

# Agenda

City of Hudson Oaks  
210 Hudson Oaks Drive  
Hudson Oaks, Texas 76087  
Planning & Zoning Commission Meeting  
Tuesday, January 9, 2018  
7:00 p.m.

## Regular Session 7:00 p.m.

1. Call to order/announce a quorum is present  
(4 of the 6 member being present constitutes a quorum)
2. Citizen comments
3. Consideration of Planning & Zoning Commission minutes for November 14, 2017
4. Public hearing and discussion/recommendation on a request for a Specific Use Permit to allow for a mother in law quarters/guesthouse on a 1.020 acre tract of land being Lot 35, Block F, Red Eagle Ranch Addition, 410 Golden Grove Court, Hudson Oaks, Parker County, Texas
5. Future Agenda Items
6. Adjournment

I, Shelley Scazero, City Secretary, do hereby certify that notice of the above meeting was posted on the front window of the City Hall of the City of Hudson Oaks, a place readily accessible to the public at all times, on the 3<sup>rd</sup> day of January, 2018 at 5:00 p.m. and remained continuously posted for at least 72 hours preceding said meeting, and that said notice was posted in accordance with chapter 551 of the Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Shelley Scazero at 682-229-2400 or email [shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com) for more information.

Shelley Scazero  
City Secretary

# Planning & Zoning Commission Meeting Staff Agenda Report



<b>Consideration of Planning &amp; Zoning Commission minutes for November 14, 2017</b>		
<b>Meeting date:</b> January 9, 2018	<b>Agenda Item #:</b> 3	<b>Action being considered:</b> Adoption of November 14, Minutes

**Staff Recommendation:**

Review and adopt the minutes of the November 14, 2017 Planning & Zoning Commission meeting.

**Prior Board or Council Action:**

Board has not previously acted on this item.

**Background Information/Analysis:**

Meeting was held at 7:00 p.m. on Tuesday, November 14, 2017 at Hudson Oaks City Hall.

**Attachments:**

DRAFT Minutes

**Staff Contact:**

Patrick Lawler, city administrator  
682-229-2408  
[patrick.lawler@hudsonoaks.com](mailto:patrick.lawler@hudsonoaks.com)

Shelley Scazzero, city secretary  
682-229-2411  
[shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com)



HUDSON OAKS

# MINUTES

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, NOVEMBER 14, 2017

STATE OF TEXAS §

§

COUNTY OF PARKER §

**MEMBERS PRESENT:**

Vice-Chair Dale Wilkins  
Commission Member Lonnie Boyd  
Commission Member Dan David  
Commission Member Jo-Alice Davis  
Commission Member James Gibbens  
Commission Member Jim Jones

**MEMBERS ABSENT:**

Commission Member Dan David

**STAFF PRESENT:**

Patrick Lawler, City Administrator  
Shelley Scazzero, City Secretary

**Regular Session**

**1. Call to order/announcement of quorum**

With a quorum present, the Regular Meeting of the Planning & Zoning Commission was called to order by Vice-Chair Dale Wilkins at 7:00 p.m. on Tuesday, November 14, 2017, in the Council Chamber, Hudson Oaks City Hall, 210 Hudson Oaks Drive, Hudson Oaks, Texas, 76087.

**2. Citizen Comment**

No citizen comment.

**3. Election of Planning & Zoning Commission Chair and Vice-Chair.**

**ACTION:** Motion made by Commission Member Davis and seconded by Commission Member Jones to appoint Dale Wilkins as Chair. The motion passed unanimously (5-0).

**ACTION:** Motion made by Commission Member Jones and seconded by Commission Member Gibbens to appoint Jo-Alice Davis as Vice-Chair. The motion passed unanimously (5-0).

**4. Consideration of Planning & Zoning Commission minutes for August 8, 2017.**

**ACTION:** Motion made by Vice-Chair Davis and seconded by Commission Member Gibbens to approve the Planning & Zoning Commission minutes for August 8, 2017, with the corrections as

follows; the meeting was called to order by Vice-Chair Wilkins, correcting a spelling error in Item 3, and striking "insert comment" from Item 6 and replacing with "No Comment." The motion passed unanimously (5-0).

5. **Public hearing and discussion/recommendation on a request from R. Dale Steed, for a variance for a "roof sign" at 2834 E. IH 20, a 1.242 acre tract, Lots 1-4, 9-12, Block 6, "Bronco Roofing," Hudson Heights Addition, unrecorded, Hudson Oaks, Parker County, Texas.**

Chairman Wilkins opened the hearing at 7:21 p.m.

No citizen comment.

Chairman Wilkins closed the public hearing at 7:22 p.m.

**ACTION:** Motion made by Vice-Chair Davis and seconded by Commission Member Jones to recommend denial of Item 5, giving the owner 90 days to remove the sign. The motion passed, (5-0).

6. **Future Agenda Items**

Master Trails Plan

7. **ADJOURNMENT**

There being no further business Commission Chair Wilkins adjourned the Regular Meeting of the Planning & Zoning Commission at 7:24 p.m., on Tuesday, November 14, 2017.

ATTEST:

\_\_\_\_\_  
Shelley Scazzero, City Secretary

\_\_\_\_\_  
Dale Wilkins, Commission Chair

Planning & Zoning Commission Meeting  
Staff Agenda Report



<b>Public hearing and discussion/recommendation on a request for a Specific Use Permit to allow for a mother in law quarters/guesthouse on a 1.020 acre tract of land being Lot 35, Block F, Red Eagle Ranch Addition, 410 Golden Grove Court, Hudson Oaks, Parker County, Texas</b>		
<b>Meeting date:</b> January 9, 2018	<b>Agenda Item #:</b> 4	<b>Action being considered:</b> Recommendation for approval

**Staff Recommendation:**

Recommend that City Council approve the Specific Use Permit to allow for mother-in-law quarters/guest house at 410 Golden Grove Court.

**Prior Board or Council Action:**

Board has not previously acted on this item.

**Background Information/Analysis:**

The applicant at 410 Golden Grove Court is requesting the approval of a mother-in-law quarters/guest house. The guest house is approximately 1,000 square feet of A/C space. After a thorough review of the application, site plan, and floor plan, staff is recommending approval with the following stipulations:

- The mother-in-law quarters/guest house may only be occupied by a related party;
- No rent, revenue, or other considerations may be exchanged for the use of the mother-in-law quarters/guest house;
- All other staff comments, zoning, and building codes must be met.

**Attachments:**

SUP site plan and elevation  
DRAFT Ordinance

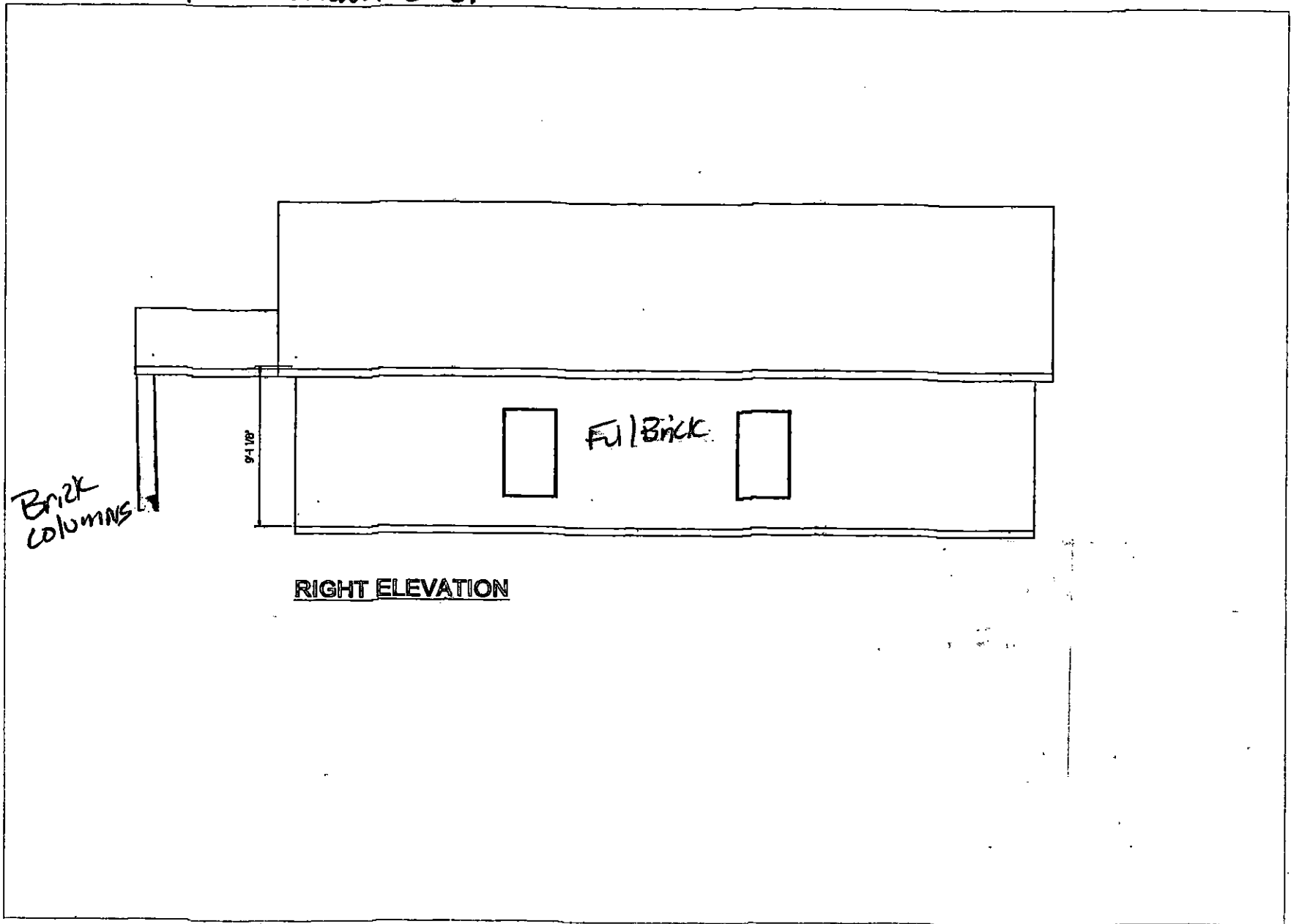
**Staff Contact:**

Patrick Lawler, city administrator  
682-229-2408  
[patrick.lawler@hudsonoaks.com](mailto:patrick.lawler@hudsonoaks.com)

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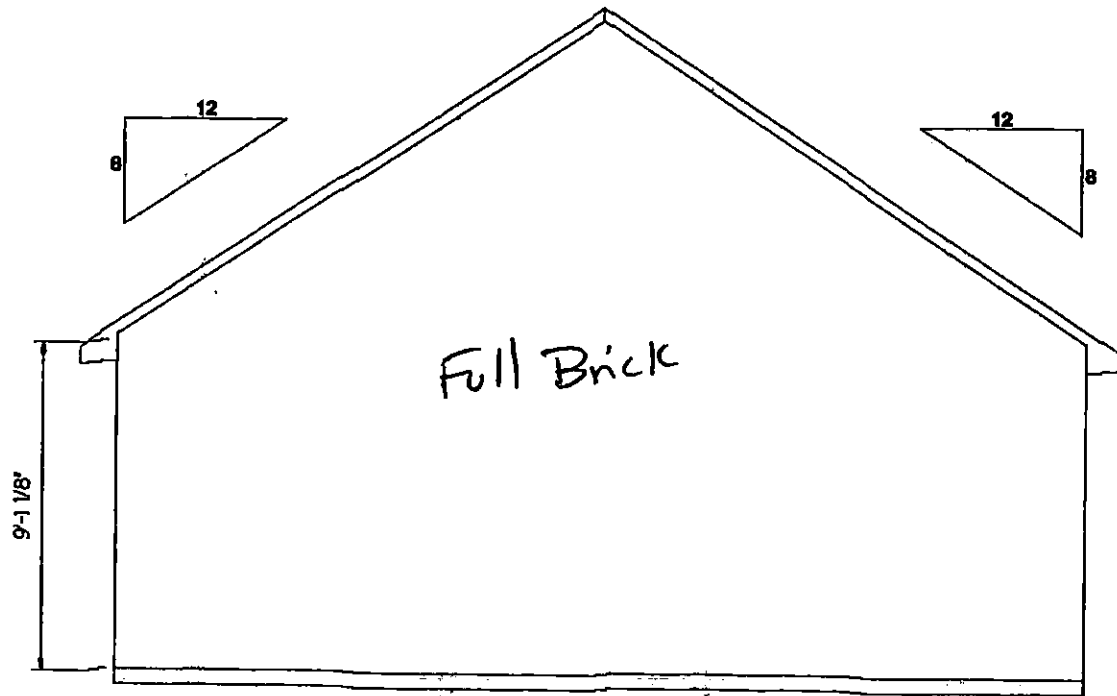


410 Golden Grove Ct





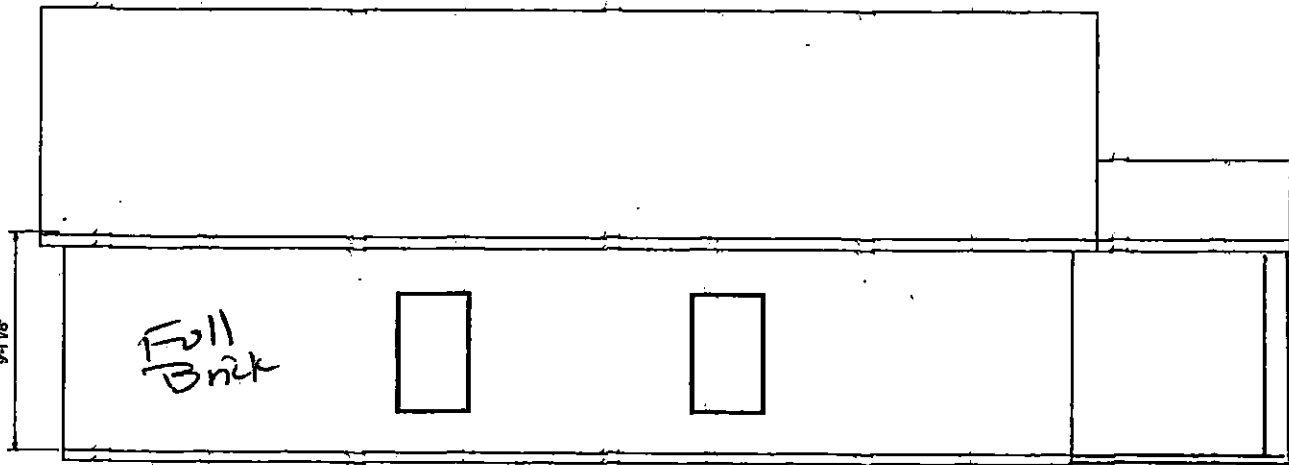
410 Golden Grove Ct



REAR ELEVATION



Haasch Construction  
Pete - 682-225-0405  
410 Golden Grove Ct  
Hudson Oaks



94 1/8"

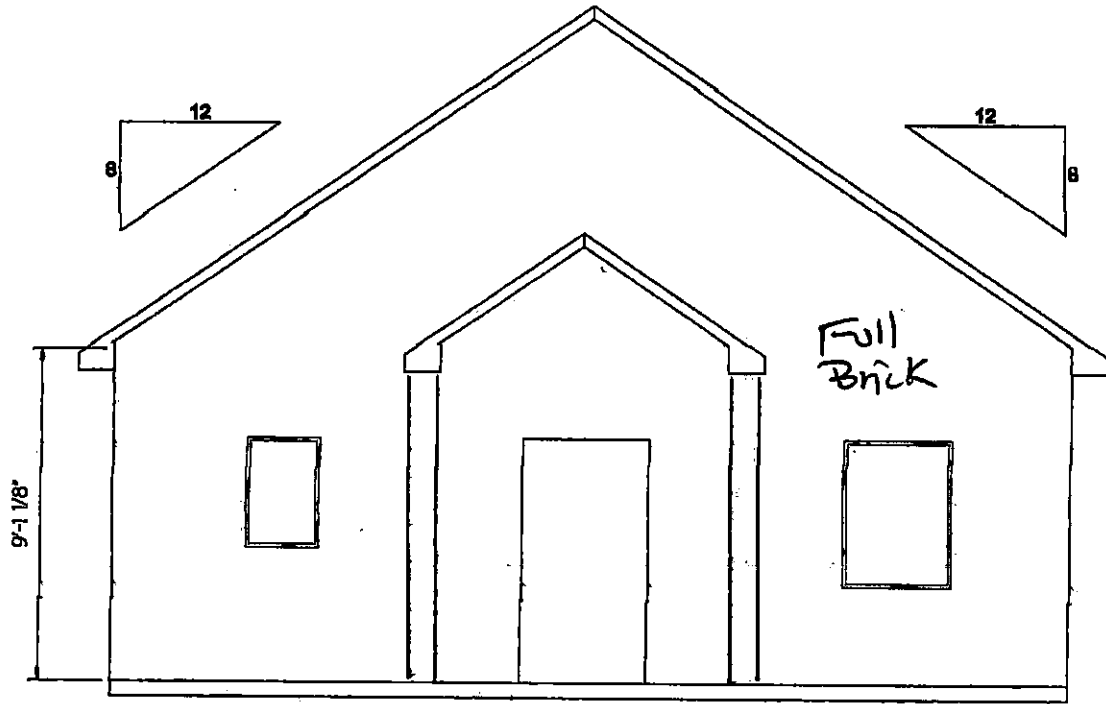
Full  
Brick

Brick Columns

ELEVATION

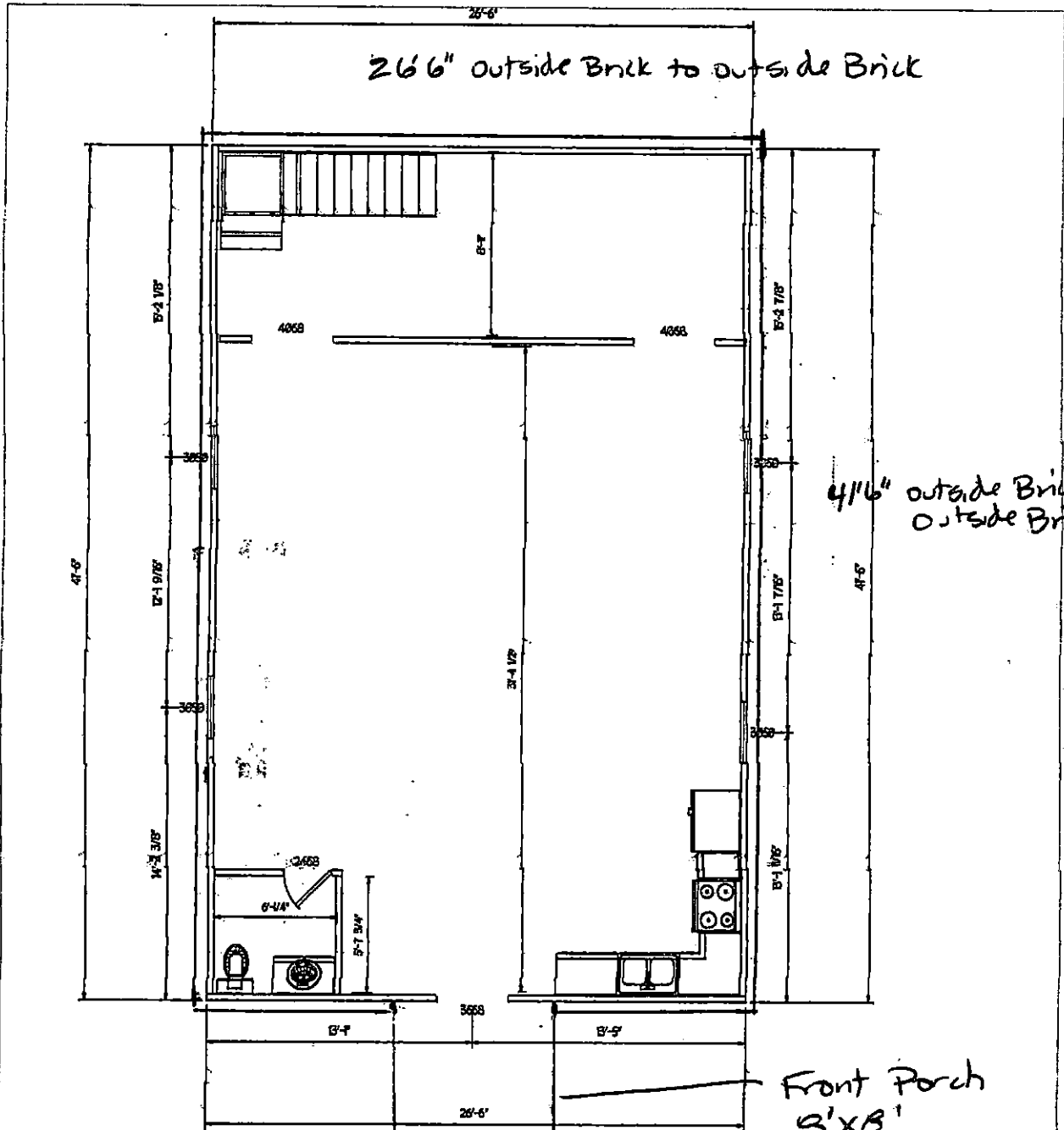


410 Golden Grove Ct



FRONT ELEVATION

E



FIRST FLOOR PLAN

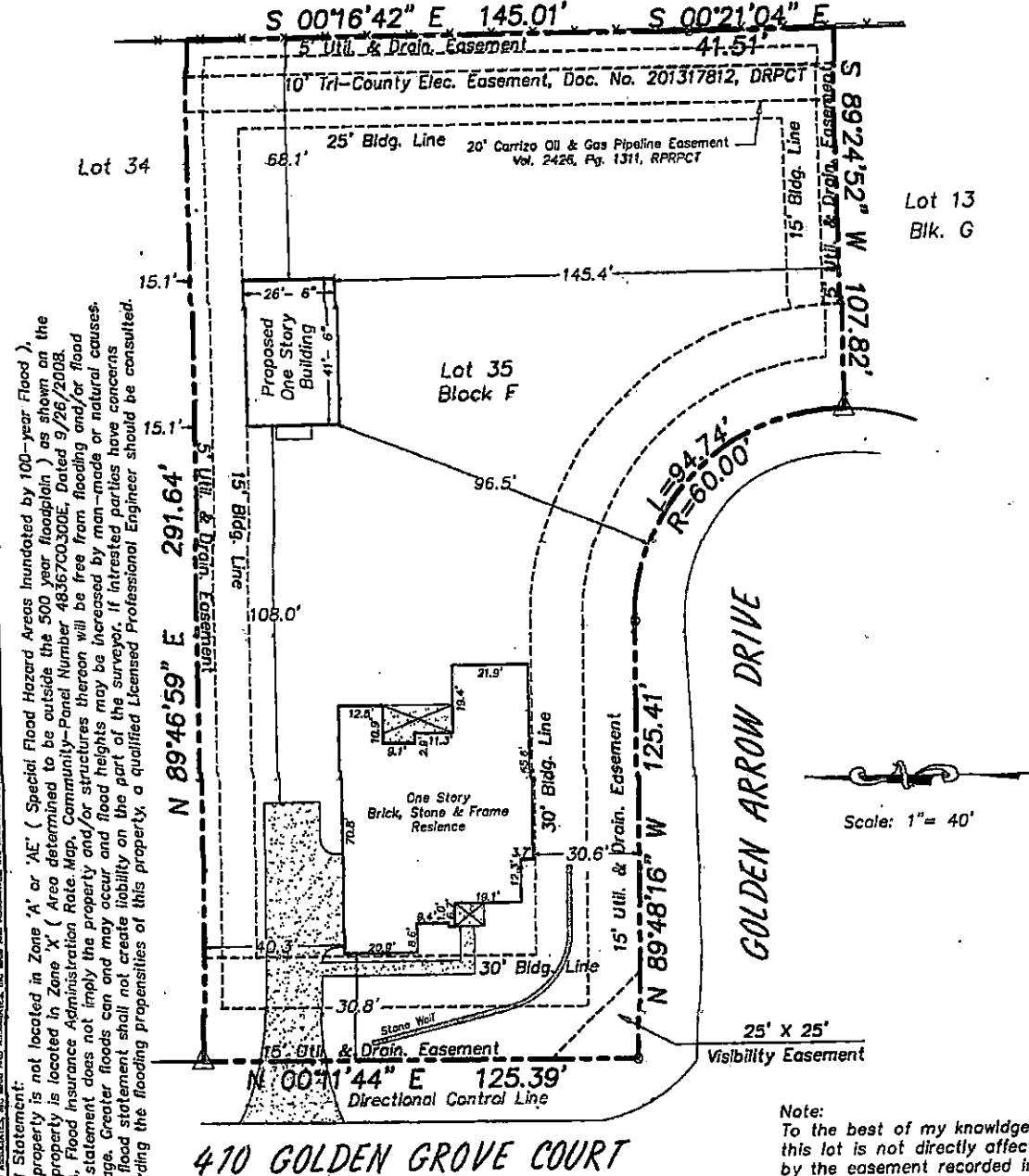
Front Porch  
 8'x8'  
 with 1/2 Drop From  
 Slab to Porch

Thanks Pete Acasich

PROPERTY DESCRIPTION

Lot 35, in Block F, of Red Eagle Ranch Addition, Phase 4, an addition to the City of Hudson Oaks, Parker County, Texas, according to the Map or Plat thereof recorded in/under Cabinet D, Slide 456, Map/Plat Records, Parker County, Texas.

Lake Hollow Est., Cab. A, Pg. 520, PRPCT



**Flood Statement:**  
 This property is not located in Zone 'A' or 'AE' ( Special Flood Hazard Areas inundated by 100-year Flood ). This property is located in Zone 'X' ( Area determined to be outside the 500 year floodplain ) as shown on the FEMA Flood Insurance Administration Rate Map, Community-Panel Number 4836700300E, Dated 9/26/2008. This statement does not imply the property and/or structures thereon will be free from flooding and/or flood damage. Greater floods can and may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. If interested parties have concerns regarding the flooding propensities of this property, a qualified Licensed Professional Engineer should be consulted.

Note:  
 To the best of my knowledge, this lot is not directly affected by the easement recorded in Vol. 280, Pg. 131, RRPCT.



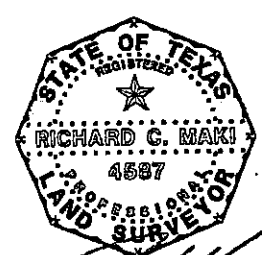
Established 1988  
 Received & Accepted:

Seller: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Buyer: \_\_\_\_\_  
 Date: \_\_\_\_\_

I, Richard C. Maki, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the results of a survey made on the ground under my personal supervision, and substantially meets the minimum standard requirements of the Texas Board of Professional Land Surveying, and to the best of my knowledge and belief, is a true and correct depiction and description of the results of said survey. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundaries, except as shown hereon. The only easements the undersigned has knowledge of are those shown, however this property is subject to any and all easements, reservation and restrictions that may be of record. Any reference to the 100 year flood plain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of this property, and the undersigned shall not acquire any burden or liability from said statement.

Note: This survey was performed in connection with the transaction described herein, and is intended for that purpose only.  
 G.F. No. 00282-2334, for Stewart Title Company.

**MAKI AND ASSOCIATES, INC.**  
 P.O. BOX 14293 ARLINGTON, TEXAS 76094-1293  
 ( 817 ) 226-2700, TPBLS Firm Reg. No. 100487-00  
 Legend: ○ Iron Rod Found -x-x- Wood or Wire Fence  
 ● Iron Rod Set ▲ Control Monument  
 All iron rods are 1/2" rebar unless otherwise noted.  
 © 2017 Copyright Maki and Associates, Inc., All rights reserved



Richard C. Maki  
 Registered Professional  
 Land Surveyor No. 4587  
 Original Only If Signed in Red

Date: 9/22/17  
 Job No. 73299  
 Drawn By: RCM-1

**ORDINANCE NO. 2018-XX**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HUDSON OAKS, BY APPROVING A SPECIFIC USE PERMIT ON CERTAIN PROPERTY FOR A MOTHER IN LAW QUARTERS/GUEST HOUSE; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Hudson Oaks, Texas is a Type A general law municipality located in Parker County, Texas created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the Zoning Ordinance of the City of Hudson Oaks regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

**WHEREAS**, the Zoning Ordinance of the City of Hudson Oaks requires the issuance of a Specific Use Permit for a guest house in a residential district in the City; and

**WHEREAS**, the owner of the property located at 410 Golden Grove Court has filed an application for a Specific Use Permit to construct a mother in law quarters/guest house on the property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Hudson Oaks, Texas held a public hearing on January 9, 2018, and the City Council of the City of Hudson Oaks, Texas, held a public hearing on January 25, 2018, with respect to the Specific Use Permit described herein; and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Hudson Oaks, and all other laws dealing with notice, publication and procedural requirements for the approval of a Specific Use Permit on the property; and

**WHEREAS**, upon review of the application, and after such public hearing, the City Council finds that the Specific Use Permit should be granted, subject to the conditions imposed herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUDSON OAKS, TEXAS, THAT:**

## **SECTION 1.**

The Zoning Ordinance of the City of Hudson Oaks is hereby amended by granting a Specific Use Permit on the hereinafter described property:

Lot 35, Block F, Red Eagle Ranch Addition, in the City of Hudson Oaks, Texas, commonly known as 410 Golden Grove Court.

A Specific Use Permit for a guesthouse/mother in law quarters, as more fully shown and described on the Site Plan and pictures attached hereto as Exhibit "A" and incorporated herein.

## **SECTION 2.**

The City Council finds that that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance is sufficient to approve the Specific Use Permit in accordance with the requirements hereof, subject to the following conditions:

1. The mother-in-law quarters/guest house may only be occupied by a related party;
2. No rent, revenue, or other considerations may be exchanged for the use of the mother-in-law quarters/guest house;
3. All zoning, and building codes must be met.

## **SECTION 3.**

The Specific Use Permit as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

## **SECTION 4.**

The official map of the City of Hudson Oaks is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

## **SECTION 5.**

The use of the property described above shall be subject to all restrictions, terms and conditions contained in this ordinance including the attached exhibits, as well as the applicable regulations contained in the Zoning Ordinance of the City of Hudson Oaks, and all other applicable and pertinent ordinances of the City of Hudson Oaks regulating guesthouses.

## **SECTION 6.**

This Ordinance shall be cumulative of all provisions of ordinances of the City of Hudson Oaks, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

#### **SECTION 7.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

#### **SECTION 8.**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

#### **SECTION 9.**

All rights and remedies of the City of Hudson Oaks are expressly saved as to any and all violations of the provisions of the Zoning Ordinance that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 10.**

The City Secretary of the City of Hudson Oaks is hereby directed to publish the caption, penalty clause, and effective date of this ordinance one time in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code. The City Secretary shall file or cause to be filed a true and correct copy of this Ordinance, and any amendments thereto, in the office of the County Clerk of Parker County, Texas.

#### **SECTION 11.**



This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED** on this 25<sup>th</sup> day of January, 2018.

\_\_\_\_\_  
Pat Deen, Mayor

Attest:

\_\_\_\_\_  
Shelley Scazero, City Secretary

DRAFT