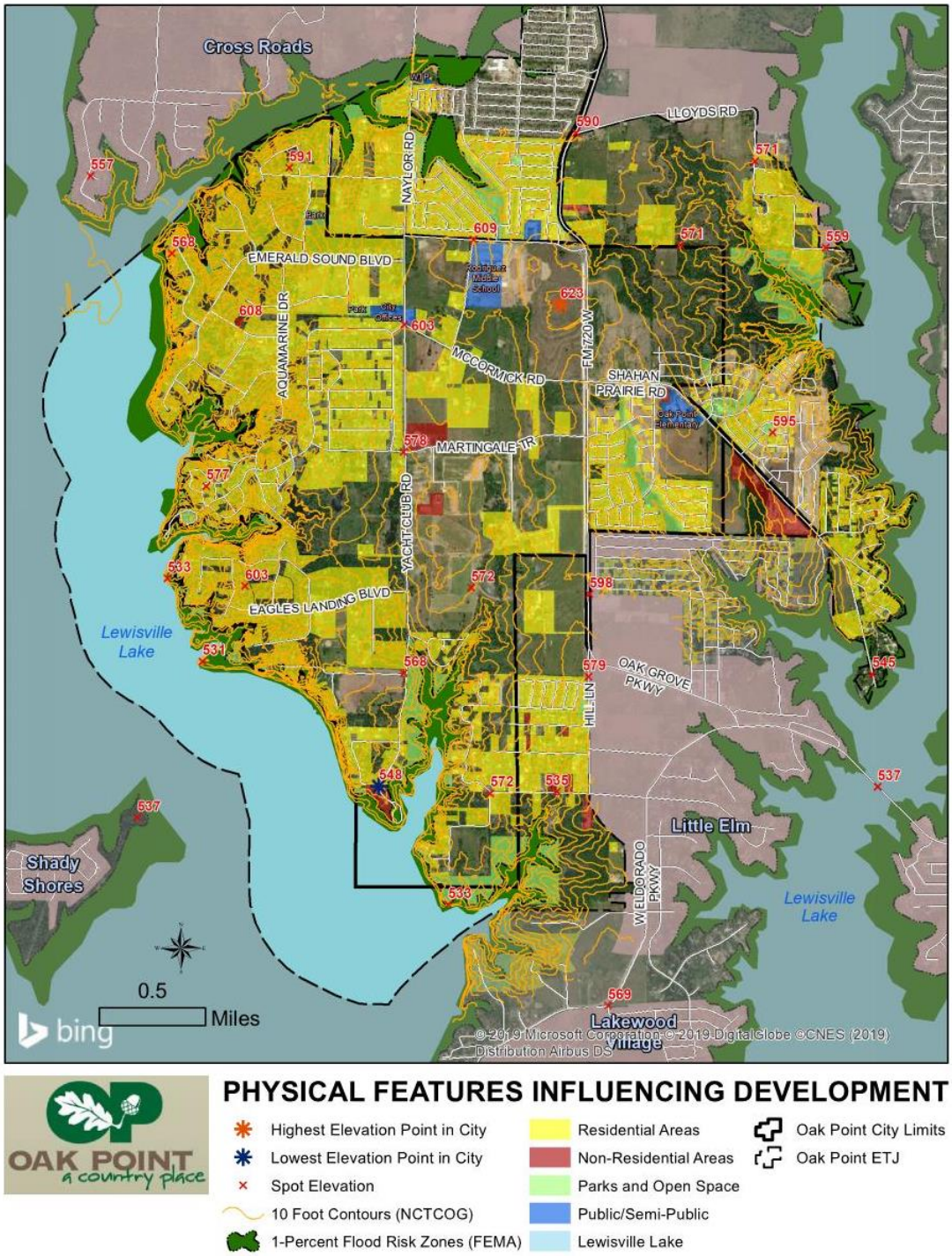




Physical Features

Oak Point is bounded by Lewisville Lake to the west and south of Highway 380. It is adjacent to Lakewood Village to the south and adjacent to the Town of Little Elm to the southeast. FM 720/Oak Grove Parkway plays the role of the sole major thoroughfare within the City, running in the north-south direction.

Figure 5: Physical Features



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. Oak Point has one large park and a 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

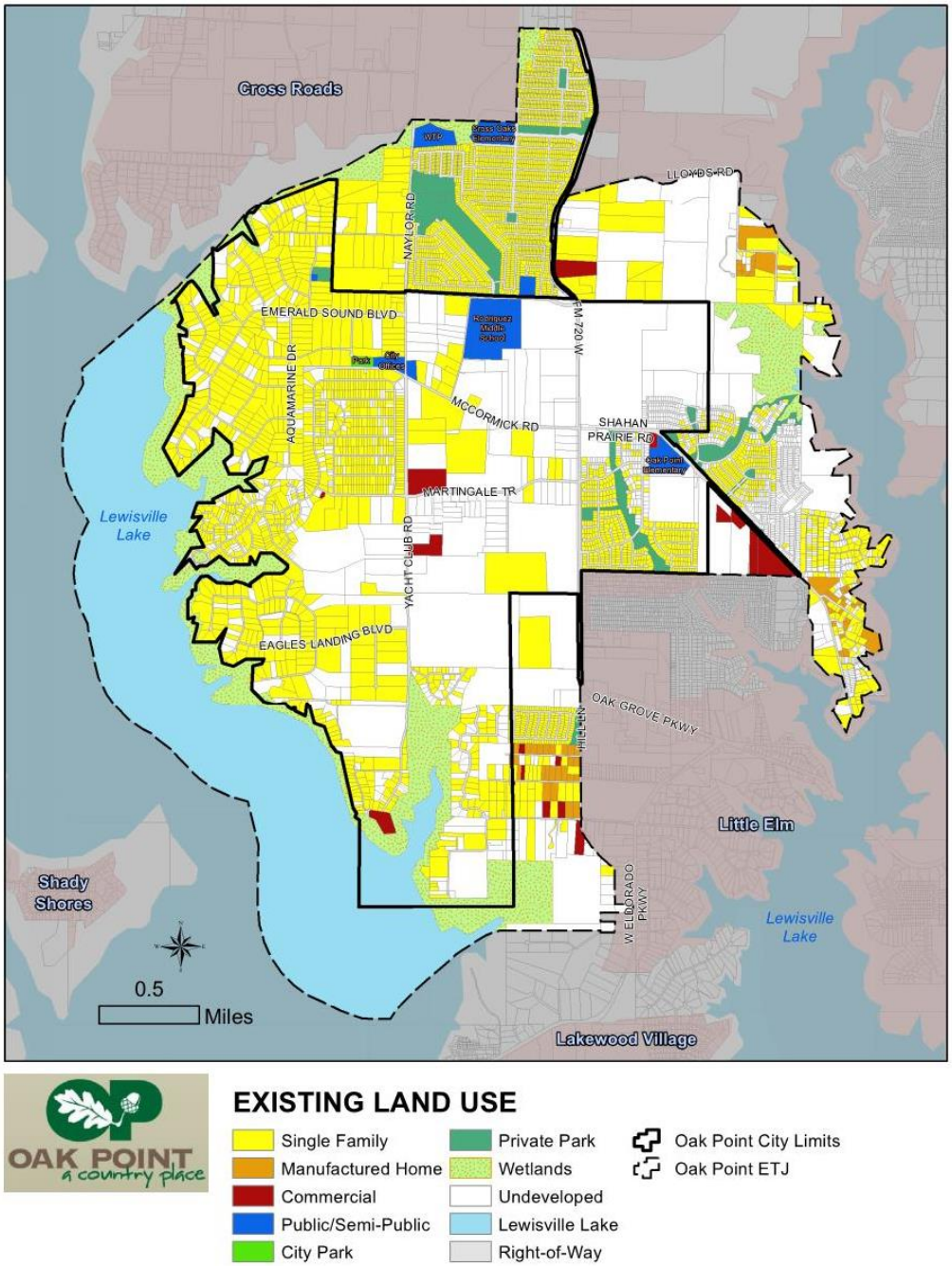


Table 1: Existing Land Use Distribution in Acres and Percentages

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%
Lewisville Lake	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%***

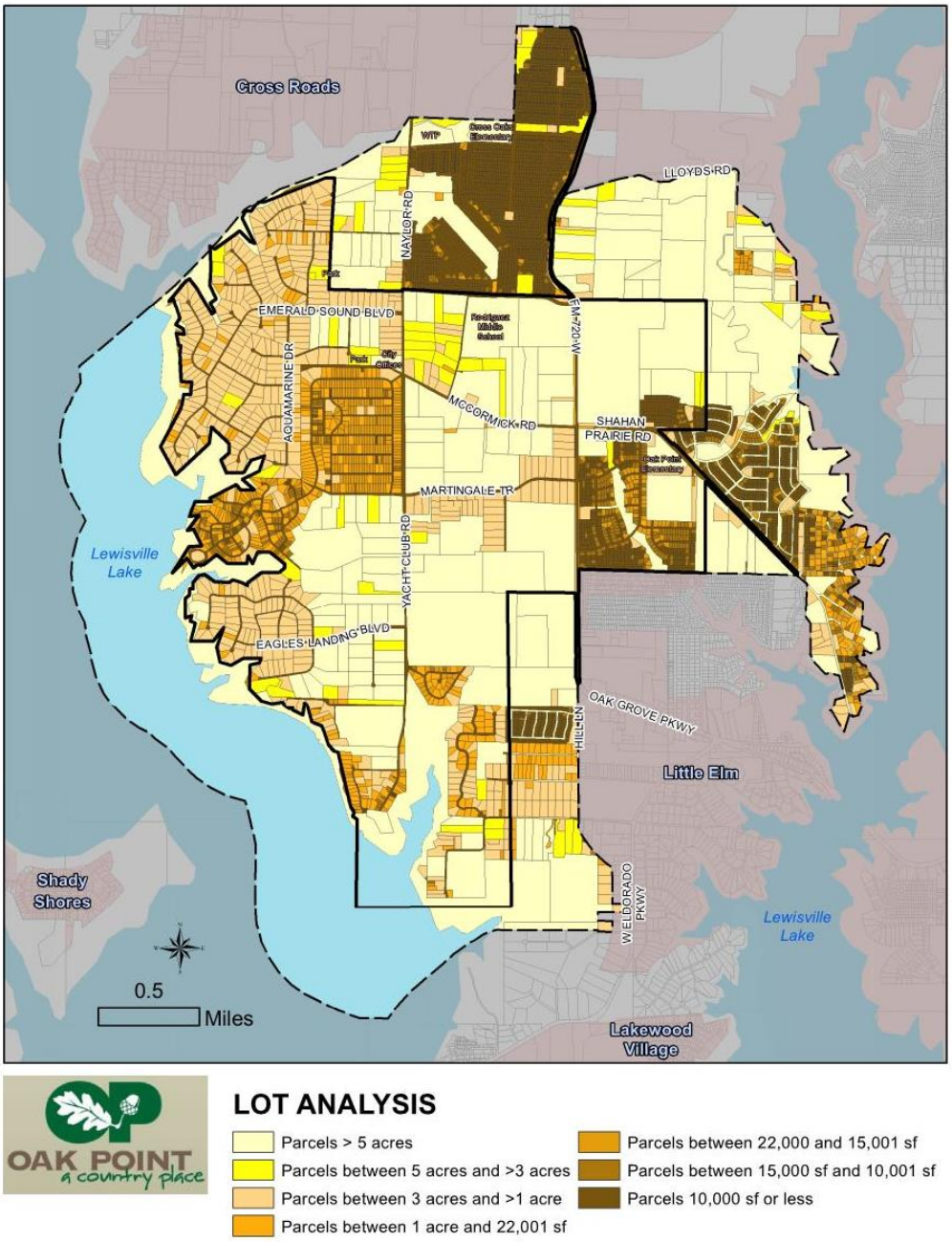
School Districts

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 an attractive 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 western 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:

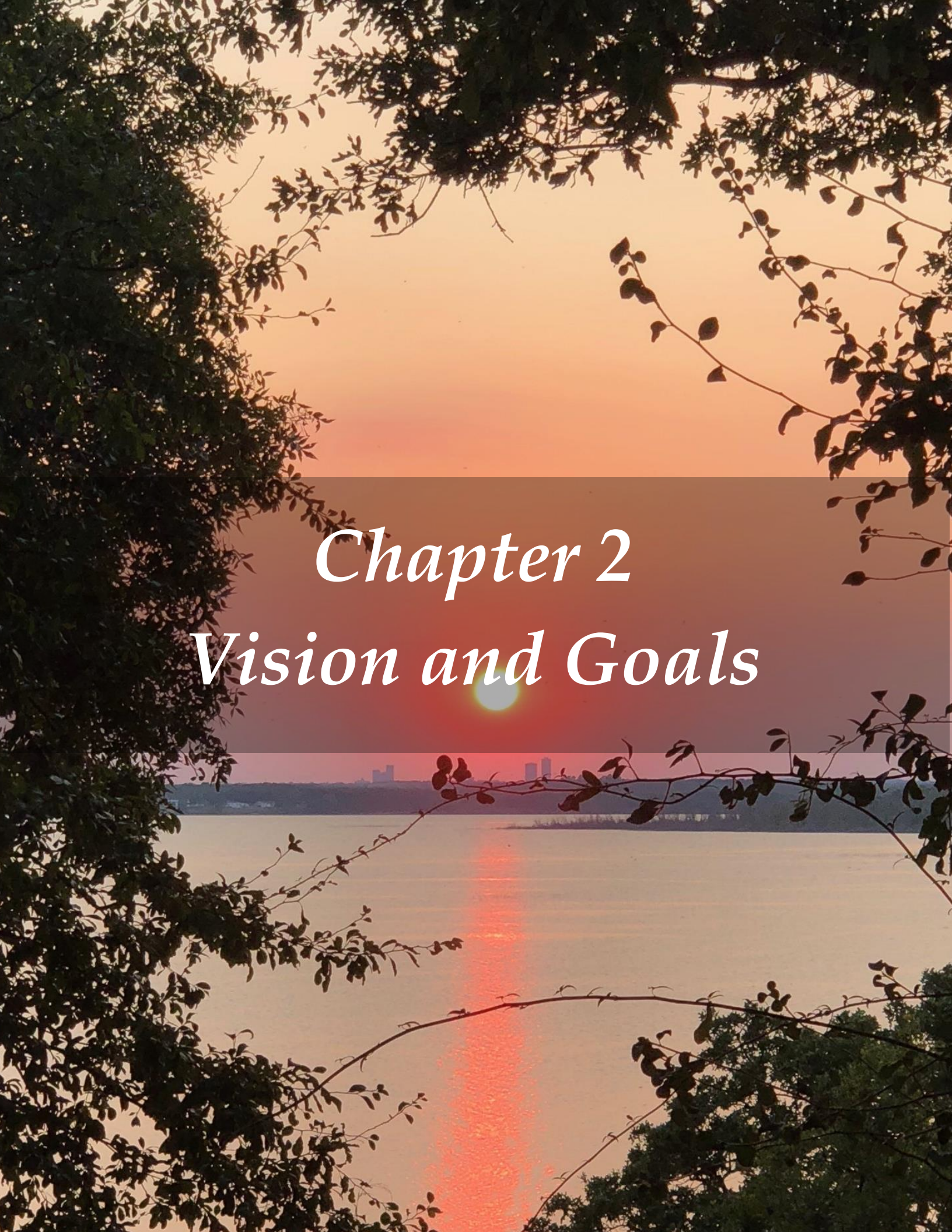
The City of Oak Point desires to provide exceptional services, influence the development of a safe and vibrant community, and improve the quality of life of its citizens -- while not losing sight of its small-town charm.

P.R.I.D.E. (OUR CORE VALUES)

- **Professionalism - City officials are committed to being accountable, honorable, courteous, and conscientious.**
- **Responsiveness - City officials strive to respond to needs of external and internal customers in an impartial, efficient and timely manner.**
- **Integrity - City officials are committed to gaining and maintaining community trust through honesty, integrity, ethical behavior, and financial transparency.**
- **Dedication - City officials are committed to working as a team to provide excellent customer service.**
- **Efficiency - 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.



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 country feel with:

- Tranquil residential atmosphere;
- Balanced diversity of land uses in appropriate areas; and
- 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

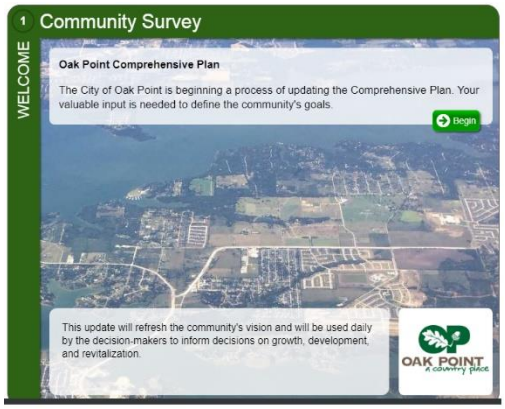
The land use exercise was conducted at the public meeting. All participants were divided into four groups, each led by a CPAC member. The groups were provided with the existing land use map and were asked to fill in the undeveloped areas based on their preferences. The land use options included single-family 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.



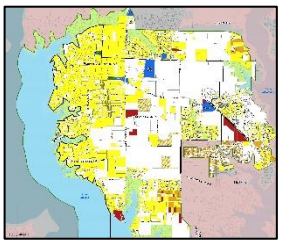
Visioning Results [Detailed results are included in the Appendices]

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

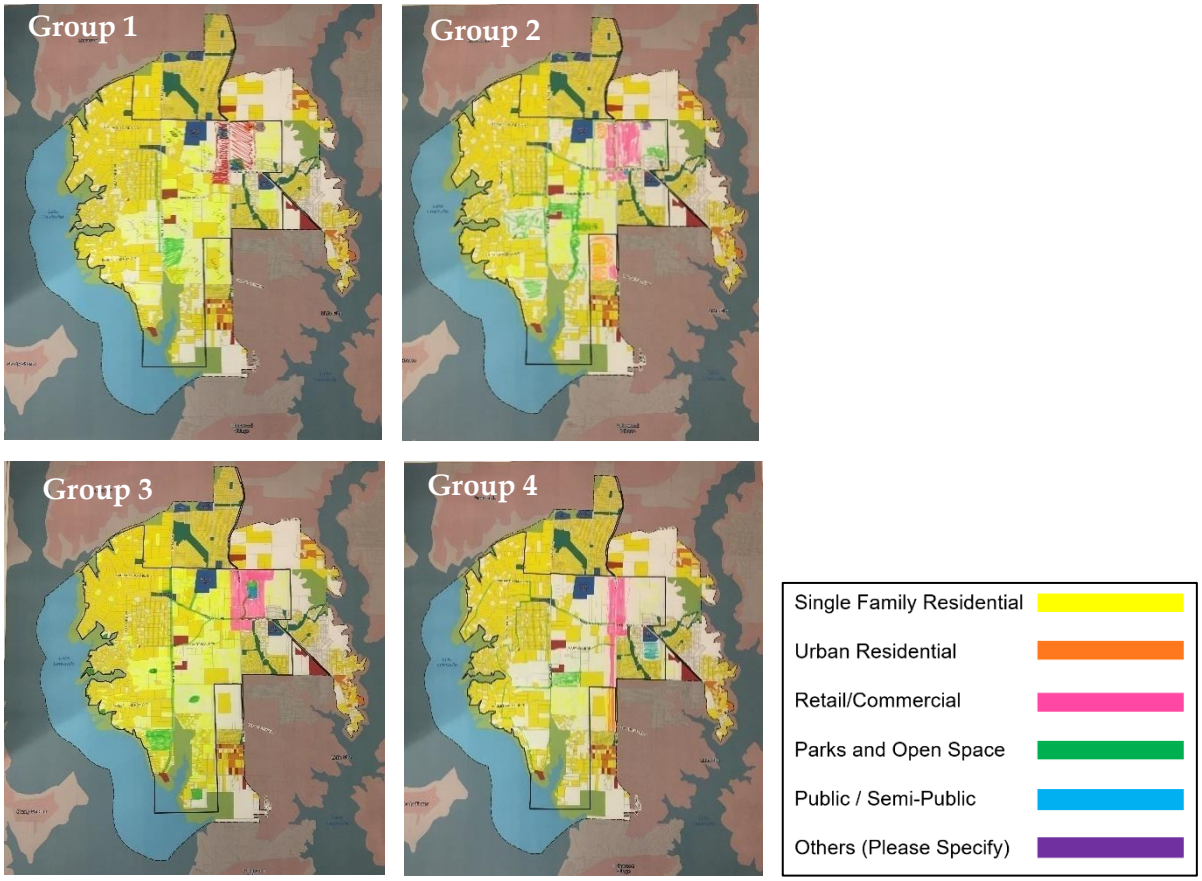
1. Collaborating with Mustang Special Utility District to improve the water system is important
2. Funding for improvement is important
3. There is concern about how the water, wastewater, and drainage affect the lake
4. Issues exist in different neighborhoods
5. Stormwater pollution is a concern

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/Oak Grove Parkway, 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:

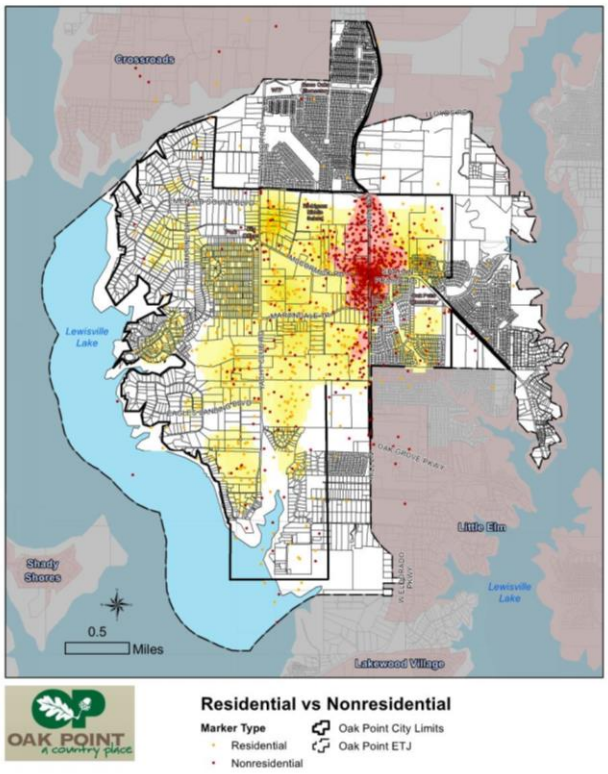
- Community Survey: to provide general project description and survey purpose
- Land Use Location: to conduct land use preference exercise
- General Direction: to gather general input regarding transportation, economic development, facilities and services, water and wastewater, and stormwater drainage
- 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/Oak Grove Parkway. 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/Oak Grove Parkway. 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/Oak Grove Parkway, 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?

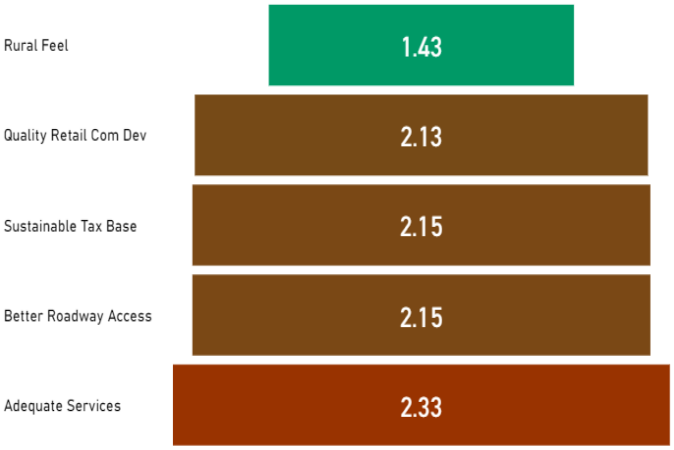
Similar to responses received for the water and wastewater system, fewer than 50% of the respondents ranked the drainage system 4 or 5 (when percentages for rank 4 and rank 5 were combined) to demonstrate their satisfaction level (5 being the most satisfactory).

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

WATER, WASTEWATER, AND STORMWATER DRAINAGE

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

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:

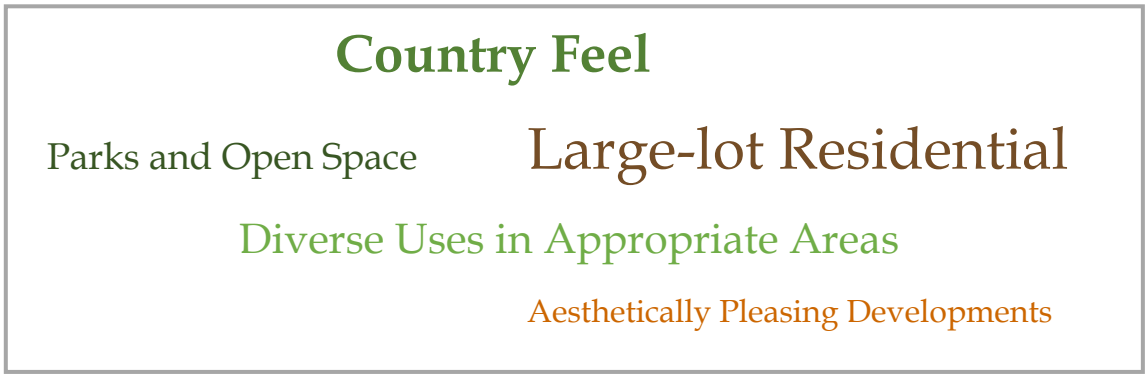
- Address the needs of the City as a whole;
- Address the concerns and issues raised throughout this planning process; and
- Ensure that Oak Point continues to be a unique community.

Land Use Policies

Visioning Themes

As discussed in Chapter 2: Vision 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//Oak Grove Parkway should be consistent in design and follow applicable architectural standards for buildings, landscape buffers, lighting and signage.

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.

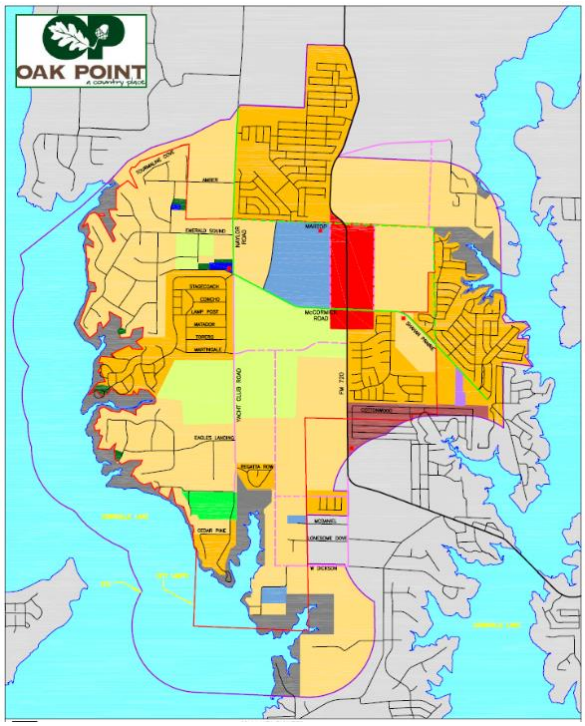
Existing Land Use:
The land uses and developments that are currently on the ground play a vital role in determining the future land use of the community, even though some of the uses may deviate from the previous vision set forth for the land uses within the community. Considering the existing land uses 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

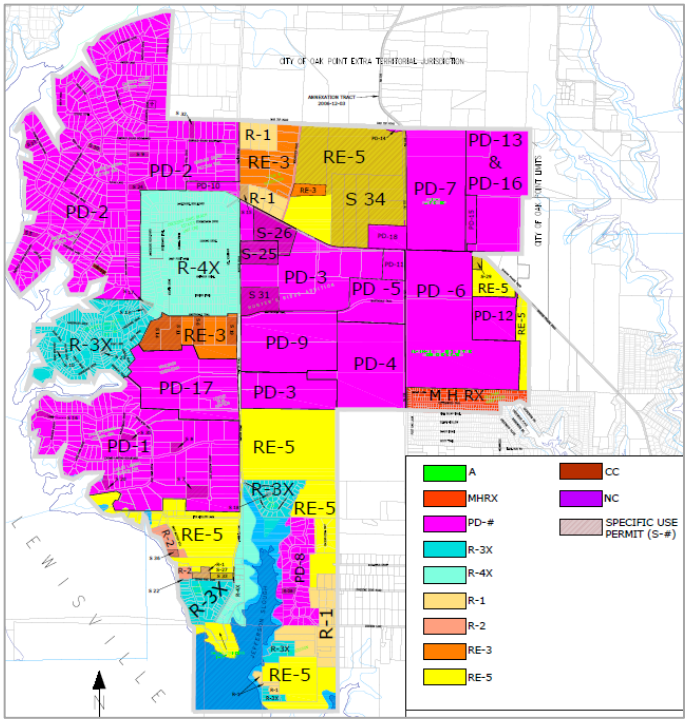
The FLUP map is not a zoning map. The FLUP map addresses the City's preferred long-range development pattern. The zoning map is the legislative assignment of specific development requirements on individual parcels. However, a City's zoning map should be guided by the FLUP map.

The 2006 FLUP Map



- RANCH RESIDENTIAL (Max. 0.3 Units/AC)
- ESTATE RESIDENTIAL (Max. 1.0 Units/AC)
- COUNTRY RESIDENTIAL (Lot Size > 1 AC)
- RURAL RESIDENTIAL (Max. 2.0 Units /AC)
- HIGH DENSITY RESIDENTIAL (Max. 3.8 Units/AC)
- MANUFACTURED HOME (Max. 2.0 Units/AC)
- COMMERCIAL
- PUBLIC
- AGRICULTURAL/PRIVATE OPEN SPACE
- PARK AND OPEN SPACE
- LIGHT INDUSTRIAL
- CORPS OF ENGINEERS

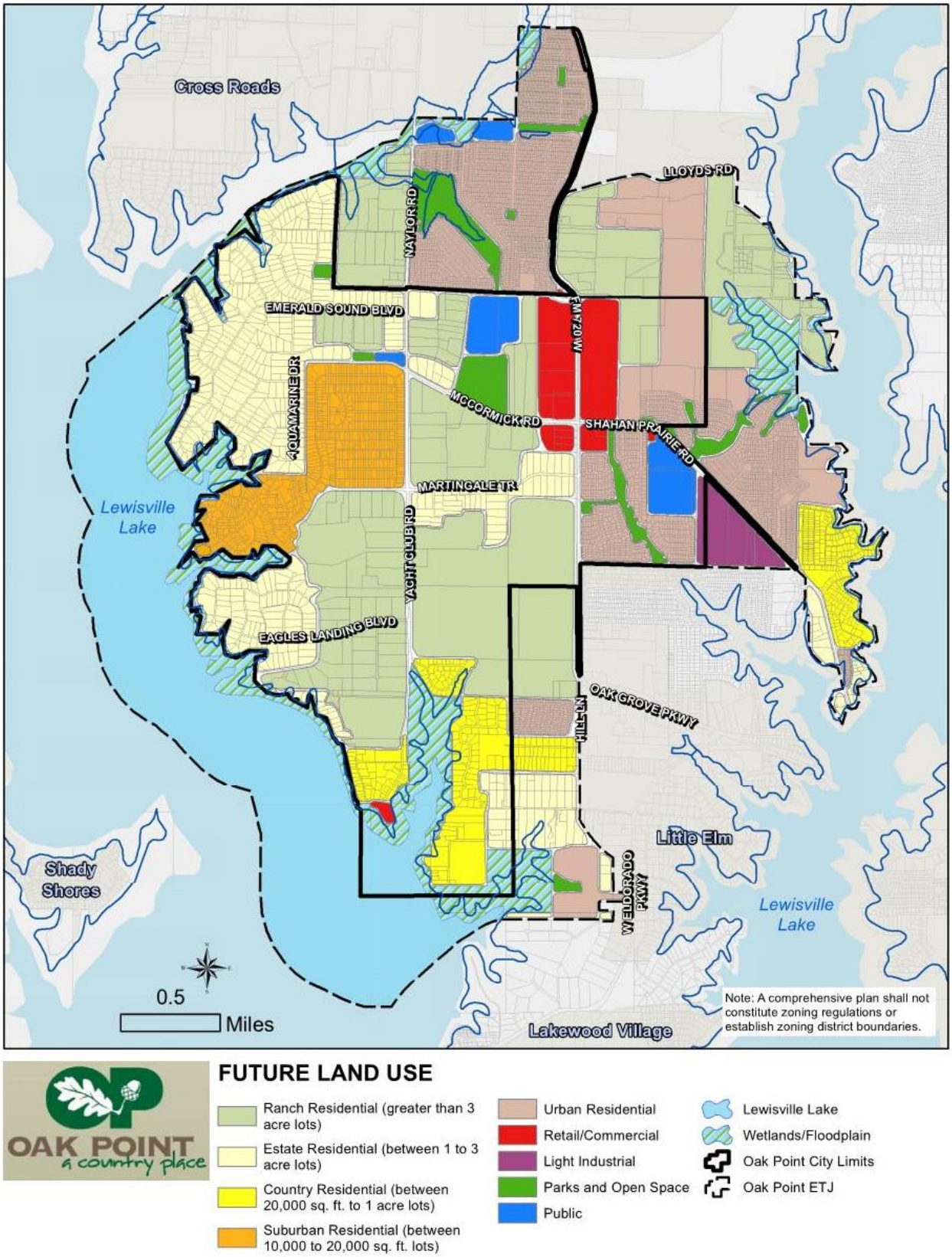
The 2018 Zoning Map



- A (AGRICULTURAL – MINIMUM OR GREATER THAN 5 ACRES)
- MHRX (SINGLE-FAMILY MANUFACTURED HOUSING RESIDENTIAL)
- PD-# (PLANNED DEVELOPMENT - #)
- R-3X (SINGLE-FAMILY RESIDENTIAL – MINIMUM 15,000 SQ. FT.)
- R-4X (SINGLE-FAMILY RESIDENTIAL – MINIMUM 10,000 SQ. FT.)
- R-1 (SINGLE-FAMILY RESIDENTIAL – MINIMUM 1 ACRE)
- R-2 (SINGLE-FAMILY RESIDENTIAL – MINIMUM 22,000 SQ. FT.)
- RE-3 (SINGLE-FAMILY RESIDENTIAL – MINIMUM 3 ACRES)
- RE-5 (SINGLE-FAMILY RESIDENTIAL – MINIMUM 5 ACRES)
- CC (COMMUNITY COMMERCIAL)
- NC (NEIGHBORHOOD COMMERCIAL)
- SUP (SPECIFIC USE PERMIT - #)

Future Land Use Map

Figure 12: Future Land Use Map



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.

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 bi-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.

Future Land Use Distribution

Consisting of the largest amount of developable land (City Limits and ETJ combined), approximately 24 percent of the land on the FLUP map is Ranch Residential. Residential land use categories are significantly predominant, with nonresidential uses limited to only appropriate areas. Undevelopable land (Lewisville Lake and Wetlands/Floodplains) also constitute a large percentage of land area within the City Limits and ETJ.

Table 2: Future Land Use Distribution

Land Use Category	Acres (City Limits)	Acres (ETJ)	Total	Percentage
Ranch Residential (RR)	1,112.6	594.7	1,707.3	23.7%
Estate Residential (ER)	897.3	125.9	1,023.2	14.2%
Country Residential (CR)	235.6	144.8	380.4	5.3%
Suburban Residential (SR)	336.9	-	336.9	4.7%
Urban Residential (UR)	290.3	850.6	1,140.9	15.8%
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%
Lewisville Lake	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 8,385 and the build-out within the ETJ is 14,109. 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 ***22,494***.

Build-out Population within City Limits

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	680.5	0.1	0.33	0.96	2.73	202	194	530
ER	189.8	0.1	1	0.96	2.73	171	164	448
CR	99.3	0.15	2	0.96	2.73	169	162	442
SR	44.6	0.2	4	0.96	2.73	143	137	374
UR	140.2	0.3	12	0.96	2.73	1,178	1,131	3,088
Additional Residents within City Limits based on FLUP Map						1,863	1,788	4,882
Current Population within City Limits only								3,503
Build-out Population within City Limits								**8,385**

Build-out Population within ETJ

Table 4: Projected build-out within ETJ

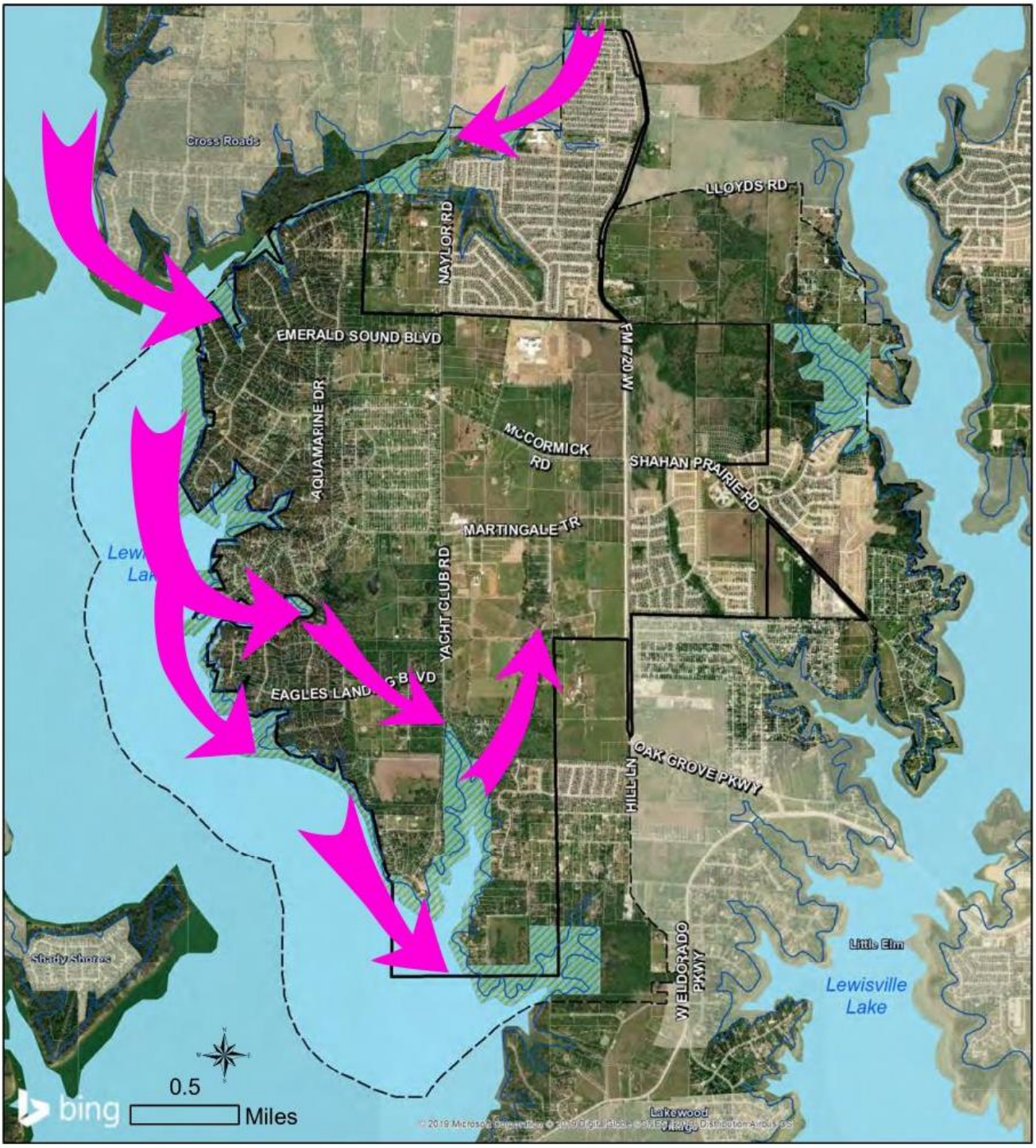
FLUP Category	Vacant Acres	ROW (1)	DUA (2)	Occu-Rate (3)	PPH (4)	Housing Units	House-holds	Population
RR	279.7	0.1	0.33	0.96	2.73	83	80	218
ER	55.3	0.1	1	0.96	2.73	50	48	130
CR	27.2	0.15	2	0.96	2.73	46	44	121
UR	278.4	0.3	12	0.96	2.73	2,339	2,245	6,129
Additional Residents within ETJ based on FLUP Map						2,518	2,417	6,598
Current Population within ETJ only (Calculated based on current dwelling units)						2,866	2,751	7,511
Build-out Population within ETJ								**14,109**

(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)

Protection of Observed Wildlife

The citizens have indicated that the observed wildlife is integral to maintaining the country atmosphere within the City. The observed wildlife includes deer, bobcats, turkeys, coyotes and others large and small animals. Animals are more frequently observed in the pathways shown on Figure 13. Property owners in these areas may consider refraining from blocking pathways with fencing (for example, leaving a pathway at edge of property) or clear-cutting woods. Various efforts to protect the observed wildlife such as lowering speed limits or installing signs in critical areas may also be considered.

Figure 13: Observed Wildlife Pathways



OAK POINT
a country place

OBSERVED WILDLIFE PATHWAYS

- Lewisville Lake
- Wetlands/Floodplain
- 1-Percent Flood Risk Zones (FEMA)
- Oak Point City Limits
- Oak Point ETJ
- Observed Wildlife Pathway

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 country atmosphere with balanced nonresidential land uses in appropriate areas.

Objective 3.1: Protect the Natural Environment

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

Action 3.1.1: 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 3.1.2: Natural Areas

Place natural areas in parks and greenbelt zones.

Action 3.1.3: Rural Streetscapes

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

Action 3.1.4: Observed Wildlife Protection

Create awareness among residents to ensure protection of observed wildlife.

Objective 3.2: Ensure Compatible Developments

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

Action 3.2.1: Standards and Guidelines

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

Action 3.2.2: 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 3.2.3: 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 3.2.4: 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 3.2.5: 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.

PRESTONWOOD
POLO & COUNTRY CLUB

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 trails connectivity with neighborhoods.

Transportation Policies

Visioning Themes

As discussed in Chapter 2: Vision 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 14: 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/Oak Grove Parkway has been expanded to a six-lane divided road and now serves as the primary corridor for Oak Point. Other than FM 720/Oak Grove Parkway, 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.

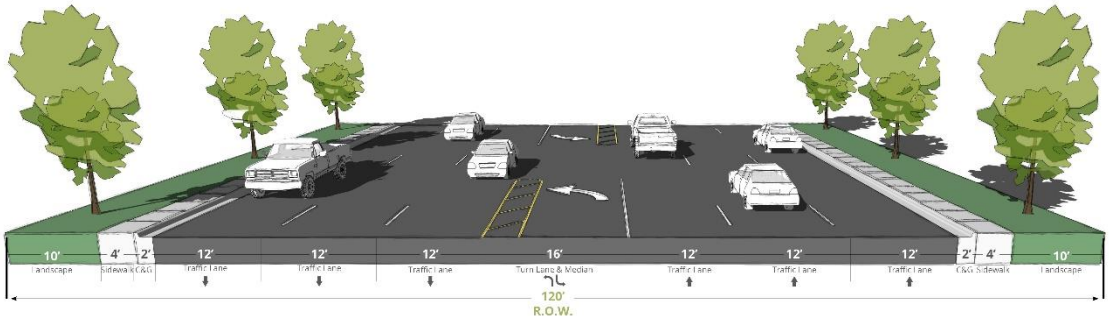
Functional Classifications

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.

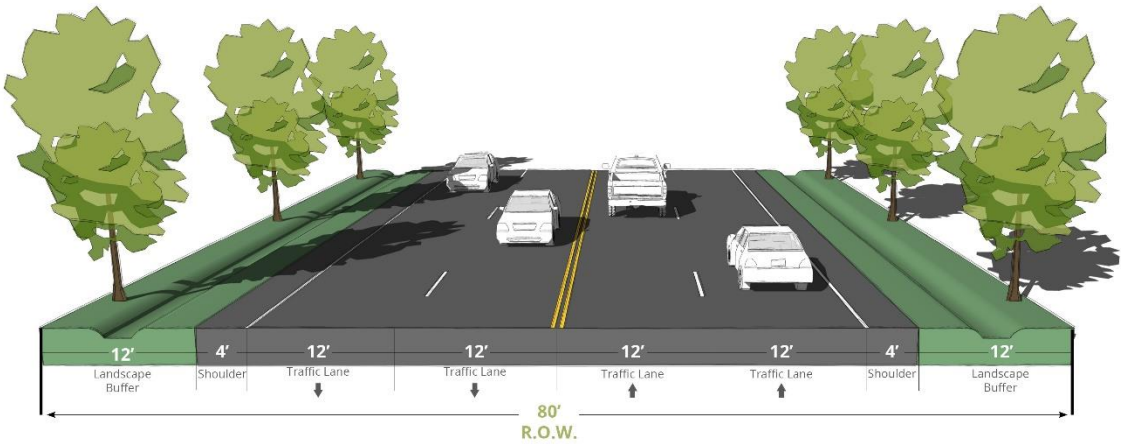
Figure 15: Major Arterial (Example)



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.

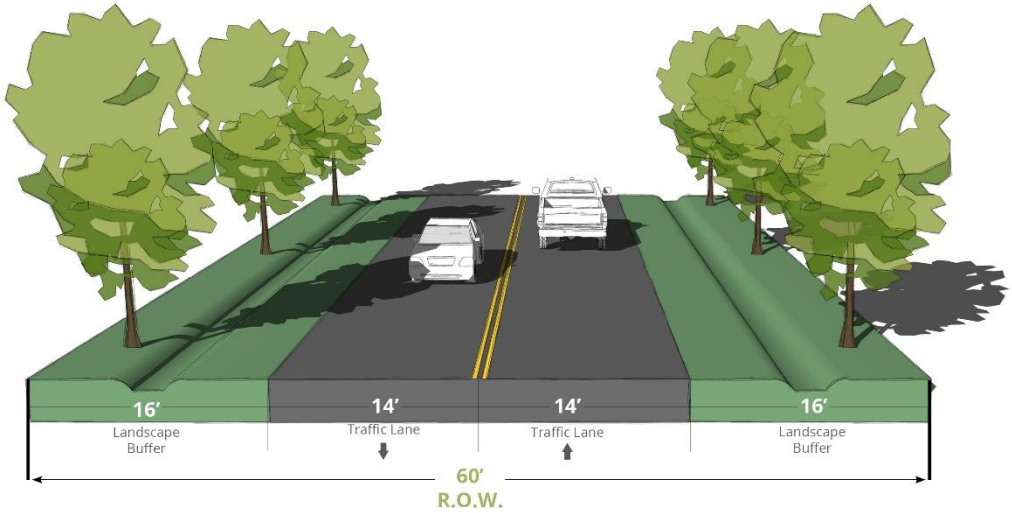
Figure 16: Minor Arterial (Example)



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 17: Collectors (Example)

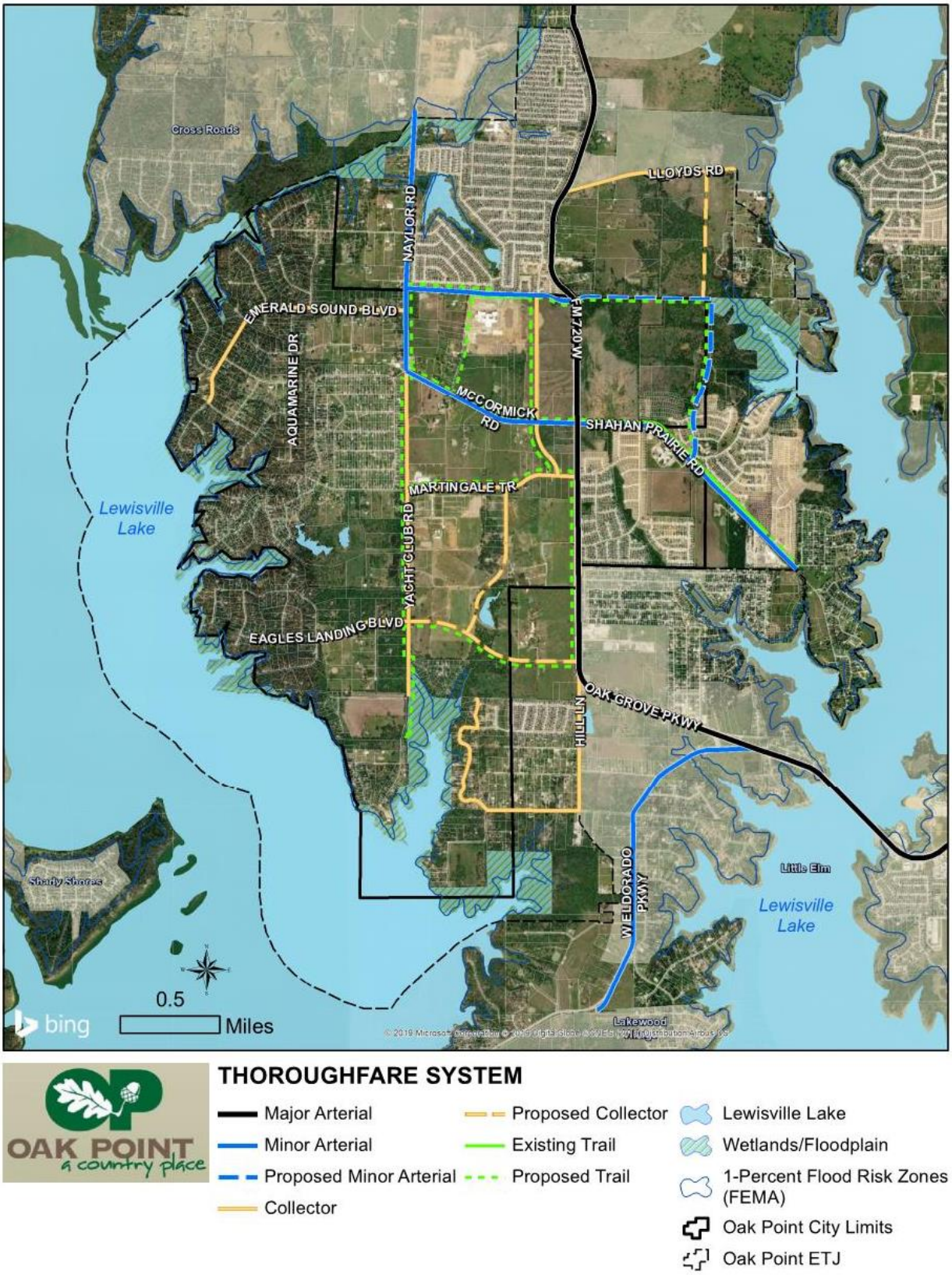


Trails and Sidewalks

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 18: Thoroughfare System



Envision Oak Point along FM 720/Oak Grove Parkway

The FLUP map suggests retail/commercial land use category in this area. The intersection of FM 720/Oak Grove Parkway 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. Considerations should be made to add a new public facility to a suitable location along FM 720/Oak Grove Parkway 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/Oak Grove Parkway

Transportation Goal, Objectives, and Actions

Transportation Goal

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

Objective 4.1: Maintain the Country Character

Maintain the character of Oak Point in the roadway system.

Action 4.1.1: 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 4.1.2: Through Traffic

Discourage "through traffic" from FM 720/Oak Grove Parkway 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 4.1.3: 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 allow using golf-carts within the trails plan.

Objective 4.2: Establish an Identity

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

Action 4.2.1: Entrance Design

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

Action 4.2.2: Rural Character Design Elements

Require major entry roads, such as FM 720/Oak Grove Parkway 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 4.2.3: Envision Oak Point Projects

Implement the "Envision Oak Point Projects" in the designated areas.

Action 4.2.4: Dark-Sky Policy

Incorporate a dark-sky policy to require fully-shielded light fixtures and revise the lighting standards accordingly.

Objective 4.3: Ensure Access and Circulation

Ensure adequate access and circulation within the City.

Action 4.3.1: Proposed Extensions

Work with the developers to extend the roadways as proposed on the Thoroughfare Plan in Figure 18, as roadway developments are often associated with respective development projects.

Action 4.3.2: 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 4.3.3: Roadway Operation and Maintenance

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

Objective 4.4: Ensure Traffic Safety

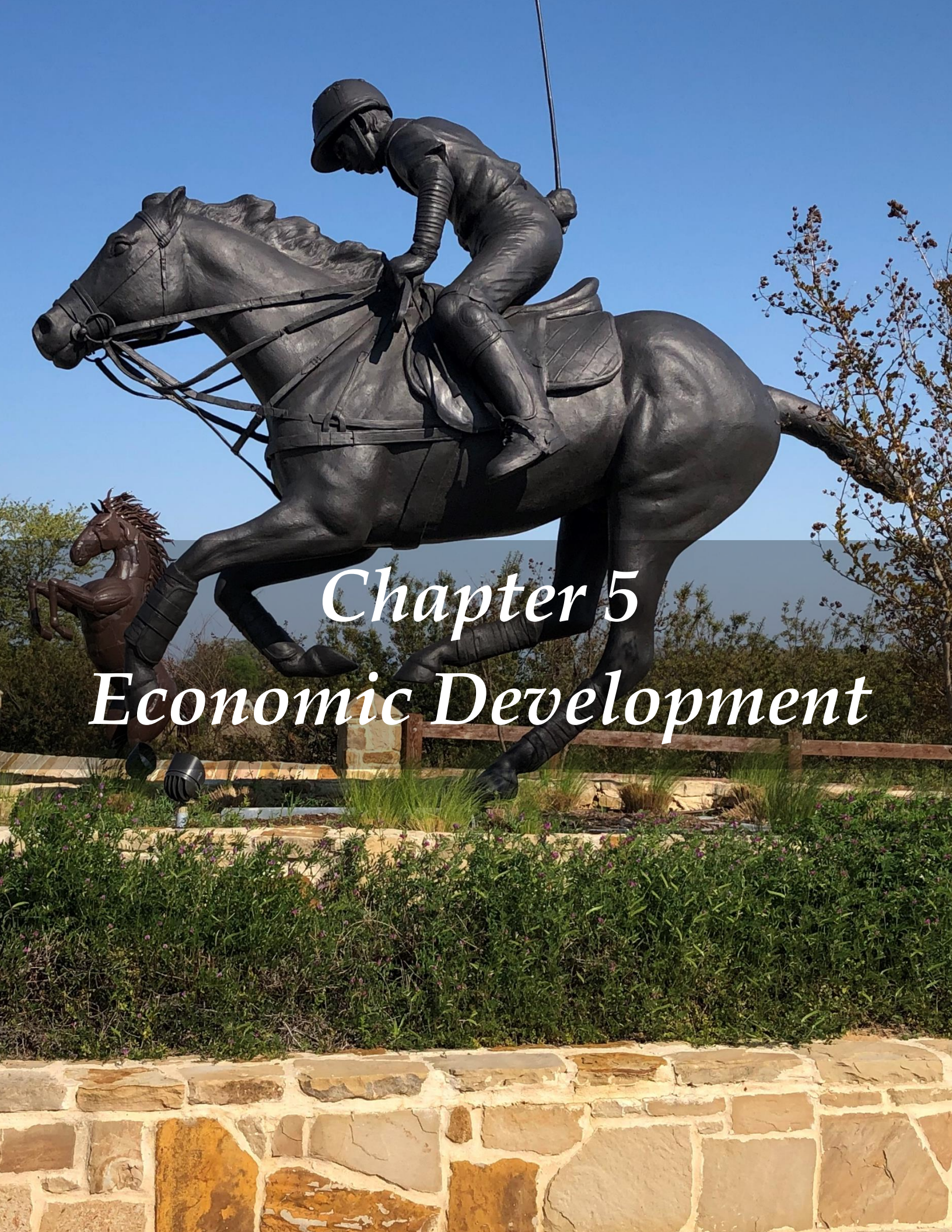
Ensure traffic safety for the residents of Oak Point.

Action 4.4.1: Crash Location List

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

Action 4.4.2: Street Lights

Add dark-sky compliant street lights on FM 720/Oak Grove Parkway to ensure traffic safety.



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 important for the economic support of the City because they provide a significant source of tax revenue.

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: Vision 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 country atmosphere and enhancing the quality of life for residents.
- Nonresidential developments should strive to 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 future 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
  - New and expanded business development, including retail projects
  - Park facilities and events and open space improvements
  - 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.

Branding Ideas

The Envision Oak Point Project 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.

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 5.1: Ensure Appropriate Locations for Desired Businesses

Limit desired nonresidential uses to appropriate areas.

Action 5.1.1: Adherence to the FLUP

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

Action 5.1.2: 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 5.1.3: 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 5.1.4: 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 5.2: Attract Aesthetically Pleasing Businesses

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

Action 5.2.1: 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 5.2.2: 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 5.2.3: 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-country theme.

Objective 5.3: Engage the Community

Engage the community toward the economic development initiatives.

Action 5.3.1: "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 5.3.2: Feedback Mechanisms

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

Action 5.3.3: 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 5.3.4: Festivals and Events

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

Objective 5.4: Reduce Residential Property Taxes

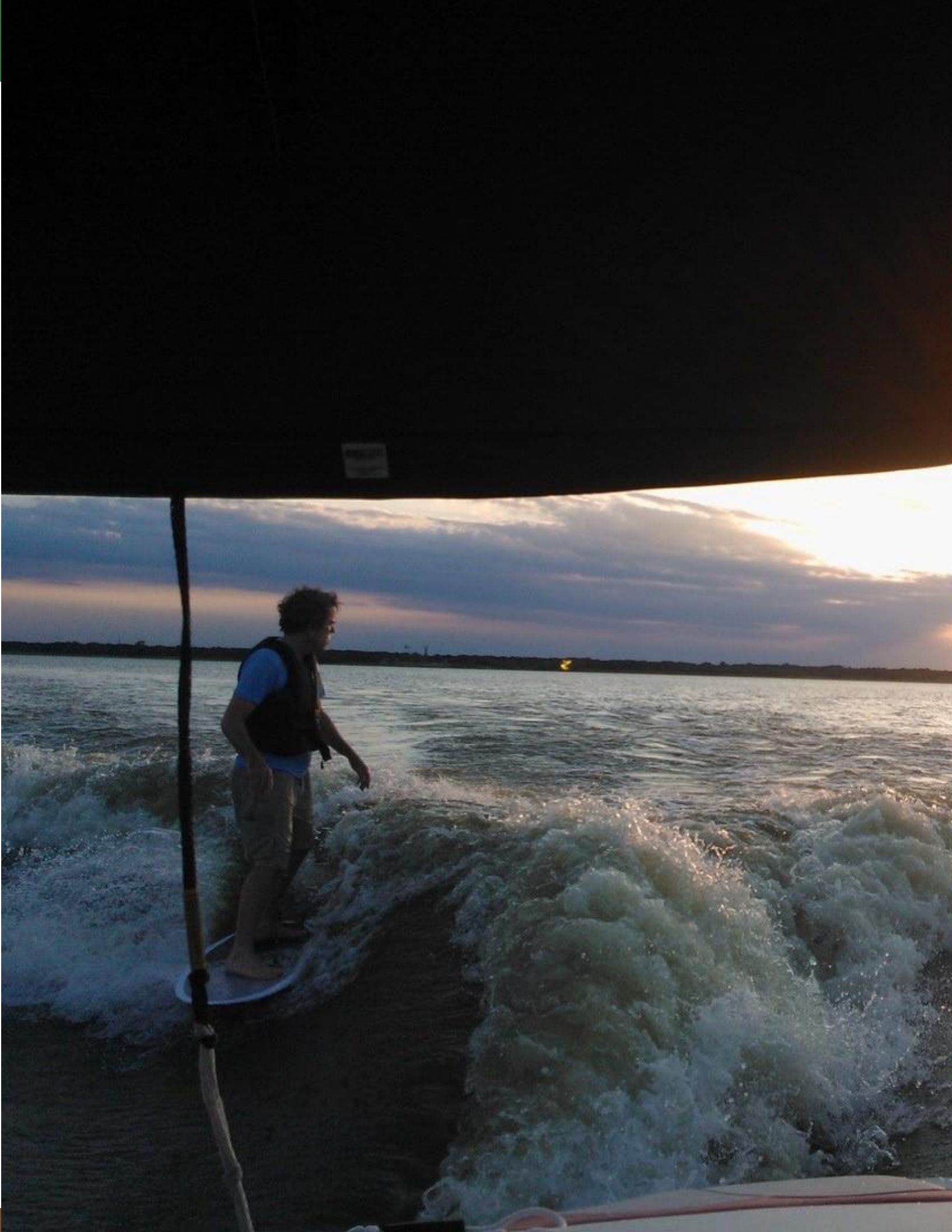
Reduce the tax burden of residential property owners.

Action 5.4.1: Nonresidential Tax Base

Facilitate the establishment of a nonresidential tax base that reduces the tax burden of residential property owners.

Action 5.4.2: Citizen Convenience

Consider businesses that may not provide significant tax burden relief but may provide convenience to Oak Point citizens.



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: Vision 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

Addition of Staff in Police and Fire

Overall Satisfaction of Residents

Improvements in Park Amenities and Waste Disposal

Policy Directions

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

- The City should 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 seven patrol vehicles, one chief vehicle, and one sergeant vehicle for police services and four fire-fighting apparatuses.

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.

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, two baseball fields, practice soccer field, 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 licensed from the U.S. Army Corps of Engineers. Additionally, there are private recreation areas and trails in multiple neighborhoods.

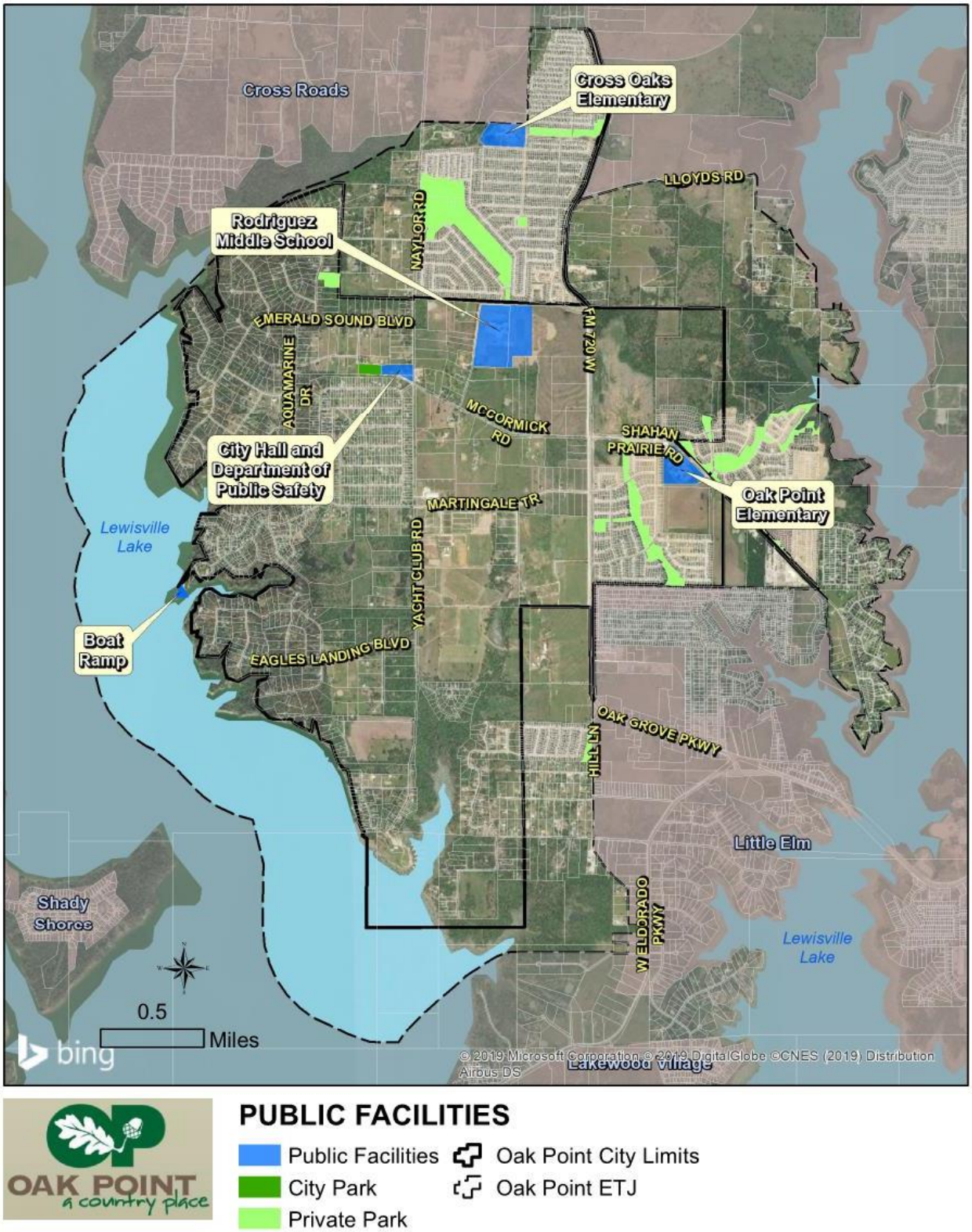
Utilities

Oncor Electric and CoServ are the electric transmission and distribution companies for Oak Point, with numerous retail electric providers operating within the City. Telephone, internet, and cable TV services are provided by multiple vendors. At present, there are no natural gas providers that serve the City. Republic Services, the solid waste and recycling services are available 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.

Figure 22: Existing and Potential Public Facilities Map



OAK POINT
a country place

PUBLIC FACILITIES

- Public Facilities
- City Park
- Private Park
- 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 6.1: Expand Facilities and Services

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

Action 6.1.1: Expansion of Administrative Offices

Consider expanding the administrative offices.

Action 6.1.2: Multi-purpose Community Facility

Consider expanding the current community room to be a larger facility that can serve multiple purposes for the community.

Action 6.1.3: Emergency Response Time

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

Action 6.1.4: 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.

Objective 6.2: 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 6.2.1: Park Dedication

Continue to require park dedication during the development review process.

Action 6.2.2: Partnerships with Other Entities

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

Action 6.2.3: 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.

Action 6.2.4: Master Plan for Parks

Support the Parks Master Plan for improvements to the City Park and boat ramp recreational facilities.

Objective 6.3: Enhance the Communication Strategies

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

Action 6.3.1: Social Media

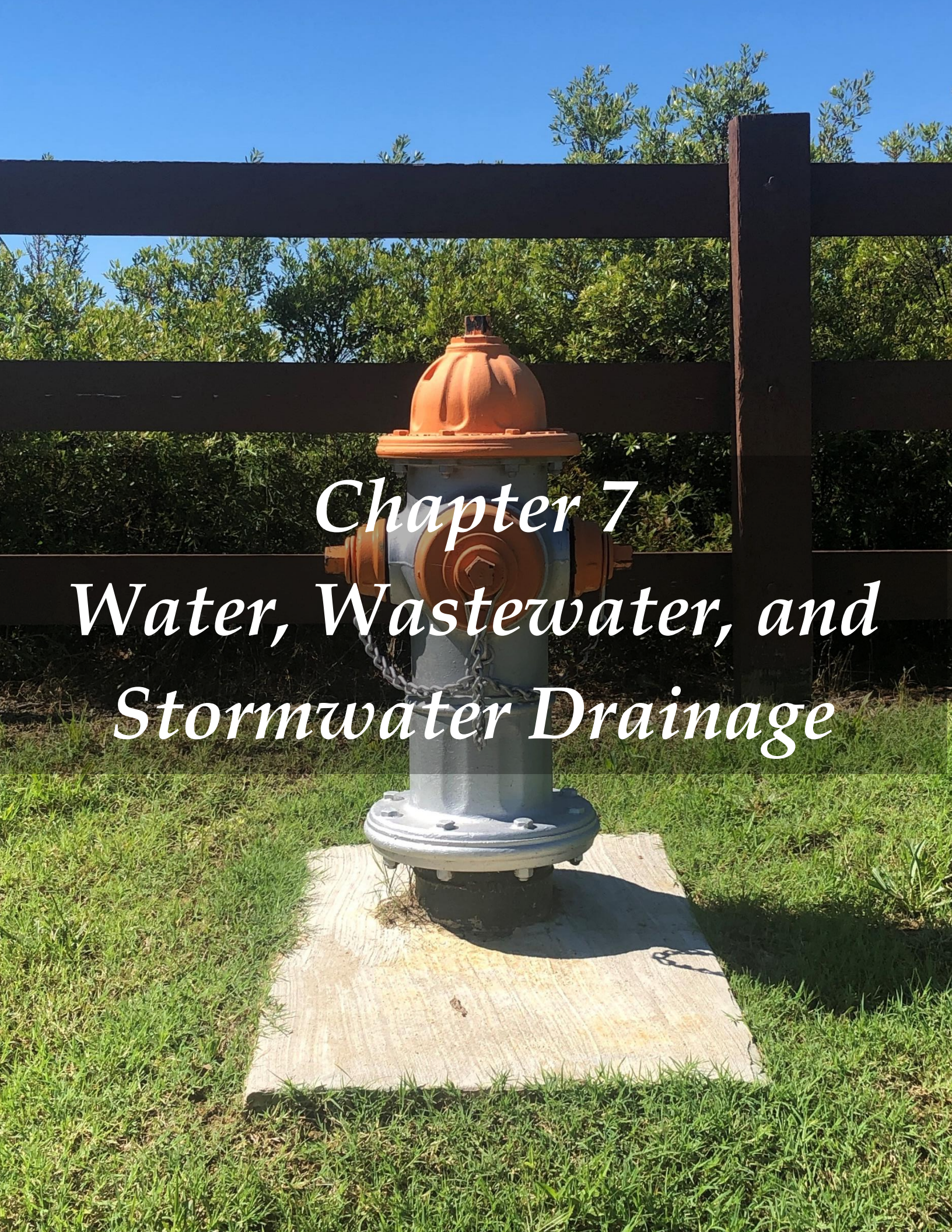
Continue to improve the City's website as a resource to receive constant resident input and promote community identity.

Action 6.3.2: Outreach Maximization

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

Action 6.3.3: 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.



Chapter 7
Water, Wastewater, and Stormwater Drainage

Introduction

This chapter provides a general overview of the water, wastewater, and stormwater drainage 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.

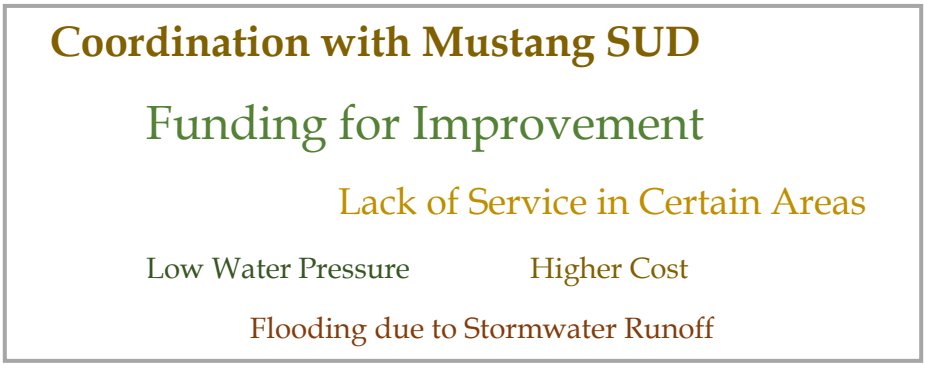
Currently, Mustang Special Utility District, Terra Southwest, and Town of Little Elm hold the CCNs for water and Mustang Special Utility District and Town of Little Elm hold the CCN for wastewater within the City Limits and ETJ.

Water, Wastewater, and Stormwater Drainage Policies

Visioning Themes

As discussed in Chapter 2: Vision 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, wastewater, and stormwater drainage are:

Figure 23: Water, Wastewater, and Stormwater Drainage Visioning Themes



Policy Directions

Factors considered in providing appropriate level of water, wastewater, and stormwater drainage 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.
- The City should proactively identify drainage issues in different areas and address them in an appropriate manner.

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 main 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. The majority of the developed areas of the City are served by on-site septic systems.

Existing Stormwater Drainage Service

Some of the areas within the City experience flooding due to insufficient drainage. The City has adopted a number of flood prevention regulations to help prevent flood damage and drainage problems. The public works department has been conducting improvements to critical areas. The City continues to monitor the impact of the improvements and evaluate the need for any additional improvements.

Figure 24: Water Service Providers

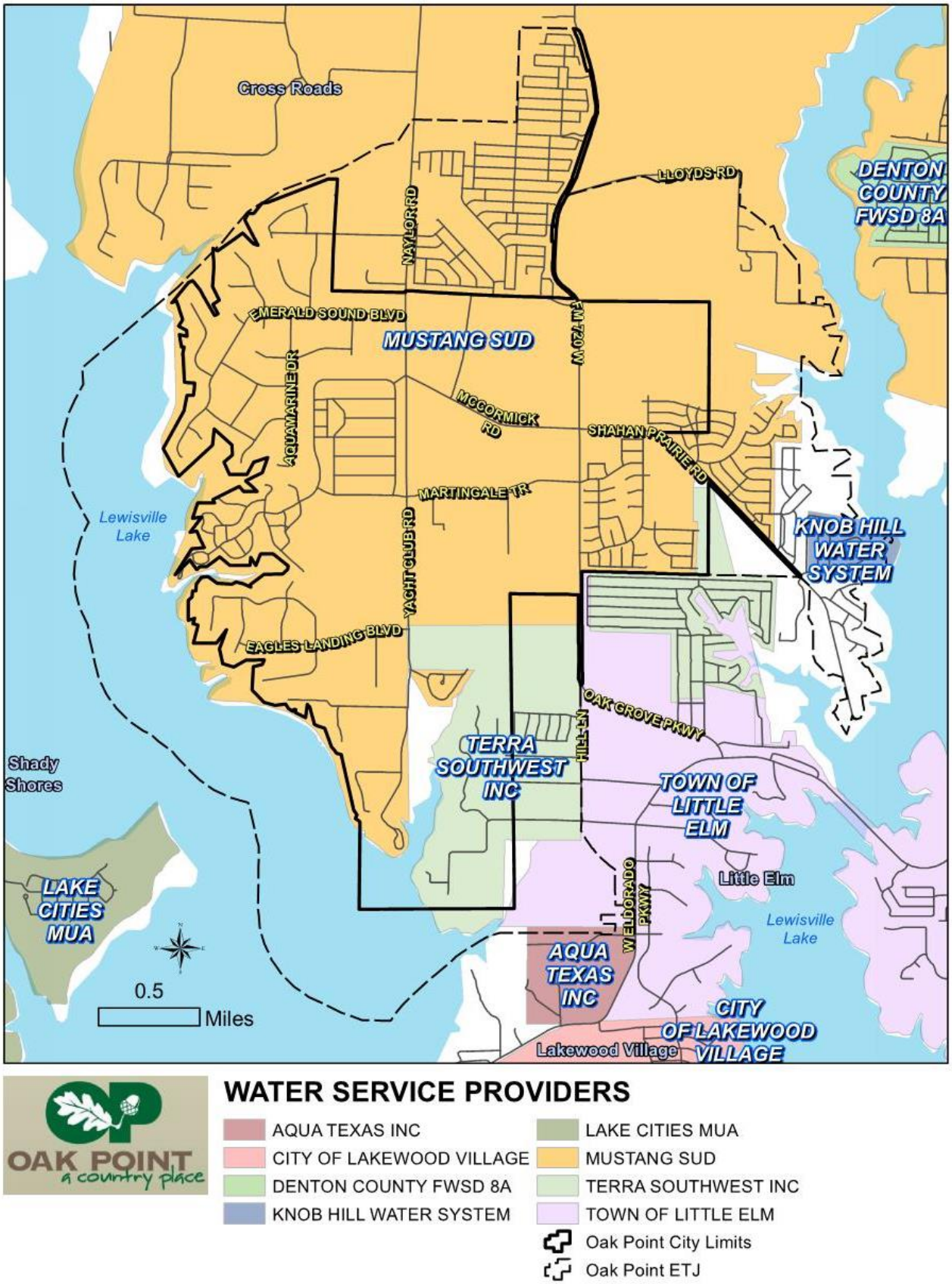
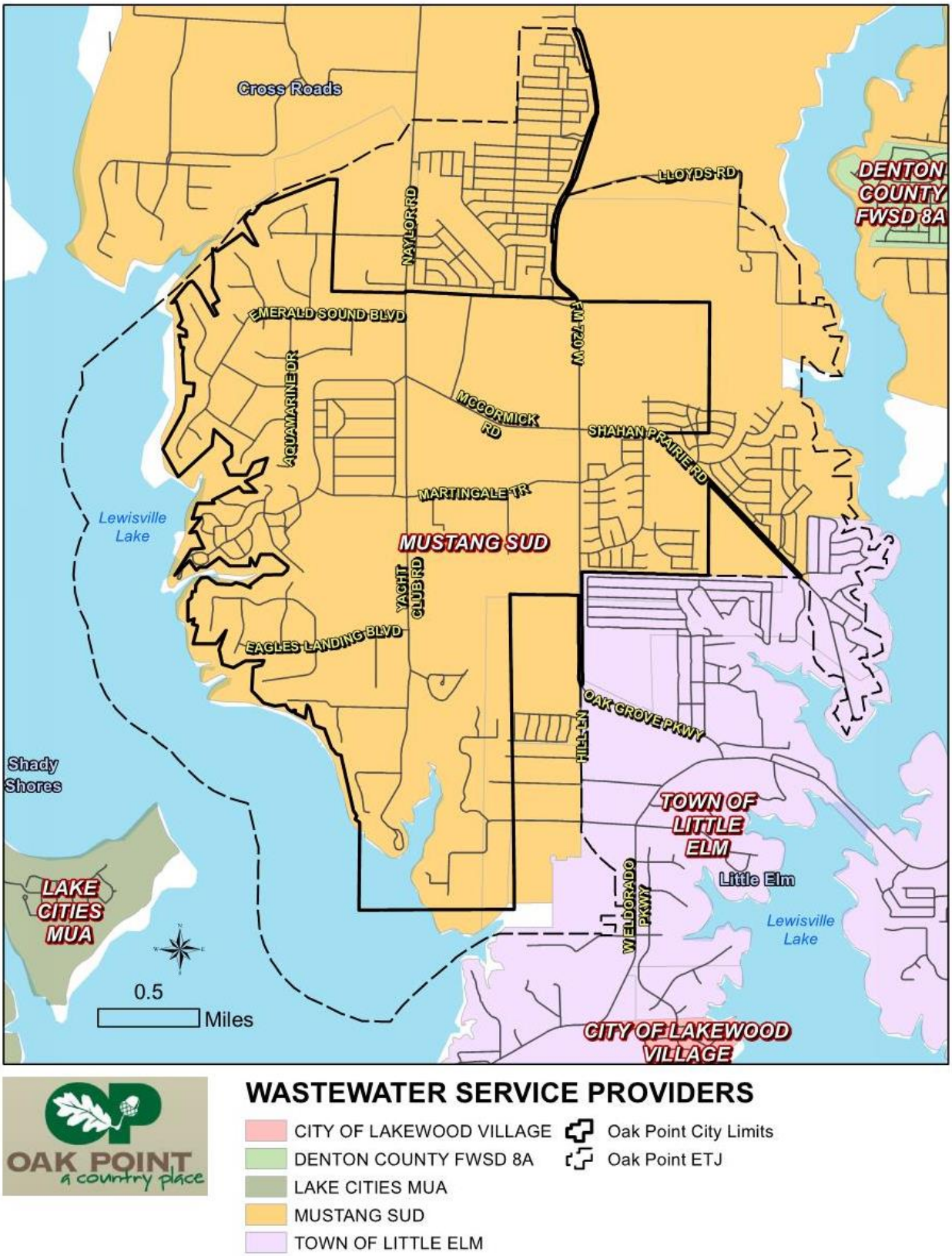


Figure 25: Wastewater Service Providers



Water, Wastewater, and Stormwater Drainage Goal, Objectives, and Actions

Water, Wastewater, and Stormwater Drainage Goal

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

Objective 7.1: Ensure Facilities and Services

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

Action 7.1.1: Service Area Study

Continue to monitor areas within the City Limits and ETJ that currently are not served by any water or wastewater provider.

Action 7.1.2: Service Providers

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

Action 7.1.3: 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 7.2: 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 7.2.1: Resident Satisfaction

Continue 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 7.2.2: Emergency Hotline

Coordinate with the service providers and provide a listing of 24/7 hotlines for water- and wastewater-related emergencies.

Objective 7.3: Minimize Negative Effects of Stormwater Runoff

Minimize the negative effects of stormwater runoff within the community.

Action 7.3.1: Stormwater Master Plan

Develop a stormwater master plan.

Action 7.3.2: Areas Prone to Flooding

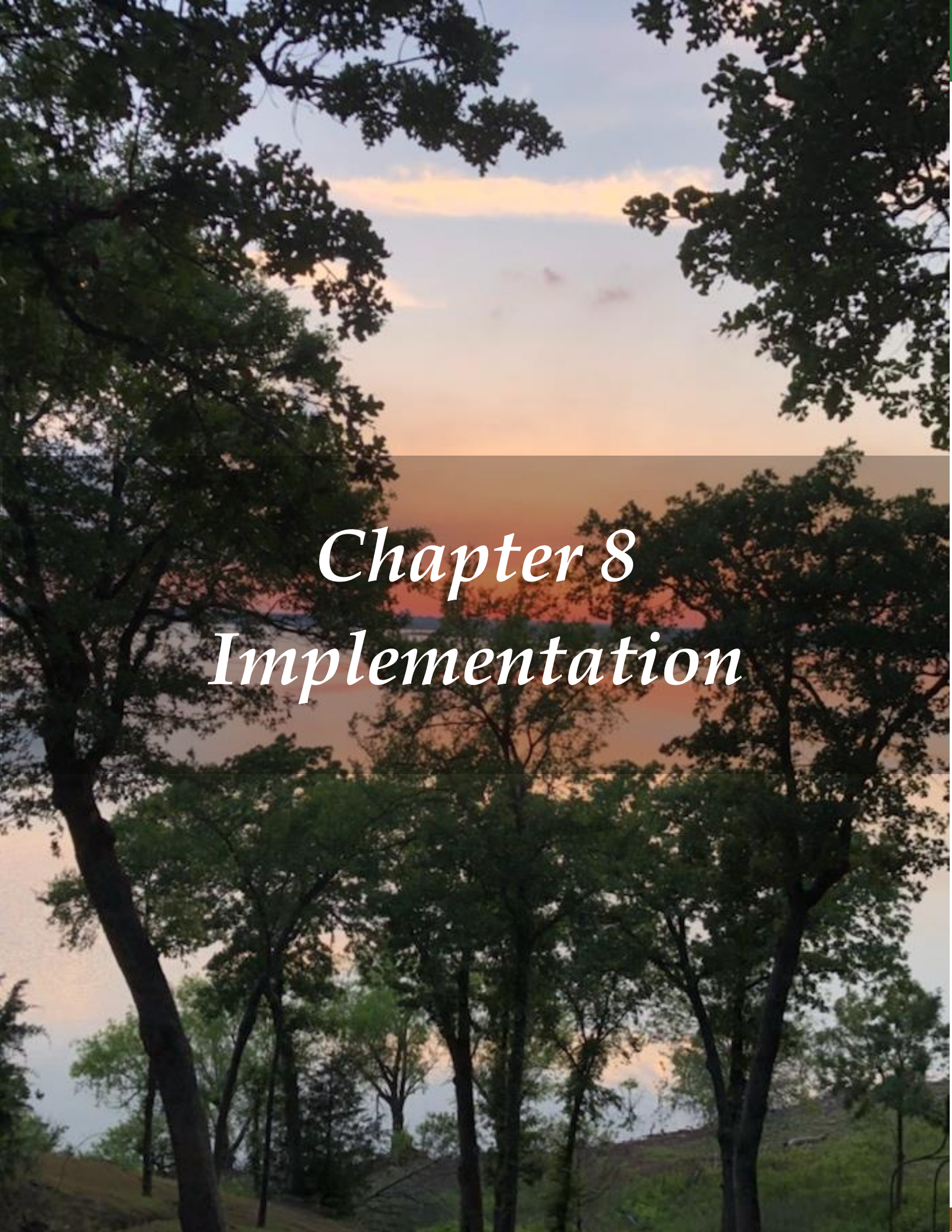
Continue to monitor and document areas that are prone to flooding due to stormwater runoff.

Action 7.3.3: Funding Sources

Investigate funding sources for stormwater improvement, such as stormwater utility fees.

Action 7.3.4: Regulations on Impervious Surfaces

Develop regulations to limit the amount of impervious surface of future developments, allowing for additional greenspace and reducing the amount of stormwater runoff.



Chapter 8
Implementation

Introduction

Planning sets the stage for quality growth and development in any community. Implementation is essential to carrying out the vision of planning. Techniques for implementation prescribe methods that should be taken to achieve the goals, objectives, and actions expressed in the plan. Implementation should be designed to begin immediately after a plan is approved. The plan should be structured to provide direction for decision-makers and stakeholders.

This Implementation chapter is structured into a coordinated action program so that City leaders, Staff, and other decision-makers can easily identify the steps that are necessary to achieve the goals outlined in the comprehensive plan.

This chapter of the plan should be updated as progress occurs on these items. That process of taking action, reporting on results, and updating the priorities is necessary to respond to change and to keep the plan current, while continuing to implement the plan's overall policies.

What tool(s) will be used to implement the action?

Who is responsible to implement the action?

By when should the implementation be initiated?

General Implementation Considerations

The Continuous Planning Process

Circumstances will continue to change in the future and the Oak Point Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed refinements and changes should be carefully noted and thoroughly considered as part of the Annual Plan Updates and 5-Year Major Plan Revisions. As change occurs, however, Oak Point's vision should remain the central theme and provide a unifying element. The plan's importance lies in the commitment of citizens to agree on Oak Point's purposes for the future, and to apply that consensus in continuing efforts that focus on the betterment of their community.

Comprehensive Plan Advisory Committee (CPAC)

At the Planning and Zoning Commission's discretion, the CPAC may continue to serve as a committee to meet on a quarterly or on an as-needed basis to review the implementation status of the actions identified within the plan.

Annual Plan Amendment Process

Annual plan amendments will provide opportunity for relatively minor plan updates and revisions such as changes in future land use designations, implementation actions and review of plan consistency with ordinances and regulations. A plan amendment should be prepared and distributed in the form of an addendum to the adopted Comprehensive Plan. Identification of potential plan amendments should be an ongoing process by the Planning and Zoning Commission and City staff throughout the year. Requests for plan amendments can also be submitted by citizens, property owners, community organizations and other governmental entities. Proposed plan amendments should be reviewed and approved by the Planning and Zoning Commission. Plan amendments should be adopted in a manner similar to the plan itself. This process includes public hearings, citizen input and consideration of action by both the Planning and Zoning Commission and City Council.

Major Updates of the Comprehensive Plan

Major updating of the Comprehensive Plan should occur every five years. These updates will ensure renewal and continued utility of the Comprehensive Plan for use by the City officials and staff. Annual plan amendments from the previous four years should be incorporated into the next major plan update. Plan updates will be a significant undertaking involving City officials, departments and citizens. Consultant services may be utilized if needed. The result of the major plan updates will be a new Comprehensive Plan for the City, including new identification of up-to-date goals, objectives, and actions.

Citizen Participation in Continued Planning

Oak Point's citizens shared in developing the plan's goals, objectives and actions with their input. The many ideas and comments contributed by citizens during the plan's development were

incorporated and shaped the vision of the plan. Similarly, the citizens should continue to be involved in implementation and maintenance of the Comprehensive Plan. The Planning and Zoning Commission, advisory committees, public meetings and community workshops, town meetings, public forums, newsletters, citizen comments, media releases and public notices should be utilized to inform and involve citizens in continued planning. Methods and activities for public participation should be carefully chosen and designed to achieve meaningful and effective involvement.

Reports of the Planning and Zoning Commission

As a part of the annual work plan for the Planning and Zoning Commission, the Commission should prepare an annual report for submittal and discussion with the City Council, including the status of the implementation for the Comprehensive Plan. The report should recognize action items that have been implemented that year and identify the ones to be implemented or revised in the approaching year.

Capital Improvement Program

Planning for capital improvements and maintenance is sound development and business practice. A rational, carefully planned program of capital improvements is necessary in order to:

- Attract new business investment that will increase tax revenues and provide jobs;
- Ensure that public investments in new or improved facilities are made in locations that make the most sense for service and maintenance; and,
- Preserve and enhance the quality of life for citizens of Oak Point.

The Capital Improvement Program (CIP) is a mechanism for analyzing the City's major capital facility needs in the near future. By undertaking a financial analysis as part of the CIP, the City is able to predict, with reasonable accuracy, its capacity to finance capital improvements after it has paid its basic operating expenses. Once this capacity has been identified, a fiscal program is developed. The financial analysis also estimates the impact that capital expenditures will have on the operating budget.

Capital improvements include facilities such as utility systems, public buildings, land acquisition, parks, streets and sidewalks, drainage, libraries and major equipment. These are items that may have a significant impact on the community and are often too expensive to be financed in the annual operating budget.

Implementation Strategies

The following tables provide implementation mechanisms, responsible parties, and timeframes for the actions within each goal outlined in Chapters 3 through 7. While all actions share some level of importance because they warrant discussion within the plan, they cannot all be targeted for implementation within a short time period; some must be carried out over a longer period of time. The stated timeframe refers to a recommended period by which the action should be initiated.

Chapter 3: Land Use

Action	Mechanism	Responsible Party	Time-frame
Goal: Maintain Oak Point's country atmosphere with balanced nonresidential land uses in appropriate areas.			
Objective 3.1: Protect the Natural			
Action 3.1.1: 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.	City Ordinances	Planning and Zoning/Council	July 2022
Action 3.1.2: Natural Areas Place natural areas in parks and greenbelt zones.	City Project	Planning and Zoning/Council	July 2022
Action 3.1.3: Rural Streetscapes Require additional setbacks in zoning to allow rural streetscapes when developments are placed along major collectors and arterial streets.	Zoning Ordinance	Planning and Zoning/Council	July 2020
Action 3.1.4: Observed Wildlife Protection Create awareness among residents to ensure protection of observed wildlife.	City Policy	Planning and Zoning/Council	July 2022
Objective 3.2: Ensure Compatible Developments			
Action 3.2.1: Standards and Guidelines Evaluate and update the development standards and design guidelines within the zoning ordinance.	Zoning Ordinance	Planning and Zoning/Council	July 2022
Action 3.2.2: 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.	City Project	Planning and Zoning/Council; EDC	July 2024
Action 3.2.3: 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.	City Policy	Planning and Zoning/Council	Ongoing
Action 3.2.4: 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.	Zoning Ordinance	Planning and Zoning/Council	July 2022
Action 3.2.5: 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.	City Policy	Planning and Zoning/Council	Ongoing

Chapter 4: Transportation

Action	Mechanism	Responsible Party	Time-frame
Goal: Provide improved access and circulation throughout the City while ensuring traffic safety and preserving the country quality and identity of Oak Point.			
Objective 4.1: Maintain the Country Character			
Action 4.1.1: 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.	Subdivision Ordinance; Zoning Ordinance	Planning and Zoning/Council	July 2020
Action 4.1.2: Through Traffic Discourage "through traffic" from FM 720/Oak Grove Parkway 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.	City Project	Public Works	July 2022
Action 4.1.3: 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 allow using golf-carts within the trails plan.	City Project	Planning and Zoning/Council	July 2022
Objective 4.2: Establish an Identity			
Action 4.2.1: Entrance Design Design a City entrance sign and landscaping that capitalizes on the lake and the City's rural characteristics.	City Project	Public Works	July 2022
Action 4.2.2: Rural Character Design Elements Require major entry roads, such as FM 720/Oak Grove Parkway 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.	Thoroughfare Plan	Planning and Zoning/Council	July 2022
Action 4.2.3: Envision Oak Point Projects Implement the "Envision Oak Point Projects" in the designated areas.	City Project	Planning and Zoning/Council	July 2024
Action 4.2.4: Dark-Sky Policy Incorporate a dark-sky policy to require fully-shielded light fixtures and revise the lighting standards accordingly.	Zoning Ordinance	Planning and Zoning/Council	July 2022
Objective 4.3: Ensure Access and Circulation			
Action 4.3.1: Proposed Extensions Work with the developers to extend the roadways as proposed on the Thoroughfare Plan in Figure 18, as roadway developments are often associated with respective development projects.	Thoroughfare Plan; City Policy	Planning and Zoning/Council; Public Works	Ongoing
Action 4.3.2: 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.	Thoroughfare Plan; Subdivision Ordinance	Planning and Zoning/Council; Public Works	Ongoing
Action 4.3.3: Roadway Operation and Maintenance Maintain an inventory for the conditions of the major roadways and conduct an annual study to identify and improve deteriorating streets.	City Project	Public Works	Ongoing

Action	Mechanism	Responsible Party	Time-frame
Goal: Provide improved access and circulation throughout the City while ensuring traffic safety and preserving the country quality and identity of Oak Point.			
Objective 4.4: Ensure Traffic Safety			
Action 4.4.1: Crash Location List Create and maintain a list of crash locations to prioritize for improvements.	City Project	Public Works	July 2022
Action 4.4.2: Street Lights Add dark-sky compliant street lights on FM 720/Oak Grove Parkway to ensure traffic safety.	City Policy	Public Works	July 2022

Chapter 5: Economic Development

Action	Mechanism	Responsible Party	Time-frame
Goal: Encourage appropriate businesses that are aesthetically pleasing to improve the City's tax base while minimizing impacts on the surrounding areas.			
Objective 5.1: Ensure Appropriate Locations for Desired Businesses			
Action 5.1.1: Adherence to the FLUP Locate nonresidential developments only in areas that are designated as retail/commercial or light industrial on the FLUP map.	City Policy	Planning and Zoning/Council	Ongoing
Action 5.1.2: 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.	Zoning Ordinance	Planning and Zoning/Council	July 2020
Action 5.1.3: 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.	EDC Project	EDC	July 2022
Action 5.1.4: 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.	City Project	Planning and Zoning/Council; Public Works	July 2024
Objective 5.2: Attract Aesthetically Pleasing Businesses			
Action 5.2.1: Architectural Requirements Update the zoning ordinance to include enhanced architectural standards for nonresidential zoning districts that complement the City's overall image and identity.	Zoning Ordinance	Planning and Zoning/Council	July 2022
Action 5.2.2: 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).	City Policy	Planning and Zoning/Council; EDC	July 2022
Action 5.2.3: 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-country theme.	Zoning Ordinance	Planning and Zoning/Council	July 2024
Objective 5.3: Engage the Community			
Action 5.3.1: "Shop Local" Campaign Create a campaign to encourage residents to shop locally and to increase public awareness of the importance of sales tax revenues.	City Project	EDC	July 2024
Action 5.3.2: Feedback Mechanisms Utilize advisory groups, surveys, and other feedback mechanisms to proactively identify problem areas and opportunities for assistance.	City Policy	Planning and Zoning/Council; EDC	July 2022
Action 5.3.3: 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.	City Project	EDC	July 2022

Action	Mechanism	Responsible Party	Time-frame
Goal: Encourage appropriate businesses that are aesthetically pleasing to improve the City's tax base while minimizing impacts on the surrounding areas.			
Action 5.3.4: Festivals and Events Actively promote the success and expansion of all public festivals and seasonal events.	City Project	Planning and Zoning/Council; EDC	July 2022
Objective 5.4: Reduce Residential Property Taxes			
Action 5.4.1: Nonresidential Tax Base Facilitate the establishment of a nonresidential tax base that reduces the tax burden of residential property owners.	City Policy	Council	July 2024
Action 5.4.2: Citizen Convenience Consider businesses that may not provide significant tax burden relief but may provide convenience to Oak Point citizens.	City Policy	Council; EDC	July 2022

Chapter 6: Community Facilities and Services

Action	Mechanism	Responsible Party	Time-frame
Goal: Provide appropriate city facilities and services that are easily accessible to all residents of Oak Point.			
Objective 6.1: Expand Facilities and Services			
Action 6.1.1: Expansion of Administrative Offices Consider expanding the administrative offices.	City Project	Council	July 2022
Action 6.1.2: Multi-purpose Community Facility Consider expanding the current community room to be a larger facility that can serve multiple purposes for the community.	City Project	Council	July 2024
Action 6.1.3: Emergency Response Time Constantly monitor and analyze emergency response time and investigate adding another location for police and fire services if needed.	City Policy	Public Safety	July 2022
Action 6.1.4: 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.	City Policy	Public Safety	Ongoing
Objective 6.2: Utilize Parks, Open Space, and Trails			
Action 6.2.1: Park Dedication Continue to require park dedication during the development review process.	City Ordinances	Planning and Zoning/Council	Ongoing
Action 6.2.2: Partnerships with Other Entities Coordinate with the homeowner's associations, grant providers, and other private entities to develop a partnership to add necessary amenities in both public and private parks.	City Policy	Planning and Zoning/Council	July 2022
Action 6.2.3: 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.	City Project	Planning and Zoning/Council; Public Works	July 2022
Action 6.2.4: Master Plan for Parks Support the Parks Master Plan for improvements to the City Park and boat ramp recreational facilities.	City Project	Planning and Zoning/Council	July 2024
Objective 6.3: Enhance the Communication Strategies			
Action 6.3.1: Social Media Continue to improve the City's website as a resource to receive constant resident input and promote community identity.	City Policy	Planning and Zoning/Council; EDC	July 2020
Action 6.3.2: Outreach Maximization Promote all activities and events through different communication methods to maximize outreach.	City Policy	Planning and Zoning/Council; EDC	July 2022
Action 6.3.3: 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.	City Project	Planning and Zoning/Council; EDC	Ongoing

Chapter 7: Water, Wastewater, and Stormwater Drainage

Action	Mechanism	Responsible Party	Time-frame
Goal: Establish and maintain adequate water, wastewater, and stormwater drainage systems in an efficient and cost-effective manner.			
Objective 7.1: Ensure Facilities and Services			
Action 7.1.1: Service Area Study Continue to monitor areas within the City Limits and ETJ that currently are not served by any water or wastewater provider.	City Policy	Planning and Zoning/Council	Ongoing
Action 7.1.2: Service Providers Coordinate with various service providers to expand their infrastructure to the underserved areas as identified by the study.	City Project	Planning and Zoning/Council	July 2022
Action 7.1.3: 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.	City Project	Planning and Zoning/Council; Public Safety	July 2020
Objective 7.2: Maintain and Improve Resident Satisfaction			
Action 7.2.1: Resident Satisfaction Continue 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.	City Policy	Planning and Zoning/Council	Ongoing
Action 7.2.2: Emergency Hotline Coordinate with the service providers and provide a listing of 24/7 hotlines for water- and wastewater-related emergencies.	City Project	Planning and Zoning/Council	July 2022
Objective 7.3: Minimize Negative Effects of Stormwater Runoff			
Action 7.3.1: Stormwater Master Plan Develop a stormwater master plan.	City Project	Public Works	July 2022
Action 7.3.2: Areas Prone to Flooding Continue to monitor and document areas that are prone to flooding due to stormwater runoff.	City Policy	Public Works	Ongoing
Action 7.3.3: Funding Sources Investigate funding sources for stormwater improvement, such as stormwater utility fees.	City Policy	Public Works	July 2024
Action 7.3.4: Regulations on Impervious Surfaces Develop regulations to limit the amount of impervious surface of future developments, allowing for additional greenspace and reducing the amount of stormwater runoff.	City Ordinances	Planning and Zoning/Council; Public Works	July 2022

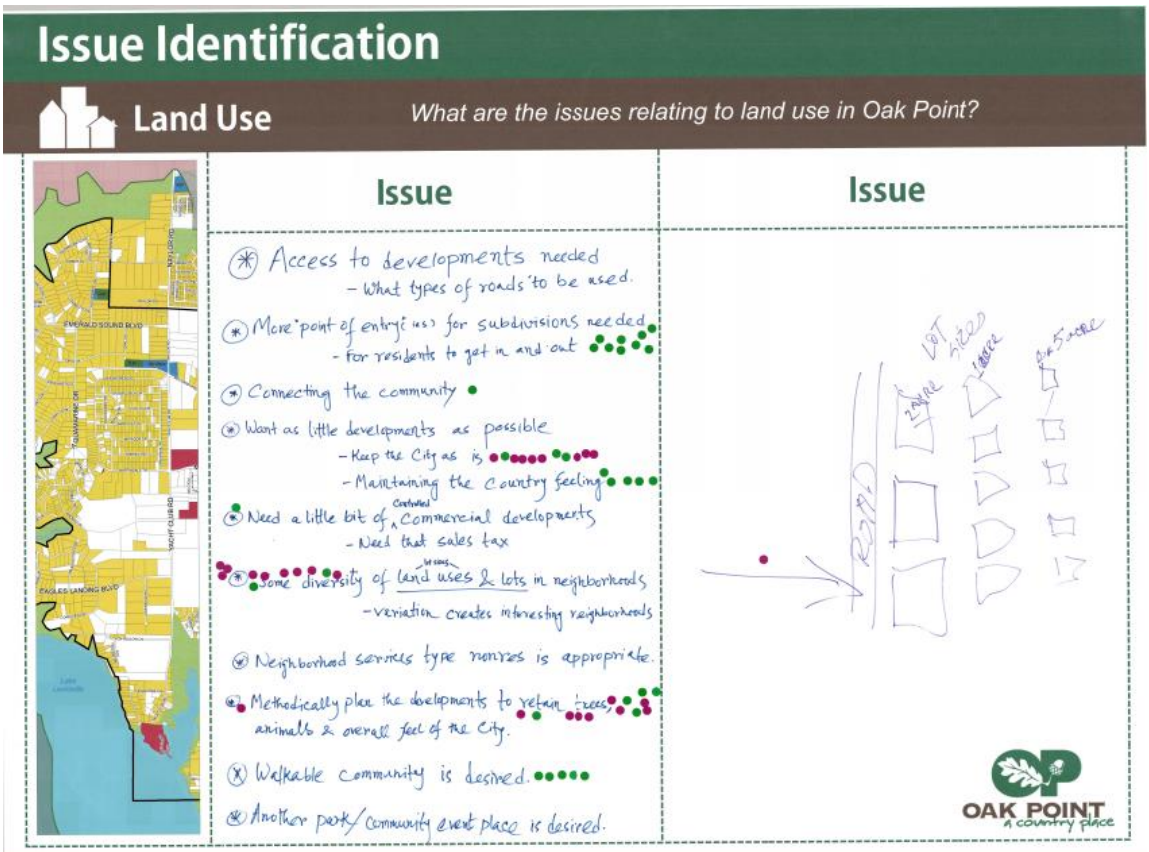
Conclusion

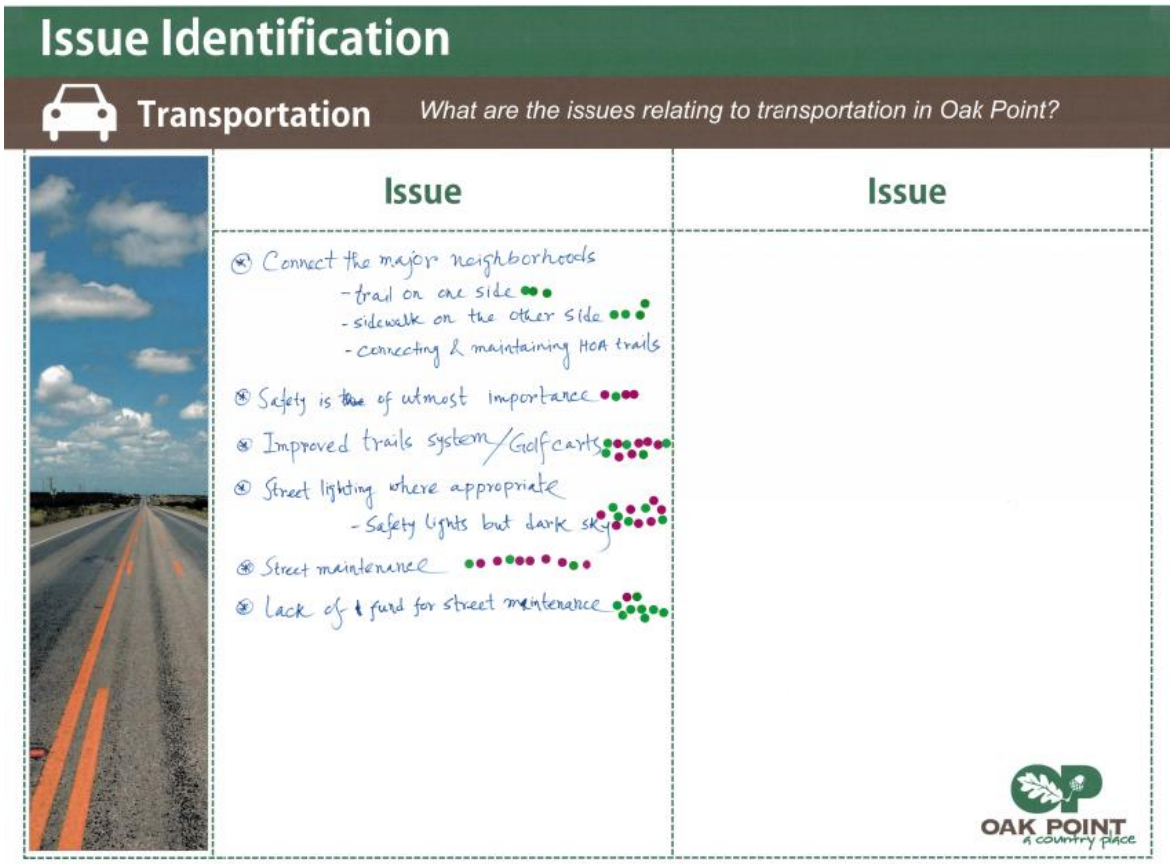
The Comprehensive Plan is the City's guide for government officials and citizens in making decisions about land use and development. The Comprehensive Plan is “comprehensive” in the manner that it identifies the factors related to future community growth; analyzes the relationships between these factors; proposes what needs to be addressed about them; and recommends goals, objectives, and actions for using the City's resources in the most efficient and effective ways.

Appendices

Appendix A: Visioning Results

Issue Identification and Ranking





Issue Identification

Economic Development

What are the issues relating to economic development in Oak Point?

Issue	Issue
Aesthetic standards for businesses Who ~~should~~ should EDC target? - Get the right businesses A document is needed to identify advantages & disadvantages of ED Town center should be relocated for a more downtown feeling - Central location desired Interest in placemaking dev't.	

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Issue Identification

Community Services & Facilities

What are the issues relating to Oak Point's community services and facilities?

Issue	Issue
Minimum staffing in DPS - Add staff Centrally located City Hall for emergency responses No need for libraries -Currently partnered with Little Elm	Keep Overhead as low as possible ! Larger Community Ctr.

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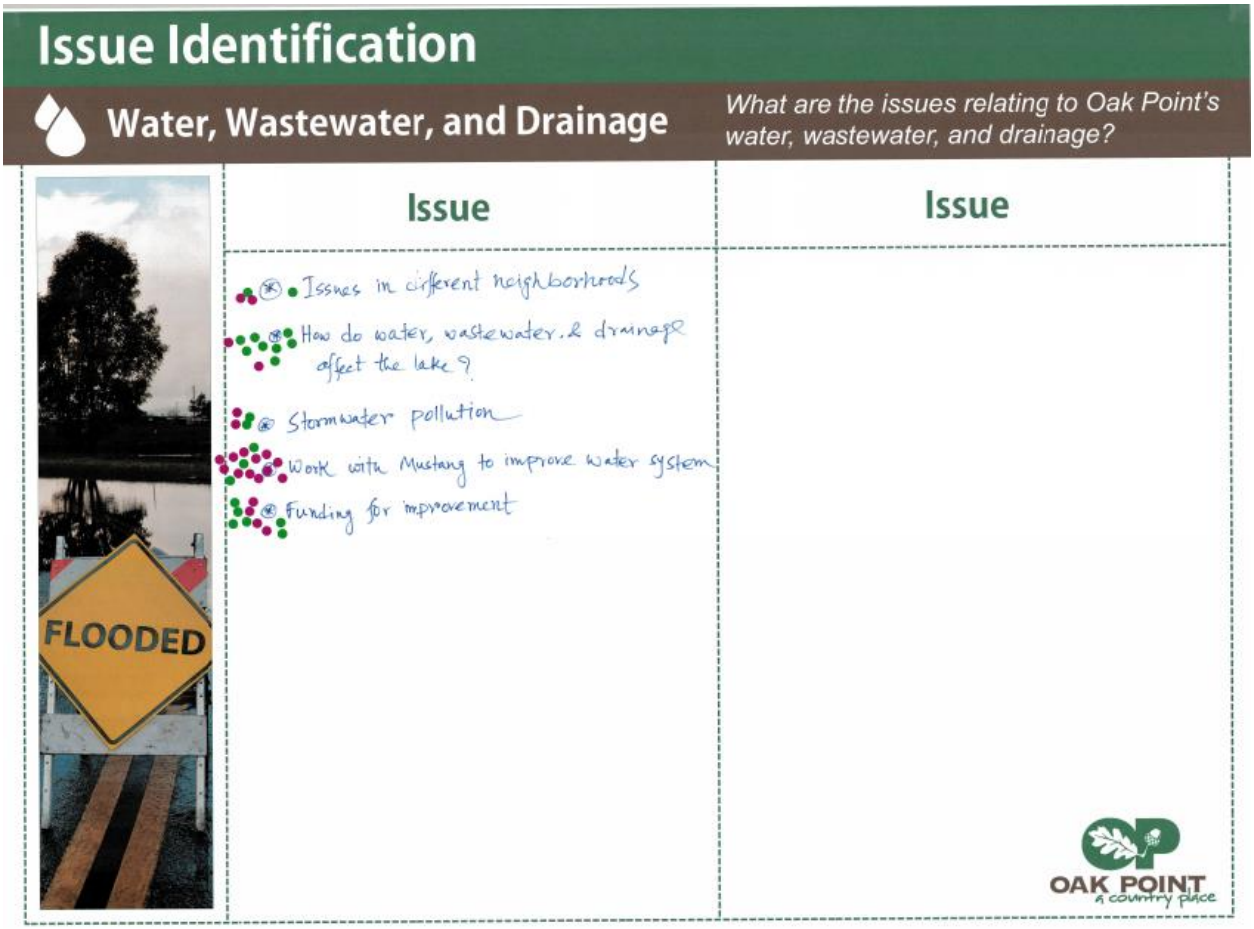
Issue Identification
Water, Wastewater, and Drainage
What are the issues relating to Oak Point's water, wastewater, and drainage?
Issue
Issue
Issues in different neighborhoods
How do water, wastewater, & drainage affect the lake?
Stormwater pollution
Work with Mustang to improve water system
Funding for improvement
FLOODED
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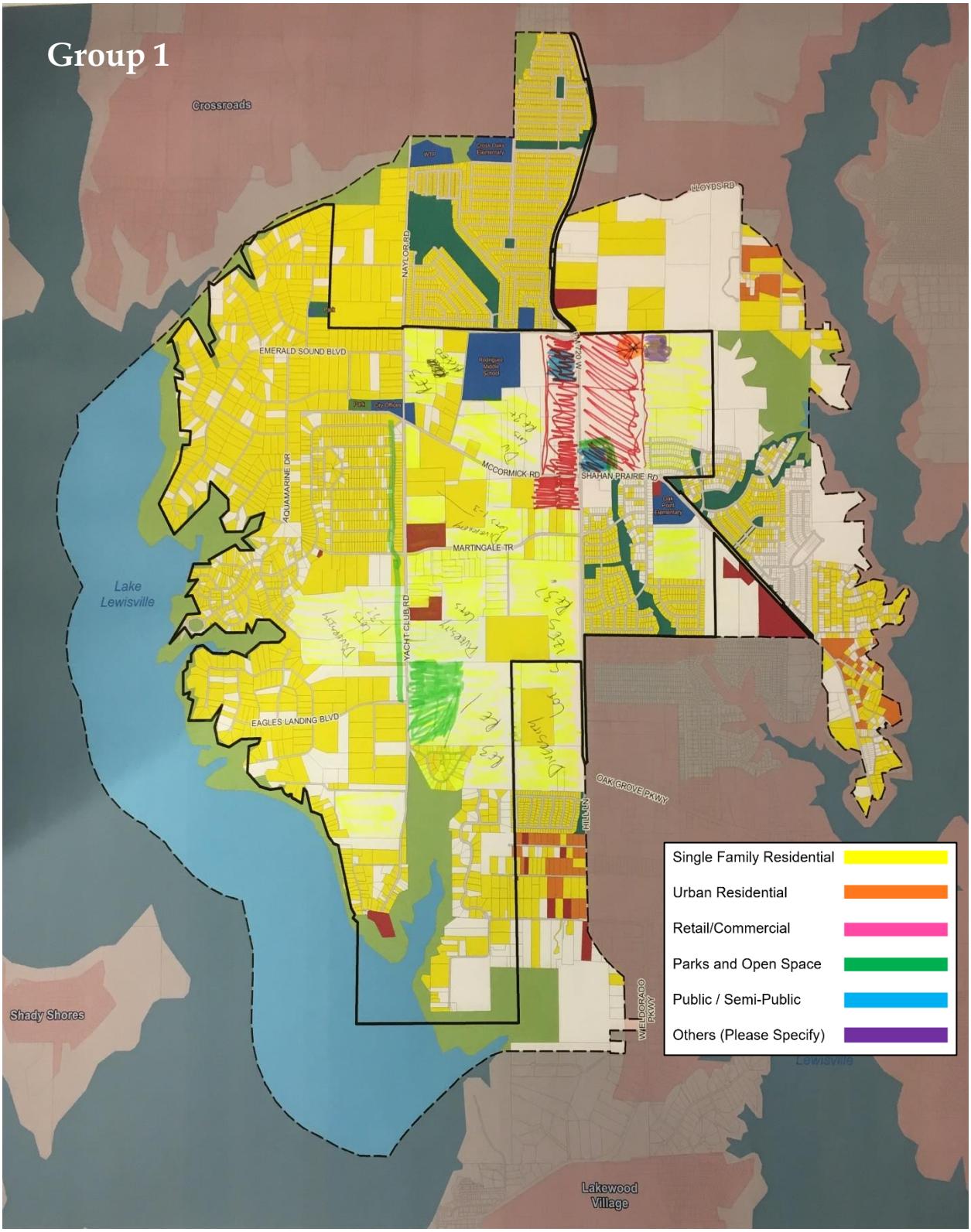
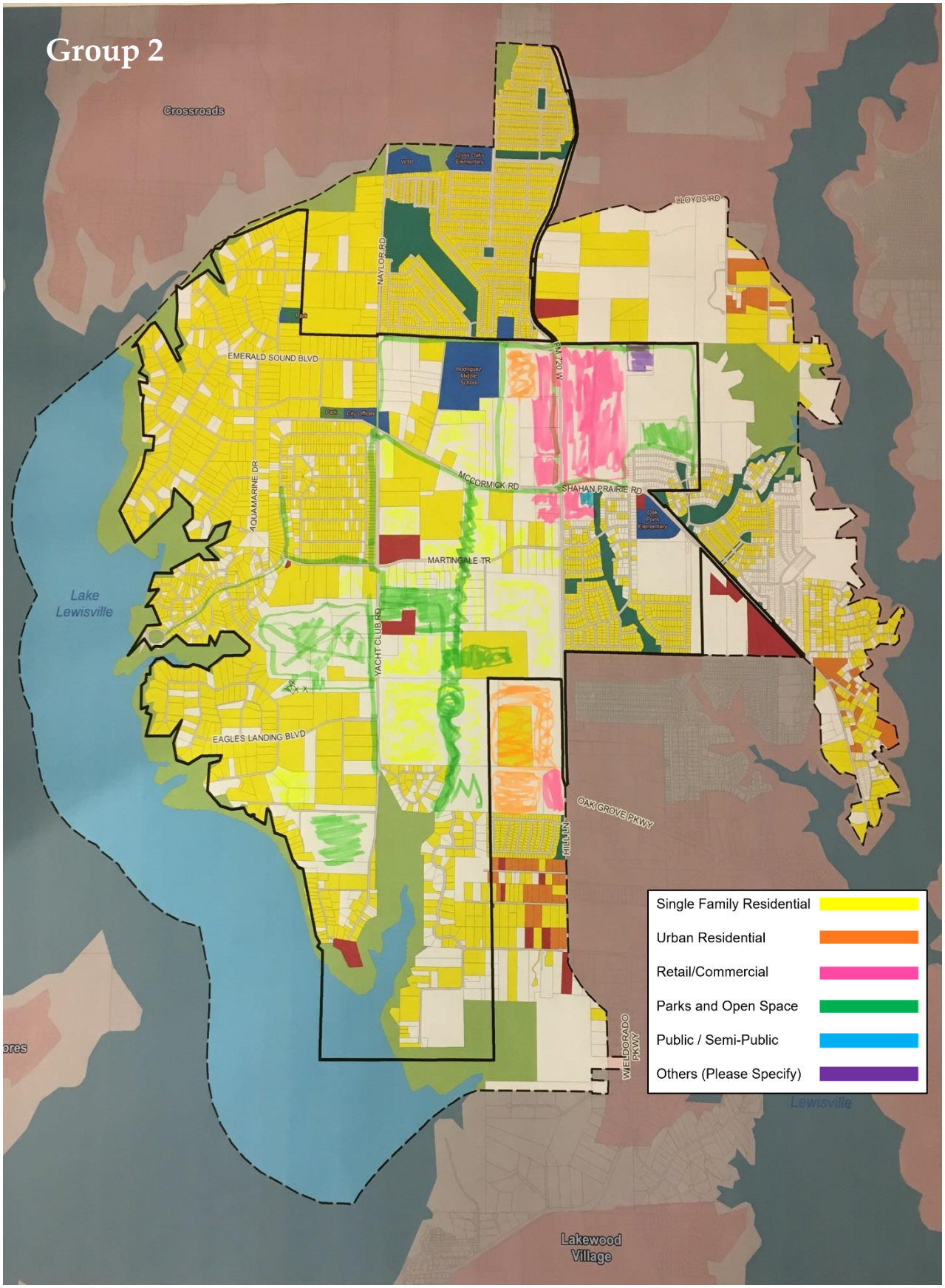
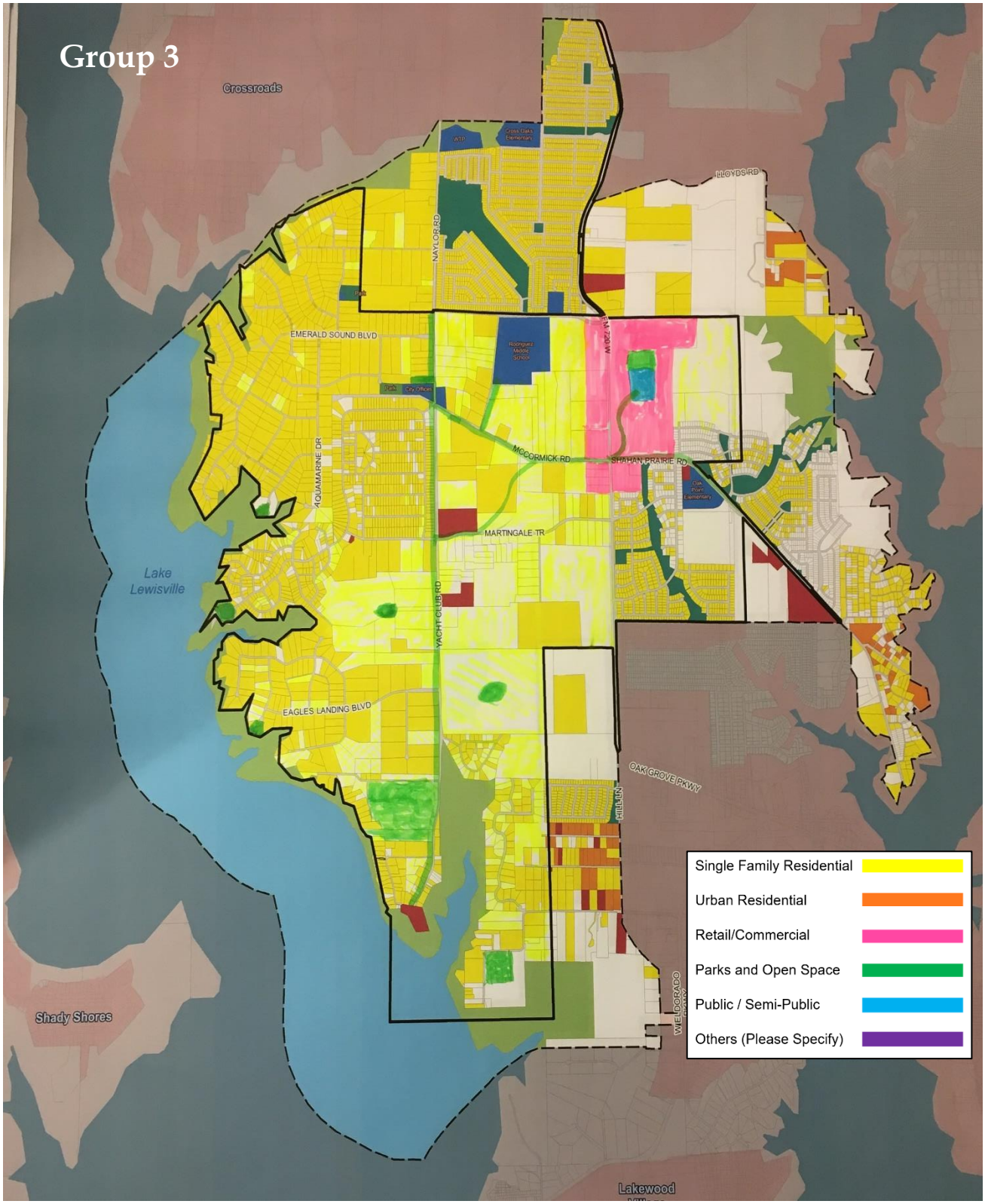
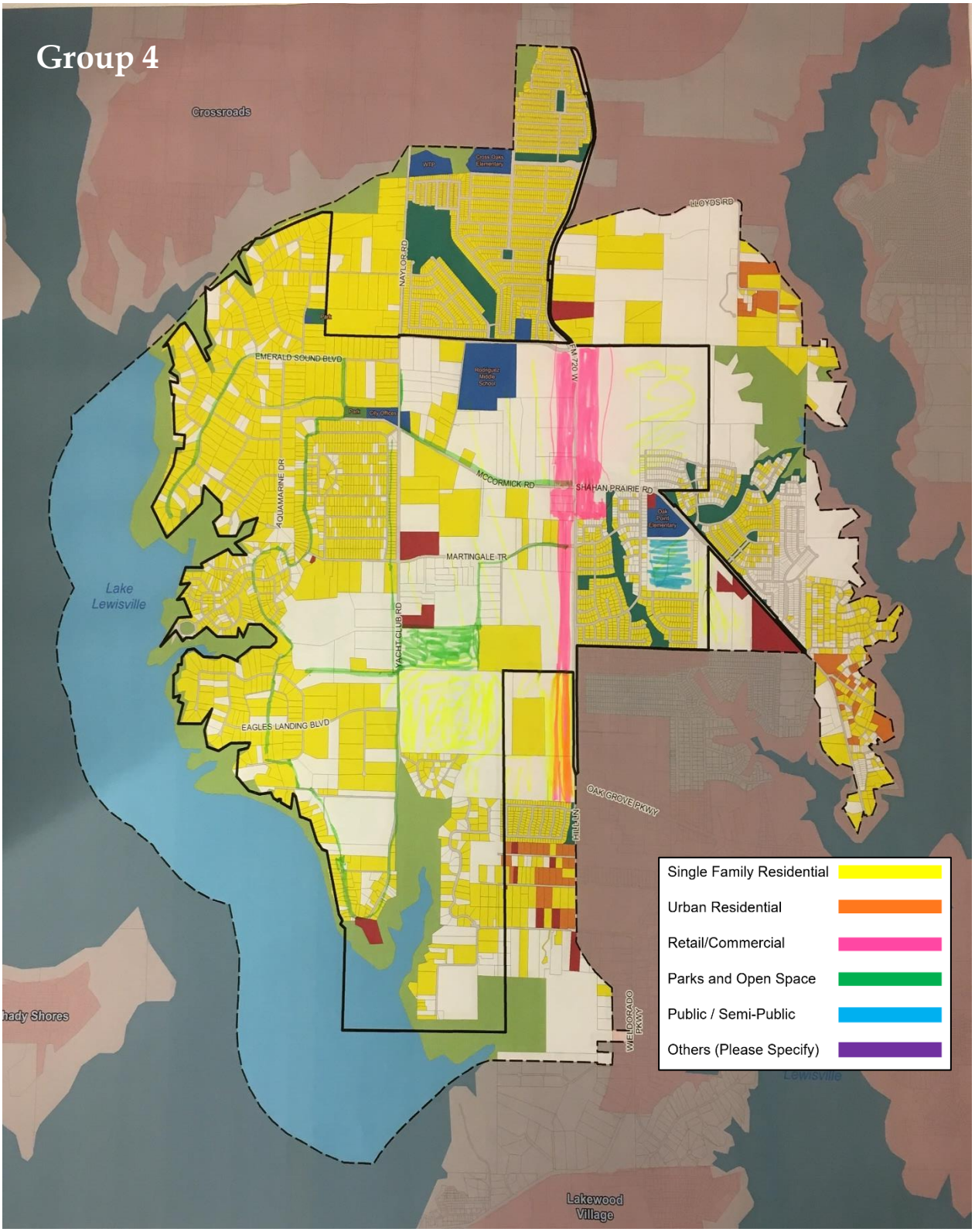
Issue Identification
Community Services & Facilities
What are the issues relating to Oak Point's community services and facilities?
Issue
Issue
OAK POINT

Land Use Exercise

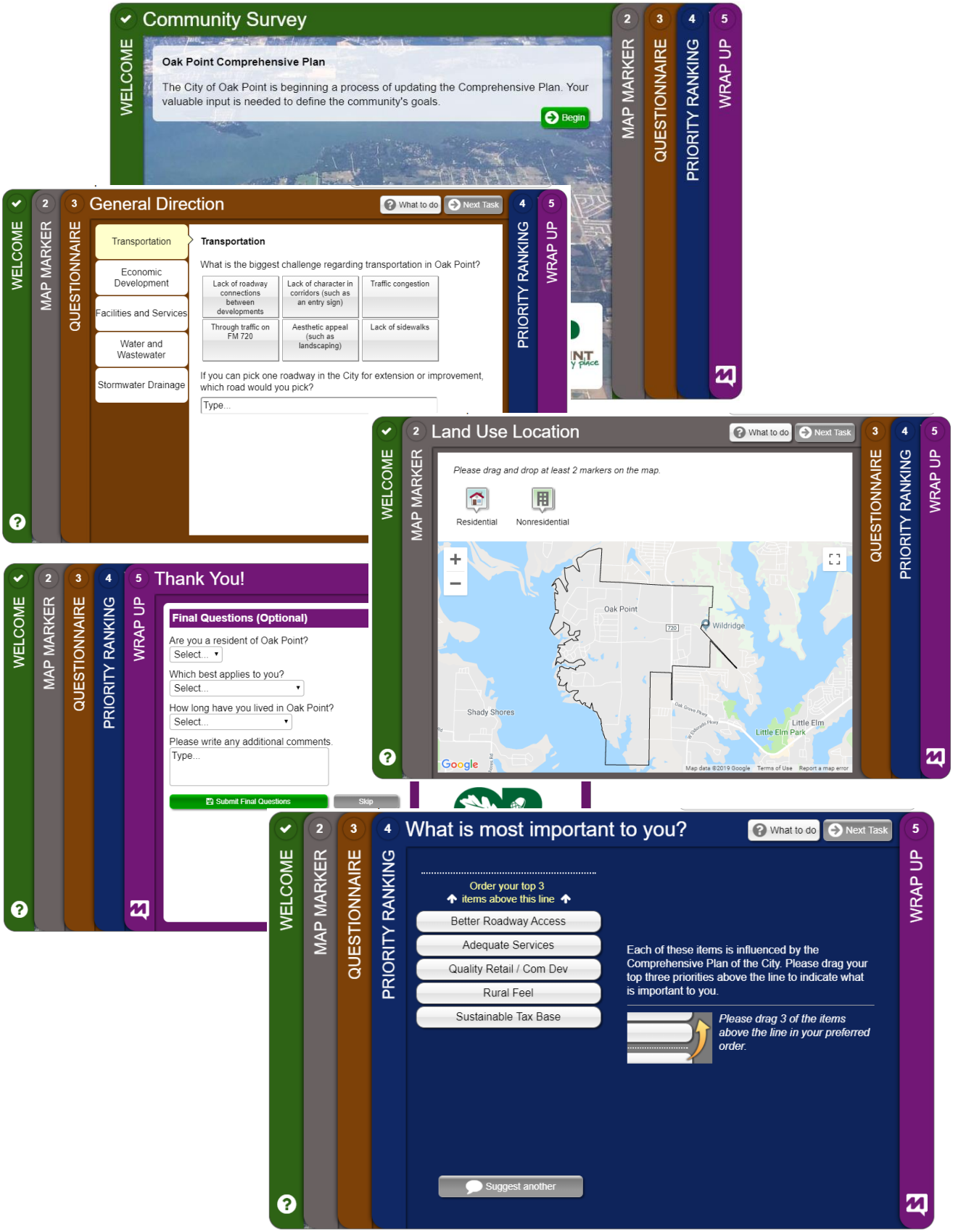



Group 2
Crossroads
WTP
Cross Oaks Elementary
LLOYDS RD
NAYLOR RD
Park
EMERALD SOUND BLVD
Rodriguez Middle School
FM 720 W
Park
City Offices
AQUAMARINE DR
MCCORMICK RD
SHAHAN PRAIRIE RD
Oak Point Elementary
MARTINGALE TR
Lake Lewisville
YACHT CLUB RD
EAGLES LANDING BLVD
OAK GROVE PKWY
HILL LN
WELDORADO PKWY
Lewisville
Lakewood Village
Single Family Residential
Urban Residential
Retail/Commercial
Parks and Open Space
Public / Semi-Public
Others (Please Specify)

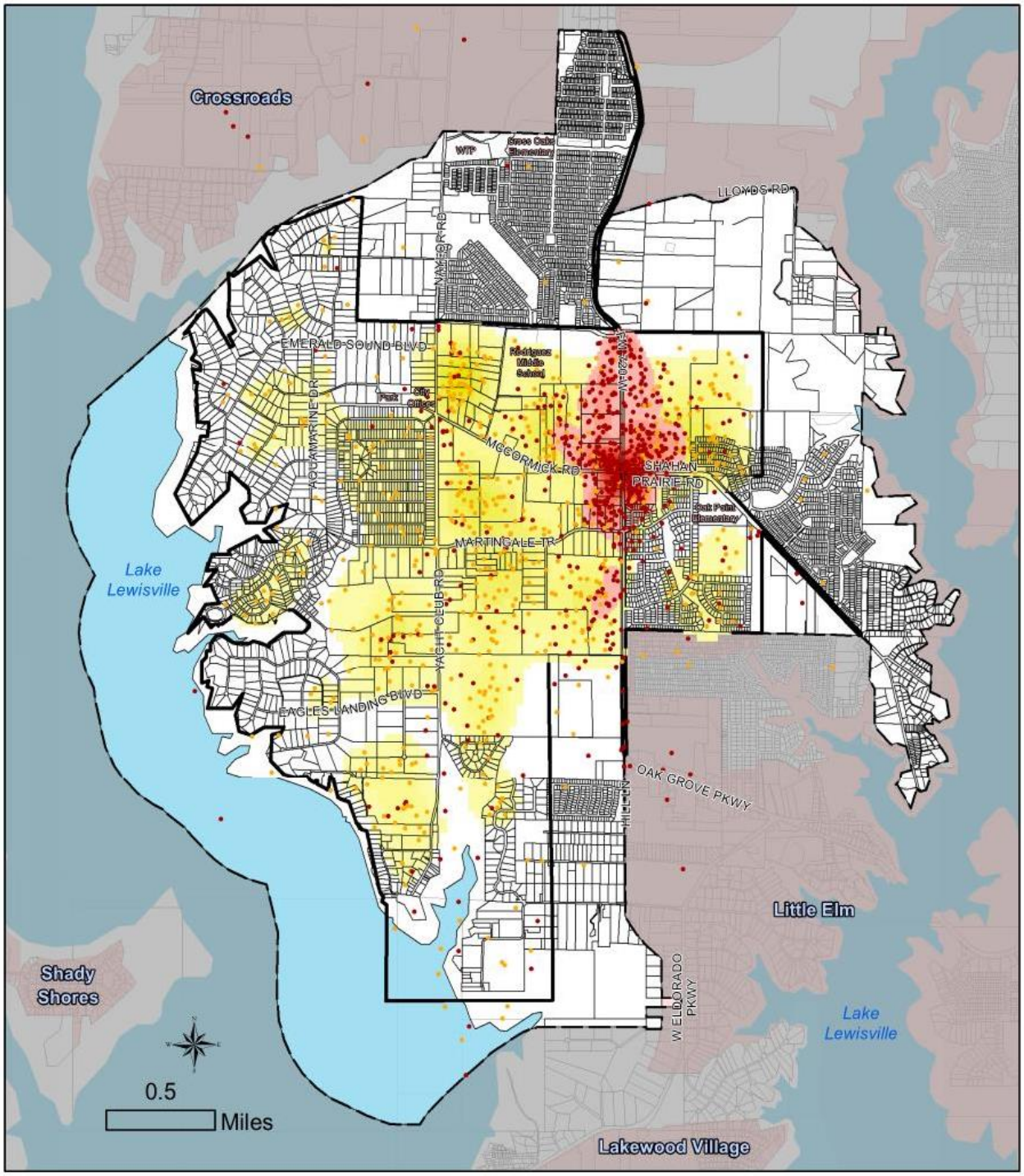

Group 3
Crossroads
WTP
Cross Oaks Elementary
LLOYDS RD
NAYLOR RD
Park
EMERALD SOUND BLVD
Rodriguez Middle School
FM 720 W
Park
City Office
MCCORMICK RD
SHAHAN PRAIRIE RD
AQUAMARINE DR
Oak Point Elementary
MARTINGALE TR
Lake Lewisville
YACHT CLUB RD
EAGLES LANDING BLVD
OAK GROVE PKWY
HILLTOP
WIELDORADO PKWY
Shady Shores
Lakewood
Single Family Residential
Urban Residential
Retail/Commercial
Parks and Open Space
Public / Semi-Public
Others (Please Specify)


Group 4
Crossroads
WTP
Cross Oaks Elementary
LLOYDS RD
NAYLOR RD
EMERALD SOUND BLVD
Rodriguez Middle School
FM 720 W
City Offices
MCCORMICK RD
SHAHAN PRAIRIE RD
Oak Point Elementary
AQUAMARINE DR
MARTINGALE TR
Lake Lewisville
YACHT CLUB RD
EAGLES LANDING BLVD
OAK GROVE PKWY
HILLMAN
WELDORADO PKWY
Lewisville
Lakewood Village
Single Family Residential
Urban Residential
Retail/Commercial
Parks and Open Space
Public / Semi-Public
Others (Please Specify)

Online Survey



Online Survey – Land Use and Location



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Residential vs Nonresidential

Marker Type

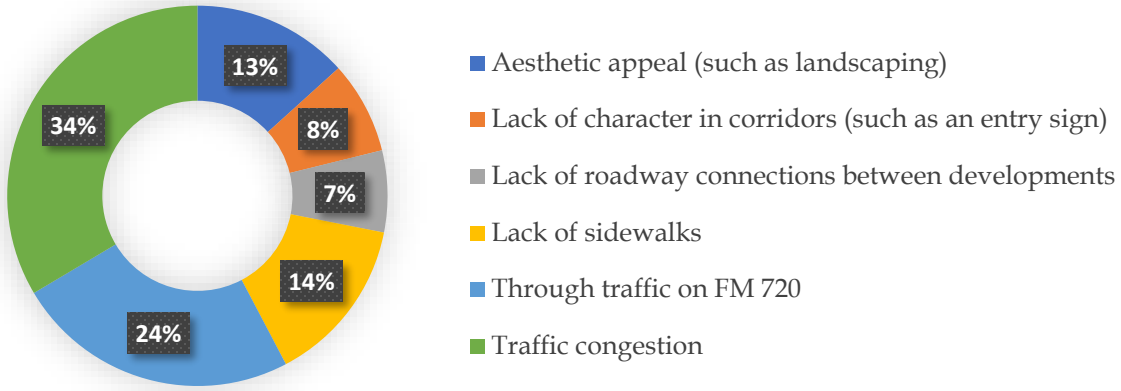
- Residential
- Nonresidential

Oak Point City Limits

Oak Point ETJ

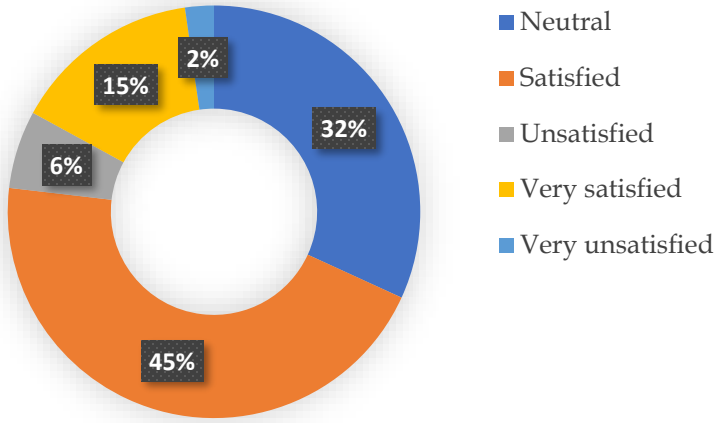
Online Survey – General Direction

Biggest Challenge Regarding Transportation – Results

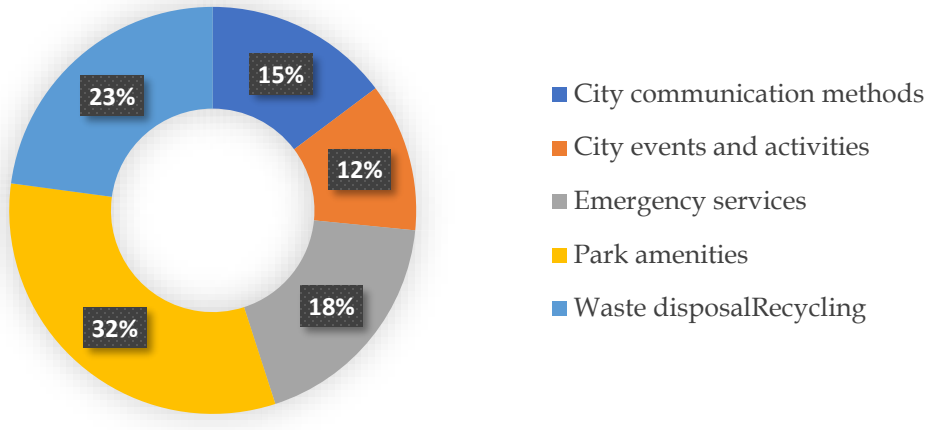


Important Economic Development Strategies – Results

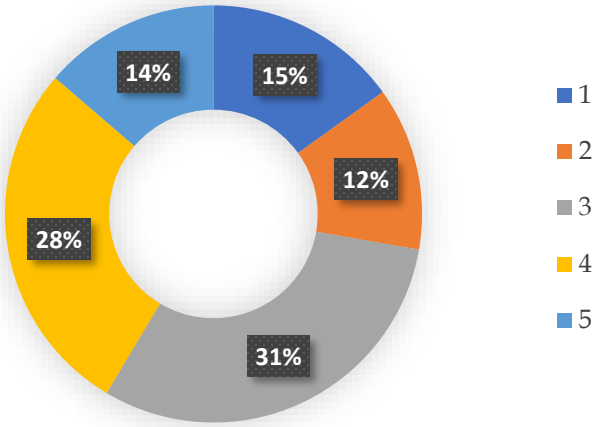
Satisfaction Level for Community Services and Facilities – Results



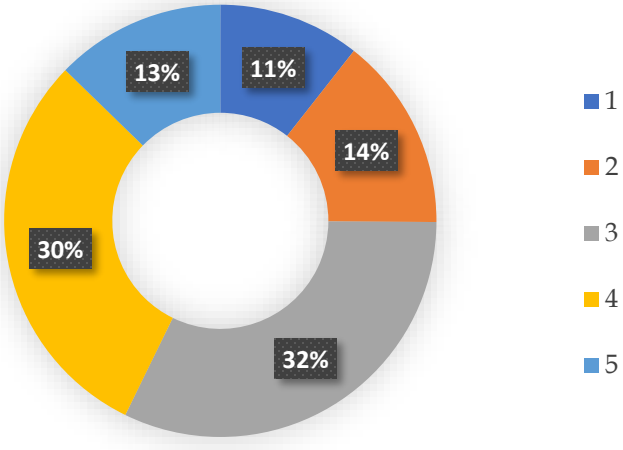
Community Facilities or Services Needing the Most Improvement – Results



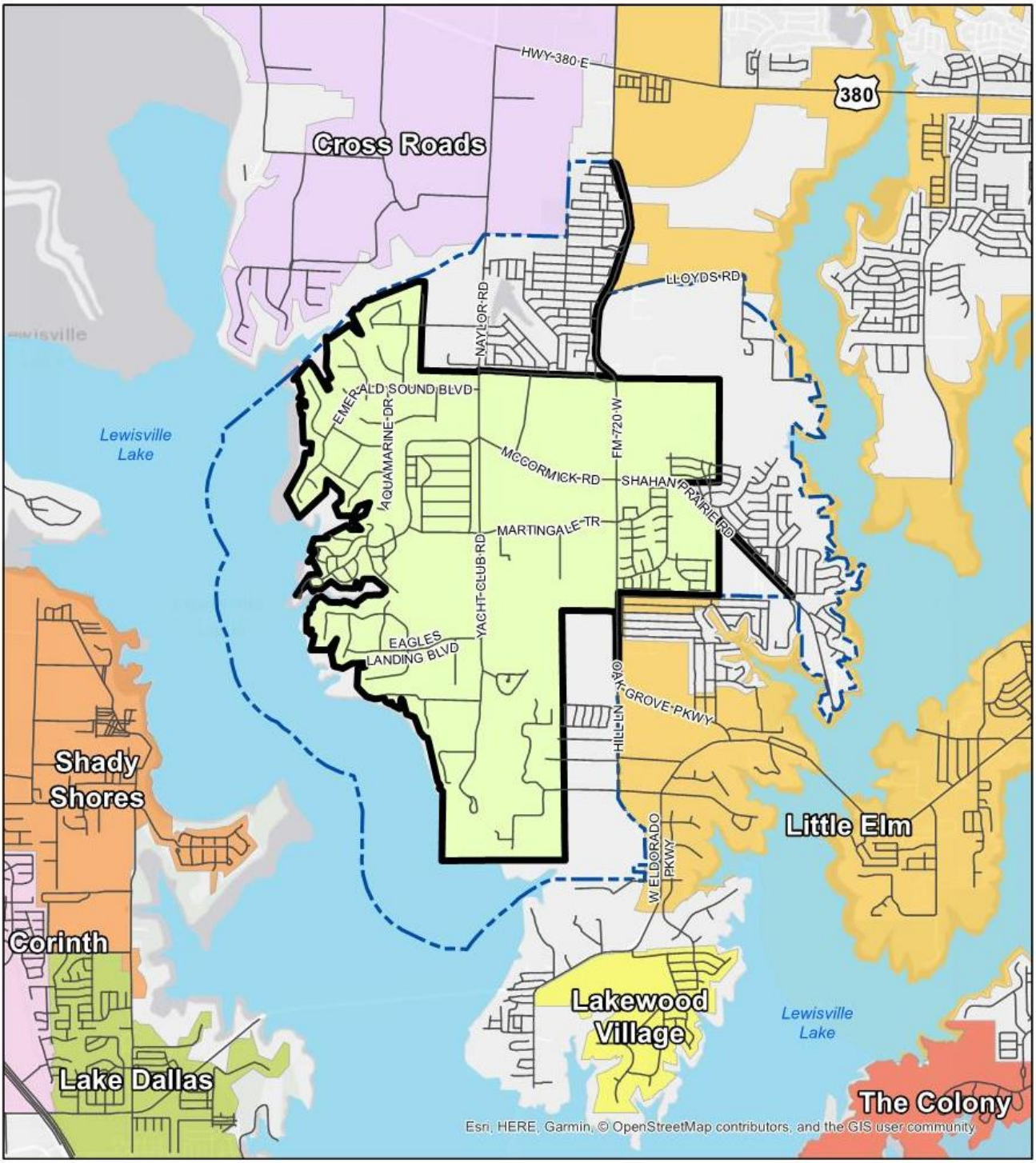
Satisfaction Level for Water and Wastewater System – Results (5 being the most satisfactory)



Satisfaction Level for Storm Drainage System – Results (5 being the most satisfactory)



Appendix B: Full-Page Maps



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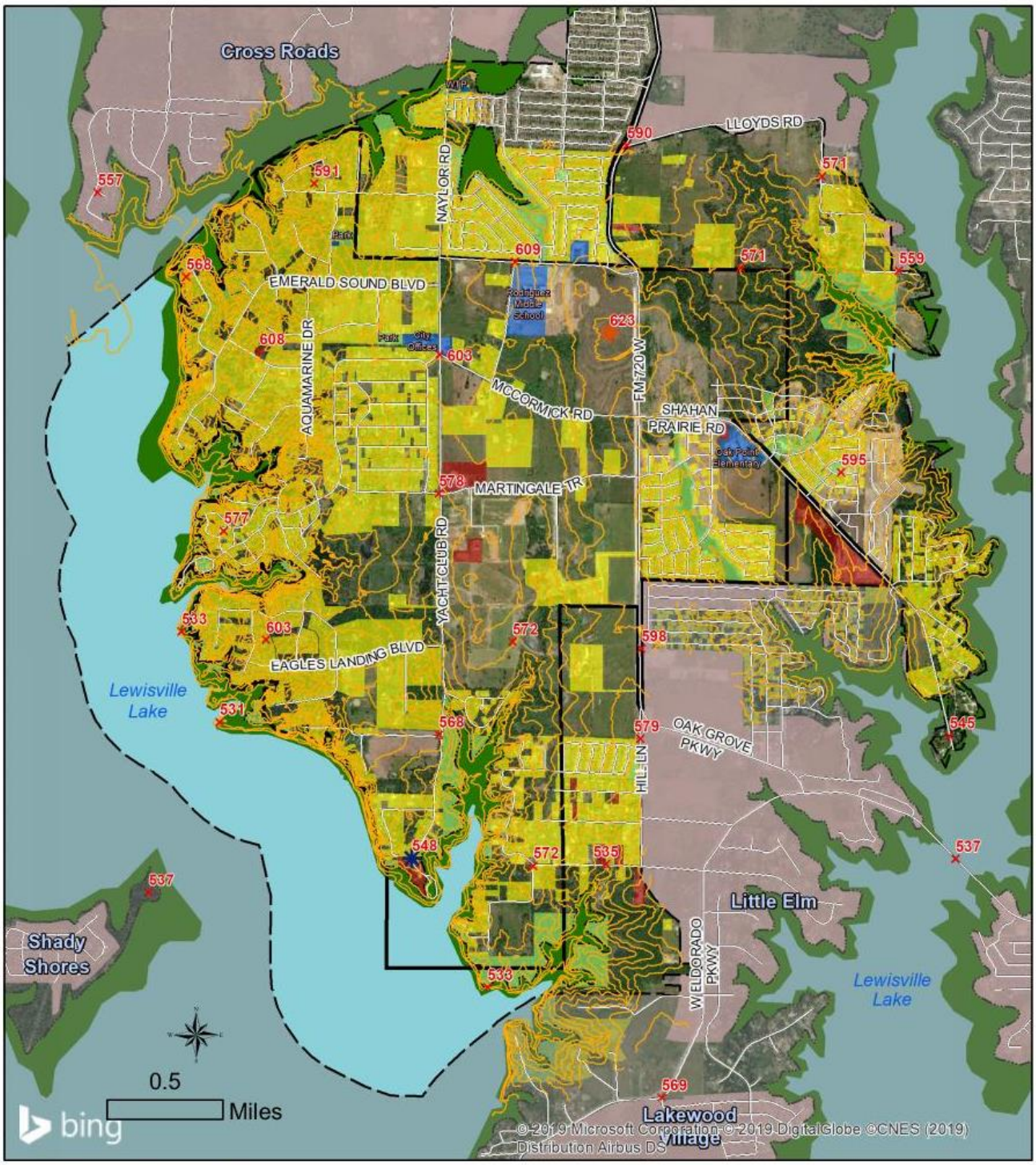
VICINITY MAP

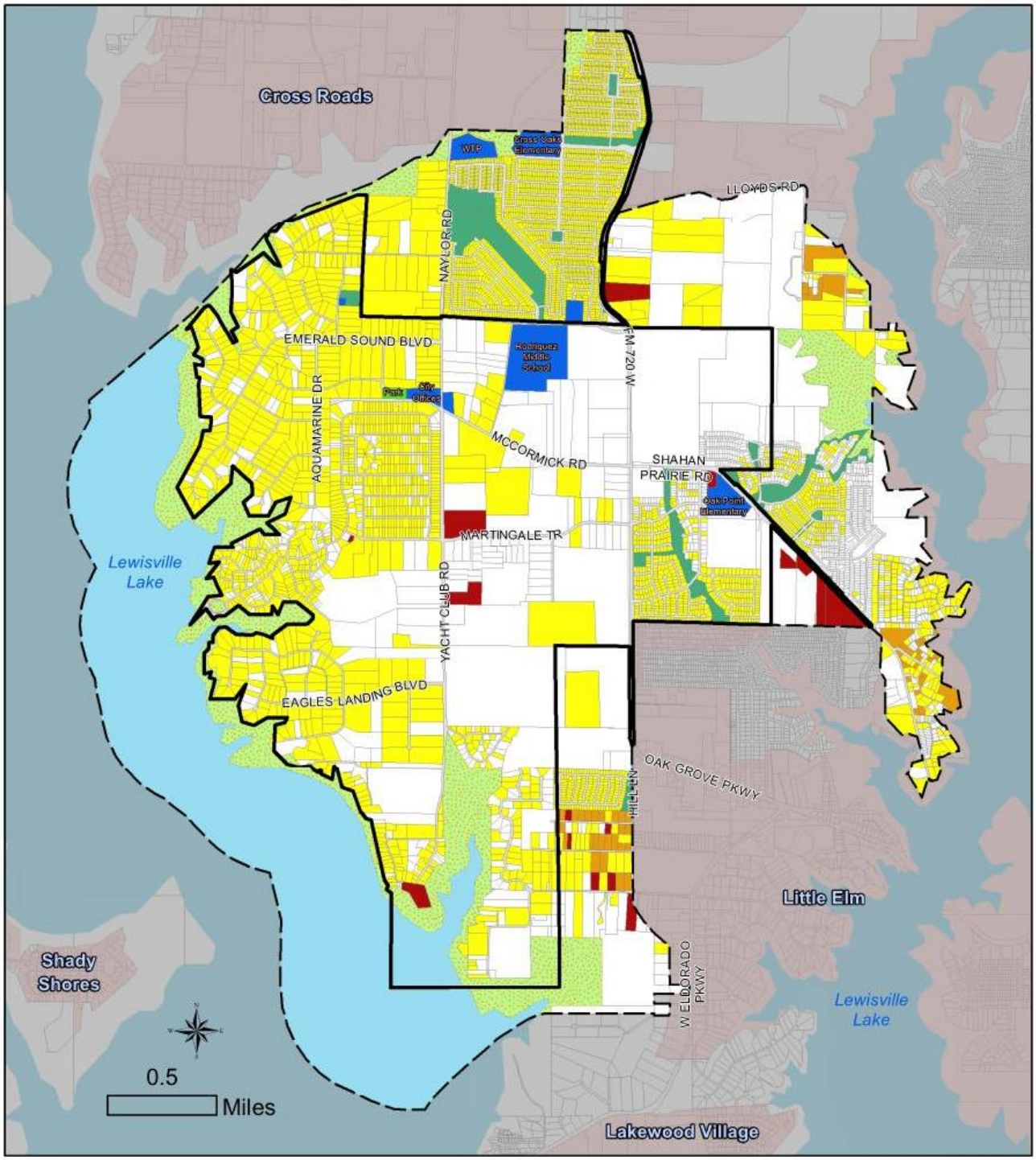
- Oak Point
- Oak Point ETJ
- Corinth
- Cross Roads
- Lake Dallas
- Lakewood Village
- Little Elm
- Shady Shores
- The Colony
- Light Gray Canvas Base

0.5 Miles



PHYSICAL FEATURES INFLUENCING DEVELOPMENT

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



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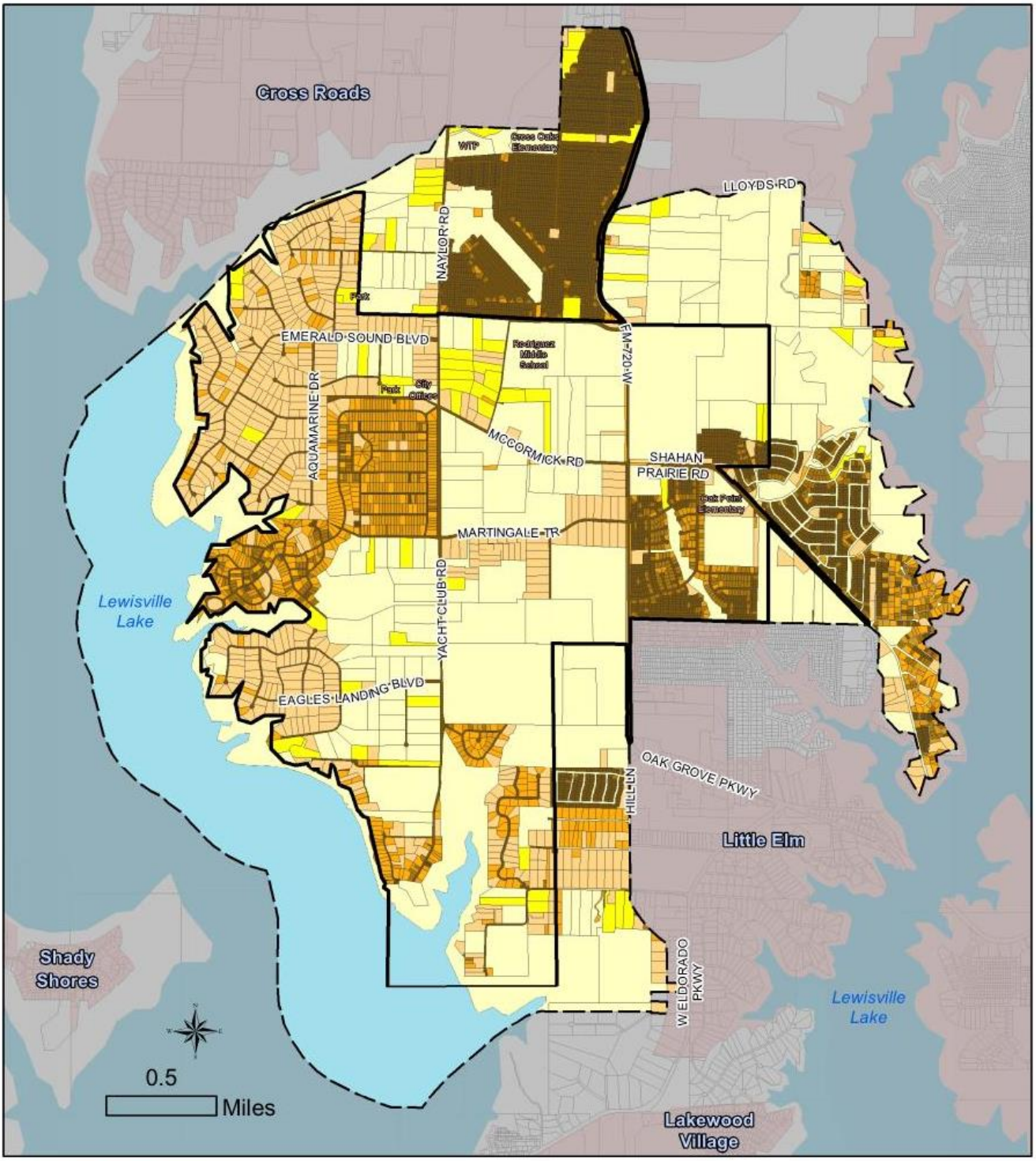
EXISTING LAND USE

- Single Family
- Manufactured Home
- Commercial
- Public/Semi-Public
- City Park
- Private Park
- Wetlands
- Undeveloped
- Lewisville Lake
- Right-of-Way
- Oak Point City Limits
- Oak Point ETJ



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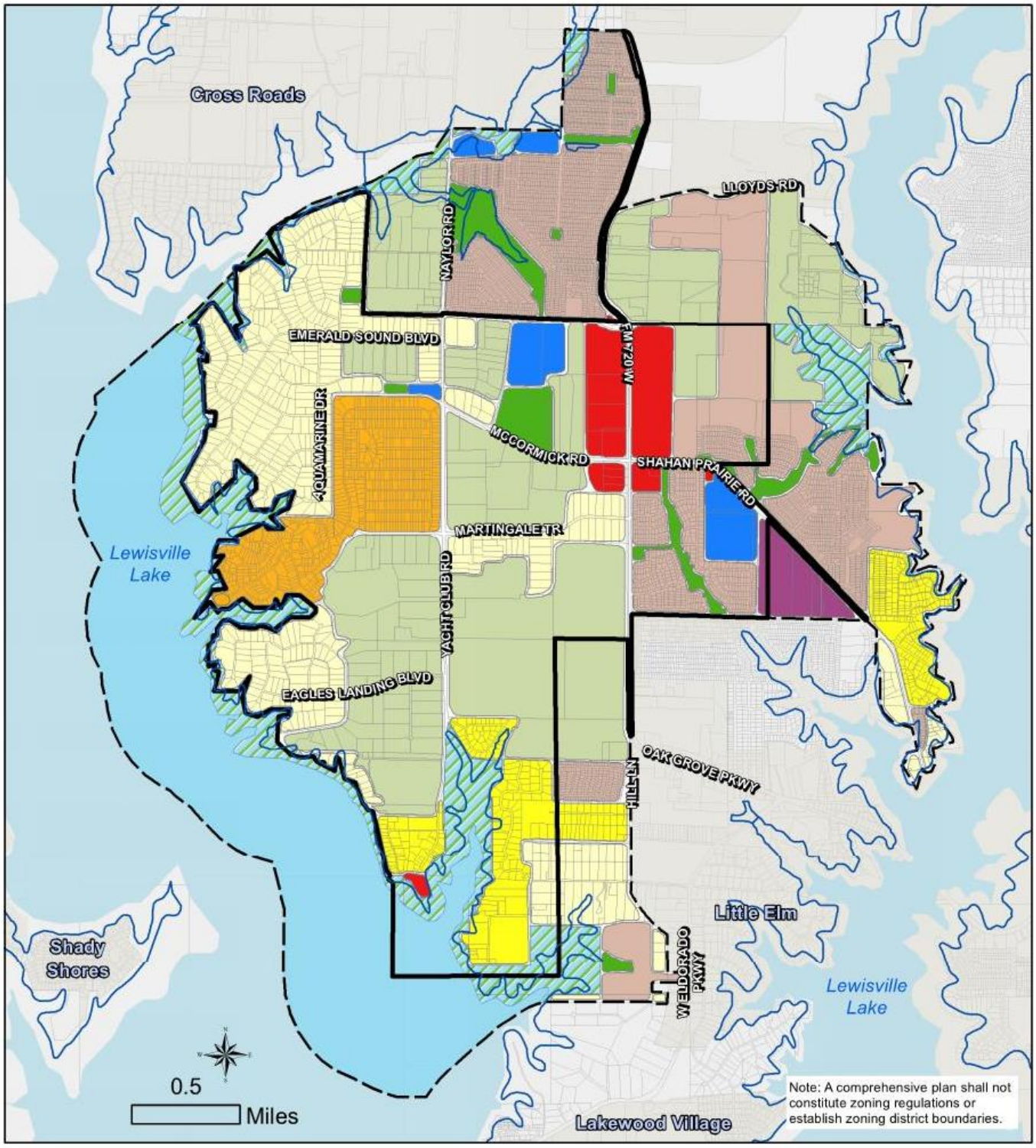
LOT ANALYSIS

- Parcels > 5 acres
- Parcels between 5 acres and >3 acres
- Parcels between 3 acres and >1 acre
- Parcels between 1 acre and 22,001 sf
- Parcels between 22,000 and 15,001 sf
- Parcels between 15,000 sf and 10,001 sf
- Parcels 10,000 sf or less



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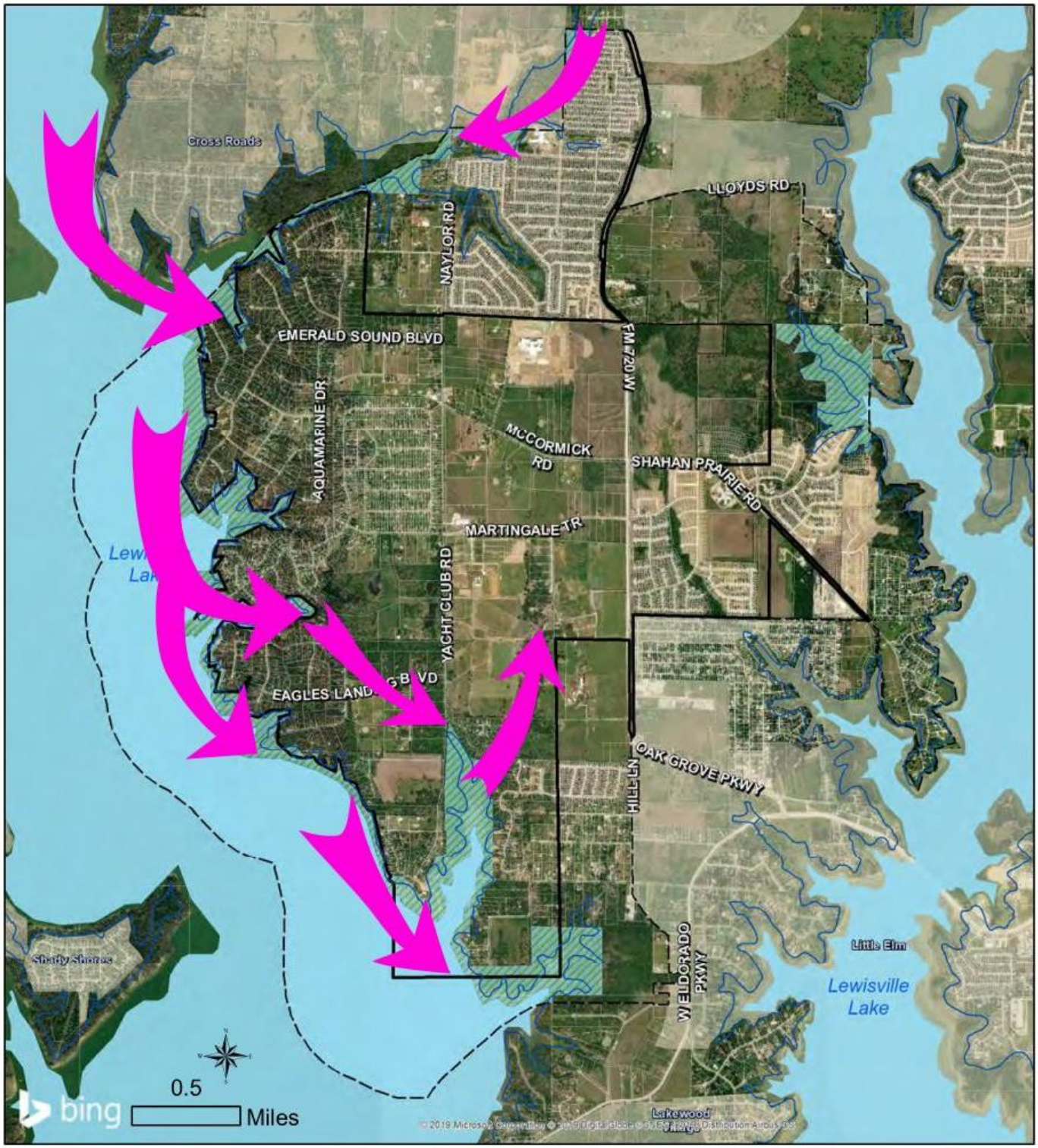
FUTURE LAND USE

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



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OBSERVED WILDLIFE PATHWAYS

- Lewisville Lake
- Wetlands/Floodplain
- 1-Percent Flood Risk Zones (FEMA)
- Oak Point City Limits
- Oak Point ETJ
- Observed Wildlife Pathway

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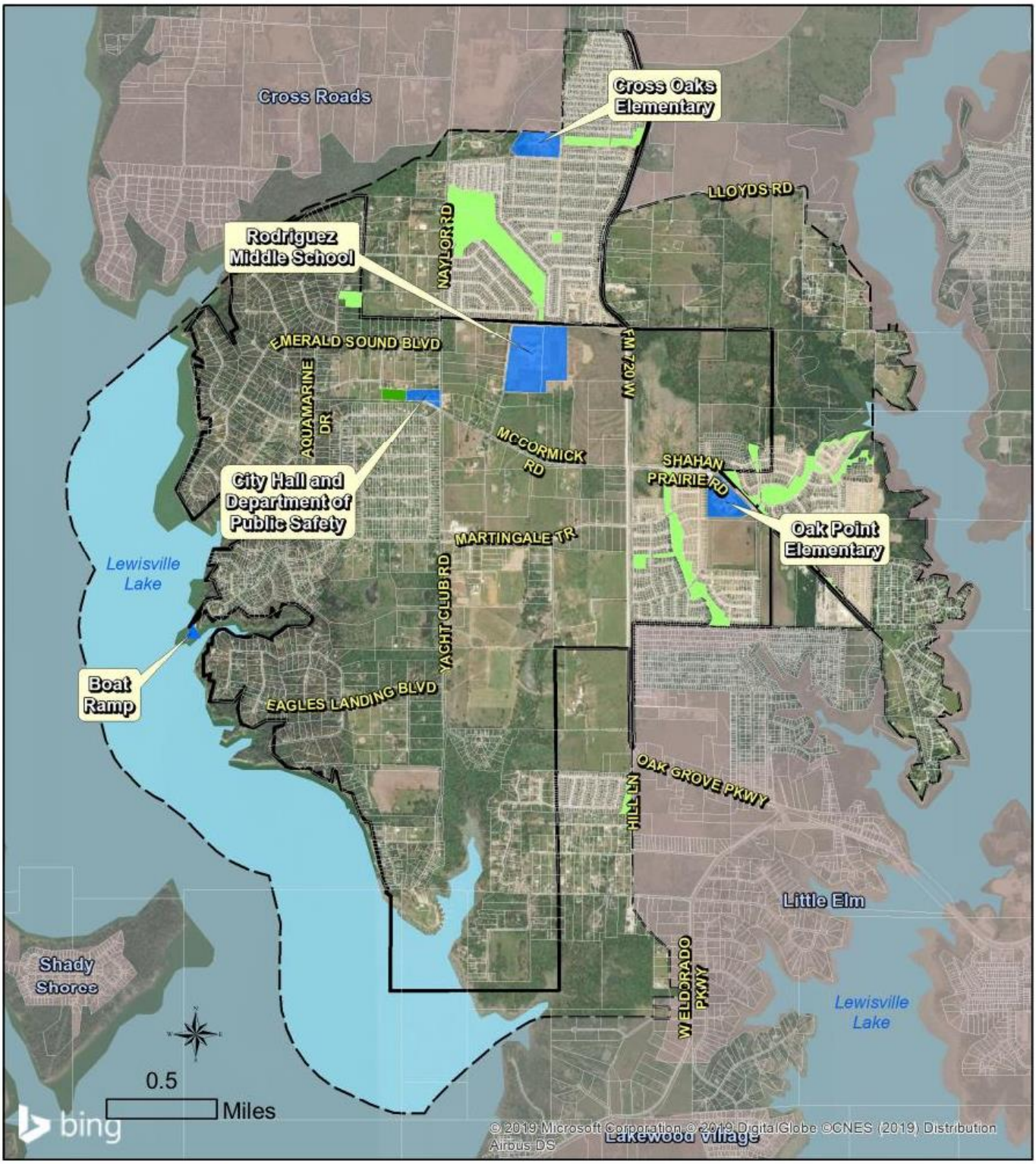
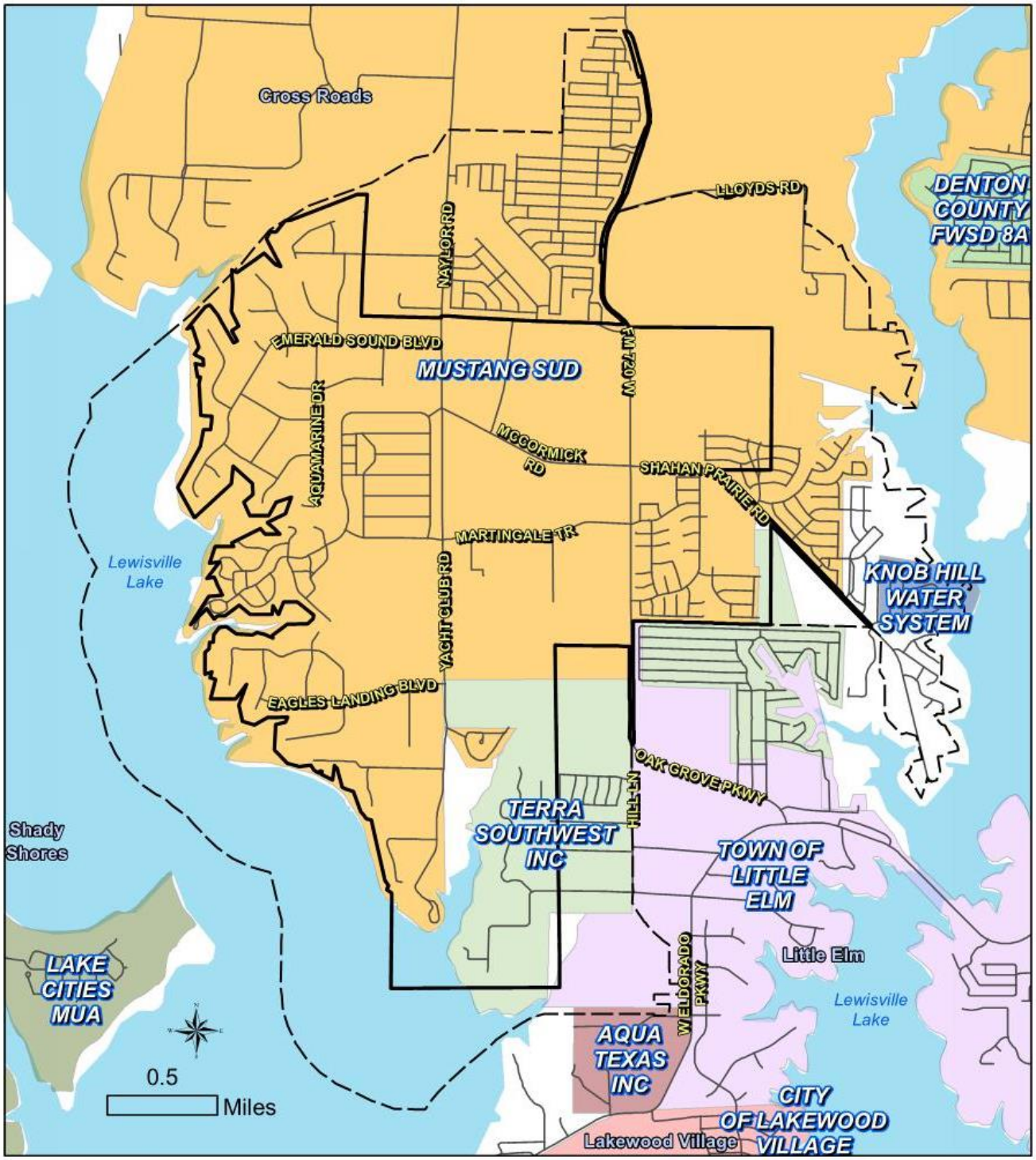
THOROUGHFARE SYSTEM

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



PUBLIC FACILITIES

- Public Facilities
- City Park
- Private Park
- Oak Point City Limits
- Oak Point ETJ



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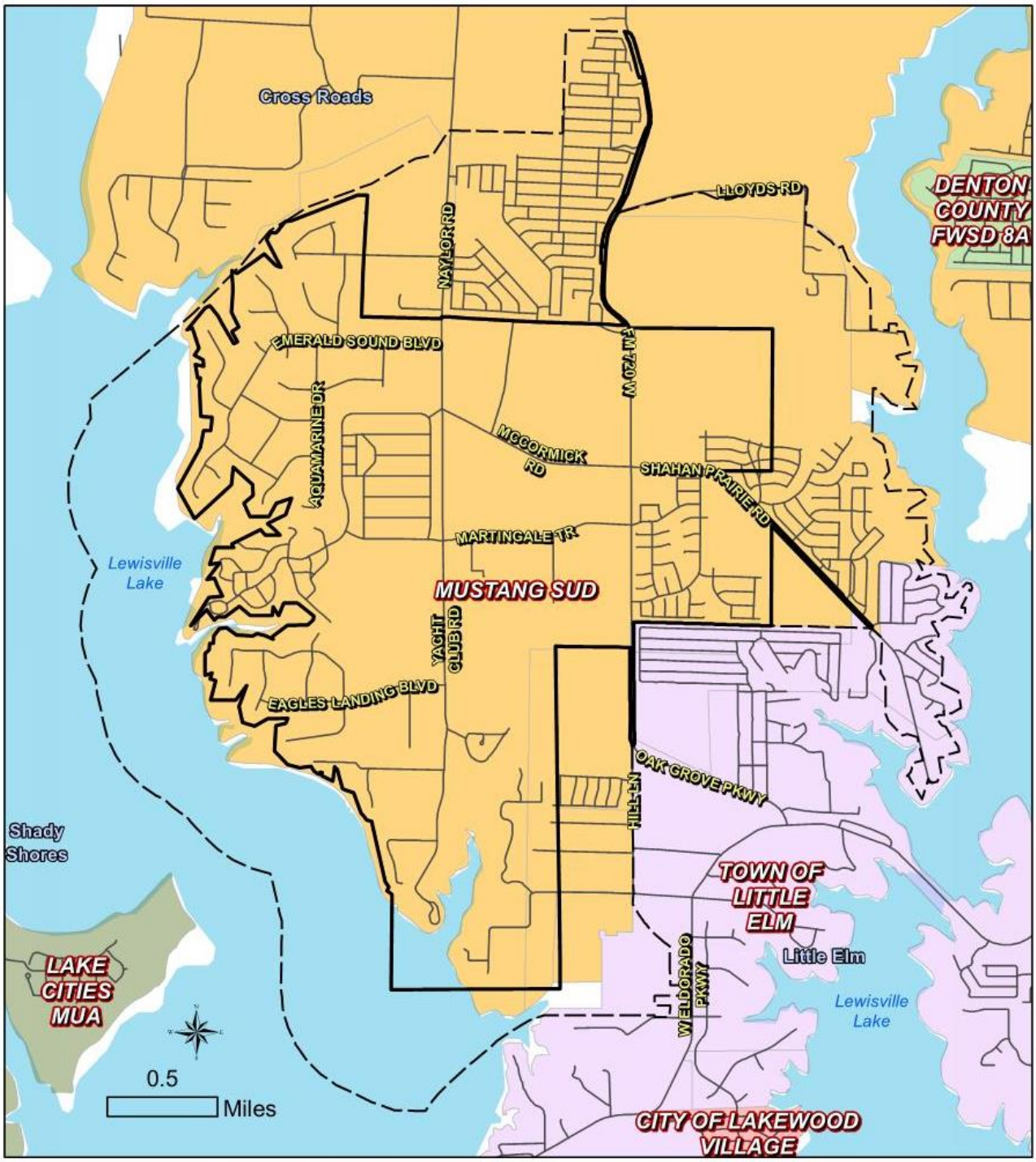
WATER SERVICE PROVIDERS

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



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WASTEWATER SERVICE PROVIDERS

- CITY OF LAKEWOOD VILLAGE
- DENTON COUNTY FWSD 8A
- LAKE CITIES MUA
- MUSTANG SUD
- TOWN OF LITTLE ELM

- Oak Point City Limits
- Oak Point ETJ

OAK POINT

a country place

Shirtless
La Dolce