



HUNT COUNTY
★ TEXAS ★

COMPREHENSIVE PLAN FOR THE LAKE TAWAKONI AREA

Adopted: January 25, 2022

Acknowledgments

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Introduction

Background of Lake Tawakoni



Lake Tawakoni is situated within the southeast portion of Hunt County, approximately 50 miles east of Dallas. Portions of the lake extend into Rains County to the north and east and Van Zandt County to the south. The lake was named after the Tawakoni tribe of the Caddo Nation. The lake has a surface area of approximately 36,700 acres.

The lake is situated along the Sabine River, a major water body that flows from Texas to Louisiana and ultimately into the Gulf of Mexico. In the 1800s, the river served as an

international boundary between the United States and Spain, then Mexico, and ultimately Texas before its statehood. Today it discharges a larger volume of water than any other river in Texas (source: Texas State Historical Association).

The reservoir is impounded by the Iron Bridge Dam, which was constructed in 1960 as the first major project of the Sabine River Authority of Texas (SRA). The dam itself lies within Rain and Van Zandt Counties, and the spillway lies in Van Zandt County. The SRA remains the controlling entity of the reservoir, including managing access to the lake and regulating on-site sewage facilities (OSSFs) within 2,000 feet of the take line (approximately 447-foot elevation). In FY-2020, the Lake Tawakoni Division of the SRA issued 92 permits for new OSSFs and investigated 25 complaints related to OSSFs (source: SRA).

The watershed for Lake Tawakoni is approximately 752 square miles. There are approximately 200 miles of shoreline among the three counties that surround the lake, with the majority of shoreline lying in Hunt County. The lake is a reservoir used for drinking water with a dependable annual yield of 212.6 million gallons per day. The City of Dallas has 80 percent of the water rights under the original agreement to construct the Iron Bridge Dam. The remaining 20 percent goes to SRA's contract water customers, which include the North Texas Municipal Water District and the City of Greenville. In addition to supplying water, the lake helps contain floods, stores water, and provides a habitat for fish and wildlife (source: SRA).

The lake has many nature areas, including parks and trails. Lake Tawakoni State Park is located on the southeast side of the lake.

Planning Purpose

The purpose of this Comprehensive Plan is to establish a vision for how the land around Lake Tawakoni within Hunt County should develop. The recommendations in this plan are designed to protect the health, safety, and general welfare of the residents within the area. The overall content of this Plan will serve as a guide for County officials, residents, property owners, and businesses to make decisions related to development. The Plan will also guide the update of the Lake Tawakoni Zoning Regulations, a rare opportunity to zone unincorporated land in Texas.



Planning Context

Legal Authority

Chapter 231 outlines the legal requirements for zoning regulations to be enacted around certain lakes and reservoirs in Texas. It enables Hunt County to regulate zoning within the area that is within 5,000 feet from the Lake Tawakoni take line.

Study Area

Lake Tawakoni is located in the southeast portion of Hunt County. The study area, depicted in Map 1 on Page 5, is the 5,000-foot buffer around the portion of Lake Tawakoni in Hunt County.

This plan is not intended to directly address or apply to planning around the portions of the lake that are in Rains and Van Zandt Counties.

Cities in the Study Area

The cities of Quinlan, West Tawakoni, and Hawk Cove are completely or partially located within the lake planning area. Where a city has jurisdiction within the planning area, that city's zoning authority will apply and not the County zoning.

How Land Is Developed

Land in the Lake Area is primarily developed by private individuals who want to construct a new business or residential subdivision. The role of the County in the land development process is typically reactive and secondary to a developer's initial actions. For example, a developer will take the initial steps to develop land and submit the plans to the County to ensure those plans comply with adopted rules and regulations.



Hunt County Quick Facts

- **Created in 1846 from lands within Fannin and Nacogdoches Counties**
- **County Seat: Greenville**
- **2020 Population (Est.): 99,552**
- **Approximately 882 Square Miles**
- **University: Texas A&M University - Commerce**
- **Largest Municipalities: Greenville, Commerce, Caddo Mills, Quinlan, West Tawakoni, Wolfe City**
- **Ten independent school districts and portions of seven other districts**

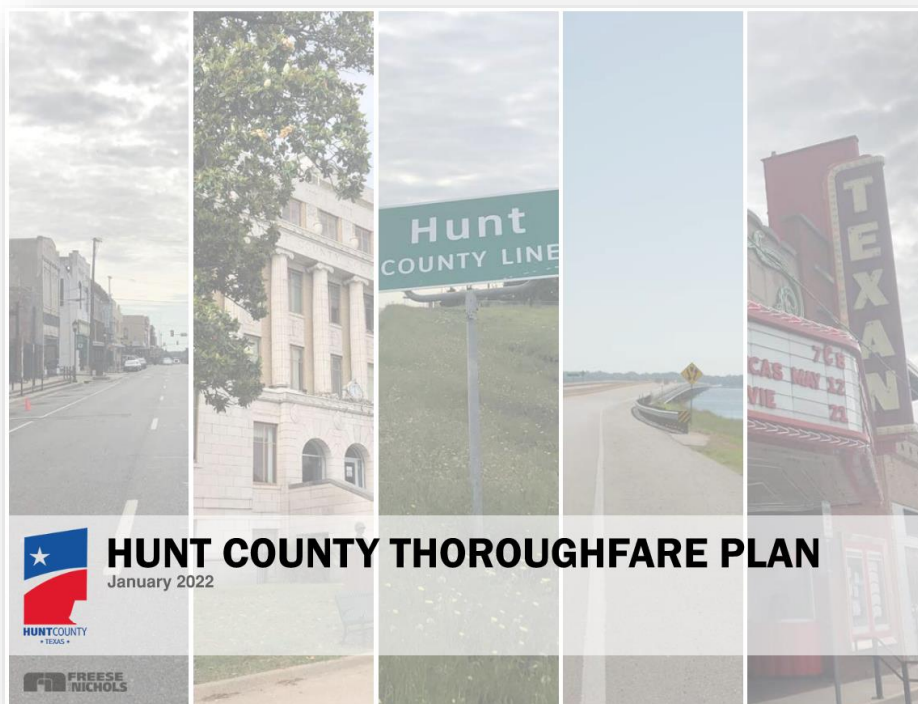
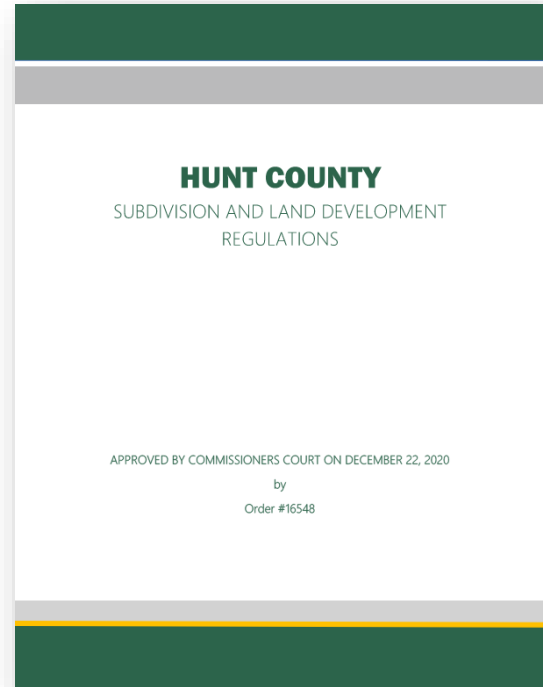
Previous Planning Documents and Studies

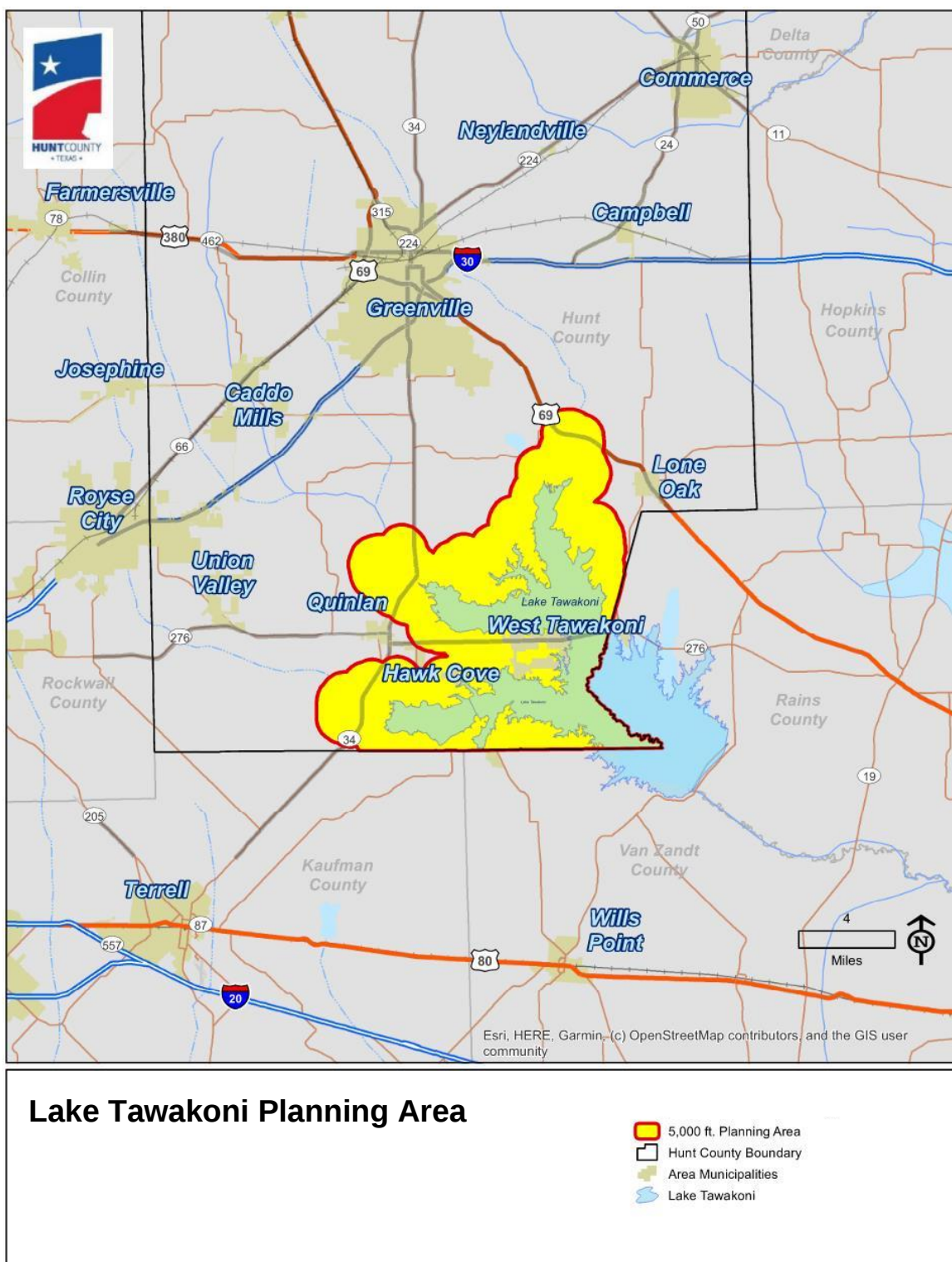
Hunt County Subdivision and Land Development Regulations and Engineering Standards Manual

The Subdivision and Land Development Regulations and the Engineering Standards Manual were adopted in December 2020. This document establishes platting and engineering standards for the entire County outside of those areas that are within an incorporated municipality or its extraterritorial jurisdiction (ETJ).

Hunt County Thoroughfare Plan

The Hunt County Thoroughfare Plan is scheduled for Commissioners Court adoption on January 11, 2022. The purpose of the plan is to project transportation and right-of-way needs for the development of long-range transportation improvements. The Thoroughfare Plan was coordinated with local municipalities' planning documents, as well as the planning documents of surrounding counties. The plan provides long-term recommendations for transportation infrastructure needs and maintenance.





Map 1: Lake Tawakoni Planning Area

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Chapter 1: Baseline Analysis

Demographic Profile

Population

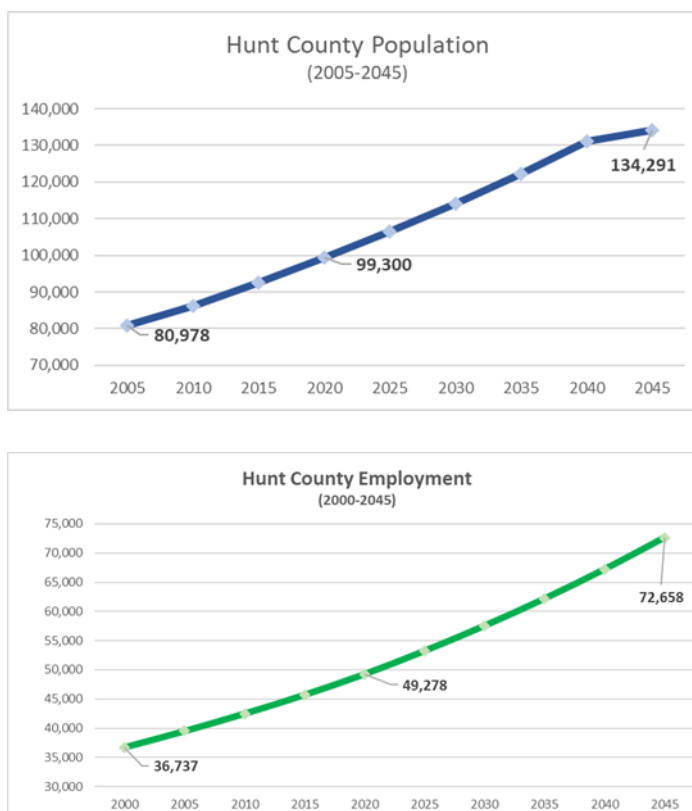
According to North Central Texas Council of Governments (NCTCOG), in 2020 the population of Hunt County was 99,300 (see Figure 1: Hunt County Projected 25 Year Growth on this page). This represents an increase of more than 13,000 persons from 2010, with an annual growth rate of 1.4%. The Lake Area itself grew at a slower annual rate (0.8%) but still added roughly 1,000 persons over the last decade. County employment was 49,278 in 2020 according to NCTCOG.

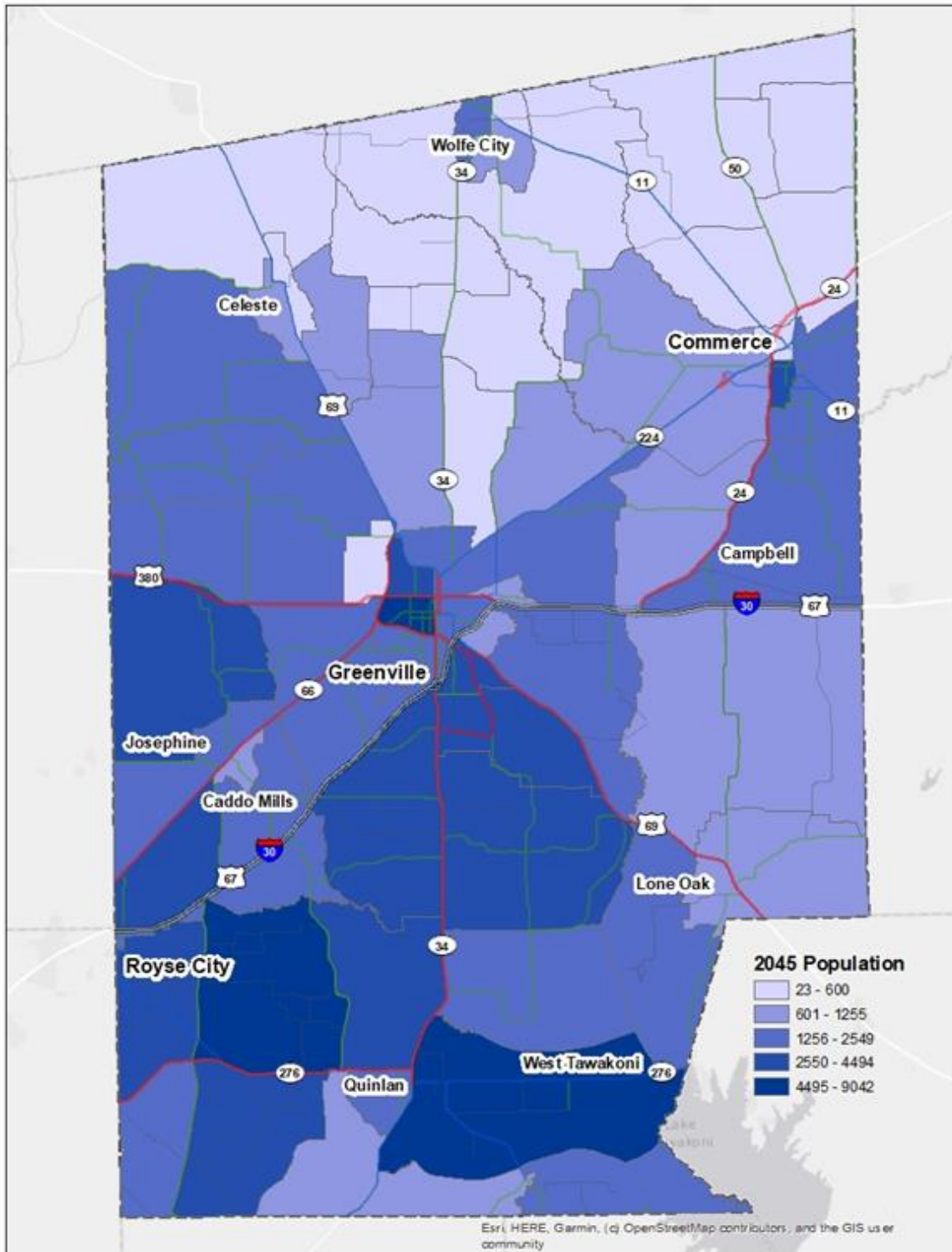
Historically, Hunt County experienced growth in two periods: from 1850 to 1900, when the population grew from 1,520 to 47,295, and 1970 to 2020, when the population grew from 47,948 to 99,552 (an increase of 51.8%). In between these two periods, the population actually declined, reaching a low of 39,399 in the 1960 decennial census (a decrease of 16.7% from 1900).

Despite its steady growth over the past 50 years, Hunt County remains relatively rural in nature. The northern and eastern portions of the County in particular are relatively undeveloped (see Map 2: Hunt County Population Concentration and Map 3: Hunt County Employment Concentration on the following pages). The southern and western portions of the County, including the City of Caddo Mills and portions of the county that are adjacent to Royse City and Rockwall and Collin Counties, will drive much of the County's projected population and employment growth over the next 25 years.

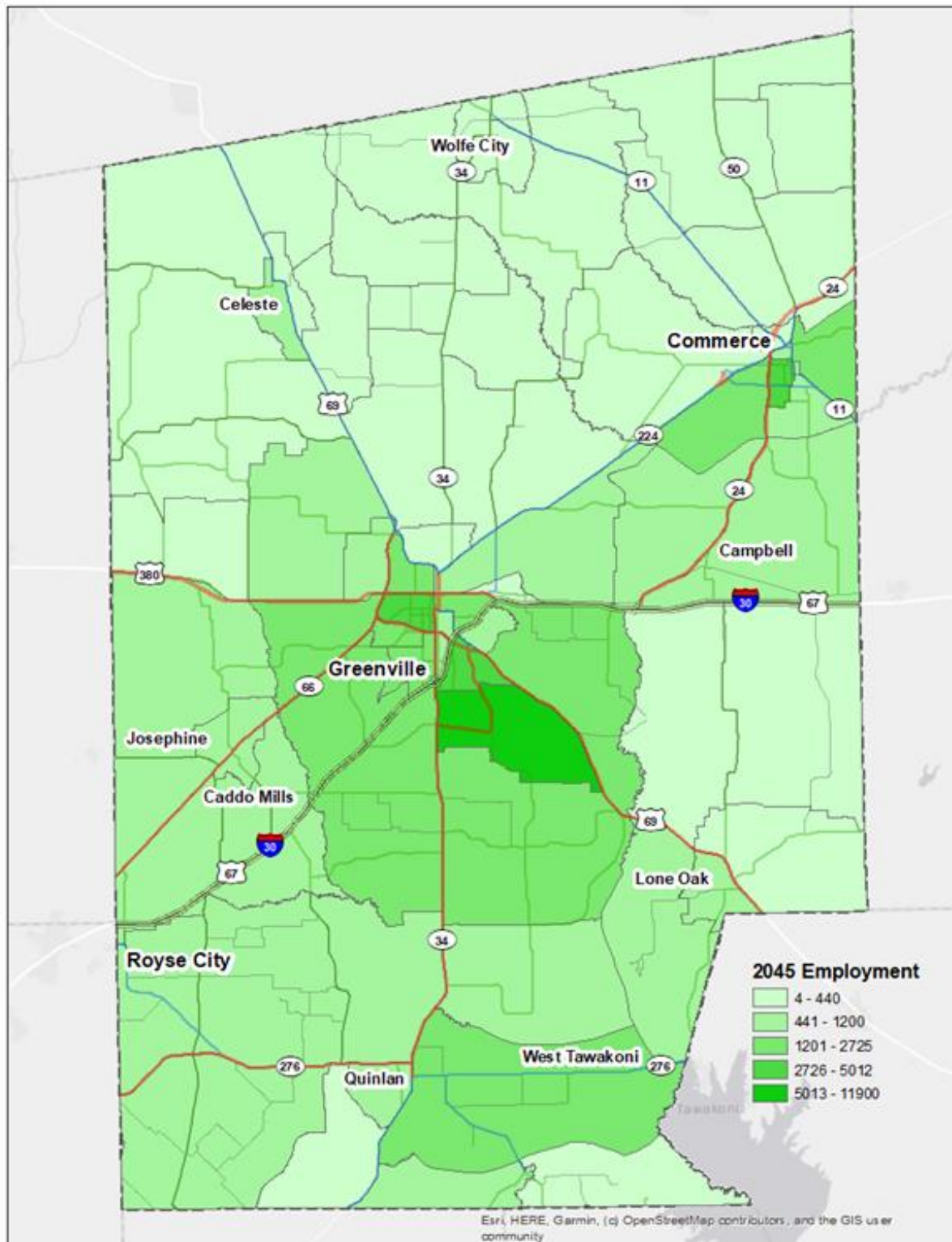
Collin County, which shares a border with Hunt County, is one of the fastest-growing counties in the United States and is one of 45 counties in the nation with a population exceeding 1 million population (Dallas and Tarrant also exceed this mark). With no substantial geographic barriers, this rapid urban expansion and population growth will undoubtedly force further development pressure east into Hunt County (see "Regional Population Growth" on page 15).

Figure 1: Hunt County Projected 25 Year Growth





Map 2: Hunt County Population Concentration



Map 3: Hunt County Employment Concentration

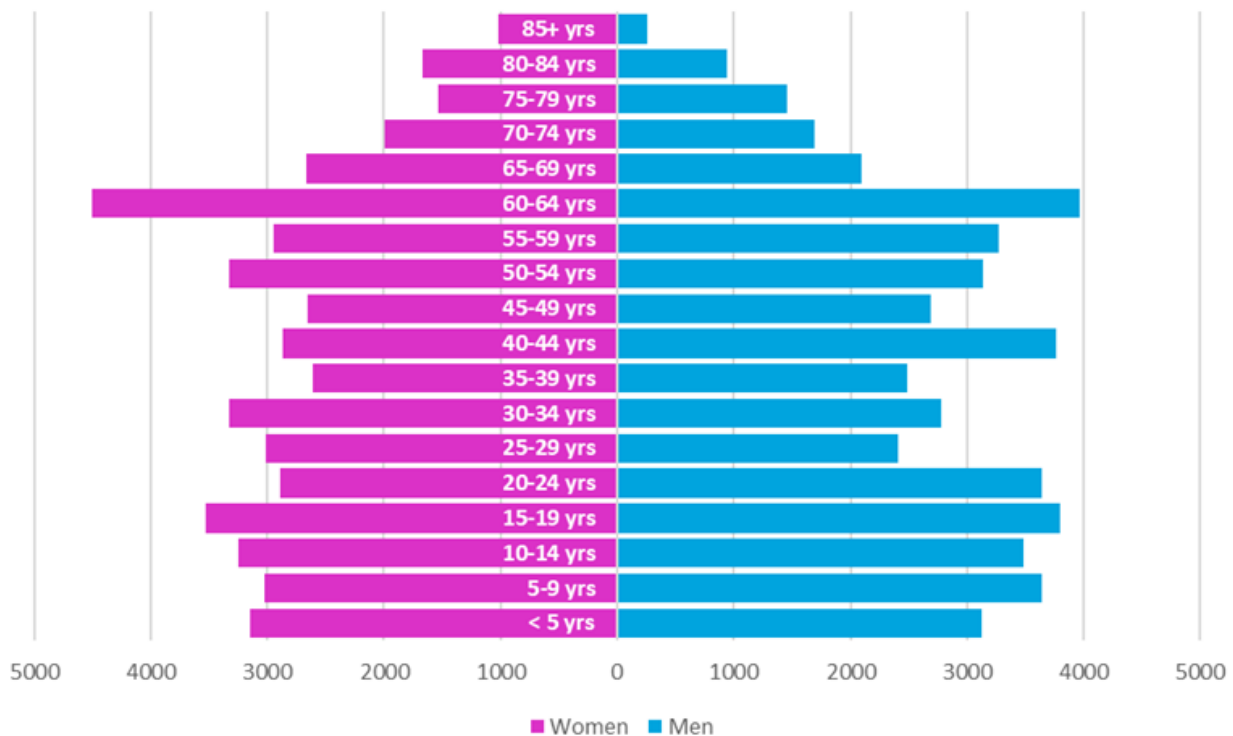
Age and Sex

Analyzing the age composition within an area can provide insight to the services and facilities that may be needed in the future. Awareness of these age distribution changes will ensure that the area surrounding Lake Tawakoni can meet the needs of the local age groups. The median age in Hunt County is 39.4 years.

As shown in Figure 2, Hunt County has a large population of middle-aged adults and senior citizens when compared to the State of Texas. The County is lacking in residents ages 20 to 44 years, which are often residents in their peak family formation years. In the Lake Area, approximately 38.4% of households have at least one person aged 65 or higher. Since this young adult age group is lacking, there are also fewer children compared to the state of Texas. Figure 2: Population by Age below summarizes the estimated 2020 population by age.



Figure 2: Population by Age



Source: ESRI

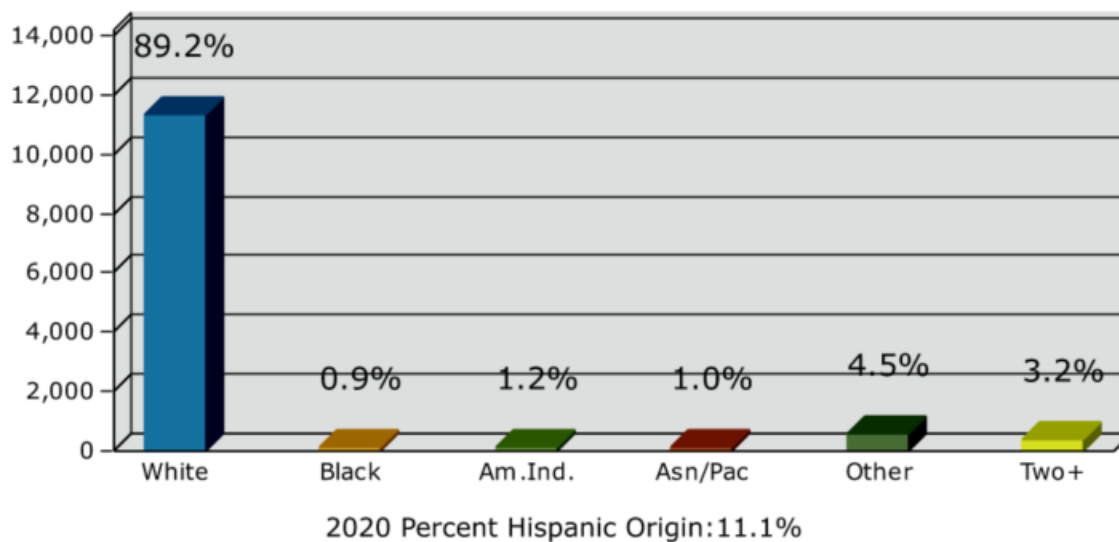
Race and Ethnicity

Information regarding race and ethnicity is important to local governments to ensure that all citizens are represented in the decision-making process. Figure 3 shows that the primary race of the Lake Area is white, comprising almost 90 percent of the population. By comparison, 78.8 percent of the population of Hunt County is white.

Less than three percent of the Lake Area population are Black or African American, one percent identified as American Indian and Alaska Native, and less than one percent are Asian. The racial makeup is nearly homogenous, largely composed of white population; however, the population has a little more variety in ethnic makeup.



Figure 3: Distribution of Race and Ethnicity



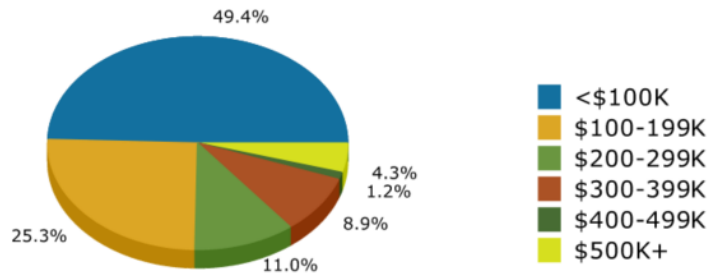
Source: ESRI

Housing

As of 2019, there are approximately 5,622 housing units in the Lake Area. Of all the housing units, approximately 65.4% are owner-occupied, 15.2% are renter-occupied, and 19.4% are vacant. Of the existing housing units, 57.9% are single-family houses, 38.8% are mobile homes, 0.7% are duplex, and 2.5% consist of three or more units. The median home value in 2020 was \$102,304 (see Figure 4).

Of all units, approximately 1.9% were constructed after 2014. Three-quarters of all homes in the Lake Area (74.5%) were constructed between 1960 and 1999. For owner-occupied units, approximately 11.8% of owners are considered “cost burdened” by the Department of Housing and Urban Development (HUD), meaning they spend at least 30% of their household income on housing costs.

Figure 4: Home Value Distribution



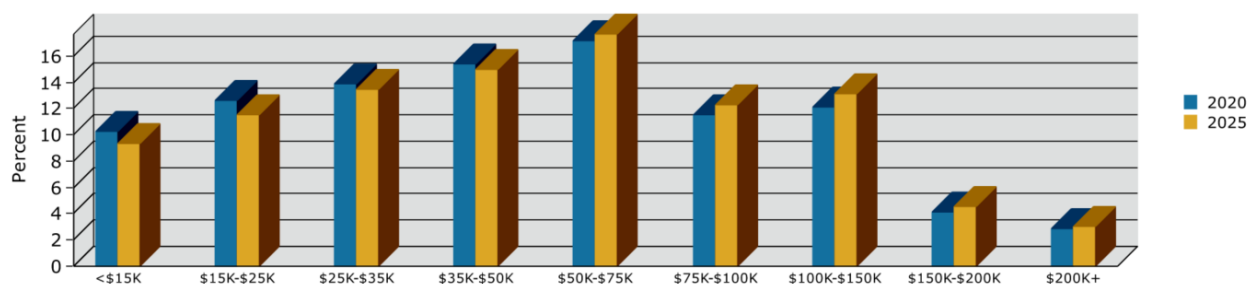
Source: ESRI



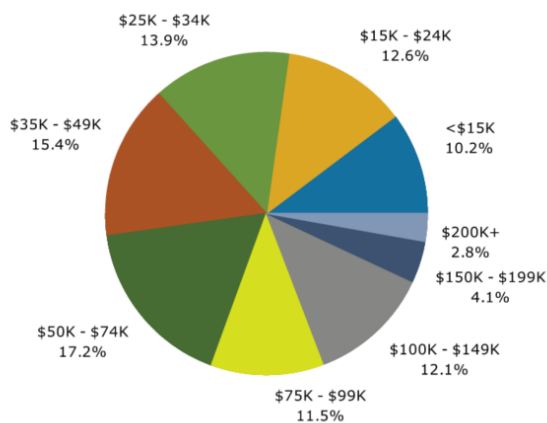
Income

Household income is important to consider in comprehensive planning because it reveals information about the local economy and potential for economic growth. In 2020, the median household income in the Lake Area was \$47,218, compared to \$55,127 for Hunt County as a whole. The Lake Area's median household income has increased 1.42 percent since 2010 compared to 1.3 percent for Hunt County. As noted in the previous section, a significant percentage of Lake Area residents (17%) spend one-quarter or more of their household income on housing costs and 33.7% of residents commute at least 45 minutes to work compared to 28.3% of County residents overall, suggesting that a large percentage of household income is absorbed by housing and transportation costs in the Lake Area.

Figure 5: Household Income Distribution

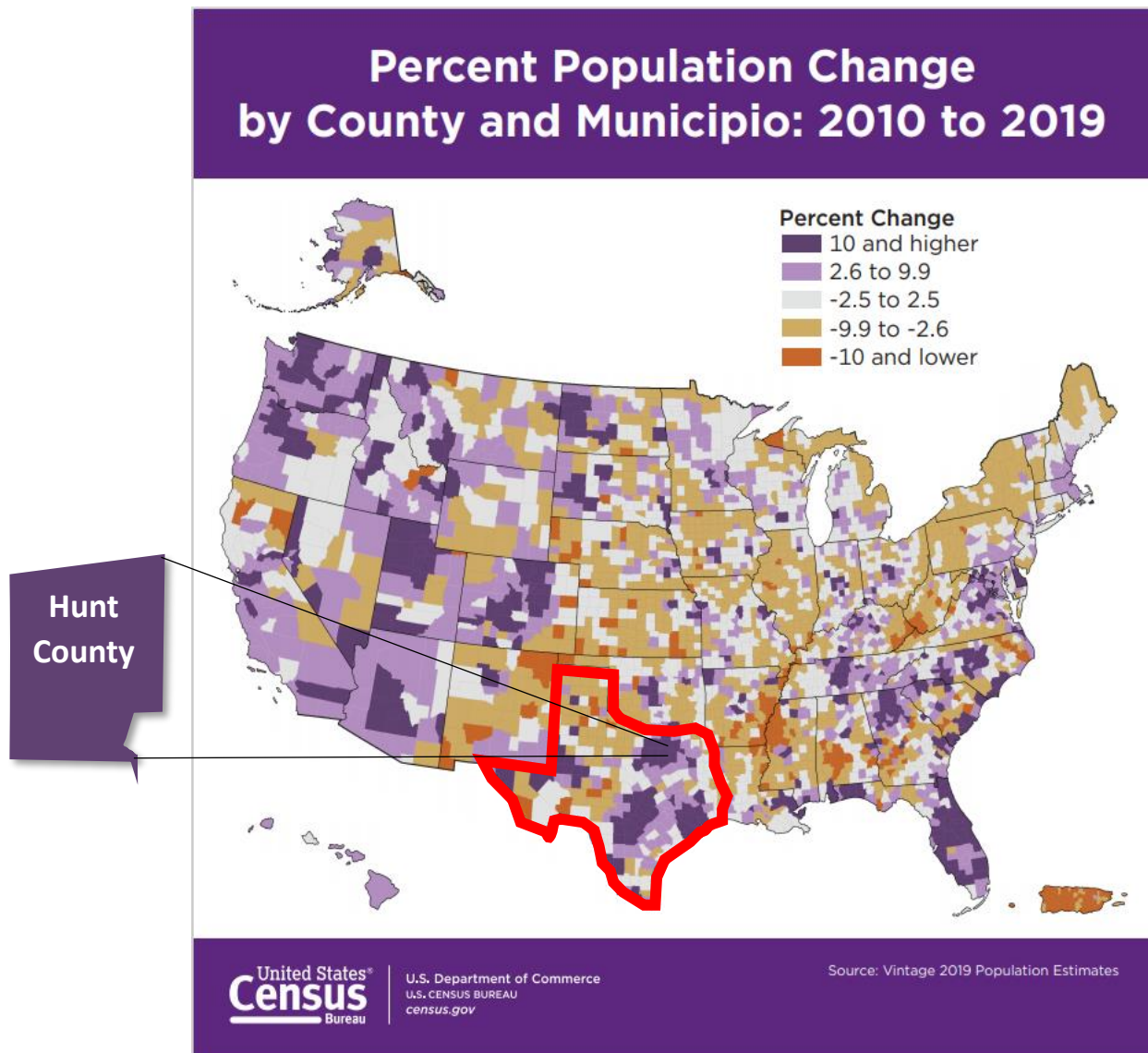


Source: ESRI



Regional Population Growth

The anticipated growth in the Dallas-Fort Worth (DFW) area is a major factor in the future growth of Hunt County and the Lake Tawakoni Area. According to the U.S. Office of Management and Budget, the County is within the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), which is the 4th largest MSA in the country. Vision North Texas 2050 projects that DFW will grow from 7.7 million residents in 2020 to 11.2 million in 2045. This represents an increase of roughly 50% growth in the span of 25 years. As discussed in the previous section, the growth has already substantially increased the developed area of the core counties of DFW (Dallas, Tarrant, Collin, and Denton) and is extending into counties on the periphery of the MSA such as Hunt County.



School Districts

The Lake Tawakoni study area includes four independent school districts: Quinlan ISD, Boles ISD, Lone Oak ISD, and a small portion of Terrell ISD. These school districts will benefit from additional growth and development around the lake in the form of state funding and property tax revenues when development leads to more permanent residents, including children. When the majority of valuation increases come from weekend and vacation residences, school enrollment does not increase and school districts may not see an increase in funding. The following, along with Map 4 on the following page, provides a description of each of the school districts.

Quinlan ISD

Quinlan ISD constitutes a majority of the study area and extends into the neighboring counties of Kaufman, Rockwall, and Van Zandt. According to the Texas Education Agency (TEA), the district is 152 square miles with an enrollment of approximately 2,600 students and includes one elementary school, one intermediate school, one middle school, and one high school.

The district partners with Paris Junior College to offer dual-enrollment courses that allow high school students to pursue an associate's degree while completing high school. The district also offers certification programs that allow high school students to pursue training while in school that enable them to pursue professional, trade, or industry certification once they graduate.

Lone Oak ISD

The northern portion of the study area is in Lone Oak ISD. According to TEA, the district includes one elementary school, one middle school, and one high school with a total enrollment of approximately 992 students.

Boles ISD

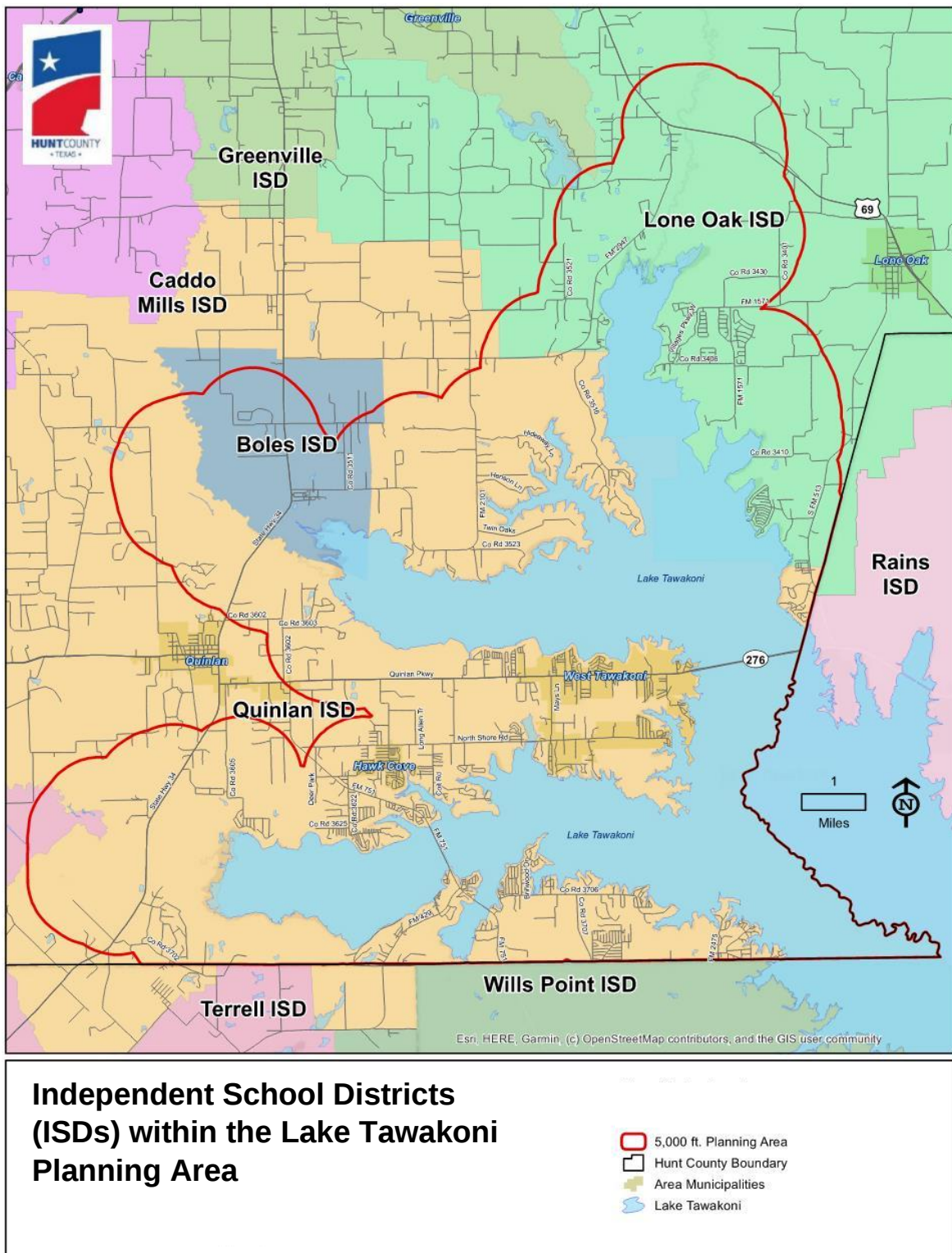
A portion of the northwest side of the study area is in Boles ISD. According to TEA, the district includes one elementary school, one middle school, and one high school with a total enrollment of approximately 534 students.

Terrell ISD

Only a small portion of Terrell ISD is in the study area. The majority of this district is in Kaufman County. According to TEA, the district includes five elementary schools, one middle school, and two high schools with a total enrollment of approximately 4,800 students.

Other Districts

Greenville ISD and Caddo Mills ISD are near Lake Tawakoni but do not extend into the study area except for a very small portion of Greenville ISD.



Map 4: School Districts in Planning Area

Physical Features

The area's constructed and natural patterns have influenced the shape of Lake Tawakoni and the surrounding growth patterns. Understanding how these features influence development can provide insight into the most appropriate way to develop the area in the future. These patterns are divided into two primary categories: natural constraints that include the geographical aspects of the planning area and constructed constraints that include the features that have been constructed or added to the area. Map 6 (Page 20) shows the physical features that include development around Lake Tawakoni.

Natural Constraints

Sabine River

The Sabine River runs through the County and feeds into Lake Tawakoni. The river then runs from Lake Tawakoni to the southeast into east Texas and discharges into the Gulf of Mexico.

Take Line

The take line marks the boundary between private property and the lake. The take line is at an elevation of 447 feet above mean sea level.

100-Year Floodplain

Land that lies within a floodplain is usually difficult and costly to develop. However, floodplains provide opportunities for recreational uses, such as parks and trails. It is important to note that "100-Year" does not mean that the land in the floodplain will flood every 100 years, but means that there is a 1% chance of a flood occurring each year.

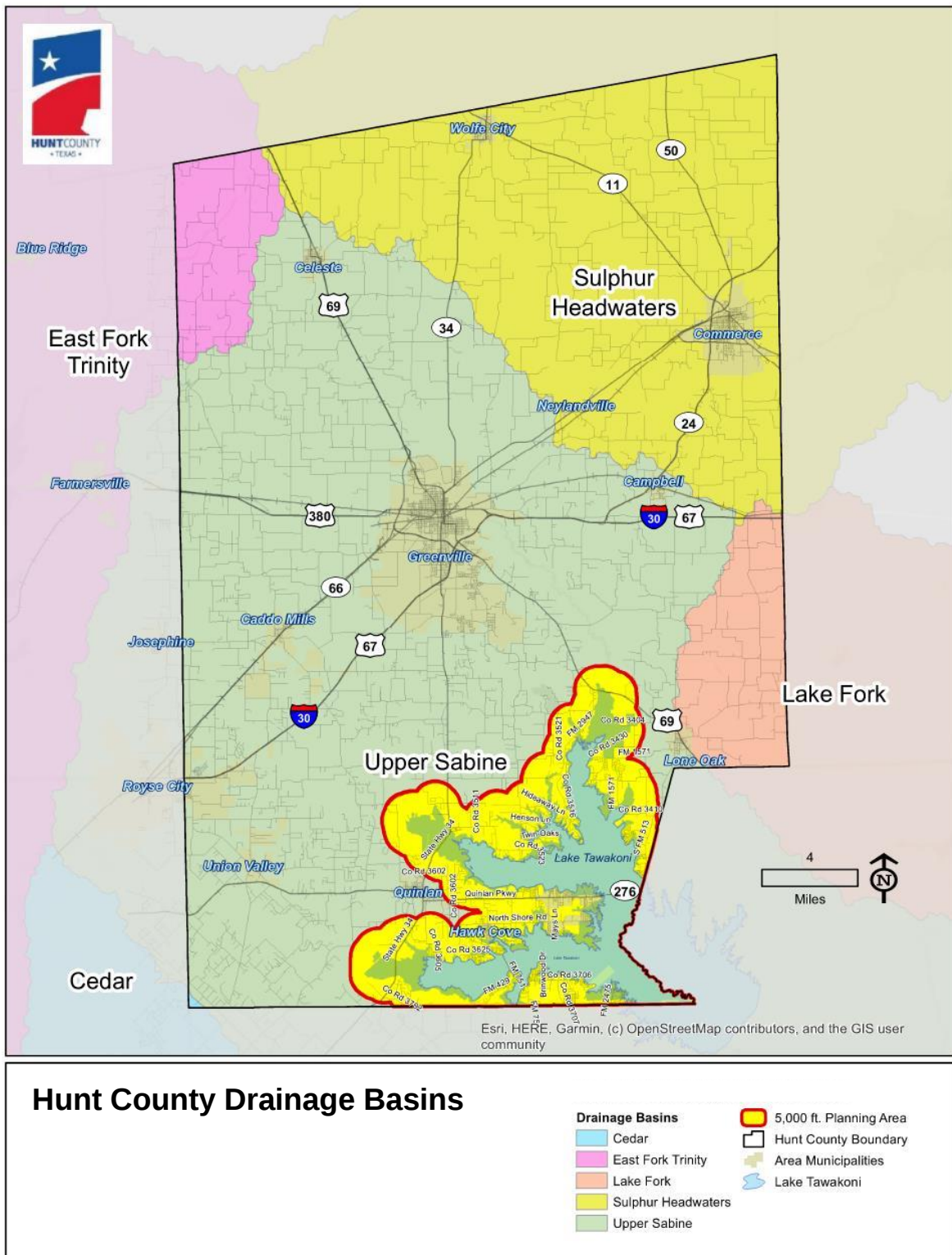
Drainage Basins

A drainage basin is an area of land in which precipitation flows downhill and into a body of water such as a lake, river, or wetland. It includes both the streams and rivers that convey water, as well as the surface water and water table from which water drains into the channels. There is an imaginary line, commonly known as the watershed, that separates neighboring drainage basins and establishes the basin into which precipitation will flow. Map 5 (Page 19) depicts the drainage basin that Lake Tawakoni is in and the neighboring basins.

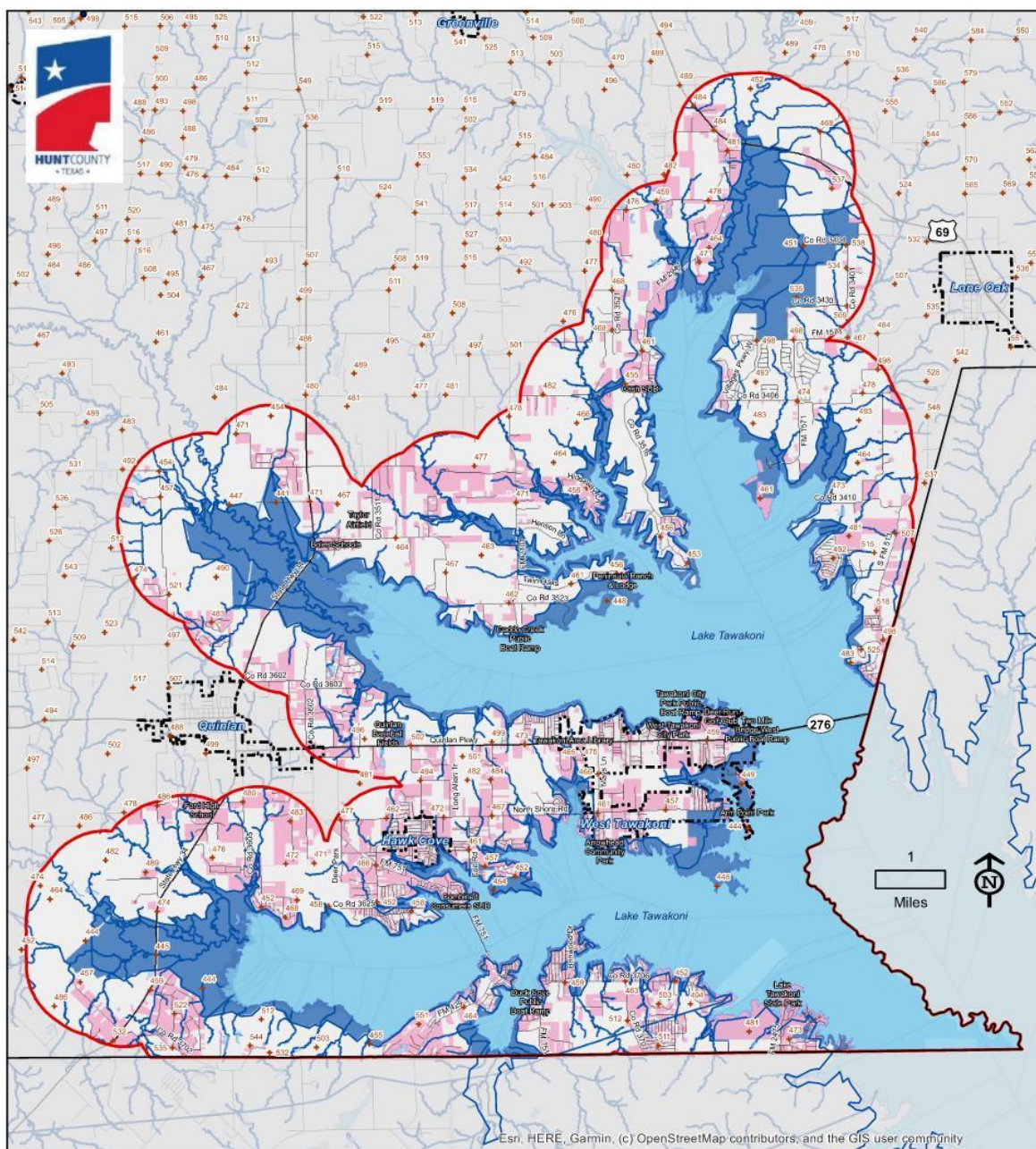
Constructed Constraints

Roadways

IH-30 runs northwest-southeast through Hunt County and provides access to downtown Dallas and Fort Worth as well as Texarkana and Arkansas. Other major highways include US 69, which provides access to Tyler and Oklahoma; US 380, which provides access to McKinney and Denton; State Highway 34, which provides access to Terrell and U.S. Highway 82; and State Highway 24, which provides access to Paris. State Highway 276 provides the primary access point to Lake Tawakoni and runs between Rockwall and Emory.



Map 5: Drainage Basins



Physical Features within the Lake Tawakoni Planning Area

- ★ Spot Elevations
- 5,000 ft. Planning Area
- Lake Tawakoni Takeline
- Hunt County Boundary
- Area Municipalities
- Developed Areas
- Sabine River Authority Parcels
- Lake Tawakoni
- Creeks and Streams

Map 6: Physical Features

Existing Land Use

Summary of Existing Land Use Pattern

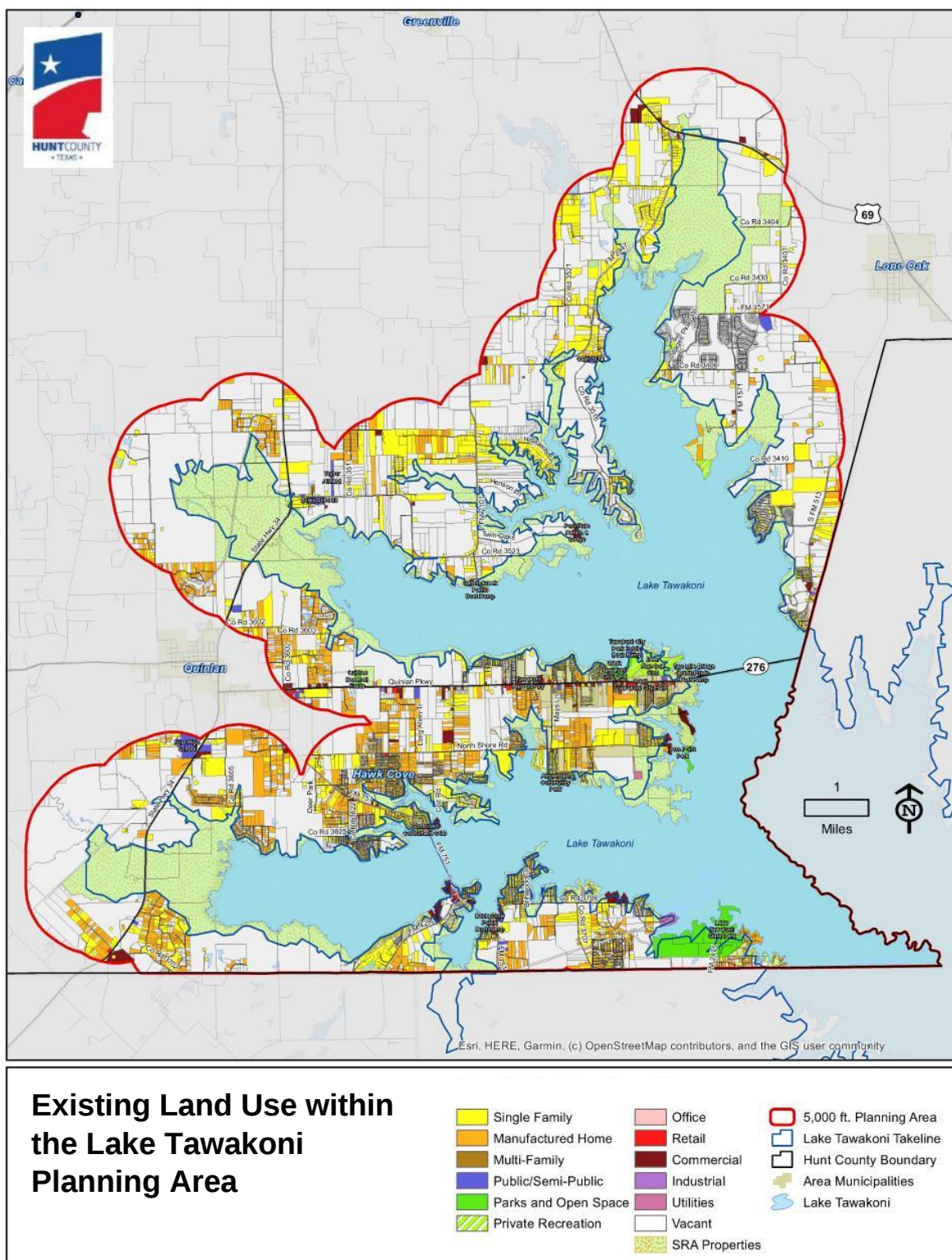
- Primarily vacant/agricultural land
- Primarily single-family residential and manufactured housing units within the developed area
- Room for growth and development
- Opportunity to preserve natural areas

Providing for the orderly and efficient use of land is a major planning consideration of Lake Tawakoni. The relationships of existing and future land uses will shape the character and quality of life of the community for many years to come. In order to accurately assess the area's future land use needs, an analysis of present land use patterns is important. These existing land use patterns are depicted in Table 1 below.

There are approximately 3,283 single-family housing units and 2,182 manufactured home units in the study area (source: ESRI Business Analyst). Most of the land in the study area is vacant or used for agriculture. This allows room for growth and development, as well as the preservation of natural areas (see Map 7 on following page).

Table 1: Existing Land Use Distribution for the Study Area

	Acres	% of Total Acres
Single-Family	5,221.2	7.1%
Manufactured Home	3,778.9	5.1%
Multi-Family	6.9	0%
Retail	55.4	0.1%
Commercial	408.3	0.6%
Office	0.6	0%
Industrial	2.6	0%
Parks and Open Space	470.9	0.6%
Public/Semi-Public	228.6	0.3%
Private Recreation	180.5	0.2%
Lake	23,241.5	31.6%
SRA Properties	422.9	0.1%
Right-of-Way	1,956.9	2.7%
Utilities	48.8	0.1%
Vacant/Agricultural Use	37,936.0	51.6%
Total	73,537.0	100%



Map 7: Existing Land Use

Zoning

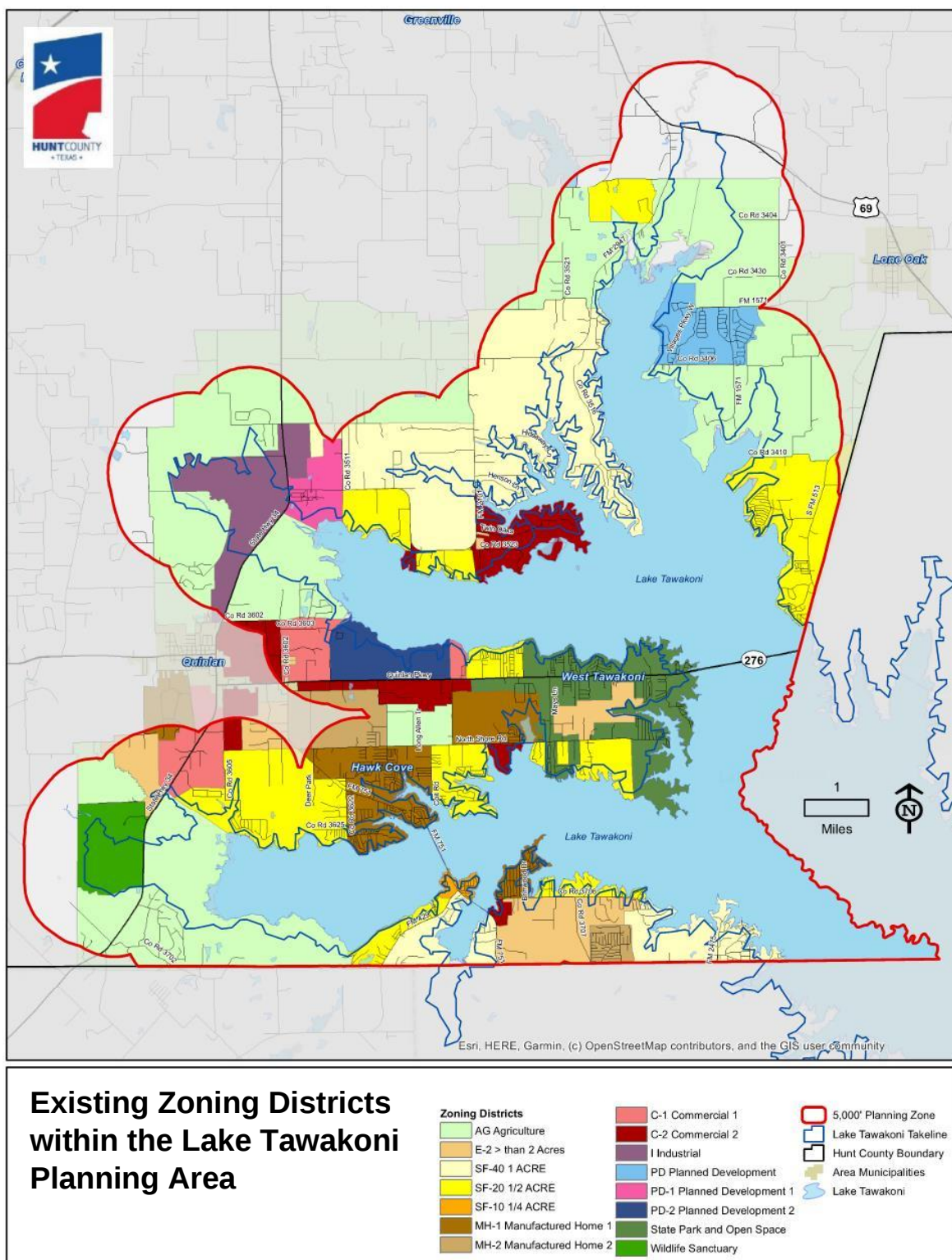
Zoning Summary

- ❖ 47.1% Residential (including Agricultural)
- ❖ 6.2% Commercial or Industrial
- ❖ 4.6% Park, Open Space, or Sanctuary
- ❖ 3.1% Planned Development

In order to formulate the Future Land Use Map, which eventually guides the zoning of the area, it is important to analyze the existing zoning of the planning area. The analysis provides useful direction on where the area's current zoning stands and how a smooth transition can take place through the formulation of the Future Land Use Map and future possible zoning classifications. The existing zoning is shown on Map 8 on page 24.

Table 2: Existing Zoning Distribution for the Study Area

	Acres	% of Total Acres
AG, Agricultural (3 acre minimum)	15,121.7	20.6%
E-2 (>2 Acres) 85,000 sq.ft.	2,083.8	2.8%
SF-10 (¼ Acre) 10,000 sq.ft.	122.0	0.2%
SF-20 (½ Acre) 20,000 sq.ft.	6,454.7	8.8%
SF-40 (1 Acre) 40,000 sq.ft.	7,622.9	10.4%
MH-1, Manufactured Home 1	2,386.5	3.2%
MH-2, Manufactured Home 2	780.0	1.1%
PD-1 Planned Development	550.1	0.7%
PD-2 Planned Development	801.5	1.1%
Planned Development	970.6	1.3%
C-1, Commercial 1	1,192.0	1.6%
C-2, Commercial 2	1,827.7	2.5%
I, Industrial	1,514.0	2.1%
Not Zoned	5,520.7	7.5%
State Park and Open Space	2,413.4	3.3%
Wildlife Sanctuary	933.9	1.3%
Lake (not an official zoning category)	23,241.5	31.5%
Total	73,537.0	100%



Map 8: Existing Zoning



Chapter 2: Visioning

Background

It is important to think about how the area around Lake Tawakoni will develop in the future. Setting a long-term vision helps to guide the development of a comprehensive plan. At the beginning of the planning process, a vision was set by identifying issues and needs. This vision was developed through a process involving the residents, the Lake Planning Commission and the Commissioners Court.

Formation and Purpose of the Lake Planning Commission

The Lake Planning Commission is formulated based on the Texas Local Government Code Section 231, Subchapter F:

- A Lake Planning Commission is established for the Lake Area in the County and is composed of:
 - Three (3) residents of the affected precincts who own land in the County, appointed by the County Judge of the County;
 - One (1) resident of each Commissioners precinct that is affected, appointed by the County Commissioner for that precinct, and if only one precinct is affected, the Commissioner shall appoint two (2); and
 - The Mayor of each municipality the territory or extraterritorial jurisdiction of which includes any part of the Lake Area in the County.
- Except for the initial appointed members, the appointed members of the Commission are appointed for terms of two (2) years expiring on February 1 of each odd-numbered year. The initial appointed members are appointed for terms expiring on the first February 1 of an odd-numbered year occurring after the date of their appointment.
- The Commission annually shall elect a chairman and vice-chairman from its members. The Commissioners Court shall employ staff for the use of the Commission in performing its functions.
- A Mayor serving on the Commission may designate another person to serve in place of the Mayor at one or more Commission meetings.

Role of the Commissioners Court in the Planning Process

The Commissioners Court is the governing body of Hunt County. While the Lake Planning Commission has jurisdiction only in the Lake Area, the Commissioners Court's jurisdiction is divided into precincts that cover the entire County. The majority of the Lake Area sits within Precinct 3 with a small portion in Precinct 2. Per Texas Local Government Code, the Commissioners Court is responsible for appointing the Lake Planning Commission and adopting the Comprehensive Plan as well as adopting other ordinances, orders, and special exceptions to zoning that pertains to the Lake Area.

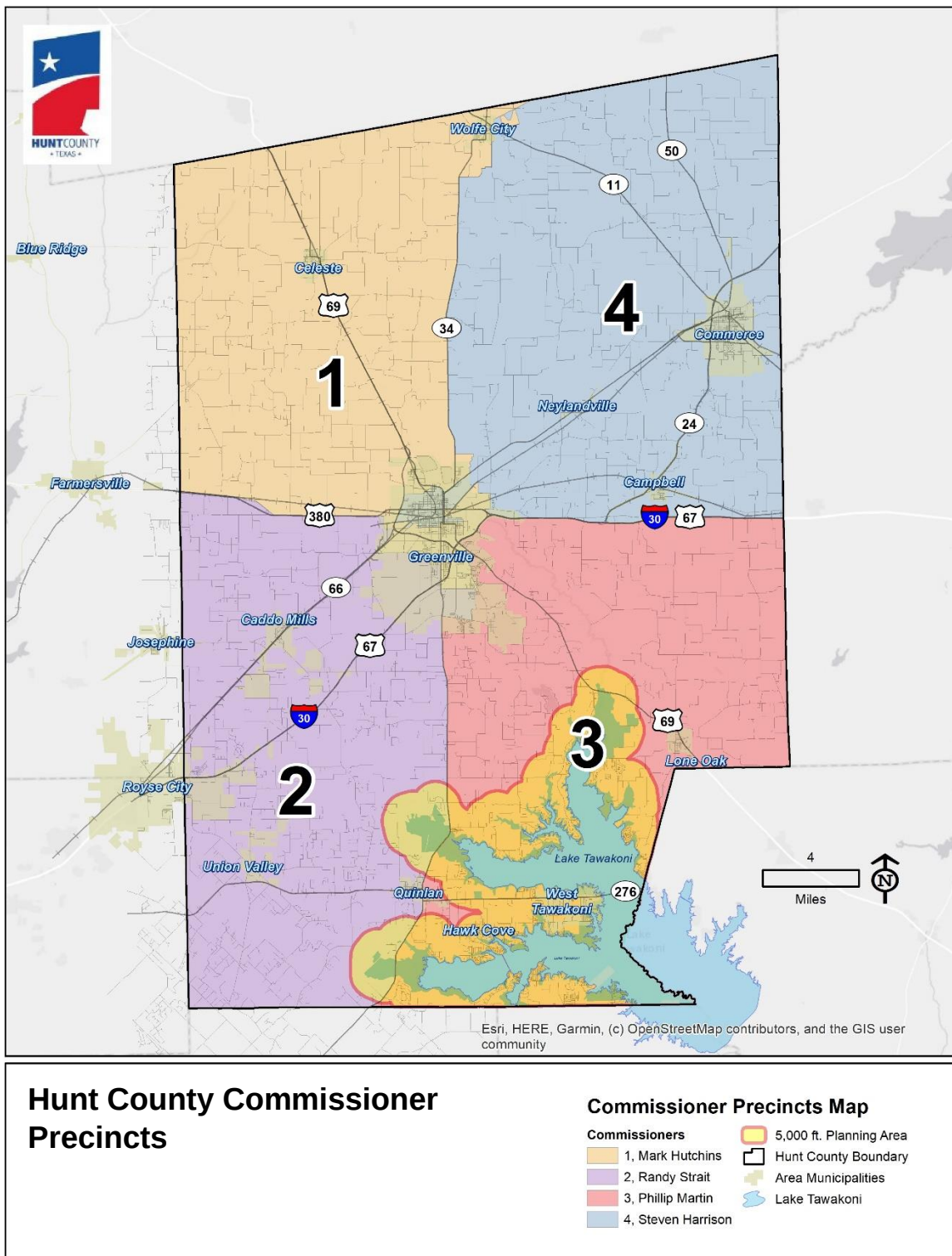


Figure 6: Commissioner Precincts

Lake Tawakoni Planning Commission Meeting #1

Date of Meeting: Thursday, April 8, 2021

Location: Quinlan City Council Chambers (104 E. Main Street Quinlan, TX 75474)

Time: 6:00 pm to 8:00 pm

Purpose: To kick off the project, explain the planning process, and obtain general input about the overall vision for the lake.

Summary of Input

- Need for public education about the lake zoning, including posting signs in conspicuous areas
- Development shouldn't detract from the lake, including presence and appearance of roads and parking lots
- Need hotels and motels that are a step above what's present today
- Need to limit small lot developments
- Need strategies for code enforcement in order for zoning to have any impact
- RV parks and junk yards detract from the image of the area, especially going across the lake and from the south
- Need for more recreational areas should be investigated; should be coordinated with SRA
- Need provisions for bed and breakfast inns, wineries, and event venues
- Engage with HOAs regarding violations of deed restrictions, particularly from absentee or seasonal owners who park RVs and mobile homes in deed restricted areas
- Need to maintain tax base
- Get utility providers involved
- County permitting costs should be recouped through permit fees
- Need compatible infrastructure
- Quality development is desired
- Allow smaller tracts only in conjunction with coordinated systems for waste treatment



Stakeholder Interviews

Date of Meeting: Friday, May 7, 2021

Location: Quinlan City Council Chambers (104 E. Main Street Quinlan, TX 75474)

Time: 9:00 AM to 4:00 PM

Purpose: To obtain vision for the lake, development opportunities, discuss good and bad examples, and gain input.

Summary of Input

- Lake Tawakoni should be “a place that people are excited to visit, and residents are proud to live”
- Need commercial uses that generate sales tax
- Need more recreational uses, fishing tournaments, lodging, and higher-value residential areas like Lake Fork
- Too much “easy living” leads people to believe there are no rules when they buy a property
- Junk accumulates and nothing is done (i.e., auto repair business turns into junk yard)
- Improve the condition of marinas and add public access points
- Need restaurants overlooking the lake like you see along Lake Belton
- Need additional public parks
- 24-hour emergency room in Quinlan but need additional medical facilities other than going to Greenville or Terrell, even urgent care
- Enforce property maintenance and remove safety and water quality hazards like dilapidated piers and junk accumulation
- Need better coordination between SRA, water providers, 9-1-1, and the County to identify nonconforming uses and buildings before they go in
- Constable needs more staff to do enforcement and County needs more inspectors
- County needs to charge fines for violations like Ray Hubbard
- Lots should be kept to 1.5 acres if they’re on septic and smaller lots should be on a centralized treatment system
- Higher density residential can be better for the lake because there’s less yard and runoff of chemicals and wastewater treatment is centralized
- Need more consistent maintenance of County roads particularly on the south side of the lake
- Flooding problems are widespread, including FM 3536 which floods with every heavy rain
- Need silt fencing around new development to prevent runoff and siltation in the lake
- The comprehensive plan should be easy to read

List of Stakeholder Groups

- County Commissioners
- Lake Planning Commission
- SRA Representative
- Constable
- County Planning Representative
- Development and Real Estate Community
- School District Representatives
- Neighborhood Representatives

Interview Questions

- What is your vision for the lake area?
- How might you be influenced by additional development?
- What uses should be promoted or avoided around the lake?
- What lakes are good or bad examples to follow?
- What needs to be considered during the comprehensive planning process?

Public Open House #1

Date of Meeting: Thursday, May 20, 2021

Location: Butler Intermediate School (410 Clardy Dr, Quinlan, TX 75474)

Time: 6:30 PM to 8:00 PM

Purpose: To present preliminary information to the public and receive public input to draft the Plan.

Summary of Input

- Protect existing residential areas
- The lake is good for boating and fishing but there isn't much else to do
- Access to and from the Metroplex is a tremendous asset for the lake
- Growth is coming but should be managed by higher standards
- Maintenance of County roads needs to be improved
- Code enforcement is needed to manage and prevent nuisances and non-conforming uses
- Activities for families and children are limited
- Natural preservation of areas around Lake Tawakoni are needed, including identification and preservation of areas ideal for public parks
- Cities around the lake should explore opportunities to annex existing unincorporated areas around the lake to regulate uses and maximize local revenue
- Lack of septic maintenance should be addressed by using regional sewer treatment facilities as much as possible
- Promote the Lake Area as "Catfish Capital of Texas" and focus on providing quality restaurants
- Improved connectivity around the area and to the rest of North Texas is needed
- Some areas are hampered by broadband and gas supply
- Housing affordability should be maintained by providing additional housing at appropriate density

A full list of input and questions asked is found on Page 75



Lake Tawakoni Planning Commission Meeting #2

Date of Meeting: Thursday, September 9, 2021

Location: Quinlan City Council Chambers (104 E. Main Street Quinlan, TX 75474)

Time: 6:00 PM to 8:00 PM

Purpose: To present the first draft comprehensive plan and receive input.

Summary of Input

- The Lake Planning Commission was supportive of the draft presented with a few revisions.
- The vision statement was updated to place the first emphasis on residents of the lake area. The original wording of the vision statement was *"A place that people are excited to visit, and residents are proud to live."* The updated vision statement reversed the order and reads as follows: *"A place where residents are proud to live, and that people are excited to visit."*
- Two modifications to the future land use map were requested. The first revision was the peninsula along Twin Oaks Road. This area was originally shown as entirely commercial and was updated to show medium density on the west side of the peninsula. The second modification occurred at the southwest intersection of FM 751 and FM 429. This area was shown as low density residential and was updated to show the area as mixed use.
- A recommendation was added to charge applicants a reasonable fee for a zoning change to help cover administrative costs, including costs associated with education and enforcement.
- A recommendation was added for the sheriff's office and constable to assist with zoning enforcement.
- A recommendation was added for Hunt County to consider adopting a hotel occupancy tax to fund the cost of zoning enforcement.



Hunt County Commissioners Court Update Meeting

Date of Meeting: Tuesday, September 28, 2021

Location: Hunt County Auxiliary Courtroom (2700 Johnson Street, Greenville, TX 75401)

Time: 10:00 AM

Purpose: To present the first draft comprehensive plan with LTPC's revisions and gain consensus on the draft.

Summary of Input

- Freese and Nichols presented a project update to the Commissioners Court.
- The update included the draft of the Lake Tawakoni Comprehensive Plan and the Lake Tawakoni Planning Commission's (LTPC's) recommendations from the September 9, 2021 meeting.
- The update presentation also included the following:
 - Review of the schedule,
 - Overview of the project website,
 - Walkthrough of the various plan chapters, and
 - Review of the latest proposed revisions.
- After the presentation, discussion was held about the various elements of the Lake Comprehensive Plan.
- The Commissioners were supportive of the latest draft.



Public Open House #2

Date of Meeting: Thursday, December 2, 2021

Location: Butler Intermediate School (410 Clardy Dr, Quinlan, TX 75474)

Time: 6:30 PM to 8:00 PM

Purpose: To present the second draft of the Lake Tawakoni Comprehensive Plan to the public and receive public input to draft the Plan.

Summary of Input

The following eight takeaways were developed from the public input received at the open house.

- Individuals expressed concern about there being potentially too much development in the Lake Area. Specifically, the concerns focused on the following:
 - Too much farmland is being developed,
 - The projected build-out population is too high, and
 - The Future Land Use Plan depicts too much “Mixed Use” and “Commercial” development.
- Individuals had concerns and questions about public infrastructure, such as roads, and how they are funded and maintained.
- Clarity was needed on the density of “Medium Density” development.
- Frustration with meeting notifications and the desire for more ways to communicate when meetings occur.
- Individuals had questions regarding how development works and who is responsible for developing land.
- Individuals had questions regarding how zoning regulations are enforced.
- Issues with landowners not following homeowners’ association (HOA) rules and regulations and whether Hunt County could help enforce, and
- Collaboration between the cities and Hunt County is desired on common land use efforts.



Lake Tawakoni Planning Commission Meeting #3

Date of Meeting: Thursday, December 9, 2021

Location: Quinlan City Council Chambers (104 E. Main Street Quinlan, TX 75474)

Time: 6:00 PM to 7:00 PM

Purpose: To present the second/public draft of the Lake Tawakoni Comprehensive Plan and gain consensus on specific topics and revisions discussed at the public open house on Thursday, December 2, 2021.

Summary of Input

- Freese and Nichols presented a draft plan overview.
- Eight takeaways and possible plan edits from the open house public feedback were discussed.
- The LTPC recommended plan approval as presented with Freese and Nichols' recommendations to address the eight takeaways.
 - **Takeaway #1:** Concern About Too Much Development
 - The future land use map was edited to reduce "Commercial" and "Mixed Use" development.
 - The "Mixed Use" development was limited to having only 25% percent high-density residential.
 - **Takeaway #2:** Concern About Public Infrastructure
 - Added statement to clarify how public infrastructure is built.
 - **Takeaway #3:** Clarity on the Density of "Medium Density" Land Use Classification
 - No action needed due to presentation clarification.
 - **Takeaway #4:** Frustration with Meeting Notifications
 - Added a recommendation for the creation of LTPC webpage or website, hosted by Hunt County, for zoning map and text, list upcoming LTPC and CC meetings.
 - **Takeaway #5:** How Development Works and Who Develops
 - Added a statement to clarify that development is driven by private individuals and the County doesn't build residential or commercial development projects.
 - **Takeaway #6:** Zoning Enforcement
 - No action was needed due to the fact the zoning enforcement is already addressed in the Implementation Chapter.
 - **Takeaway #7:** HOAs Enforcement
 - Added a statement that while the County cannot enforce private HOA restrictions, the HOA and County can coordinate regarding the HOA reporting potential zoning violations to the County.
 - **Takeaway #8:** Collaboration Between the Cities and Hunt County
 - Added a statement regarding coordination improvement such as quarterly or periodic staff coordination meetings between Hunt County and the different cities.



Hunt County Commissioners Court Adoption Meeting

Date of Meeting: Tuesday, January 25, 2022

Location: Hunt County Auxiliary Courtroom (2700 Johnson Street, Greenville, TX 75401)

Time: 10:00 AM

Purpose: To consider the Comprehensive Plan for adoption.

Summary of Input

- Freese and Nichols presented a project summary to the Commissioners Court.
- The presentation focused on a review of the project's purpose, process, and schedule.
- The presentation included a discussion of the open house's eight takeaways and the Lake Tawakoni Planning Commission's feedback on the takeaways.
- The Lake Tawakoni Planning Commission's unanimous recommendation to the Commissioners Court was discussed.
- After discussion among the members, the Commissioners Court unanimously approved the Lake Tawakoni Comprehensive Plan.

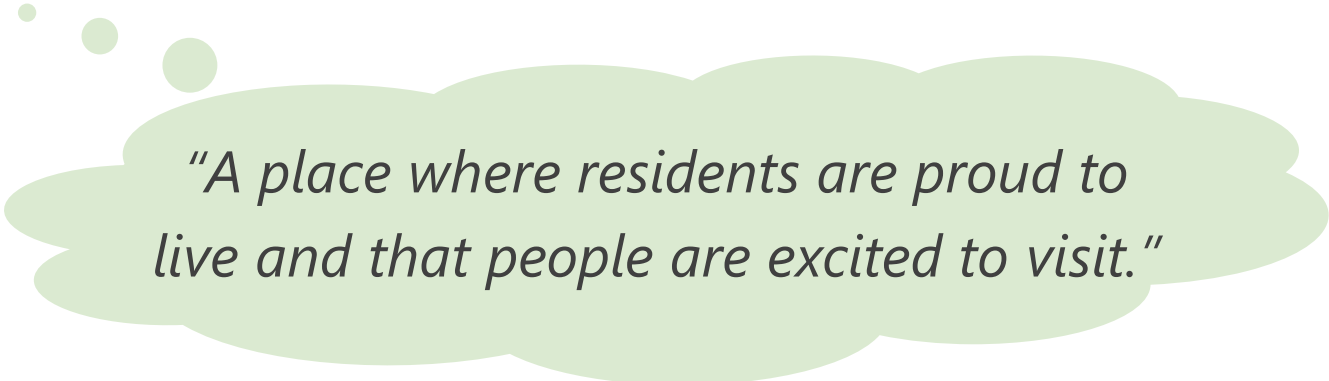


Vision and Mission Statements

The vision statement is the idea or concept that should ultimately be achieved within the Lake Tawakoni Area. In other words, the vision statement describes the destination or end result that the community wants the Lake Area to eventually become. The vision statement is broad in nature and sets the overall goal for the Lake Area to be.

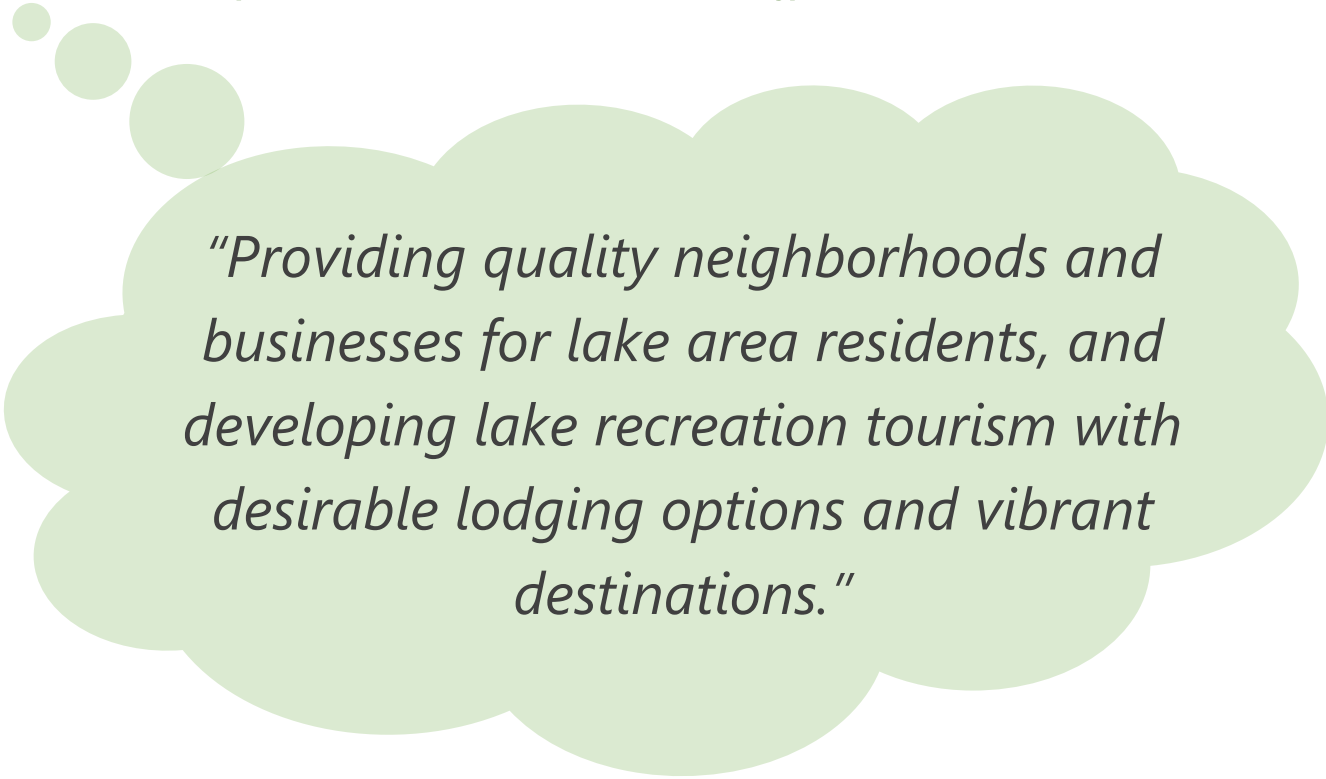
The mission statement builds upon the vision statement by detailing what the community will do to help achieve the vision statement.

Vision Statement (I.e., What We Want as a Community)



"A place where residents are proud to live and that people are excited to visit."

Mission Statement (I.e., How We Get There as a Community)



"Providing quality neighborhoods and businesses for lake area residents, and developing lake recreation tourism with desirable lodging options and vibrant destinations."



Chapter 3: Future Land Use

Background

An important part of this Comprehensive Plan is establishing the ideal Future Land Use Plan for the area. The Future Land Use Plan and Map portray the overall framework of the desired land uses surrounding Lake Tawakoni. Specifically, the Future Land Use Plan designates various areas within the planning area for a specific type of land use or uses, based on the land use policies outlined herein.

The Future Land Use Map, shown on Map 10 (page 47), is not a zoning map, which legally regulates specific development requirements on individual parcels. Rather, the zoning map, which will be updated once the Comprehensive Plan is completed, should be guided by and conform to the preferred long-range development pattern as shown on the Future Land Use Map.

One of the recurring themes that emerged during the public input process was the desire to keep the area rural with low density land use categories. To obtain an understanding of the existing lot sizes, an analysis of the size of existing parcels has been conducted.

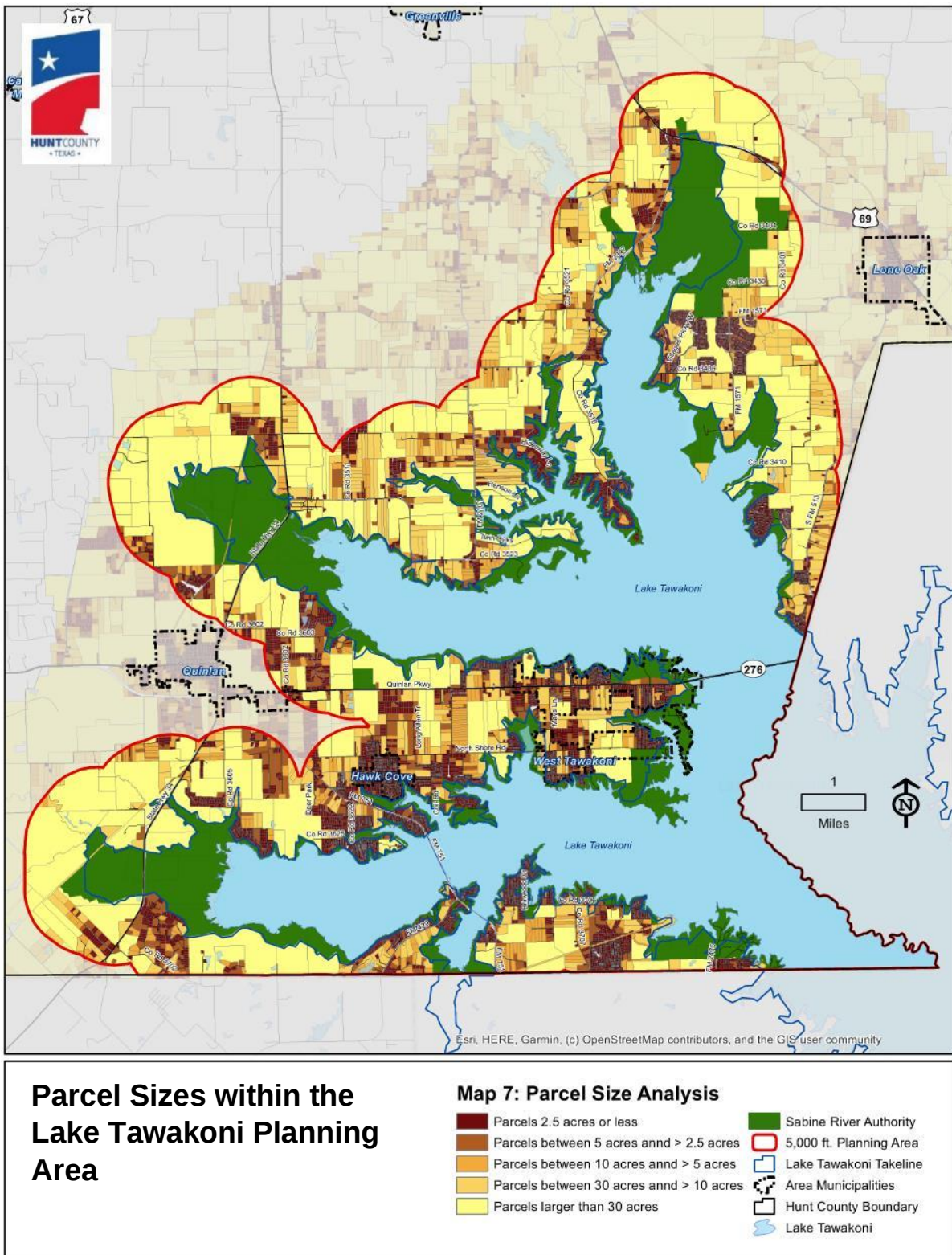
Table 3: Parcel Size Analysis

Parcel Sizes	Percentages based on Acreages
Parcels larger than 30 acres	65%
Parcels between 30 acres and larger than 10 acres	21%
Parcels between 10 acres and larger than 5 acres	7%
Parcels between 5 acres and larger than 2.5 acres	4%
Parcels 2.5 acres or less	3%
Total developable acreage within study area = 32,385	

Parcel Sizes	Percentages based on Parcel Counts
Parcels larger than 30 acres	9%
Parcels between 30 acres and larger than 10 acres	11%
Parcels between 10 acres and larger than 5 acres	9%
Parcels between 5 acres and larger than 2.5 acres	9%
Parcels 2.5 acres or less	62%
Total number of parcels within the study area = 3,551	

The parcel size analysis based on acreages demonstrates the amount of land these categories contain within the study area. This analysis shows that the majority of the area is comprised of parcels that are larger than 30 acres.

The parcel size analysis based on parcel counts demonstrates the ratio of the number of parcels for these categories. This analysis shows that the majority of the parcels in the study area are 2.5 acres or smaller.



Map 9: Parcel Size

Future Land Use Categories

This section of the Future Land Use Plan provides an in-depth description of each recommended land use type as shown in Map 11 (Page 47). This section also provides recommendations as to the development of each land use type to provide some guidance for the creation of the Zoning Regulations.

The Future Land Use categories are:

- Low-Density Residential
- Medium-Density Residential
- Mixed-Use
- Commercial
- SRA Properties/Floodplain

Future Land Use and Zoning

The Future Land Use Plan informs the zoning regulations by providing a framework for identifying suitable areas for each land use.

State Law allows the County to rezone property in response to a property owner or developer request or on its own initiative consistent with the Comprehensive Plan



Low-Density Residential

Purpose

This land use represents single-family homes located on **lots that are a minimum of 40,000 square feet (approximately 1.0 acres)**. The purpose of this category is to maintain the rural characteristics of the area with large-lot single-family homes and agricultural uses as the predominant land uses.

Recommendations

The smallest lots in this category are a minimum of **40,000 square feet (approximately 1.0 acres)**, when a centralized wastewater treatment system is provided. For all new developments that are not on a centralized wastewater treatment system, then the minimum lot size should be **65,000 square feet (approximately 1.5 acres)** to accommodate and minimize the impact of septic fields in the Lake Area.

All lots should have 100' of frontage and limits on impervious coverage should be set at 50%. Access should be primarily from roads with a rural cross-section. Homes should have a front yard setback and rear yard setback that is adequate to ensure ample spacing between homes and maintain the rural characteristics of the area. It is anticipated that most houses within this land use category will have on-site septic systems provided they meet the requirements of Subchapter D, Chapter 285 of the Title 30 Texas Administrative Code; however, connecting to a community wastewater collection system is still encouraged when feasible to prevent lack of private maintenance from threatening water quality. Water will be obtained either from a well or from a provider.

Examples of Appropriate Low-Density Residential



Medium-Density Residential

Purpose

Medium-Density Residential land use is representative of traditional, single-family detached dwelling units with minimum lot sizes between **10,000 square feet (approximately 0.25 acres)** and **20,000 square feet (approximately 0.5 acres)**. Quality construction should be utilized in all medium density residential neighborhoods to ensure long-term structural durability as well as to preserve the long-term visual integrity of the area. Quality building materials and landscaping should be encouraged and sewerage should be through a wastewater provider. It is envisioned that HOAs would develop to create and maintain community amenities, including private streets.

Recommendations

Lots should be encouraged to have an 80' frontage to ensure that lots are all of a similar shape and avoid the creation of flag lots. Limits on impervious coverage should be set at 60%. Homes should have adequate front and rear yard setback to ensure that homes are not being constructed too close to the roadway or too close to neighboring homes.

Examples of Appropriate Development



Mixed-Use

Purpose

Mixed-use development integrates two or more uses into a single development or an area that functions as a single integrated unit. These developments are often in close proximity to a major thoroughfare but may contain an internal street network that allows circulation without forcing internal traffic back onto a major road. For a development or area to be considered mixed-use and not simply commercial, at least one of the uses must be residential, hotel, or office. This is the only category where **high-density residential uses or lots with more than one dwelling are considered appropriate around Lake Tawakoni**. High-density residential uses may consist of up to 25 percent of the mixed-use category. Locating high-density residential units and commercial uses together allows residents in these developments to live near services and amenities and reduces reliance upon automobile trips to reach everyday necessities, entertainment, and recreation.

Recommendation

The minimum size of a mixed-use development should be **five (5) acres** or more to allow for adequate distribution of buildings, outdoor spaces, necessary parking, and stormwater management controls. This minimum is not an absolute requirement, **as smaller mixed-use developments may be appropriate** if they are located next to other existing or planned commercial, recreational, entertainment, or outdoor areas. Different uses may be found in the same building or in separate buildings as long as the uses are integrated and share some facilities such as drives, parking areas, or outdoor space. A mixed-use development should have at least one frontage on a major thoroughfare to avoid routing traffic through existing residential neighborhoods. Mixed-use development should be carefully planned in areas as it may be impacted by potential nuisances or may create nuisances for more sensitive development.

Examples of Appropriate Mixed-Use Development



Commercial

Purpose

Commercial uses will be primarily located along major thoroughfares and areas of significant activity not immediately adjacent to primarily residential areas. Commercial uses should be complementary to the overall environment of the Lake Area and fulfill a need of the community by providing shopping, dining, recreation, employment, or other essential services. Commercial uses should utilize buildings and structures that are constructed to a high quality to ensure that they are visually appealing as well as to prolong the life of the structure. This land use is envisioned to be limited to properties having direct access to state-maintained highway corridors that do not force commercial traffic to traverse residential areas.

Recommendation

Nonresidential uses should have a **minimum lot size of 20,000 square feet** to ensure compatibility and buffering from more sensitive uses. Nonresidential uses should provide an appropriate amount of parking and landscaping and should utilize stormwater control facilities that prevent the transmission of surface runoff directly into the lake.

Examples of Appropriate Commercial Development



Sabine River Authority (SRA) Property / Floodplain

Purpose

This land use category is designed to show the Sabine River Authority's (SRA's) properties and generally overlaps the location of the 100-year floodplain, which will most likely remain undeveloped over time and can be prone to flooding. These areas serve to accommodate runoff and enhance water quality by providing natural filtration for stormwater runoff. These areas are owned or managed by an agency such as the Sabine River Authority or Texas Parks and Wildlife Department and are restricted from development.

Recommendations

SRA property and floodplains are encouraged to remain undeveloped and to contribute to managing stormwater runoff. Special considerations such as engineering studies should be conducted for developments within these areas. Most intended development would be for the operation and management of the lake by the SRA.

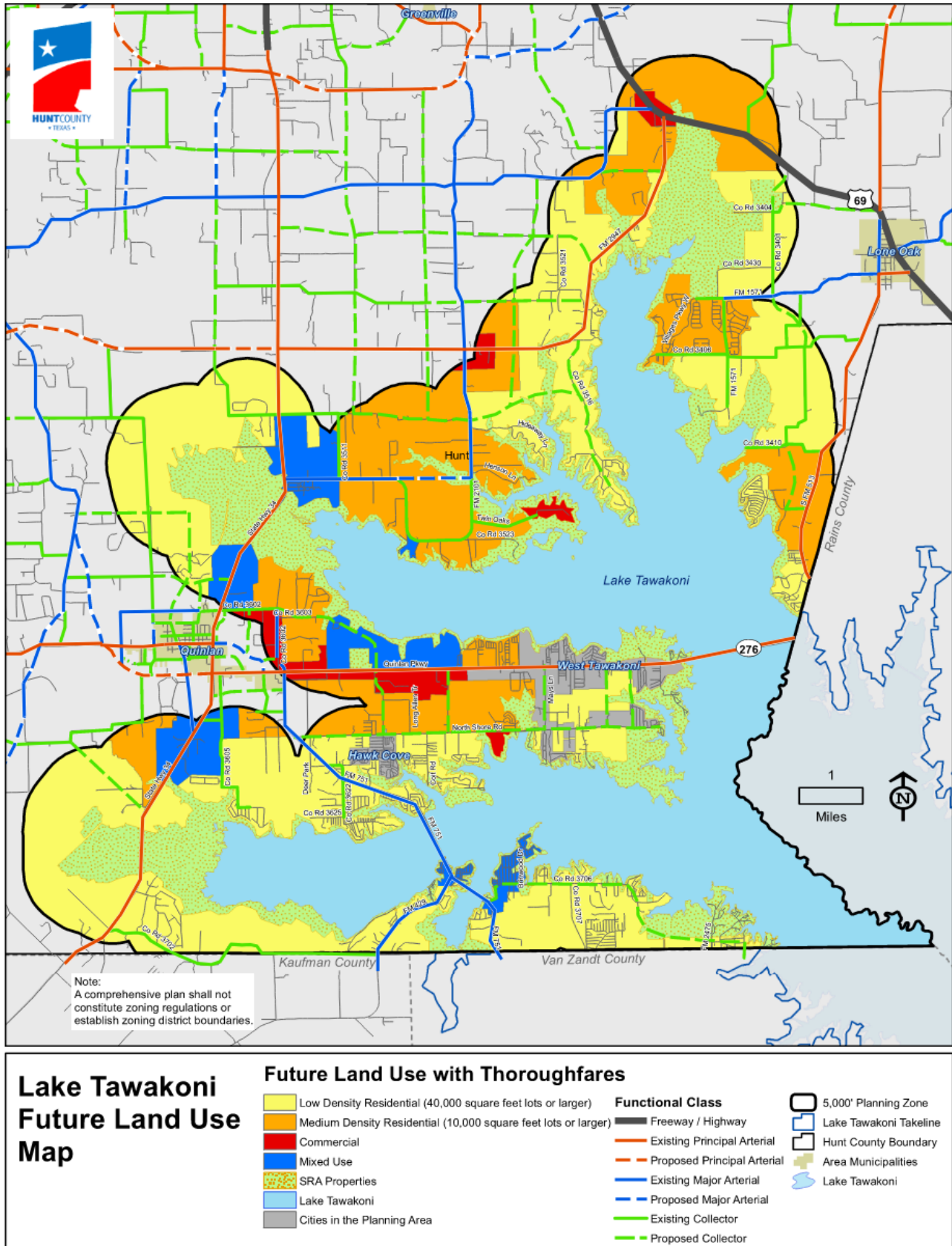
Examples of Floodplain Areas



Category	Acres	% of Developable Land	% Total Land
Low-Density Residential	20,179.1	54.9%	27.4%
Medium-Density Residential	10,971.3	29.9%	14.9%
Mixed-Use	3,519.7	9.6%	4.8%
Commercial	2,061.9	5.6%	2.8%
Developable Land	38,310.1	100.0%	50.0%
Lake	23,508.4	-	32.0%
SRA Property / Floodplains	11,718.3	-	15.9%
Undevelopable Land	43,687.5	-	47.9%
Cities within the Planning Area (No County zoning jurisdiction)	1,578.1	-	2.1%
Total Land	73,537.0	-	100.0%

Future Land Use Distribution





Map 10: Lake Tawakoni Future Land Use Map

Zoning Implication of the Future Land Use Categories

The land use categories outlined in the Comprehensive Plan serve as the basis for the zoning classifications; each one of the future land use categories can translate into one or more zoning classifications. The equivalency table shows how FLUP categories might be implemented with zoning districts. It is important to note that the purpose of the table below is to clarify the zoning districts that are most compatible with each Future Land Use category and not to establish the actual zoning districts or official zoning map.

FLUP Category	Possible Zoning District
Low-Density Residential	Agricultural "A" District (130,680 square foot minimum lot area, which is approximately 3 acres)
	E-2 (85,000 square foot minimum lot size, which is approximately 2 acres)
	SF-40 (40,000 square foot minimum lot size, which is approximately 1 acre)
Medium-Density Residential	SF-20 (20,000 square foot minimum lot size, which is approximately 0.5 acres)
	SF-10 (10,000 square foot minimum lot size, which is approximately 0.25 acres)
	M, Manufactured Home District*
Mixed-Use	Mixed-Use*
Commercial	C-1 Commercial 1
	C-2 Commercial 2
Floodplain and Open Space Areas	State Park and Open Space
	Wildlife Sanctuary
Any FLUP Category	Planned Development

* Indicates a possible new district that is not currently addressed in the zoning regulations or could be a mixture of the above zoning districts

Note: Areas that have overlapping municipality boundaries will be regulated by the zoning of the respective municipality.

Considerations for Zoning Decisions

This Rezoning Evaluation Guide (see table below) is intended to be used as a tool for decision-makers to use when making rezoning decisions. The guide includes criteria that consider the potential impacts and compatibility of new developments. Although this guide provides a list of criteria, this list is non-exhaustive. There may be additional unique variables that should be considered with a particular rezoning request. Additionally, the level of importance of each criterion may be weighted differently for various rezoning requests. Ultimately, this guide should be viewed as an initial tool to establish consistency in zoning decisions.

Rezoning Evaluation Guide	
Topic	Criteria
Compatible Land Use	Does the proposed land use align with the Future Land Use category designated for the property?
Compatible Density	Does the lot size for the proposed development align with the Future Land Use category designated for the property?
Proximity to the Lake	Does the proposed land use enhance or threaten the ecology or usability of Lake Tawakoni for its intended purpose?
Design Standards	Do the dimensional and design standards (such as minimum setbacks, building heights, lot coverage, etc.) for the proposed development meet the minimum standards established for the zoning district?
Vision and Character	Does the proposed land use fulfill the vision of the Comprehensive Plan by enhancing the Lake Area as a destination with a variety of amenities, attractions, high-quality housing with appropriate density, and high-quality employment opportunities?

Growth Analysis

Ultimate Capacity

The ultimate capacity, or build out, of the Future Land Use Map refers to the number of people that could potentially live within the planning area if the area were to develop exactly as it is portrayed. The reality is that many changes will likely occur to the Future Land Use Map over time and the planning area encompasses a large amount of vacant land that will take generations to develop. The ultimate capacity, therefore, is primarily used for planning purposes and helps to put numbers behind the colors on the map in terms of how many people could live within the area.

The ultimate capacity of the study area provided in Table 4 is calculated by taking the vacant acres that are designated for future residential development and multiplying by the recommended dwelling units per acre, current persons per household (PPH) and current occupancy rates to calculate how many new residents the Future Land Use Plan can accommodate, and adding the number of new residents to the existing population derived from the existing lots.

Table 4: Ultimate Capacity for the Study Area

FLUP Residential Category	Vacant Acres	ROW	DUA	Occu-pancy Rate	PPH	Housing Units (Vac x DUA)	Households (units x occ)	Population (hhld x PPH)
Low-Density Residential	15,043.7	10%	0.5.0	81%	2.58	6,770	5,483	14,147
Medium-Density Residential	8,396.1	30%	2.0	81%	2.58	11,755	9,521	24,565
Mixed-Use	490.4*	20%	8.0	81%	2.58	3,139	2,542	6,559
Future Population -						21,663	17,547	45,271
Existing Population								12,053
Ultimate Capacity								57,324
* Total Area is 1,961.7, of which only 25% is projected to be higher density residential								

Growth Projection

To determine the appropriate density for the area, considerations have been made to ensure that the proposed plan will be able to successfully contain the projected growth in the coming years.

This Lake Tawakoni Comprehensive Plan estimates the 2020 Lake Area population to be 12,053 people and projects a 2045 population between 17,488 and 22,346. This projection utilizes Compound Annual Growth Rates (CAGR) of 1.5% and 2.5%

This projection demonstrates that the residential density recommended in the Future Land Use Plan Map is more than capable of accommodating the projected growth within the study area. However, the future is unpredictable; so, three different scenarios have been outlined with three CAGRs in order to analyze the feasibility of the density shown on the Future Land Use Map. The following growth rates are not dependent on any specific future land use pattern.

**Ultimate Capacity of the
Planning Area
57,324 People**

Table 5: Growth Projection Scenarios

Scenario 1		Scenario 2		Scenario 3	
0.83% CAGR		1.5% CAGR		2.5% CAGR	
Existing Total	12,053	Existing Total	12,053	Existing Total	12,053
2045 Total	14,820	2045 Total	17,488	2045 Total	22,346
Increase	2,767	Increase	5,435	Increase	10,293

A CAGR of 1.5% and a CAGR of 2.5% has been considered to project the 2045 population for the study area. The projected population with these aggressive growth rates are also significantly less than the ultimate capacity of the area, calculated based on the Future Land Use Map. This growth analysis determines that the low-density development proposed in the Future Land Use Map is fully capable of accommodating the study area's projected growth by 2045.

Residential Design Recommendations

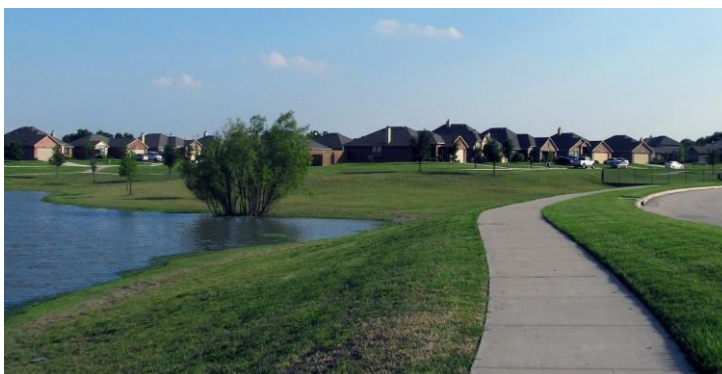
Connections to Adjacent Uses

As new residential developments begin to appear around the lake, it is important to consider the future connections that will be needed to adjacent neighborhoods and any nonresidential development. Doing so will improve the circulation throughout the neighborhoods as well as provide easy access for school buses and emergency vehicles. To avoid future connection issues, subdivisions should be required to have at least one street stub-out into currently undeveloped tracts of land. This will allow for new subdivisions to create roads that are a continuation of an existing street.



Plan for Trail Connections

The Lake Area is envisioned to be predominately rural with recreational areas located throughout. There should be trails located in certain areas around the reservoir in order to provide access to open space, parks, and other facilities to help link various areas of the community to one another. The development of the trail system will be the responsibility of homeowner associations or other non-County entities. It is important that trail connections are implemented as development occurs, in particular residential development. This can be done in the form of establishing sidewalks or paths that run through residential areas to create small trails within the subdivisions that can later be incorporated into the larger trail network. Trail connections can also be created by providing oversized shoulders on roads.



Manufactured Home Types

There are three types of manufactured homes: mobile homes, manufactured (HUD code) homes and industrialized (modular) homes. The primary difference is that manufactured homes are constructed to the Federal HUD code standards and modular homes are constructed to the same State of Texas codes as site built houses. Mobile homes were built before June 15, 1976 to no build code. According to State law, regulations may not differentiate between modular homes and site built homes. Modular homes become a part of the real property once installed and must be installed on a permanent foundation system. Manufactured homes should be allowed in residential areas around the lake as long as they conform to the standards that are outlined in the zoning ordinance. To promote quality development, industrialized homes should be encouraged over manufactured homes.

HOUSING TYPE	GENERAL DESCRIPTION
MOBILE HOME 	- Built before June 15, 1976. - Not built to a code. - No Certification Label from the US Department of Housing. - Design to be used with or without a permanent foundation.
HUD CODE MANUFACTURED HOME 	- Built on or after June 15, 1976. - Per Texas Occupation Code, 1201.003(18), a “manufactured home” is defined as “a HUD-Code manufactured home or a mobile home.” - Per the Texas Occupation Code, 1201.003(12), MH homes are designed for use as a dwelling with or without a permanent foundation. - Consists of Red Certification Label from the US Department of Housing. - HUD-Code manufactured homes are regulated by the Manufactured Housing Division of the Texas Department of Housing and Community Affairs. These manufactured homes are provided with a red label certifying the structure meets the standards specified by the Texas Department of Housing and Community Affairs. More information on HUD-Code manufactured homes is available at http://www.tdhca.state.tx.us.
INDUSTRIALIZED OR MODULAR HOME (meets the International residential Code) 	- Built offsite. - Installed on a permanent foundation. - Consists of a Blue Decal issued by Texas Department of Licensing and Regulation signifying that the home has been built to comply with the International Residential Code, 1202.002. Industrialized homes are regulated by the Texas Department of Licensing and Regulation. This agency provides a modular home with the blue decal signifying that the home has been built to the model code standards required. More information on industrialized homes is available at http://www.tdlr.state.tx.us/index.htm.

Nonresidential Design Recommendations

Building Articulation

Building articulation refers to offsets of the outer walls or roof line of a building. A perfectly flat wall with no variations has no articulation, and therefore provides no architectural character to a building. Within the nonresidential areas, businesses should incorporate articulation to the front façade of the buildings to enhance the architectural quality of the area.

Refuse Containers

The placement of trash and recycling receptacles is often an overlooked component of site design. They are often placed, unintentionally, in highly visible locations. Receptacles, however, do not have to be unsightly or reduce the visual quality of nonresidential developments. To ensure refuse containers do not become eyesores, they should be screened from public view or located behind the main structure. This can be done with a variety of materials such as masonry walls or landscaping.



Outside Storage

Outside storage areas are generally defined as areas where goods and materials are displayed or stored outside a building for periods that are longer than 24 hours on a permanent basis. Examples include pre-fabricated storage sheds, commercial equipment, landscaping material storage, and some agricultural uses. To avoid unappealing views, new businesses should be required to locate outside storage in areas not visible to public view. Screening with masonry walls or fences is useful method. This should be required of all outside storage except for those serving agricultural uses. Materials being stored should not exceed the height of the screening.



Business Signage

Signage establishes an identity to buildings, businesses, and developments. As one of the most visible elements in a streetscape or corridor, signs significantly influence the visual environment. As development occurs, special consideration should be given to the types of permitted signage. Monument signs should be predominately used since they are visually appealing and do not create clutter along roadways. Attached signs would also be acceptable since they are of a smaller scale and can be easily attached to small shops or boutiques. Detached signage should have a height restriction that does not allow for billboards to be placed along roadways.



Wayfinding Signage

Wayfinding signs are aimed at providing guidance to specific locations or features of an area. Wayfinding signs may be used to direct vehicular traffic to parks and boat ramps located around the lake. They may also be used to help pedestrians or bicyclists identify public facilities, parks, public access areas, trails, marinas and other areas of interest within the Lake Area. Acceptable types of wayfinding signs may be pole mounted, part of a monument sign, attached to traffic signal poles, or attached to light poles.



Recreational Vehicle (RV) Parks and Camping Areas

The area surrounding the lake is envisioned to include recreational opportunities. Therefore, it is recommended that the County develop standards for future recreational vehicle (RV) parks and camping areas. These RV parks and camping areas will be allowed to be located within the nonresidential areas since they fall within the commercial category. The following standards are recommended to be applied to all RV parks and camping areas surrounding the lake.



Park Area

The minimum area of RV parks and camping areas should be 3 acres.

Rental Space Size

A minimum rental space of 1,500 square feet should be required for all individual sites (including concrete pad and open space). There should not be a minimum square footage requirement for tent sites or building sizes. Rental cabins tend to be small since most time is spent outside of the cabin utilizing the recreational areas.

Rental Pads

A minimum of 80 percent of all spaces should be equipped with a surfaced area that has a minimum area of 10 feet by 40 feet. These areas should have water, sewer, and electricity hookups available. Surfacing should consist of concrete or asphalt, unless otherwise approved by the County. Other alternatives are pervious pavement or reinforced grass, which promote infiltration and have many benefits to water quality.

Streets

Streets within RV parks should be designed to provide the safest and most convenient access to all rental spaces and common use facilities. Streets should be constructed in a manner that allows emergency vehicles easy access into the park and throughout the internal street network. It should be required that all streets be paved with concrete or asphalt of a similar standard, and are a minimum of 24' for two-way traffic and 15' for one way traffic. Wherever an interior street is meant to curve, it should be required that there be a 45' turning radius to facilitate access for emergency vehicles.

Frontage

To provide ample space between rental spaces, all spaces should be required to have a minimum frontage of 30' along an interior roadway.

Disposal Stations

RV parks should be required to have at least one sanitary disposal station. These stations should only be used to remove and dispose of waste from RV holding tanks.

Utilities

Water

A supply of accessible, adequate, safe, and potable water that is under pressure should be provided within an RV park. All aspects of the water supply from design, construction, and maintenance should be required to comply with the Texas Commission on Environmental Quality (TCEQ) standards. Rental RV spaces that are equipped with sewer and electrical connections should have two water outlets, while all other spaces only need one.

Sewer

Sewer connections should be connected to a public sewage system or an approved on-site sewage system if a public sewage system is not available. Sanitary sewage systems should be installed and maintained in compliance to TCEQ standards.

Electricity

Electrical outlets should be made available to all rental pad sites. They should be installed in compliance to the State of Texas Electrical Code. Electrical utility lines should be placed underground so as to not disrupt the look and feel of the RV park.

Refuse Disposal

Refuse disposal should be made accessible to all occupants of the RV park. One small refuse container should be required within each rental space and several large containers should be located throughout the park. Large refuse containers should be required to be screened from public view. Park owners should be responsible for the appropriate collection and removal of refuse.

Landscaping

Grass and other natural landscaping should be required throughout all RV parks and should be designed to give parks an aesthetically pleasing appearance within the park and along the frontage from major roadways. Landscaping should also serve as a buffer between the RV park and adjacent properties.

Structural Additions

Canvas awnings, screened enclosures, platforms, or any other temporary structure that is normally associated with camping should be allowed within a rental space, but must be removed when the space is vacated. No other structural additions should be allowed.

Stormwater Management Recommendations**Design Criteria**

Drainage structures should be designed to accommodate runoff from a storm event. The County should work to develop the appropriate threshold. The facilities should also be designed so as to minimize any increase in the quantity or velocity of stormwater runoff from the subdivision.

Low-Lying Lands Along Natural Drainage Course

Low-lying lands along natural drainage courses subject to flooding or overflowing during storm periods should be preserved and retain their natural state as drainage ways, and should not be included as residential lots in the subdivision.

Primary Roads

Additional right-of-way may be needed at intersections and for specific site features to promote efficient stormwater management practices.



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Chapter 4: Thoroughfares

Background

The thoroughfare system forms one of the most visible and permanent elements in a community. It establishes the framework for community growth and development and, along with the Future Land Use Plan, forms a long-range statement of public policy. As the alignment and right-of-way of major transportation facilities are established and adjacent property is developed, it is difficult to facilitate system changes without significant financial impacts. However, by incorporating programmed land uses and planning for future roadway needs, strategies that maximize the land use and transportation relationship can be developed.

More specifically, the transportation system should:

- Provide mobility and accessibility at appropriate levels,
- Expand as needed to meet the demands of the area's anticipated development,
- Be economically feasible for the citizenry and the County, and
- Be correlated with regional considerations.

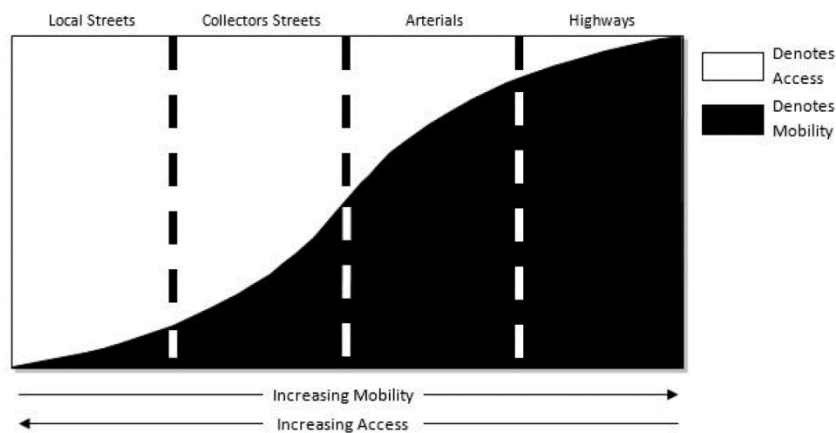
Existing Transportation Conditions

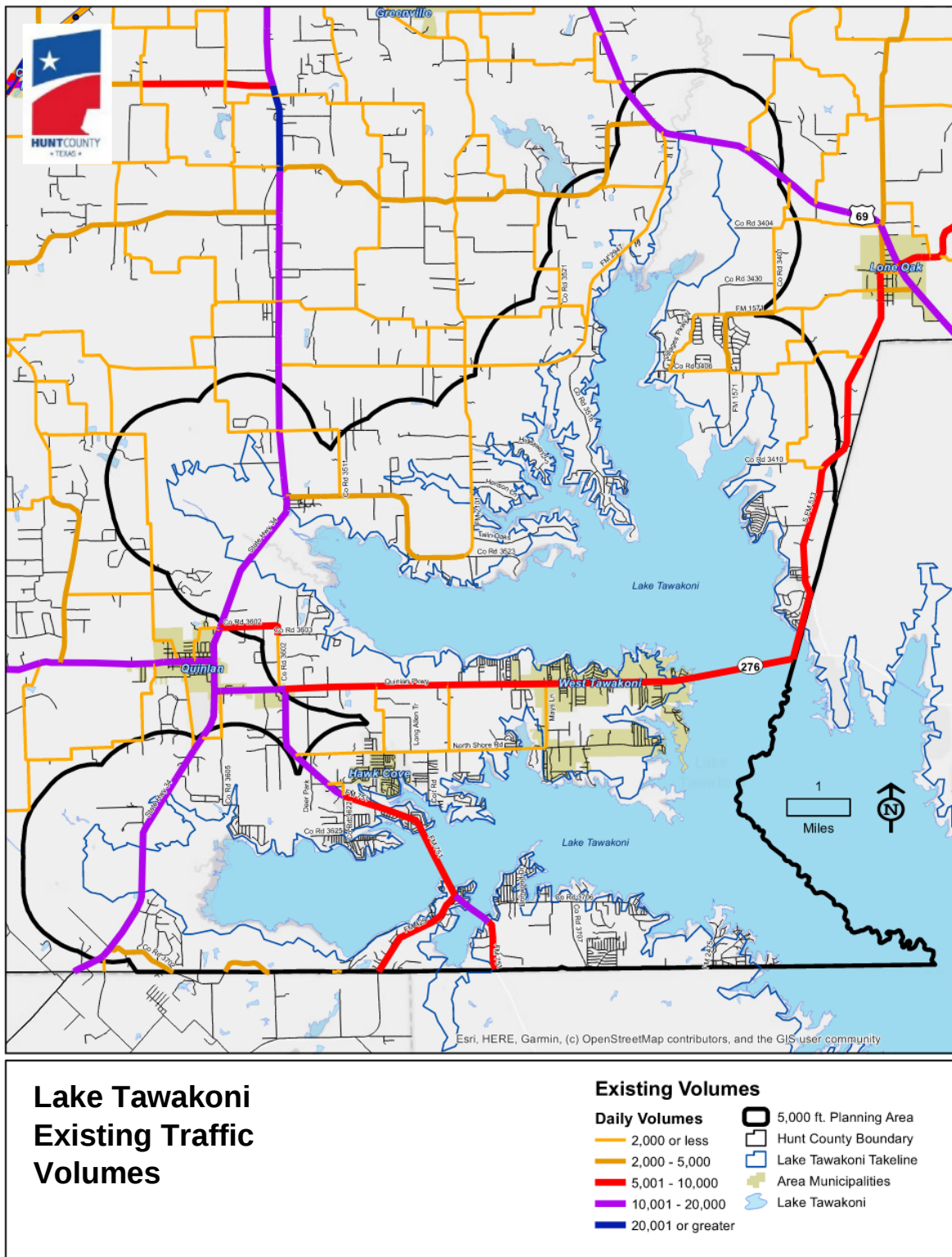
Current Transportation System

State Highway 34 is located in the far western section of the study area and carries the largest volume of traffic in the area. One principal arterial road that runs across the study area is State Highway 276 (Quinlan Parkway). It runs in the east-west direction and carries a large volume of traffic. Another road that carries a high volume of traffic is FM 513, which travels in a north-south direction and on the east side of the lake. Map 12 (Page 61) graphically depicts the existing volumes in the roadways within the study area.

Traditional Functional Classification of a Thoroughfare System

- Highways
- Arterials
- Collector Streets
- Local Streets



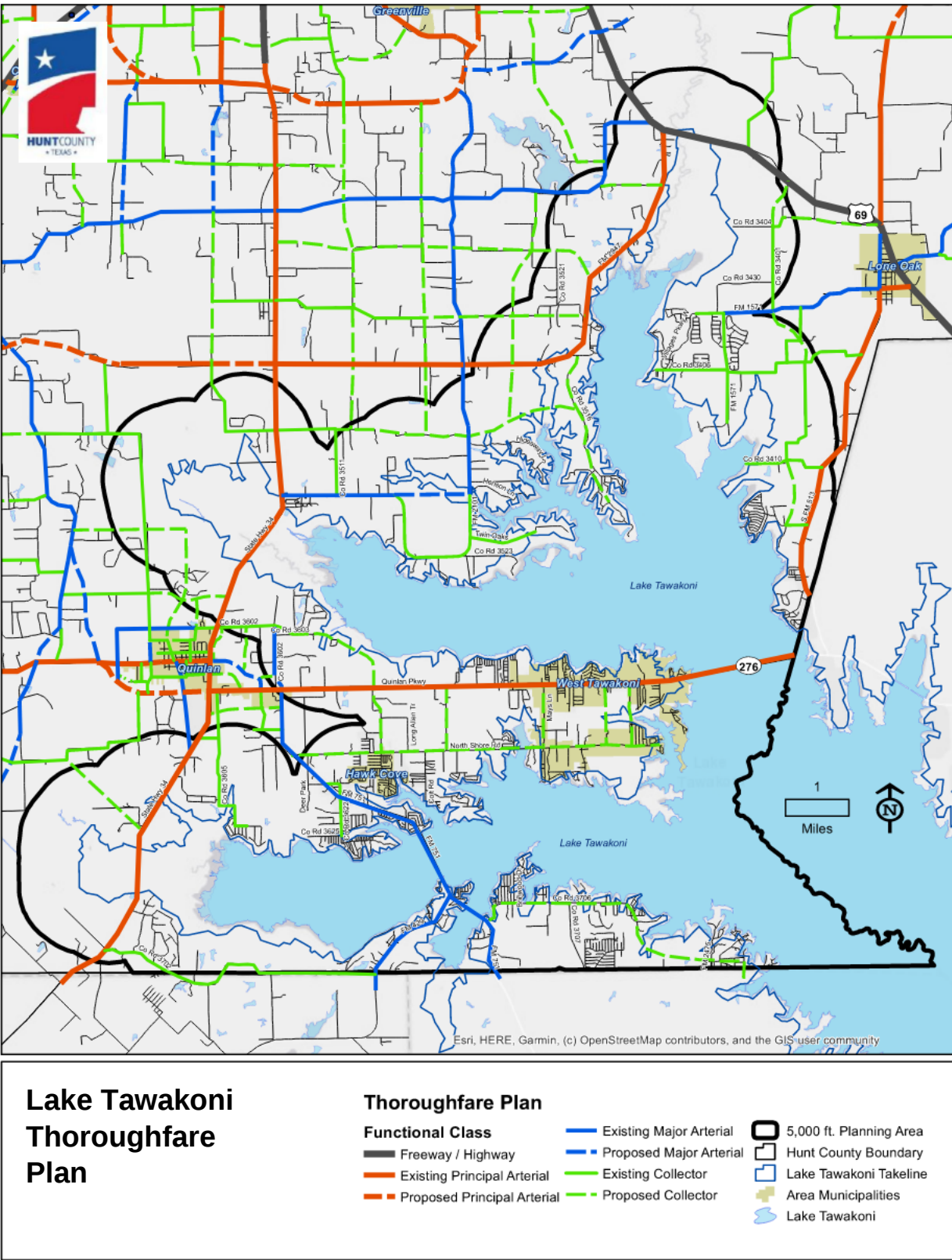


Map 12: Existing Traffic Volumes

Thoroughfare Plan

The Thoroughfare Plan for the lake is based upon the draft 2021 Hunt County Thoroughfare Plan. Thoroughfare types are classified as Principal Arterials, Minor Arterials, and Collector streets. The Thoroughfare Plan (Map 13 on Page 63) shows the future recommended roadways according to the hierarchical system established within the draft 2021 Hunt County Thoroughfare Plan. It is recommended that the County Thoroughfare Plan be implemented in the Lake Area.





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Chapter 5: Implementation

Summary of the Plan

Based on the input received from the steering committee, three big ideas were created to help guide the plan. These big ideas help to inform policies, recommendations, and actions for future land use and transportation. The big ideas create a focus for the plan and help to achieve the vision of what Hunt County residents want the Lake Tawakoni area to become.

Develop Residential at the Appropriate Density

Residential development in the Lake Area currently consists of Single-Family Residential and Manufactured Home uses. Multi-Family development effectively does not exist currently around the Lake. Future higher-density development (1 DU per acre or more) should be carefully allocated to areas that have available supporting infrastructure, such as roads and utilities with the appropriate capacity. Increases in density should have shared resources such as community or regional wastewater treatment. New residential should occur in areas with supporting nonresidential development, such as shopping, entertainment, and jobs, to avoid concentrating new residents in isolated areas far from services or amenities.

Fill Gaps in Lake Area's Economic Profile

Lack of amenities, dining, entertainment, and employment options were identified as factors that negatively impact the Lake Area. Future development should provide amenities and opportunities, such as attractions or jobs, that residents are currently forced to go elsewhere to reach.

Destination Development That Enhances Quality of Life

Open House and survey participants indicated a desire to maintain the laid-back, relaxed lifestyle of the Lake Area while also improving its profile as a recreation destination with enhanced amenities and attractions. Future development should occur only if it contributes to and does not threaten the recreational atmosphere and character of the Lake Area.

Summary of Plan Recommendations

Major Recommendations	Page
Recommended Future Land Use Map and Categories: • Low-Density Residential • Medium-Density Residential • Mixed-Use • Commercial • Floodplain and Open Space	Page 40
Considerations for zoning decisions have been outlined.	Page 49
Implement Residential Design Recommendation through zoning.	Page 52
Implement Nonresidential Design Recommendation through zoning.	Page 54
Implement Stormwater Management Recommendation through zoning.	Page 57
The standards, guidelines, and strategies adopted with the Hunt County Thoroughfare Plan are recommended to be implemented in the Lake Area.	Page 62

Background of Implementation

Successful plans establish a clear vision for the future and identify the steps necessary to achieve that vision. This section completes the Comprehensive Plan by providing implementation techniques and priorities that address the vision, recommendations, and related policies established herein. This Implementation Plan is structured into a coordinated action program so that County leaders, staff, and other decision-makers can easily identify the steps that are necessary to achieve the vision for the study area. It is also important to note that Hunt County, like any government, cannot afford to complete all of the desired tasks at once; therefore, it is important to identify the top priorities that are most critical for achieving the vision. Achieving the vision of Lake Tawakoni as an attractive mixed-use destination area will take many years to complete, but this plan will help the County to identify the action items that will have the necessary combined impact to make that vision a reality.



The Role of the Comprehensive Plan

A Guide for Strategic Decision-Making

Many diverse individuals and groups will be involved in the development of land surrounding the lake. In the future, each new development that takes place represents an addition to the County and the Lake Area's physical form. The composite of all such efforts is needed to improve the conditions and perceptions within the County as seen by citizens and visitors. If planning is to be effective, it must guide each individual development decision. The concepts of the Comprehensive Plan should be considered when the County makes development decisions within the planning area. A private builder or investor, likewise, should recognize the broad concepts and policies of the Plan so that their efforts become integrated into the planning efforts of the Lake Tawakoni area and the County.

Zoning and Subdivision

Development requests that involve reviewing and processing zoning amendments, development plans, and subdivision plats provide significant opportunities for implementing the Comprehensive Plan. Each zoning and development decision should be evaluated and weighed against applicable recommendations and policies contained within this Comprehensive Plan. The Plan allows the County to develop and apply zoning and subdivision standards that reflect the community's goals and desires for development. If decisions are made that are inconsistent with Plan recommendations, the Plan may need to be revisited or updated to ensure consistency and fairness in future decision-making.



A rezoning evaluation guide has been provided within this plan (see Page 49) to serve as a tool in the rezoning decision-making process.

Development of Infrastructure

As the lake area grows and develops, private developers will be primarily responsible for constructing new infrastructure, such as new roads, water lines, sewer lines, and drainage channels. These types of infrastructure elements are built when a development or subdivision is constructed. After a development is complete, the maintenance responsibility of the infrastructure may be transferred to a government entity (such as a county or city) or a water supply corporation.

A Flexible and Alterable Guide

The County, in cooperation with Lake Area cities, should conduct a periodic review of the Plan that considers current conditions and trends. Ongoing, regular evaluations will provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions that should be made to the Plan in order to keep it current and applicable in the short and long term. It would be appropriate to devote one annual meeting of the Lake Planning Commission to review County progress in implementing the Plan recommendations and priorities. By conducting periodic evaluations and appropriate amendments to the Plan, the Plan will remain functional and will continue to give civic leaders effective guidance in decision-making. During reviews, consideration should be given to the following:

- The County's effectiveness in implementing the Plan;
- Changes in the conditions that inform development of the Plan;
- Any change in community support for the Plan's goals and recommendations;
- Changes in County elected officials' policies and priorities; and
- Changes in State Law.

Complete Review with Public Participation

The Comprehensive Plan should undergo a complete update every five to ten years. The review and update process should begin with the Lake Planning Commission and include feedback from the public and Lake Area cities. The County will need to reevaluate the Comprehensive Plan to ensure that it adequately addresses development and growth. Specific input on major changes should be sought from various groups, including property owners, school districts, civic leaders, developers, business owners, and other citizens and stakeholders who express an interest in Lake Tawakoni's long-term growth and development.



Implementation Strategies

Three implementation strategies have been discussed in this chapter that will help the County implement the Comprehensive Plan

1. Adopt, Update, and Administer Zoning Regulations

The County should adopt or update zoning regulations in accordance with the Future Land Use Plan and Map within 5,000' of the take line in accordance with Texas Local Government Code Section 231, Subchapter F. As with the recommendations on the previous pages, zoning should be periodically monitored and adjusted to align with market trends and demand. If there is an increase in the number of variances or planned developments sought, there is a strong indication that zoning regulations may need to be adjusted.

2. Coordinate with the County-Wide Thoroughfare Plan

Coordinate with the Commissioners Court on the County-wide Thoroughfare Plan to ensure that the study area is regionally and locally connected and to determine which roadways need improvements. Because many residents identified roadway maintenance and construction needs, one of the ways to coordinate the two plans is to leverage the Thoroughfare Plan to qualify for federal and state highway funding through North Central Texas Council of Governments (NCTCOG) (see Public Open House #1 Summary of Input on page 30).

3. Focus on Education and Enforcement

A consistent concern among stakeholders and the public is the enforceability of zoning regulations. Although State law limits the power and latitude of counties in many circumstances, counties may still focus on education measures and enforcement where the law allows. The County should prioritize the level of staffing needed to work with property owners, the SRA, and other utilities to coordinate permitting, educate the public on the presence and implications of zoning, and mitigate hazards and nuisances around the lake.

Signage can also be used to inform the public and potential property owners of the presence of zoning in the Lake Area (see Figure 8: Example of Property Owner Advisory Sign on the following page). Because zoning is not commonly found in Texas counties, many residents and property owners may come to the Lake Area with the expectation that because they are "outside the city" that zoning also does not apply and will begin to establish uses that are not allowed or that may become nuisances over time. Strategically-placed signage may help to prevent some of these uses or even discourage people from purchasing property if their intention is primarily to escape city zoning regulations.

3. Develop Application Fees to Offset or Partially Offset Administrative Costs

Reasonable application fees should be charged at the time of application, such as a zoning change or SUP request, to help offset administrative costs, such as County Staff time and public notices.

4. Coordinate with the Sheriff's Office and Constable for Zoning Enforcement

Coordinate with the sheriff's office and the constable to assist in the enforcement of zoning regulations, such as identification of new and unpermitted development in the lake zoning area.

5. Investigate Adopting a Hotel Occupancy to Fund Zoning Enforcement

Zoning enforcement funding is important to the success of the zoning regulations. In an effort to provide funding, Hunt County should investigate if adopting a hotel occupancy tax is feasible and desirable as a method to fund enforcement.

6. Install Natural Area markers to Inform the public they are entering a sensitive natural and water quality area

One of the key visions for the Lake Area is to protect the natural environment. Branding the area as a "Nature Protection Area" will provide the residents and the visitors the feeling of being close to nature. Such initiative will also help to promote the Lake Area as a unique place.

One of the ways to brand the area as a nature protection area is to provide signage in major interest points along the thoroughfares (see Figure 8 below). An example is signage for Lake Tawakoni and the State Park; the nature protection area signage can either be designed in sync with those signs or may introduce a new design. Map 14 on page 73 graphically represents the most feasible points to place the signage. As each location is a state-controlled right of way, coordination with TXDOT is required before the signs can be installed.

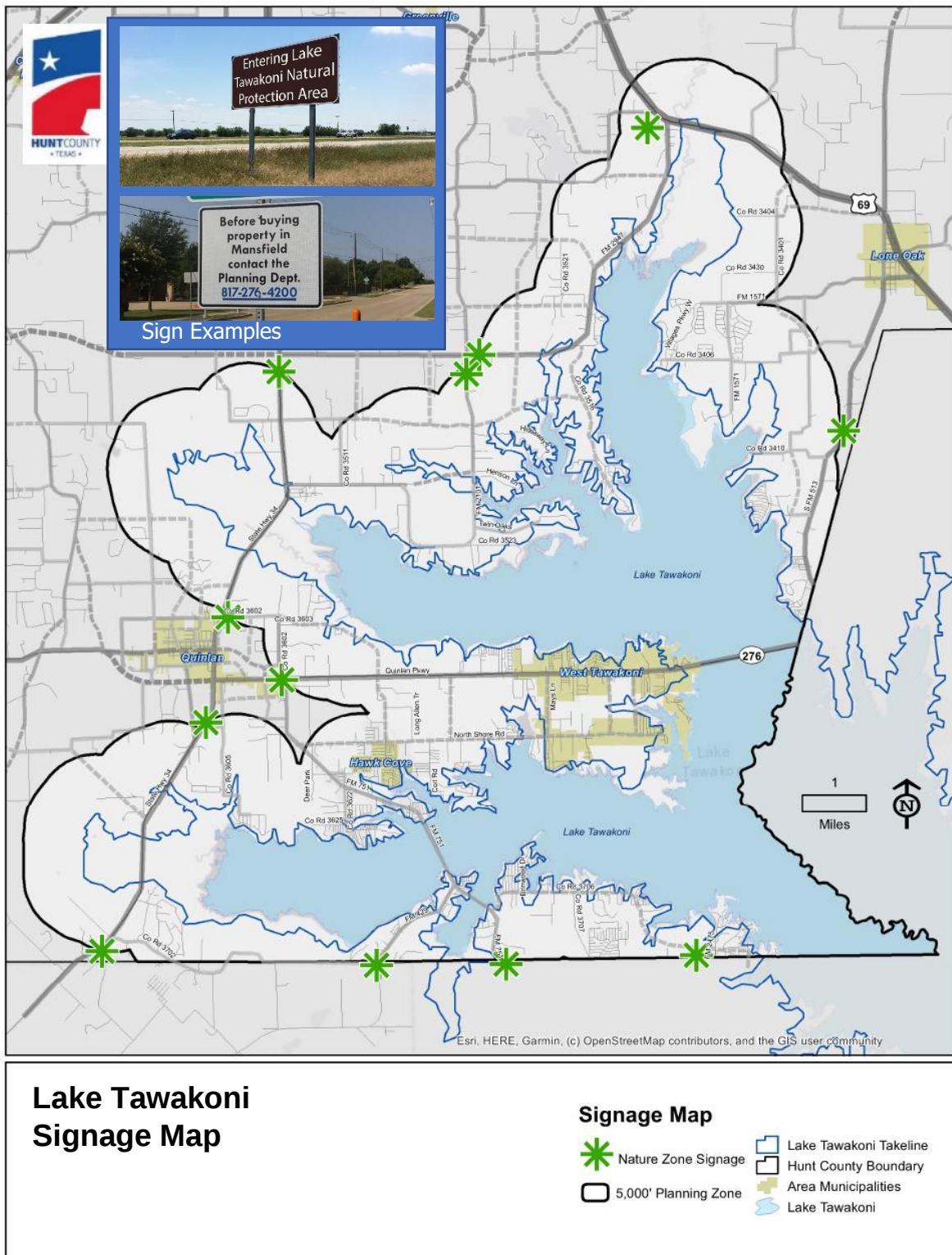
Entryway monuments can also be used to brand the natural setting of the Lake Area by promoting opportunities for recreation, camping, fishing, hiking, and other activities.

Figure 8: Example of Property Owner Advisory Sign



Figure 9: Rendering of Natural Protection Area Notice Sign





Map 14: Possible Natural Area Signage Locations

7. Develop a Lake Tawakoni Planning Commission (LTPC) Website or Webpage to Improve Awareness of the Zoning Regulations and Meeting Times

A standalone website or a webpage under the County's current website should be created to improve awareness of all facets of the County's zoning regulations, such as access to the zoning map, zoning text, and Lake Comprehensive Plan. Also, the website would help inform interested people about the upcoming meeting times, meeting agendas, and application submittal dates.

A link to either the website or webpage should be included on the County's main homepage with the "QUICKLINKS" to improve the LTPC site's easy access.

8. Coordinate with the Homeowners' Associations (HOAs) for Zoning Enforcement

While the County cannot enforce private HOA restrictions, the HOAs and County can coordinate regarding the HOAs reporting potential zoning violations to the County. With reporting possible violations, HOAs can serve as an additional method or layer to help the County enforce the zoning regulations and improve the Lake Area.

9. Coordinate with Local Municipalities on Zoning and Development

State law (TLGC Sec. 231.112.) establishes that if there is a conflict between the County's zoning and a municipality's zoning regulations, the municipal action controls to the extent of the conflict. The mayors of the local municipalities sit on the LTPC and already serve as a key point of coordination. However, additional steps between the County and municipalities could occur, such as quarterly or periodic staff coordination meetings between the different entities. Also, the mayors could present a short briefing once a year or more often about development in their cities during regular LTPC meetings.



Appendix: Public Input

When asked what the Strengths of Lake Tawakoni were, participants responded:

- Distance to DFW
- Interstate Connections
- Friendly People
- Quinlan ISD
- Recreational Opportunities
- Lake Tawakoni State Park

When asked what the Weaknesses of Lake Tawakoni were, participants responded:

- Traffic and Condition of Roads
- Not Enough Jobs
- Emergency Response
- Cell Service and Broadband Availability
- Lack of Law Enforcement Resources

When asked what the Opportunities for Lake Tawakoni were, participants responded:

- City Annexation of Economically Productive Areas
- Natural Preservation
- Regional Water/Wastewater Treatment
- More Areas and Activities for Kids
- More collaboration Between County, Cities, and SRA
- More/Improved Public Lake Access and Marinas

When asked what the Threats to Lake Tawakoni were, participants responded:

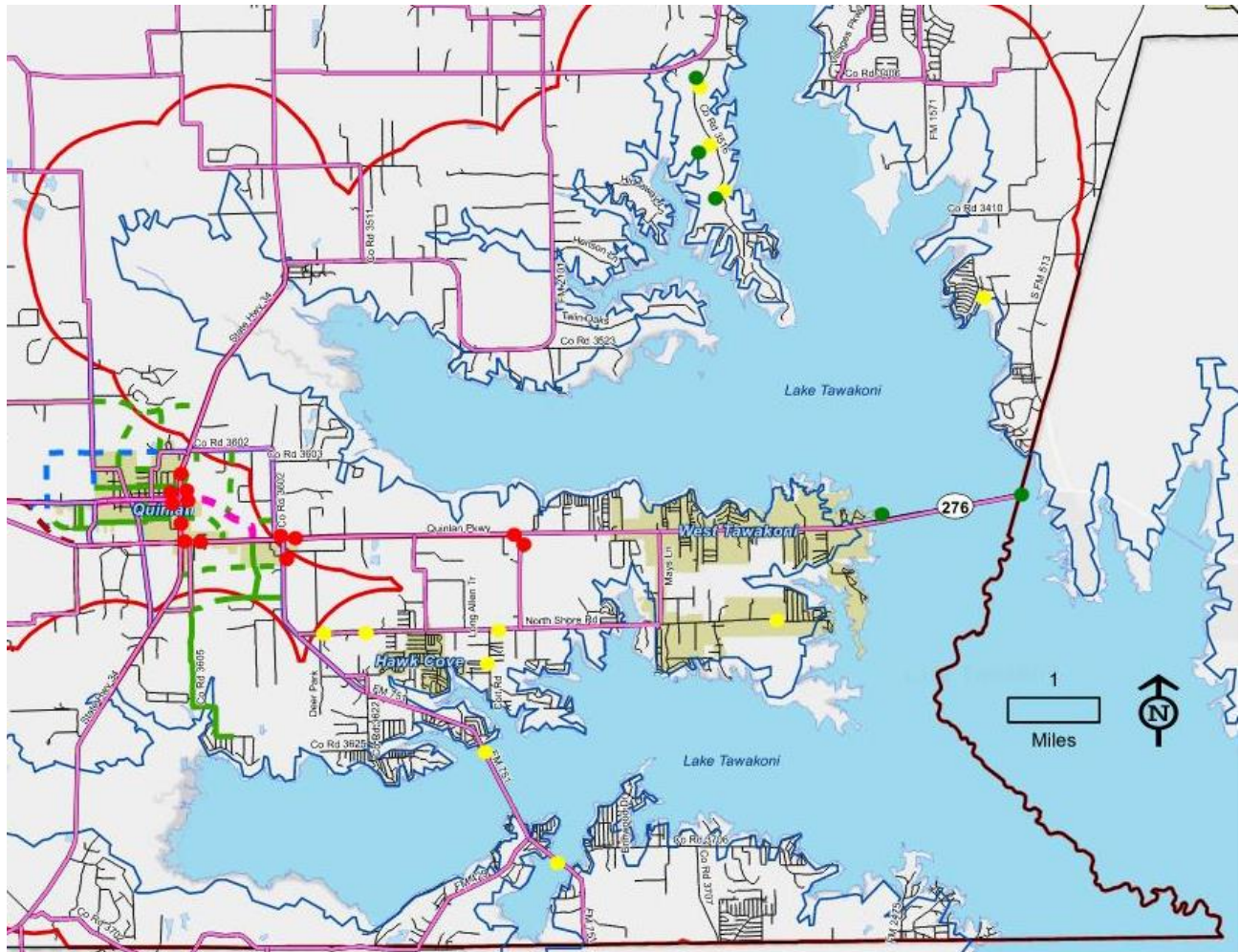
- Crime
- Overuse/Contamination of Lake Water
- Wildlife Displacement
- Lack of Septic Maintenance Near the Lake
- Absentee Ownership

When asked "What Needs to Happen to Achieve Your Vision For Lake Tawakoni?" participants responded:

- "Enforce current zoning restrictions, including restrictions on junk yards, hunting on SRA land, and noise restrictions for boats" (7x)
- "Develop more shopping/restaurants/entertainment/movie theaters/fitness/pools to make the Lake a destination and create jobs in the area" (3x)
- "Clean up around the lake" (2x)
- "Fewer trailers/RVs near the lake" (2x)
- "Improve emergency response from Fire/EMS"
- "Access federal infrastructure funding"
- "Put up signs informing new arrivals of zoning regulations"
- "More parks and natural areas"

Participants were asked to place dots on a map indicating the following:

- "Place a red dot at locations you believe are sources of accidents, congestion, and/or cut-through traffic."
- "Place a yellow dot at locations that have flooding issues or are difficult to traverse due to design or pavement condition."
- "Place a green dot at locations where you would like to see better access, either to the lake, businesses, parks, or other destinations."



Written comments included the following:

- "Stop doing right turn on red"
- "It would be highly desirable to maintain the roads for the citizen already here before attempting to open up a primary road area for additional urban development."

When asked to identify the land uses that participants desired around the Lake, the top responses were:

- Recreation and Entertainment (x14)
- Restaurants (x13)
- New Parks and Trails (x9)
- Residential (x5)
- Mixed Use (x4)
- Professional Office/Employment Opportunities (x4)
- Shopping/Personal Services (x2)
- Others ("Cell Towers" and "Fire/EMS")

When asked "How Can New Neighborhoods Contribute to Making Lake Tawakoni a Great Place to Live?" participants wrote the following:

- "Eliminate crime and drug use by focusing on worst or repeat offenders" (x5)
- "Enforce zoning with code enforcement" (x3)
- "Animal control" (x2)
- "Add or include swimming pools, parks, basketball courts, for kids and adult fitness"
- "Pride in neighborhood by keeping it clean and well-maintained"
- "Get help from County to clean neighborhoods up!"
- "Improve the roads"
- "Trash collection or dumpsters"
- "Noise control"

When asked "Where Do You See Lake Tawakoni in 10 to 20 Years? What Does the Future of Lake Tawakoni Look Like?" participants wrote the following:

- "Safe, clean, and vibrant destination lake/area with lots of recreational and economic opportunities" (x3)
- "Similar to the Harbor in Rockwall" (x2)
- "Family fun lake"
- "Small town feel with friendly people and good schools"
- "A more social environment"
- "College and trade schools"
- "Non-polluting industries and jobs"
- "Thriving small and local business"

When asked to write their favorite part of Lake Tawakoni, participants wrote the following:

- "Quiet beauty, peaceful"
- "Nature; clean; space; quiet" (x2)
- "Fishing, boating, etc." (x2)
- "Country lifestyle"
- "Peaceful living free of unwarranted government intrusion in a rural, natural environment on a fixed income"

When asked “What is the Most Important Factor When Considering Future Development?” the top responses were:

- Quality of Life (x13)
- Economic Development (x10)
- Enforcing Property Codes (x10)
- Police and Safety (x9)
- Preservation of Open Space (x8)
- Tax Generation (x5)
- Impact on Water Quality (x5)
- Impact on Transportation Network (x4)
- Drainage Impacts (x3)

Participants were also given the opportunity to fill out comments cards, which are included below (some feedback may be redacted to protect sensitive personal information).



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