

# Agenda

City of Hudson Oaks  
210 Hudson Oaks Drive  
Hudson Oaks, Texas 76087  
Planning & Zoning Commission Meeting  
Tuesday, January 8, 2019  
7:00 p.m.

## Regular Session 7:00 p.m.

1. Call to order/announce a quorum is present  
(4 of the 6 members being present constitutes a quorum)
2. Citizen comments
3. Consideration of Planning & Zoning Commission minutes for October 9, 2018
4. Public hearing and discussion/recommendation on a request for a Specific Use Permit to allow for a mother in law quarters/guest house on a 1.528 acre tract of land being Lot 3R, Block F, Red Eagle Ranch Addition, 304 Red Eagle Trail, 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 2<sup>nd</sup> day of January, 2019 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 October 9, 2018</b>		
<b>Meeting date:</b> January 8, 2019	<b>Agenda Item #:</b> 3	<b>Action being considered:</b> Adoption of October 9, 2018 Minutes

**Staff Recommendation:**

Review and adopt the minutes of the October 9, 2018 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, October 9, 2018 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 Scazero, city secretary  
682-229-2411  
[shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com)



HUDSON OAKS

# MINUTES

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, OCTOBER 9, 2018

STATE OF TEXAS §

§

COUNTY OF PARKER §

**MEMBERS PRESENT:**

Chairman Dale Wilkins  
Vice-Chair Jo-Alice Davis  
Commission Member Lonnie Boyd  
Commission Member James Gibbens  
Commission Member Robyn Jackson  
Commission Member Jim Jones  
Commission Member Angela Pereira

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Patrick Lawler, City Administrator  
Shelley Scazzero, City Secretary  
Maria Skrut, Intern

**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 Chairman Wilkins at 7:03 p.m. on Tuesday, October 9, 2018, in the Council Chamber, Hudson Oaks City Hall, 210 Hudson Oaks Drive, Hudson Oaks, Texas, 76087.

**2. Citizen Comment**

No citizen comment.

**3. Consideration of Planning & Zoning Commission minutes for September 11, 2018.**

**ACTION:** Motion made by Commission Member Jackson and seconded by Commission Member Jones to approve the Planning & Zoning Commission minutes for September 11, 2018. The motion passed unanimously (5-0).

**4. Presentation and discussion on residential redevelopment overlay districts.**

No action taken.

**5. Future Agenda Items**

No items requested.

**6. ADJOURNMENT**

There being no further business Chairman Wilkins adjourned the Regular Meeting of the Planning & Zoning Commission at 8:25 p.m., on Tuesday, October 9, 2018.

\_\_\_\_\_  
Dale Wilkins, Chairman

ATTEST:

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

Planning & Zoning Commission Meeting  
Staff Agenda Report



**Public hearing and discussion/recommendation on a request for a Specific Use Permit to allow for a mother in law quarters/guest house on a 1.528 acre tract of land being Lot 3R, Block F, Red Eagle Ranch Addition, 304 Red Eagle Trail, Hudson Oaks, Parker County, Texas**

<b>Meeting date:</b> January 8, 2019	<b>Agenda Item #:</b> 4	<b>Action being considered:</b> Recommendation for approval
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**Staff Recommendation:**

Recommend that City Council approve the Specific Use Permit to allow for mother-in-law quarters/guest house at 304 Red Eagle Trail.

**Prior Board or Council Action:**

Board has not previously acted on this item.

**Background Information/Analysis:**

The applicant at 304 Red Eagle Trail is requesting the approval of a mother-in-law quarters/guest house. The guest house is approximately 700 square feet with a single car garage 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:**

Chad Janicek, assistant city administrator  
682-229-2407  
[chad.janicek@hudsonoaks.com](mailto:chad.janicek@hudsonoaks.com)

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

# SPECIFIC USE PERMIT APPLICATION



HUDSON OAKS

I, THE UNDERSIGNED OWNER OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF HUDSON OAKS, HEREBY MAKE APPLICATION FOR A SPECIFIC USE PERMIT ON THE PROPERTY AS DESCRIBED BELOW WHICH IS LOCATED IN THE SF32 ZONING DISTRICT

**LEGAL DESCRIPTION:**

LOT 3R, BLOCK F, Red Eagle Ranch ADDITION AS PLATTED IN THE CITY OF HUDSON OAKS.   
Phase 1

or TRACT \_\_\_\_\_ OF THE \_\_\_\_\_ SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

or A PORTION OF LOT OR TRACT \_\_\_\_\_, BLOCK \_\_\_\_\_, OF THE \_\_\_\_\_ ADDITION OR SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

ADDRESS OF PROPERTY: 304 Red Eagle Trail  
 TOTAL ACREAGE OF SITE(S): 1.528 ACRES  
 REASON FOR REQUEST: ADD Pool house w/ garage

**OWNER SIGNATURE:**

PRINTED NAME: Grant Harris  
 ADDRESS: 304 Red Eagle Trail  
 CITY, STATE, ZIP: Hudson Oaks TX 76087  
 PHONE NUMBER: 817-988-9942

APPLICATION FEES	
0-1 ACRE	\$125.00
OVER 1 TO 5 ACRES	\$250.00
OVER 5 TO 25 ACRES	\$500.00
OVER 25 ACRES	\$500.00 plus \$10.00/ACRE OVER 25 ACRES

(OFFICE USE ONLY)		
RECEIVED BY: <u>S. Scuzzero</u>	DATE: <u>11/27/18</u>	TIME:
FEE: \$ <u>250.00</u>	DATE PAID: " "	RECEIPT #: <u>148952</u>

**RED EAGLE TRAIL**  
80' R.O.W.

**LOT 3R, BLOCK F  
RED EAGLE RANCH ADDITION  
PHASE 1  
1.528 ACRES**

LOT 2

LOT 5

**LOT 16  
RED EAGLE RANCH ADDITION  
PHASE 3  
P.C. D, SL. 299**

P.O.B.

N 59°40'11" E 347.05'

S 59°18'45" W 228.66'

N 35°35'16" W 296.19'

S 41°07'21" E 165.09'

SANITARY SEWER  
MAN HOLE  
(TYP.)

25' X 25' VAM  
EASEMENT (PLAT)

10' DRAINAGE & UTILITY EASEMENT

30' BUILDING LINE

15' BUILDING LINE

5' DRAINAGE & UTILITY EASEMENT

5' DRAINAGE & UTILITY EASEMENT

15' BUILDING LINE

5' DRAINAGE & UTILITY EASEMENT

15' BUILDING LINE

5' DRAINAGE & UTILITY EASEMENT

25' BUILDING LINE

5' DRAINAGE & UTILITY EASEMENT

EDGE OF ASPHALT

FND 1/2" CAPPED IRON ROD

WATER METR

CONC WALK

CONCRETE DRIVE

RESIDENCE

POOL

SHED

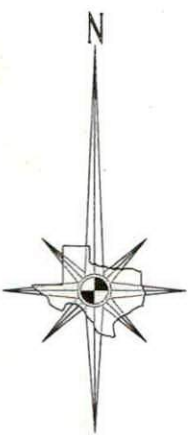
CONC PAD

WATER VALVES

BURIED CABLE MKR

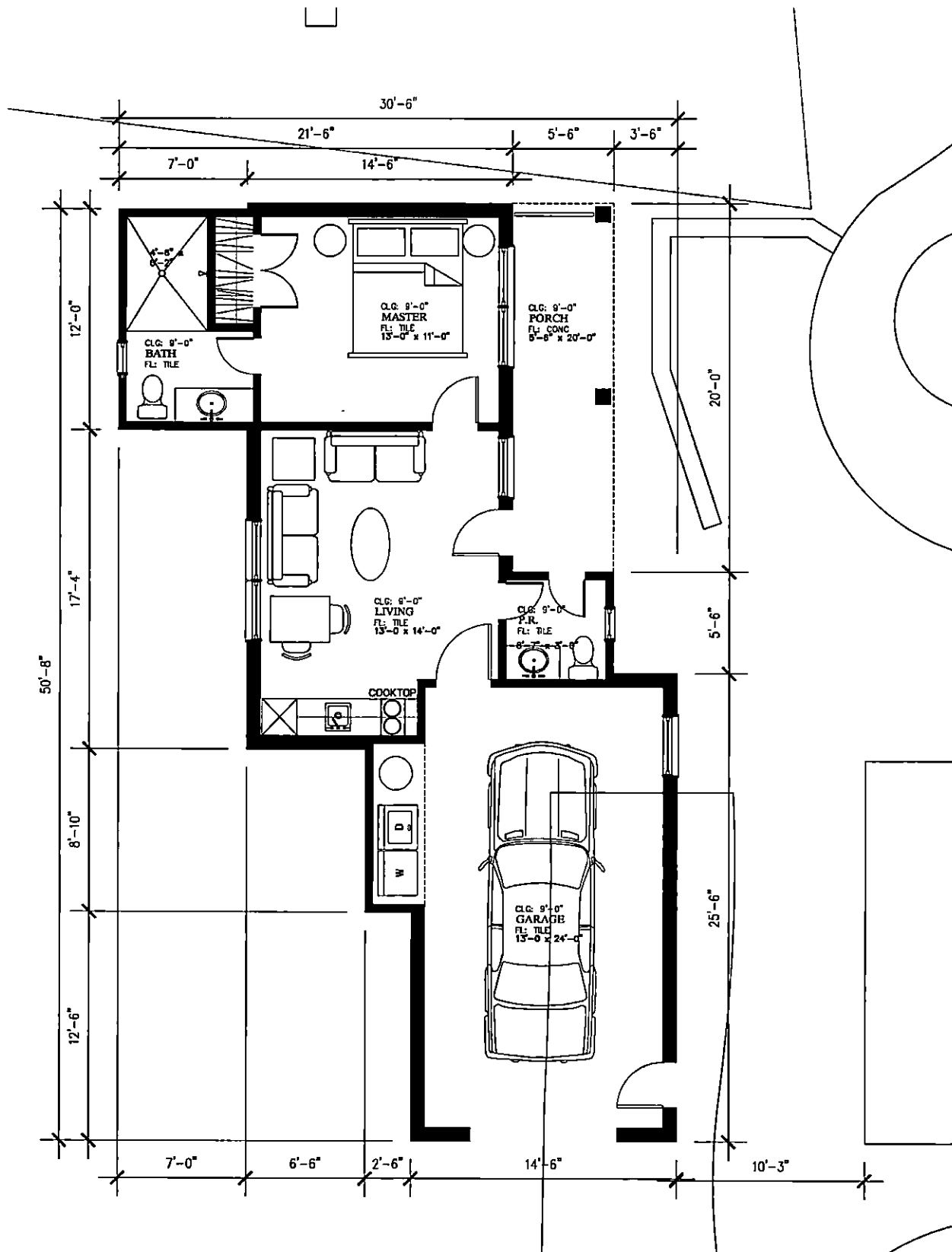
SET 1/2" CAPPED IRON ROD

AT&T VAULT  
TELE PED  
ELEC VAULT









**ORDINANCE NO. 2019-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 304 Red Eagle Trail 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 8, 2019, and the City Council of the City of Hudson Oaks, Texas, held a public hearing on January 24, 2019, 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 3R, Block F, Red Eagle Ranch Addition, in the City of Hudson Oaks, Texas, commonly known as 304 Red Eagle Trail.

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 24<sup>th</sup> day of January, 2019.

\_\_\_\_\_  
Marc Povero, Mayor

Attest:

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

DRAFT