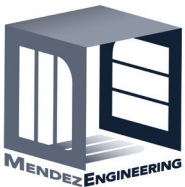


The City of Sandy Oaks Master Plan 2020



The natural spring park area in Sandy Oaks is a refuge area for the Monarch butterfly (*Danaus Plexippus*) during their migration to and from overwintering sites in the Northern Mountains of Mexico.



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TAB-1

SECTION 1. SUMMARY

A New City Prepares for a Bright Future

The City of Sandy Oaks is a new city preparing for the future. This document represents the Master Plan for the City of Sandy Oaks. The plan provides the Mayor and City Council, the Planning and Zoning Commission, City management and staff, property owners, residents, developers and other community stakeholders with a long-range guide for the future growth of Sandy Oaks. It does not impose another layer of regulations, but rather provides the citizens of Sandy Oaks with the basis for building the city they envision. *The Master Plan is an expression of what a community wants, a vision of what it might be.* It is a working document representing goals, objectives, assumptions, standards, principles and policies as agreed upon by the citizens of the community.

The primary objectives of the Master Plan are to:

Coordinate Land Uses (Zoning and Planning)

Coordinate the Use and Improvements of Parks (City Park, Natural Area, and 5 entrances into Sandy Oaks)

Coordinate efficient use of Public Property

Infrastructure Planning (Utilities, Road rehabilitation and extension)

Drainage (Road Ditches, runoff control, driveway penetration)

Traffic (City thoroughfare in and out of Sandy Oaks)

Safety (Police, Park Security, Public Facility Security)

As a vision of the City's future physical form, the Master Plan sets forth a generalized pattern of land use areas and transportation corridors. It represents a long-range statement of public policy with respect to how the community should grow, develop and mature over time. It includes policies and recommendations relative to the development of various physical elements within the community such as transportation, land use, housing, parks and recreation, and yes, urban design. It provides for the distribution and interrelationships of various land uses, as well as a basis for future development recommendations. These aspects of the Plan are supported by a set of goals and objectives drawn from the desires and aspirations of citizens and business leaders, and are intended to help Sandy Oaks create a attractive living environment.

Why a Master Plan? Communities plan for the same reason all prudent organizations do – to ensure their future viability. Planning is a system used to apply resources, solve problems, and capitalize on opportunities. It is a means to achieve objectives and progress toward goals. A master Plan is a tool that allows a city to anticipate changes and to guide those changes in a cost effective, orderly manner that is consistent with the desires of the community. It is not considered an end product, but an important first step in an ongoing process of rational, balanced and creative decision -making regarding the future.

A plan developed by the citizens can serve as a community consensus regarding the long-range vision of the city. This is the most important reason of all to plan. In a constantly changing world, a plan allows the people to determine a vision of what the community wants to be and how it wants to achieve that vision.

The Master Plan is not a static document. Revisions will be made when warranted. The plan will be continually monitored to track the extent to which it has been implemented and to determine if plan implementation resulted in the expected results. This process will keep the plan a living document and protect the will of the citizens.

Once the Master Plan is adopted, it becomes the official policy of the City of Sandy Oaks. It will help guide zoning and development decisions and will serve as a basis for future capital expenditures for public facilities. It is important to emphasize that the Master Plan is not a rigid policy but rather a guide. It is intended to be flexible and provide latitude for more detailed analyses that are commonly a part of zoning and development decisions. These decisions should be consistent with policies established within the Master Plan.

Planning is a continuous and ever-changing process. Sandy Oaks will undoubtedly encounter future development proposals that are inconsistent with the Plan. Some of these proposals may well be in the best interest of Sandy Oaks and worth further consideration. As community conditions and priorities change over time, the Master Plan should be amended to take advantage of new opportunities and to respond to new needs and circumstances. Thus, the Master Plan itself is not intended to be a static document; it is intended to be a dynamic, adaptable guide to help citizens and officials shape the City of Sandy Oaks.

TAB-2

SECTION 2. GOALS & OBJECTIVES

The issues and findings listed for each plan element were determined from the City Council and its subcommittee and Commissions meetings, the Master Plan survey results, and citizen input from other public meetings.

The Master Plan establishes goals and objectives that help to shape and direct growth and development for the next 10 plus years and beyond. The Master Plan is based upon a shared vision of the citizenry and stakeholders for the future of Sandy Oaks.

The following goals and objectives have been developed to guide Sandy Oaks vision as it grows and develops. The goals and objectives establish a framework for specific actions (i.e. policies and codes) to be developed during later phases of the Master Plan planning process. This framework was developed based on the findings of the City of Sandy Oaks City Council who sought a highly developed understanding of the citizens' vision for the City.

Critical Issues:

- Preserve the Rural Character of the City
- Maintain the current street network
- Maintain existing Parklands and establish active recreational uses
- Establish a Land Use Plan
- Commercial development in a highly limited and controlled manner should be encouraged to increase City tax revenues.

In order to better understand the purpose of this section, general definitions of goals, objectives, and policies have been included below:

Goals are general statements concerning an aspect of Sandy Oaks' desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

Objectives express the kind of action necessary to achieve the stated goals without assigning responsibility to any specific action.

Policies will clarify the exact position of the City regarding a specific objective and will encourage particular courses of action for the City to undertake to achieve the applicable stated objective. Policies are often associated with Plan recommendations, and they will be developed during that phase of the master planning process.

Quality of Life is the residence perception of the living conditions within the community. Government, Public facilities, and safety are major considerations.

The goals and objectives formulated during the Master Plan planning process pertain to the following areas:

Land Use (*Planning and Zoning*)
Parks (*City Park, Natural Area, and 5 entrances to Sandy Oaks*)
Infrastructure Planning (*Utility, Road Maintenance and expansion*)
Drainage (*Road Ditches, runoff control, driveway penetration*)
Traffic (*City thoroughfare in and out of Sandy Oaks*)
Safety (*Police, Park Security, Public facility security*)

Goal 1: Develop a Land Use Plan and Guide it with the Planning and Zoning Commission.

Maintain a continuous and coordinated planning process that involves citizens, City Council, City boards/commissions, City departments, and other public and private entities in policy development and decision-making.

Provide for the efficient use of land, coordinated with the provision of applicable public infrastructure and facilities.

Utilize the Master Plan Land Use Map in the City's decision-making regarding land use and development proposals.

Ensure that plans and ordinances are created that support and guide development consistent with the goals and objectives of the City of Sandy Oaks.

Determine appropriate locations for future commercial development that will minimize any negative effects upon the City of Sandy Oaks rural character.

Develop an annexation strategy that enable us to manage future growth and protects and enhances the City of Sandy Oaks quality of life and that adds to the economic viability of the City.

Goal 2: City Parks and development of recreational programs.

Maintain and improve the City's existing park area. Revise the playground area to a more safe and usable play area.

Improve and extend the walking trail to include exercise stations for citizens health and welfare programs.

Better use or rehabilitate the miniature golf course within the Park.

Create sports fields and youth sports organizations to establish a consistent use of the park facility.

Maintain and investigate the impact of the natural live spring area has to the City. Clean and protect and include in the Park system.

Establish a main entrance to Sandy Oaks. Make the main entrance a good introduction into Sandy Oaks.

Identify and sign all five (5) entrances to Sandy Oaks.

Goal 3: Infrastructure Planning, Maintain and expand our existing streets and utilities.

Define standards for adequate service levels for public utility infrastructure systems:

Water service adequate for firefighting needs;

Onsite wastewater systems

Storm water/drainage management and erosion control.

Establish a street inventory that includes condition, width and age, and update it on a regular basis.

Adopt a street maintenance policy that emphasizes quality repairs that last.

Identify areas of conflict and plan for remedies. Inventory signage and determine additional needs.

Use the Master Plan and future land use projections to help plan where infrastructure improvements will be needed.

Continue to work with San Antonio Water System to coordinate the extension of Sanitary Sewer service to the City of Sandy Oaks.

Goal 4: Control Drainage and runoff through public areas.

Establish a permitting process for driveway additions to include the protection of storm runoff through road ditches.

Plan for a program to help clean and maintain the ditches along side the roads for clear storm runoff.

Goal 5: Traffic in and around Sandy Oaks.

Plan for a program to limit or control the size and weight of vehicles moving through the City of Sandy Oaks.

Plan for a program to establish a plan for speed reduction obstacles through Sandy Oaks three main thoroughfares.

Goal 6: Public Safety in public facilities.

Define standards for adequate response/service levels for public services and facilities:

- Police Protection

- Fire Protection and emergency medical services

- Solid waste management

- Public Administrative Facilities

Develop a long-range plan for police protection.

Provide more security lighting for parks and public facilities for extended hours use.

Plan for adequate police department staffing and equipment.

Get the community more involved in crime prevention programs and community policing initiatives.

Establish an Emergency Preparedness Plan with particular attention given to periodic major flooding and the transportation of hazardous materials.

Encourage a volunteer spirit.

TAB-3

SECTION 3. FUTURE LAND USE

Note: A future Land Use Plan shall not constitute zoning regulations or establish zoning category boundaries.

Introduction








The Master Plan Survey identified living in a rural atmosphere as one of Sandy Oaks best qualities. People enjoy living in Sandy Oaks because of the privacy and relative proximity to work, shopping and school. Many survey respondents felt that the City of Sandy Oaks is a place where the pace of life is not as hectic as it is in bigger cities. The way the City of Sandy Oaks leads its development in the future, will to a great extent determine whether these qualities are to be nurtured or whether they will be lost.

As a new town, the City of Sandy Oaks does not have a long history of land use planning and growth management. However, thanks to the foresight and hard work of its elected officials, the city has implemented ordinances and created a Planning and Zoning Commission to begin the organization of their Land Use Plan. The Mayor and Council have already implemented other ordinances addressing signage, animal control, and public safety. These ordinances address specific issues within the City Limits and are an excellent beginning, but to achieve the vision of the citizens more tools will be needed. Specifically, those related to open space, design and location of more intense types of land uses. Currently the city lacks wastewater infrastructure, but over time this will change. Sandy Oaks should continuously work with San Antonio Water System to get higher priority for the expansion of their system to service Sandy Oaks. The provision of wastewater infrastructure can help effectively manage the direction of growth, and thus the city can be well-served with a Capital Improvement Plan (CIP).

The Future Land Use Plan is designed to provide a framework from which the City's Goals and Objectives may be realized. Its two components, the Land Use Map and Master Plan complement one another in describing the physical layout and character of the community. As the City receives development proposals, it is paramount that these proposals be in keeping with the Future Land Use Plan. When considering development proposals, it is important to understand that the Plan is flexible and may be revised to accommodate proposals that are significantly in keeping with the vision of the City while not mirroring the Plan put forth.

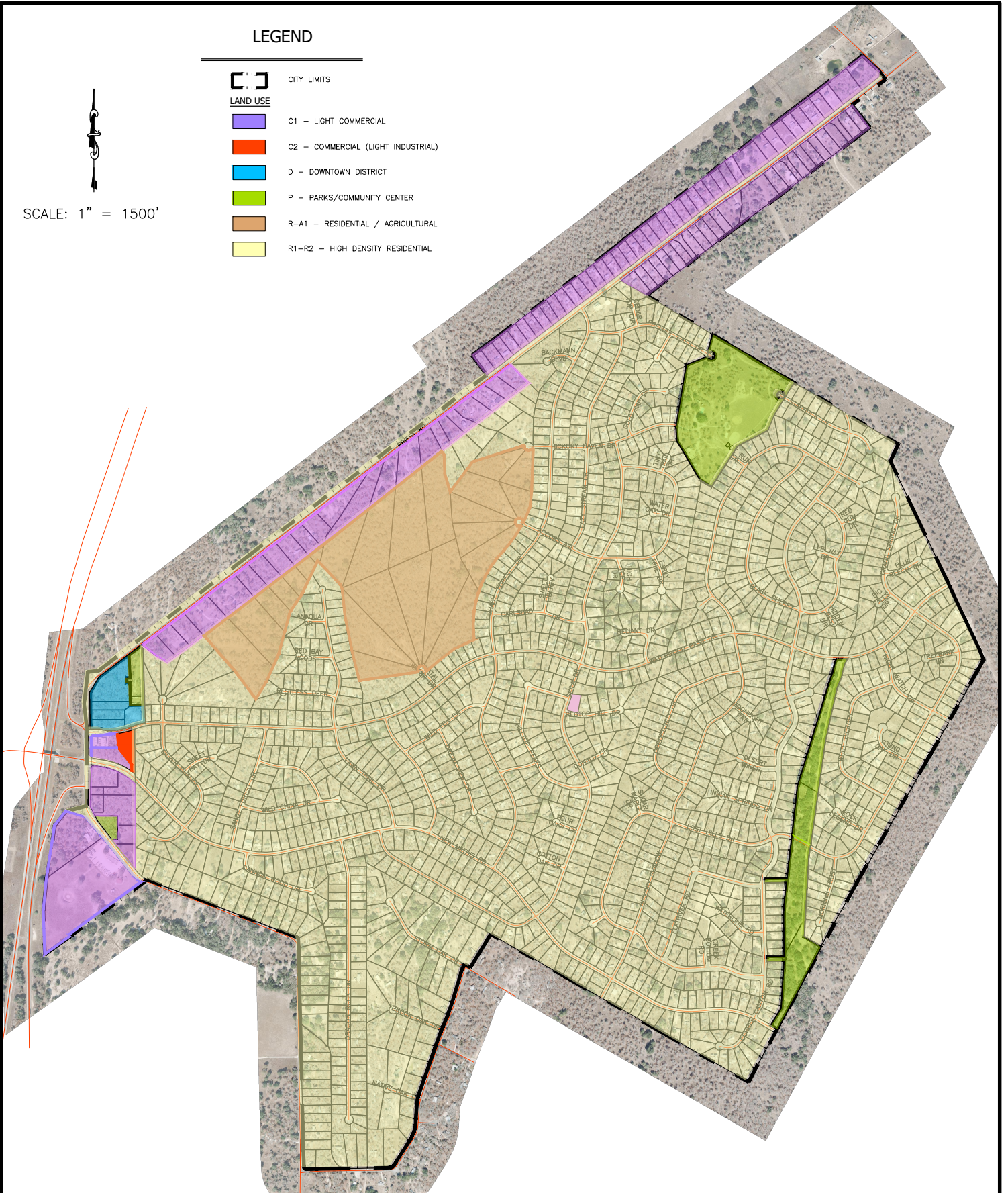
The Future Land Use Plan considers development within the corporate limits as well as the City's ETJ area. The Future Land Use Map on the next page depicts the locations of the proposed land uses.

LEGEND

-  CITY LIMITS
- LAND USE**
-  C1 - LIGHT COMMERCIAL
-  C2 - COMMERCIAL (LIGHT INDUSTRIAL)
-  D - DOWNTOWN DISTRICT
-  P - PARKS/COMMUNITY CENTER
-  R-A1 - RESIDENTIAL / AGRICULTURAL
-  R1-R2 - HIGH DENSITY RESIDENTIAL



SCALE: 1" = 1500'



Date: Jul 15, 2020, 11:37am User ID: Isaaccedo
File: C:\Projects-2019\1506-6 Sandy Oaks - Master Plan\Plan\City\Sandy Oaks Zoning Map.dwg

DESIGNED BY: JS
DRAFTED BY: JG/OT
CHECKED BY: JS
SHEET
A

Sandy Oaks,
Bexar County,
Texas

Proposed
Future Land Use Map
of the
City of Sandy Oaks, Texas



MENDEZ ENGINEERING
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 San Antonio, Texas 78216
 Office: 210-802-0808
www.MendezEngineering.com

The Land uses proposed are as follows:

- R-1 Single Family semi-agricultural Residential (single family, minimum 5 acres)
- R-2 High Density Residential (single family, manufactured home minimum half acre)
- MF Multi-family Residential
- C1 Light Commercial (office type use)
- C2 Commercial (restaurant use, light industrial)
- D Downtown District (create special uses)
- R-A1 Residential/Agricultural (single family, minimum 8-acre parcel with combo use)

Land Use Categories

Single-family residential uses comprise the greatest use of land throughout the planning area and the Future Land Use Plan specifies four (4) residential land use categories. The Plan also specifies three (3) non-residential land uses. These uses are defined on the basis of residential type, density and lot sizes.

R-1, R-2 High Density Residential

This is the greatest use of land throughout the city of Sandy Oaks. The High-Density Residential Category prescribing minimum half acre lots to two acre lots will continue to play a major role in the housing strategy. Most of Sandy Oaks is composed of half acre residential lots. With a few two acre lots along Star Oaks Drive.

Multi-Family Units

Reserved

C-1 Light Commercial (Office Type Uses)

Light commercial is best suited along Mathis Road and Priest Rd at the entrance to IH 37 North. This type of commercial use is intended for businesses that do not require a special capacity of septic system. It is intended for office or small retail type of use.

C-2 Commercial (Restaurant, light industrial)

This commercial use is best suited along Waterwood Pass Drive from Mathis Road to Silver Chalice and on New Mathis Road from Mathis Road to 500' east of Mathis Road. Also along Priest Road from Mathis Road to Lamm Road. This use will include restaurants that require grease Trap or businesses for Light Industrial Use.

D Downtown District (Town Center)

The Downtown District is best suited along Priest Road from Waterwood Pass Drive to Priest Road. A small area with the purpose to allow businesses within a planned and architecturally unified development, which provide convenience goods and services to the City of Sandy Oaks residences. Development occurring within the D category shall occur in a manner that is minimal in impact to the rural character and lifestyle of the community. "Minimal in impact" refers to such characteristics as the size of the structure, building footprints, auto traffic generation, outside lighting, signage and noise. Ordinance will need to be developed to employ guidelines to ensure an aesthetically pleasing environment.

R-A1 Residential / Agriculture

Residential Agriculture lots are located on the southside of Priest Road from Mathis Road to Shady Forest Drive. Also, at the end of the cul-de-sacs of Crystal Water, Accors Ave., and Hickory Haven Dr. Agriculture use in this area is protected by deed restrictions and will continue to be an important factor in maintenance of the rural nature and open atmosphere in the future. This area is also ideal for commercial, or mixed-use zoning for the properties fronting Priest Rd. The city may even consider offering the Downtown District requirements.

Parks and Community Center.

The Sandy Oaks Municipal facilities are currently located within the Sandy Oaks city park located at the end of Hickory Haven Drive. This facility currently houses the Municipal Court, Administration Office, Public Works Department, and Police Department. All within approximately 1,750 square foot building. The City also owns a 2.174-acre property fronting Priest Road just northeast of Mathis Road with an access easement to Waterwood Pass Drive. This category is intended to provide a location for the development of facilities for the use and enjoyment of the City's residents. These facilities may include a community gathering/meeting facility and/or recreational activity.

The Sandy Oaks City Park is a 29.568-acre park at the end of Hickory Haven Drive. There is a 21.054-acre Natural Area that is between Waterwood Pass Drive and the East City Limit boundary. Besides the City owned facilities, there is a 1.12-acre site on Mathis Road owned by Emergency Services District #6 Fire & Rescue that is to be developed soon.

It is important to note that parcels of land existing in the City's Extra Territorial Jurisdiction be considered for possible future annexation, if the opportunity presents itself, and be considered for land use as appropriate to the area annexed.

Future Land Use Policies

The following statements describe generally recommended polices that will guide The City of Sandy Oaks future land use planning efforts.

1. Sandy Oaks will use the Future Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development shall be implemented through the city of Sandy Oaks development regulations.
2. The Future Land Use Plan Map provides the general locations of the land use categories and the text in this report provides areas for different types of land uses Sandy Oaks should maintain the Future Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The plan establishes the general pattern of future land use, as appropriate to achieve the City's goals and objectives.
3. Sandy Oaks will implement improvements to its thoroughfare system to support the land use pattern specified in the Future Land Use Plan.

4. Sandy Oaks shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible land uses.
5. In reviewing development proposals, the City shall consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision. This policy does not limit the City's ability to consider additional factors that are consistent with generally accepted planning standards.
6. Sandy Oaks shall encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.
7. Non-residential development proposals will be evaluated according to the types of uses and ability of existing or planned infrastructure to provide adequate services to these uses.
8. Design guidelines will be established for all land use types to ensure development of high quality and compatible design. Standards and guidelines shall address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage and building materials.

The city of Sandy Oaks shall periodically evaluate its development review and approval process and will revise its process as needed to ensure the following.

1. That adequate opportunity is provided for public input in appropriate development projects.
2. That consistency and predictability are maximized for all parties involved in the process.
3. That the process helps to achieve the vision established by the Master Plan.

TAB-4

SECTION 4. IMPLEMENTATION STRATEGIES

Note: The future quality of life as well as the environment of the City of Sandy Oaks will be substantially influenced by the way Master Plan recommendations are administered and maintained.

Introduction

As the Master Plan is implemented, it must be continually reviewed and updated to address the changing needs, circumstances and conditions of the City of Sandy Oaks. The plan can only be effective if it remains relevant and up to date. Some recommendations of the plan may be determined to be infeasible, and new options or solutions may emerge over time. The planning process must be flexible enough to recognize and respond to these possibilities. The Planning and Zoning Commission should continually monitor the Master Plan for necessary modifications and refinements. Needed changes can be addressed in minor modifications and refinements. Needed changes can be addressed in minor annual or biannual plan amendments and major updates every ten years. As the plan is updated and revised, care must be taken to ensure that the Community Visions expressed in this plan continue to be the over-riding themes. While objectives, actions and implementation methods may change, the citizens' visions must remain constant.

The full benefits of the Plan for the City of Sandy Oaks can only be realized by maintaining it as a vital, up to date document. ***As changes occur and new facets of the City become apparent, the Plan should be revised rather than ignored.*** By such action, the Plan will remain current and effective in meeting the City's decision-making needs regarding growth and development into the next decade and beyond.

The Plan as a Guide for Daily Decision Making

The current physical layout of the City is a product of the Waterwood residential subdivision development that is platted. After incorporating as a city and in the future, many diverse individuals and groups will grow and develop the city to its new form. If the Master Plan is to be effective, it must guide each individual decision, whether it is that of a private homeowner or of the entire community. The City, in its daily decisions pertaining to whether to surface a street, to approve a high density residential development, to amend a zoning ordinance or to enforce building or other codes should always refer to the basic proposals outlined within the Master Plan.

Master Plan Amendments and Periodic Review

A periodic plan amendment process will allow minor revisions to be made to the Master Plan on a regular basis. City Staff and the Planning and Zoning Commission can create and maintain a list of potential amendments throughout the year. Amendments should be adopted in a manner like that of the original plan, including public hearings, recommendations for approval by the Planning and Zoning Commission and final approval by City Council. These amendments will be adopted and distributed as addenda to the Master Plan. ***The Sandy Oaks City Council and other Sandy Oaks officials should consider each proposed amendment carefully to determine whether it is consistent with the Plan's***

goals and policies, and whether it will be beneficial in the long-term for the City of Sandy Oaks.

Major Plan Updates

A major update to the Master Plan should occur every 10 years. Major updates are necessary to respond to significant shifts in growth patterns, changes in demographics, successful implementation of elements of the plan, and new issues that may evolve. The major plan update process should be like that undertaken to prepare the original Master Plan. It should include complete analysis of the existing plan, the identification of new issues and trends, up to date background information on current conditions, and updated goals, objectives and implementation strategies. ***It would be appropriate to devote one annual meeting of the Planning and Zoning Commission to reviewing the status and continued applicability of the Plan considering current conditions, and to prepare a report on these findings to the Sandy Oaks City Council.*** Those items that appear to need specific attention should be examined in more detail, and changes and/or additions should be made accordingly. With these periodic reviews, the Plan will remain functional and will continue to give civic leaders effective guidance in decision making. Periodic reviews of the Plan should include consideration of the following:

- The City's progress in implementing the Plan
- Changes in conditions that form the basis of the Plan
- Community support for the Plan's goals, objectives, & policies
- Changes in State Laws.

In addition to periodic annual reviews, the Master Plan should undergo a complete, more thorough review and update every fifteen years. The review and updating should begin with the establishment of a committee. Specific input should be sought from various groups, including property owners, civic leaders, and major stake holders, developers, business owners, and other citizens and individuals who express an interest in the long-term growth and development of the City.

Inconsistencies; Development Proposals and the Future Land Use Plan

At times, the City may encounter development proposals which do not directly reflect the purpose and intent of the Future Land Use Plan. Careful consideration should be given to any development proposal which is inconsistent with the Plan. When such a proposal is presented to the City, it should be reviewed based upon the following considerations.

Will the proposed change enhance the proposed site and the surrounding areas?

Is the proposed change a better use than what is shown on the Future Land Use Plan?

Will the proposed use impact adjacent residential areas in a negative manner? Or, will the proposed use be compatible with, or even enhance, adjacent residential areas?

Are uses adjacent to the proposed use similar in nature in terms of appearance and other general aspects of compatibility?

Does the proposed use present a significant benefit to the City in terms of public health, safety, and/or welfare (i.e., would it address a physical or social need of the community or its citizens; economically benefit the community; etc.)?

Development proposals that are inconsistent with the Future Land Use Plan should be reviewed based on the aforementioned points. It is important to recognize that proposals contrary to the Plan could be an improvement over the uses shown on the Plan for a particular area. This may be due to changing market trends that occur at a later point after Plan adoption. Each development proposal should be reviewed on its own merit and *it should be the applicant's responsibility to provide evidence that the proposal would enhance the community based upon the policies in the City's Master Plan and upon community objectives and values.*

Future Land Use Plan Map Interpretation Policies

Rezoning or other development approvals for land uses not consistent with the Future Land Use Plan (or Master Plan) should not be approved until the Plan has been amended, as appropriate, to provide for such land uses.

If a rezoning proposal is consistent with the Plan (i.e., is the same or very similar to the uses shown on the Future Land Use Plan map), then the request should be processed in accordance to City procedures of zoning approvals. A statement/determination should be made by both the applicant and the City stating why the proposed request is consistent with the Plan. This should not mandate approval by the Planning and Zoning Commission and City Council but should be a prerequisite in the review process. The request should still be reviewed on its merit based upon additional criteria such as traffic impact, compatibility with surrounding uses and adjacency standards, among others.

If a rezoning proposal is not consistent with the Plan, then an amendment to the Plan is required prior to approving the request. It should be the applicant's responsibility to demonstrate (to include a written statement) that the proposed rezoning is more appropriate for the property and it is more consistent with land uses in the surrounding area than what is shown on the Future Land Use Plan map. If this is the case, then the Planning and Zoning Commission and City Council should determine that the proposed change is appropriate and in the public interest based upon testimony provided by the applicant and a plan amendment approved. In order to expedite development review, plan map amendments and rezoning changes may be processed simultaneously as long as the map amendment is approved first.

Community Involvement

The concerns and desires of the public are important considerations in Sandy Oaks decision making process. Citizen participation takes many forms, from educational forums to serving on City boards and commissions. A broad range of perspectives and ideas at public hearings helps city leaders and the City Council to make more informed decisions for the betterment of the City as a whole. Sandy Oaks should continue to encourage as many forms of community involvement as possible as the City implements its Master Plan.

Implementation Strategies

There are two primary methods of implementing the Master Plan: proactive and reactive. Both must be used in an effective manner in order to successfully achieve the recommendations contained within the Plan.

Incorporate proactive methods include but are not limited to:

- Establishing/enforcing Zoning Ordinances
- Establishing/enforcing Subdivision Ordinances

Incorporate reactive methods include but are not limited to:

- Rezoning because of a development proposal that would enhance the City
- Site Plan review
- High Density Residential Development Review

It is recommended that a proactive approach be taken for all aspects of the Plan. Once land use categories and development standards are adopted into zoning and subdivision ordinances, such reactive procedures as site plans and high-density residential development reviews will be ready to be administered.

Capital Improvements Programming: Reserved

Annexation and Extraterritorial Jurisdiction

Annexation is the process by which communities extend municipal services, regulations, voting privileges and taxing authority to new territory with the purpose of protecting the public's health, safety and general welfare. Chapter 43 of the Texas Local Government Code prescribes the process by which communities can annex land within Texas.

Sandy Oaks has a one-half mile ETJ. *If annexation becomes necessary or desirable, it will be in the best interest of the City of Sandy Oaks to gain annexation in the ETJ (voluntary) prior to development rather than after development has occurred.* After annexation and prior to development, the City of Sandy Oaks will be able to affect development in a more meaningful way, especially in terms of ensuring that the City's development standards are met. Annexation is important to the long-term well-being of communities; therefore, such action should be carried out in accordance with established policies. For high density residential developments in its ETJ that are already developed the benefit of annexing from a development standards perspective may be minimal for the City. The City should address the concerns of those in the ETJ and encourage their voluntary annexation by informing them of improved public services (ex, Improved Police/Emergency protection) and zoning protection.

Administrative Process

The usual processes for reviewing and processing zoning amendments, development plans, and high-density residential plans provide significant opportunities for implementing the Master Plan. Each zoning, development and high-density residential review decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows Sandy Oaks to review proposals and requests considering an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or

amend the Plan accordingly in order to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most significant activities and therefore will likely have the greatest effect on the overall built environment of Sandy Oaks. Much of the basic physical form of the City is determined by the layout of streets, residential lots, and agricultural tracts. In the future, the basic physical form will be further affected by elements such as new development, both residential and non-residential, and the implementation of thoroughfare plan. As mentioned previously, many of the growth and development concepts contained within the City's Master Plan can be achieved through the exercise of high-density residential development control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way, drainage easements, and linear parkways, can be influenced, guided and achieved during the process of subdividing the land. Once the high-density residential development has been filed (recorded) and development has begun, the high-density residential development becomes a permanent, integral part of the City's physical landscape.

Recommendations for Implementation

An effective implementation is paramount to a valuable Master Plan. Without viable, realistic mechanisms for implementation, the recommendations contained within the Master Plan can never be realized. The following points specify ways to implement the various recommendations within the Plan:

1. Adopt an ordinance to adopt the Master Plan as a guide and official public policy.
2. Adopt an ordinance to mandate periodic updating of the Master Plan
3. Set up a Standing Master Plan Committee (example membership: two P&Z, two Council members) to conduct reviews, updates and monitor implementation and adherence to the Master Plan.
4. Amend the Sandy Oaks zoning ordinance text to implement the new land uses recommended within the Master Plan.
5. Adopt text requiring a statement from the applicant stating why a proposal that differs from the Master Plan is still within the overall vision of the Master Plan and should be considered.
6. Adopt text requiring an amendment to the Master Plan prior to any amendment of the zoning and subdivision ordinance.
7. Adopt recognized review procedures for implementing policies and other guidelines that are not incorporated within current codes and ordinances.
8. Prepare a report every five to ten years as needed, authored by the Planning and Zoning Commission, recommending any changes or amendments to the Master Plan, and identifying items for implementation or further study.
9. An official copy of the Master Plan should be kept on file at the City Hall.

TAB-5

Sandy Oaks Survey Results February 2020

129 Responses

1 Do you live in Sandy Oaks?

Yes 129

2 How long have you lived in Sandy Oaks?

Less than 5 years	32	25%
5 - 10 years	27	21%
11 - 15 years	16	12%
16 years +	54	42%

3 Do you own a business in Sandy Oaks?

Yes	8	6%
No	121	94%

4 How would you prefer to get information about City Council, City Commissions, and community events?

Mail	1	1%
Electronically	118	91%
No response	10	8%

5 There are Six (6) major topics for the City of Sandy Oaks Master Plan. Please prioritize these six (6) topics in accordance of importance to you. One (1) being the most important. _____ Land Use (Zoning and Planning) _____ Parks (City Park, Natural Area, and 5 entrances to Sandy Oaks) _____ Infrastructure Planning (Utility, and Road rehabilitation and extension) _____ Drainage (Road Ditches, runoff control, driveway penetration) _____ Traffic (City thoroughfare in and out of Sandy Oaks) _____ Safety (Police, Park Security, Public facility security)

Safety	61	47%
Drainage	14	11%
Infrastructure Planning	14	11%
No response	12	9%
Land Use	11	9%
Traffic	11	9%
Parks	6	5%

7 Do you Favor or Oppose mixed use Zoning, (residential & commercial on same property)

a. Favor	55	43%
b. Oppose	68	53%
No response	6	5%

8 Would you Encourage or Discourage the following Land Uses in Sandy Oaks?

a. Multi- Family Units		
encourage	38	29%
discourage	83	64%
No response	8	6%
b. Senior Assisted Living		
encourage	90	70%
discourage	31	24%
No response	8	6%

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c. Retail Development

encourage	96	74%
discourage	28	22%
No response	5	4%

10 **Do you Favor or Oppose the modernization of Public Facilities by the City of Sandy Oaks. (i.e., New city administration building, or a community center.)**

a. Favor	92	71%
b. Oppose	30	23%
No response	7	5%

11 **Do you use the Sandy Oaks Park on a regular basis?**

Yes	34	26%
No	93	72%
No response	2	2%

14 **If any, what are the ages of the children in your household?**

Have children in household	59	46%
Do not have children in household or no response	70	54%

15 **Do you find the overall condition of the City's roads adequate? Does not include TxDOT frontage off IH 37.**

Yes	67	52%
No	57	44%
No response	5	4%

16 **Would you be in Favor or Oppose the use of increase taxes or the use of Bonds to modernize city infrastructures (i.e. Parks, Streets, Drainage, City or Community buildings).**

a. Favor	74	57%
b. Oppose	49	38%
No response	6	5%

17 **Would you be in Favor or Oppose the expansion of the City of Sandy Oaks by annexation?**

a. Favor	57	44%
b. Oppose	58	45%
No response	14	11%

18 **In your opinion, what should be the three (3) top priorities for the Sandy Oaks Parks?**

a Improvement/Maintenance of existing parks.	91	24%
c Improvement/Maintenance of existing Natural areas.	72	19%
No response	66	17%
d Expansion of Park Trails	56	14%
e Construction of Improvement to Main Entrance (Waterwood Pass Dr.)	52	13%
b Construction of Specific Park Facilities	50	13%

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19 **Would you be in Favor or Oppose limiting the size of vehicular Traffic allowed in areas of Sandy Oaks?**

a. Favor	89	69%
b. Oppose	34	26%
No response	6	5%

20 **Would you be in Favor or Oppose a creation of a Neighborhood Watch Program?**

a. Favor	109	84%
b. Oppose	17	13%
No response	3	2%

21 **Would you be in Favor or Oppose to creating organized sports at the City Park?**

a. Favor	97	75%
b. Oppose	23	18%
No response	9	7%

MENDEZ ENGINEERING

Mendez Engineering PLLC, is preparing a Comprehensive Master Plan for the City of Sandy Oaks, Texas. We are submitting this for the City of Sandy Oaks. With this survey we hope to include the voice of the public to plan the future of Sandy Oaks. These questions deal with residents' perceptions about the community as a place to raise children or as a place to retire, and opportunities for shopping, dining, volunteering, and entertainment. Other quality of life questions may ask about residents' feelings of safety in the community.

These kinds of questions can help create a baseline of information to be monitored as land use decisions are made over the years.

Questions:

1. Do you live in Sandy Oaks?
2. How long have you lived in Sandy Oaks?
3. Do you own a business in Sandy Oaks?
4. How would you prefer to get information about City Council, City Commissions, and community events?
5. There are Six (6) major topics for the City of Sandy Oaks Master Plan.

Land Use, Parks, Infrastructure Planning, Drainage, Traffic, and Safety. Please prioritize these six (6) topics in accordance of importance to you. One (1) being the most important.

- _____ Land Use (*Zoning and Planning*)
- _____ Parks (*City Park, Natural Area, and 5 entrances to Sandy Oaks*)
- _____ Infrastructure Planning (*Utility, and Road rehabilitation and extension*)
- _____ Drainage (*Road Ditches, runoff control, driveway penetration*)
- _____ Traffic (*City thoroughfare in and out of Sandy Oaks*)
- _____ Safety (*Police, Park Security, Public facility security*)

For the purpose of this survey, "Quality of Life" means the residence perception of the living conditions within the community. Government, Public facilities, and safety are major considerations.

6. How would you describe the "Quality of Life" in Sandy Oaks?

Mixed Use Development blends commercial and residential uses within the same building. The bottom floor is for commercial use such as retail or offices and the second floor is used for residential. The business owner can live above his business.

- 7. Do you **Favor** or **Oppose** mixed use Zoning, (residential & commercial on same property)
 - a. Favor
 - b. Oppose

- 8. Would you **Encourage** or **Discourage** the following Land Uses in Sandy Oaks?
 - a. Multi- Family Units _____
 - b. Senior Assisted Living _____
 - c. Retail Development _____

- 9. What improvements would you recommend to improve your “Quality of Life” in Sandy Oaks.

- 10. Do you **Favor** or **Oppose** the modernization of Public Facilities by the City of Sandy Oaks. (i.e., New city administration building, or a community center.)
 - a. Favor
 - b. Oppose

The City Parks in Sandy Oaks include, The City Park, The Natural Spring area, and 5 entrances into Sandy Oaks, with the main entrance being on Waterwood Pass Drive.

- 11. Do you use the Sandy Oaks Park on a regular basis?

- 12. What improvements would you recommend to the Sandy Oaks City Park. Please list at least three (3) in the order of importance to you. (*examples: Sports Fields, Add exercise stations to the walking trail, Cover Playground, security, etc.*)

- 13. How far do you travel to get to the City of Sandy Oaks Park?
 - a. 0 to 1/4 Mile
 - b. 1/4 to 1/2 Mile
 - c. 1/2 to 1 Mile
 - d. More than 1 Mile

- 14. If any, what are the ages of the children in your household?
 - a. 0 to 5 Years Old
 - b. 6 to 10 Years Old
 - c. 11 to 17 Years Old

15. Do you find the overall condition of the City's roads adequate? *Do not include TxDOT frontage off IH 37.*
- a. Yes b. No
16. Would you be in **Favor** or **Oppose** the use of increase taxes or the use of Bonds to modernize city infrastructures (*i.e. Parks, Streets, Drainage, City or Community buildings*).
- a. Favor _____
- b. Oppose _____
17. Would you be in **Favor** or **Oppose** the expansion of the City of Sandy Oaks by annexation?
- a. Favor _____
- b. Oppose _____
18. In your opinion, what should be the three (3) top priorities for the Sandy Oaks Parks?
- _____ Improvement/Maintenance of existing parks.
- _____ Construction of Specific Park Facilities
- _____ Improvement/Maintenance of existing Natural areas.
- _____ Expansion of Park Trails
- _____ Construction of Improvement to Main Entrance (Waterwood Pass Dr.)
19. Would you be in **Favor** or **Oppose** limiting the size of vehicular Traffic allowed in areas of Sandy Oaks?
- a. Favor _____
- b. Oppose _____
20. Would you be in **Favor** or **Oppose** a creation of a Neighborhood Watch Program?
- a. Favor _____
- b. Oppose _____
21. Would you be in **Favor** or **Oppose** to creating organized sports at the City Park?
- a. Favor _____
- b. Oppose _____

MENDEZ ENGINEERING

Mendez Engineering PLLC, está preparando un Plan Maestro Integral para la Ciudad de Sandy Oaks, Texas. Estamos enviando esto para la ciudad de Sandy Oaks. Con esta encuesta esperamos incluir la voz del público para planificar el futuro de Sandy Oaks. Estas preguntas se refieren a las percepciones de los residentes sobre la comunidad como un lugar para criar hijos o como un lugar para jubilarse, y oportunidades para ir de compras, cenar, ser voluntario y entretenerse. Otras preguntas sobre la calidad de vida pueden ser sobre los sentimientos de seguridad de los residentes en la comunidad.

Este tipo de preguntas pueden ayudar a crear una línea de base de información para ser monitoreada a medida que se toman decisiones sobre el uso de la tierra a lo largo de los años.

Preguntas:

1. ¿Vives en Sandy Oaks?
2. ¿Cuánto tiempo has vivido en Sandy Oaks?
3. ¿Tienes un negocio en Sandy Oaks?
4. ¿Cómo preferiría obtener información sobre el Ayuntamiento, las Comisiones de la Ciudad y los eventos de la comunidad?
5. Hay seis (6) temas principales para el Plan Maestro de la Ciudad de Sandy Oaks. Uso del suelo, parques, planificación de infraestructura, drenaje, tráfico y seguridad. Priorice estos seis (6) temas de acuerdo a su importancia. Uno (1) es el más importante.
____ Uso del suelo (zonificación y planificación)
____ Parques (parque de la ciudad, área natural y 5 entradas a Sandy Oaks)
____ Planificación de infraestructura (servicios públicos y rehabilitación y extensión de carreteras)
____ Drenaje (zanjas de carretera, control de escorrentía, penetración de entrada)
____ Tráfico (vía pública dentro y fuera de Sandy Oaks)
____ Seguridad (policía, seguridad de parques, seguridad de instalaciones públicas)

Para el propósito de esta encuesta, "Calidad de vida" significa la percepción de residencia de las condiciones de vida dentro de la comunidad. El gobierno, las instalaciones públicas y la seguridad son consideraciones importantes.

6. ¿Cómo describirías la "calidad de vida" en Sandy Oaks?

El desarrollo de uso mixto combina usos comerciales y residenciales dentro del mismo edificio. El piso inferior es para uso comercial, como tiendas u oficinas, y el segundo piso se usa para uso residencial. El dueño del negocio puede vivir por encima de su negocio.

7. ¿Está **a favor** o **en contra** de la zonificación de uso mixto (residencial y comercial en la misma propiedad)
- a. Favor
 - b. Oponerse a

8. ¿**Alentaría** o **desalentaría** los siguientes usos de la tierra en Sandy Oaks?

- a. Unidades multifamiliares _____
- b. Vida asistida para personas mayores _____
- c. Desarrollo minorista _____

9. ¿Qué mejoras recomendaría para mejorar su "Calidad de vida" en Sandy Oaks.

10. ¿Está usted **a favor** o **en contra** de la modernización de las instalaciones públicas por parte de la ciudad de Sandy Oaks? (es decir, un nuevo edificio de administración de la ciudad o un centro comunitario).
- a. Favor
 - b. Oponerse a

Los parques de la ciudad en Sandy Oaks incluyen, The City Park, el área de The Natural Spring y 5 entradas a Sandy Oaks, con la entrada principal en Waterwood Pass Drive.

11. ¿Usas el Sandy Oaks Park regularmente?

12. ¿Qué mejoras recomendarías al Sandy Oaks City Park? Enumere al menos tres (3) en el orden de importancia para usted. (*ejemplos: campos deportivos, agregar estaciones de ejercicio al sendero, cubrir el área de juegos, seguridad, etc.*)

13. ¿Qué tan lejos viajas para llegar a la ciudad de Sandy Oaks Park?
- a. 0 a 1/4 milla
 - b. 1/4 a 1/2 milla
 - c. 1/2 a 1 milla
 - d. Más de 1 milla

14. Si hay alguno, ¿cuáles son las edades de los niños en su hogar?

- a. 0 a 5 años
- b. 6 a 10 años de edad
- c. 11 a 17 años de edad

15. ¿Considera adecuada la condición general de las carreteras de la ciudad? *No incluya el frente de TxDOT fuera de IH 37.*

- a. Si
- b. No

16. ¿Estaría **a favor** u opuesto al uso de impuestos de aumento o el uso de bonos para modernizar las infraestructuras de la ciudad (*es decir, parques, calles, drenaje, edificios de la ciudad o la comunidad*)?

- a. Favor _____
- b. Oponerse a _____

17. ¿Estaría **a favor** o **en contra** de la expansión de la ciudad de Sandy Oaks por anexión?

- a. Favor _____
- b. Oponerse a _____

18. En su opinión, ¿cuáles deberían ser las tres (3) principales prioridades para los parques Sandy Oaks?

- _____ Mejora / Mantenimiento de parques existentes.
- _____ Construcción de instalaciones específicas del parque
- _____ Mejora / Mantenimiento de áreas naturales existentes.
- _____ Expansión de senderos del parque
- _____ Construcción de mejoras a la entrada principal (Waterwood Pass Dr.)

19. ¿Estaría **a favor** o **en contra** de limitar el tamaño del tráfico vehicular permitido en áreas de Sandy Oaks?

- a. Favor _____
- b. Oponerse a _____

20. ¿Estaría **a favor** u opuesto a la creación de un programa de vigilancia vecinal?

- a. Favor _____
- b. Oponerse a _____

21. ¿Estaría **a favor** o **en contra** de crear deportes organizados en el City Park?

- a. Favor _____
- b. Oponerse a _____