

Agenda

City of Hudson Oaks
210 Hudson Oaks Drive
Hudson Oaks, Texas 76087
Planning & Zoning Commission Meeting
Tuesday, July 11, 2017
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. Election of Planning & Zoning Commission Chair and Vice-Chair
4. Consideration of Planning & Zoning Commission minutes for May 9, 2017
5. Public hearing and discussion/recommendation to amend the Comprehensive Zoning Ordinance by adding regulations for the Planned Development "PD-VAO" Planned Development Village at Oakridge District being 6.333 acres, Lot: PT 3 & 4, Block 1, Oakridge Acres North, Hudson Oaks, Parker County, Texas.
6. Future Agenda Items
7. Adjournment

I, Joni May, Operations Coordinator, 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 5th day of May, 2017 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 Joni May at 682-229-2403 or email joni.may@hudsonoaks.com for more information.

Joni May
Operations Coordinator

Planning & Zoning Commission Meeting Staff Agenda Report



Consideration of Planning & Zoning Commission minutes for May 9, 2017		
Meeting date: July 11, 2017	Agenda Item #: 4	Action being considered: Adoption of May 9, 2017 Minutes

Staff Recommendation:

Review and adopt the minutes of the May 9, 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, May 9, 2017 at Hudson Oaks City Hall.

Attachments:

DRAFT Minutes

Staff Contact:

Patrick Lawler, city administrator
682-229-2408
patrick.lawler@hudsonoaks.com

Shelley Scazzero, city secretary
682-229-2411

Planning & Zoning Commission Meeting Staff Agenda Report

shelley.major@hudsonoaks.com





HUDSON OAKS

MINUTES

PLANNING & ZONING COMMISSION

REGULAR MEETING

TUESDAY, MAY 9, 2017

STATE OF TEXAS §

§

COUNTY OF PARKER §

MEMBERS PRESENT:

Commission Member Lonnie Boyd
Commission Member Dan David
Commission Member Jo-Alice Davis
Commission Member James Gibbens
Commission Member Jan Parker

MEMBERS ABSENT:

Vice-Chair Dale Wilkins
Commission Member Jim Jones

STAFF PRESENT:

Patrick Lawler, City Administrator
Chad Janicek, Assistant 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 Commission Member Davis at 7:04 p.m. on Tuesday, May 9, 2017, 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 April 18, 2017.

ACTION: Motion made by Commission Member David and seconded by Commission Member Parker to approve the Planning & Zoning Commission minutes for April 18, 2017. The motion passed unanimously (4-0).

4. Public hearing and discussion/recommendation on a request for a Final Plat, being a 2.3813 acres tract, Lot 1, Block 1, Addition Properties, an addition of the City of Hudson Oaks, being a tract of land in the E. Alexander Survey, Abstract No. 1923, Hudson Oaks, Parker County, Texas.

Commission Member Davis opened the hearing at 7:09 p.m.

No citizen comment.

Commission Member Davis closed the public hearing at 7:10 p.m.

ACTION: Motion made by Commission Member Gibbens and seconded by Commission Member Boyd to recommend approval of Item 4. The motion passed, (4-0).

5. Public hearing and discussion/recommendation to amend the Comprehensive Zoning Ordinance by adding regulations for the Planned Development "PD-BW" Planned Development Brewery Zoning District being 2.3813 acres, Lot 1, Block 1, Addison Properties Addition, Hudson Oaks, Parker County, Texas.

Commission Member Davis opened the hearing at 7:27 p.m.

Eric Addison, property owner, making beer for 20 years, BJCP judge, owned homebrew shop for 6 years, background in IT, always wanted to open the brewery, this will be first brew pub. Craft brewery, family friendly location, like a winery, come, get samples, take some home, tap room and tasting room, patterned after existing breweries.

Commission Member Davis closed the public hearing at 7:31 p.m.

ACTION: Motion made by Commission Member Gibbens and seconded by Commission Member Boyd to recommend approval of Item 5. The motion passed, (4-0).

6. Future Agenda Items

No June meeting.

7. ADJOURNMENT

There being no further business, Commission Member Davis adjourned the Regular Meeting of the Planning & Zoning Commission at 7:32 p.m., on Tuesday, May 9, 2017.

ATTEST:

Dale Wilkins, Vice-Chair

Shelley Scazzero, City Secretary

Planning & Zoning Commission Meeting
Staff Agenda Report



Public hearing and discussion/recommendation to amend the Comprehensive Zoning Ordinance by adding regulations for the Planned Development "PD-VAO" Planned Development Villages at Oakridge District being Lot PT 3 & 4, Block 1, Oakridge Acres North, Hudson Oaks, Parker County, Texas.		
Meeting date: July 11, 2017	Agenda Item #: XX	Action being considered: Recommendation of PD-VAO

Staff Recommendation:

Staff recommends that P&Z recommend approval for City Council.

Prior Board or Council Action:

The Board has not taken any prior action on this item.

Background Information/Analysis:

The proposed Ordinance would allow for the construction of an age-restricted (55+) residential development. The proposed development would be located at the southeast corner of Oakridge Drive and Red Eagle Trail.

The development will include 58 gated units, restricted to residents aged 55 and older, as well as an activity center and outdoor pool. All required tree preservation, buffering, and landscaping is detailed in the site plan/ordinance. The proposed Ordinance approves the elevation, site plan, and approved uses, and outlines visitation, noise, parking, and landscaping restrictions.

The development style included in this district is consistent with the City's existing standards, and are comparable to similar developments in other communities. The development fills an underserved market in Hudson Oaks, and is compatible with the City's trails master plan, including the proposed trail currently under consideration for TxDOT grant funding.

Financial Considerations:

None.

Attachments:

- Proposed Ordinance
- Site, Building, and Landscape Plans

Staff Contact:

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682-229-2408
patrick.lawler@hudsonoaks.com

Chad Janicek, assistant city administrator
682-229-2407
chad.janicek@hudsonoaks.com

ORDINANCE NO. 2015-XX

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HUDSON OAKS, TEXAS, BY ADDING REGULATIONS FOR THE PLANNED DEVELOPMENT VILLAGES AT OAKRIDGE "PD-VAO" ZONING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hudson Oaks 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 City of Hudson Oaks, Texas, previously adopted its comprehensive zoning ordinance, as codified as Exhibit A to Chapter 14 of the Hudson Oaks Code of Ordinances; and

WHEREAS, the City Council deems it necessary to amend the regulations by adding the Planned Development Village at Oakridge "PD-VAO" District as contained in Section 53 of the zoning ordinance; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City on the 11th day of July, 2017, and a public hearing was held by the City Council on the 27th day of July, 2017, with respect to the proposed changes in the zoning regulations; and

WHEREAS, all requirements of law for publication and procedural requirements have been complied with in accordance to Chapter 211 of the Local Government Code.

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

SECTION 1.

That Exhibit A to Chapter 14 of the Code of Ordinances, the comprehensive zoning ordinance of the City of Hudson Oaks, Texas, shall be amended by adding a new Section 54 titled "PD-VAO Planned Development Villages at Oakridge" and is hereby amended in its entirety to read as follows:

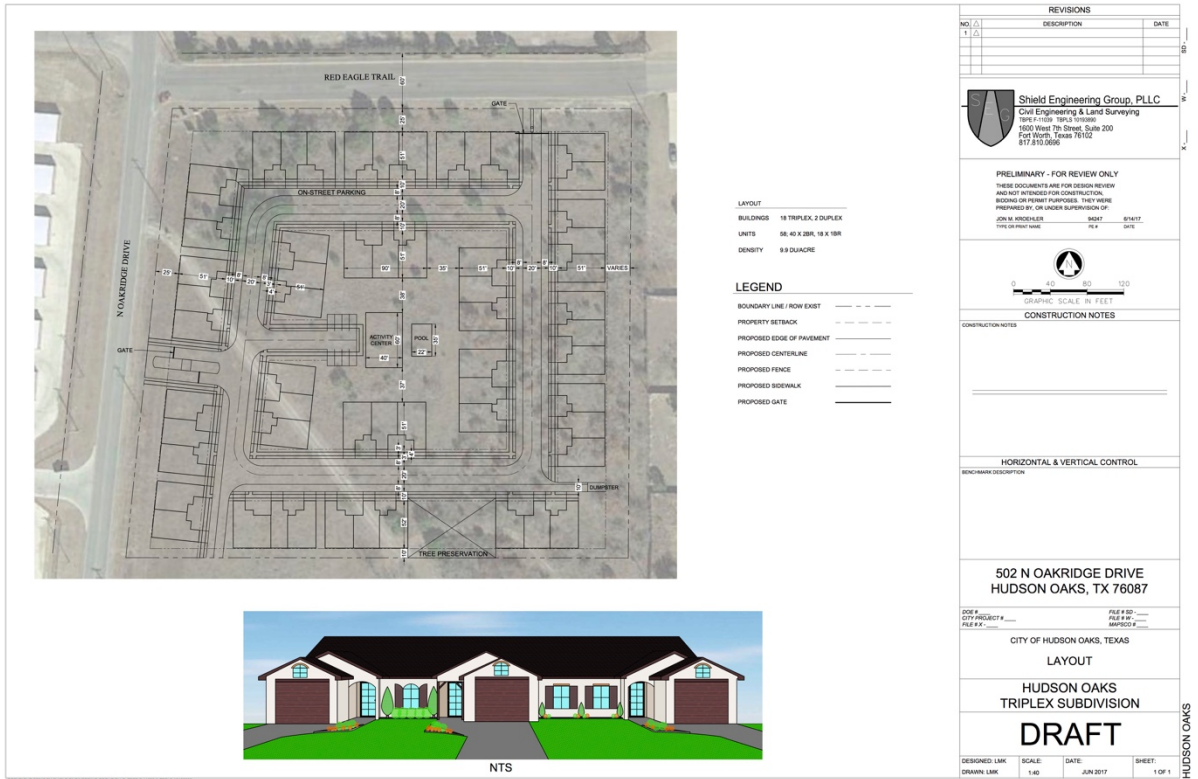
"Section 54 PD-VAO Planned Development Villages at Oakridge"

53.1 PURPOSE

The purpose of the PD-VAO District is to strengthen the City's economy by providing quality housing for a highly demanded and under-served market. The PD-VAO District will provide a gated, managed community for residents aged 55 and older.

53.2 DEVELOPMENT PLAN

The Development Plan referenced throughout this Section is shown below:



53.3 CONCEPTUAL IMAGES

The following conceptual images display the intended types of uses and building designs for this planned development zoning district. Actual architectural design must closely resemble the conceptual images below. Breaks, pitch, and hips must be included

Architectural drawings for a three-unit townhome complex. The drawings include three elevations (top, middle, and bottom) showing the exterior facade with gabled roofs and multiple windows. A central floor plan shows the layout of three units, each with a bedroom, living area, kitchen, and bathroom. A vicinity map shows the location at 502 N Oakridge Drive. A perspective rendering shows the townhome complex with a central driveway and green landscaping.

REVISIONS

NO.	DESCRIPTION	DATE
1		

Shield Engineering Group, PLLC
 Civil Engineering & Land Surveying
 1805 F-102B, 18th St, Suite 200
 Fort Worth, Texas 76102
 817.511.8666

PRELIMINARY - FOR REVIEW ONLY
 THESE DOCUMENTS ARE FOR DESIGN REVIEW
 AND NOT INTENDED FOR CONSTRUCTION.
 BEYOND OR FOR ANY PURPOSES. THEY WERE
 PREPARED BY OR UNDER SUPERVISION OF
 JOHN M. BRIDGEMAN, P.E. 6/15/17
 TITLE: PROJECT NAME: FILE# 1018

GRAPHIC SCALE: IN FEET
 0 10 20 30

CONSTRUCTION NOTES

HORIZONTAL & VERTICAL CONTROL
 BENCHMARK DESCRIPTION:

**502 N OAKRIDGE DRIVE
 HUDSON OAKS, TX 76087**

JOB # _____ FILE # 1018 _____
 CITY PROJECT # _____ FILE # 1018 _____
 FILE # 1018 _____ PROJECT # _____

CITY OF HUDSON OAKS, TEXAS
BUILDING PLAN
HUDSON OAKS
TRIPLEX SUBDIVISION
DRAFT

DESIGNED: LMK SCALE: 1/16 DATE: JUN 2017 SHEET: 1 OF 2
 DRAWING: LMK

HUDSON OAKS





53.4 PERMITTED USES

The following uses are also expressly permitted within the "PD-VAO" District:

Restricted 55+ Residential Housing:

As described in the exhibits in Section 53.2

Common Areas/Activity Center

Authorizes the construction and inclusion of greenspace and buildings to be used as common areas for residents of the development, including an activity center and pool.

Gated Access

Authorizes the inclusion of gated access control to the property.

53.5 LOT, AREA, AND HEIGHT REGULATIONS

The development will meet the Development Plan and Conceptual Images. Staff may approve changes of up to 25% of building size.

53.6 BUILDING FORM AND PLACEMENT REGULATIONS

A. Building Form and Placement

- a. All buildings shall have the same footprint, coverage, and placement as shown on the Development Plan
- b. New Buildings
 - i. If any new buildings are proposed that are not shown on the Development Plan, then an amended Development Plan must be submitted
 - ii. Any amendment to add a new building to a Development Plan must be approved by ordinance following public notice and a public hearing meeting the requirements of Section 44.3, Procedure.

B. Approved Variation to the Development Plan

- a. The City Administrator may approve the following variations up to the predetermined amounts.
 - i. Minimum Setbacks:
 1. A variation of to 10 feet in any minimum setback
 - ii. Building Footprint
 1. Up to 25 percent of a building's linear footprint as shown on the Development Plan may be adjusted in a different shape.
 - iii. Building Coverage
 1. The building coverage may be increased or decreased by up to 15 percent

53.7 OFF-STREET PARKING AND LOADING REQUIREMENTS

All off-street parking and loading requirements shall to Section 31 of the Hudson Oaks Zoning Ordinance.

53.8 LANDSCAPING

Landscaping shall conform to Section 35 of the Hudson Oaks Zoning Ordinance and meet the buffering and interior requirements below.

The development shall provide a living material buffer of layered landscape including trees, shrubs, and low level plantings on the roadway facing fencing. Interior landscaping shall include planting beds, trees, and grass lawns for each residential unit and must be fully maintained by property management.

53.9 AGE RESTRICTION

The PD-VAO District is restricted to residents age fifty five (55) years and older. A married spouse of a resident may reside within the PD-VAO District provided that at least one resident within the marriage meets the age requirements identified in this section. Visitors under the age of 55 years old shall be permitted for no more than ten (10) consecutive days (“Visit”) and Visits may not occur within ninety (90) days of each other.

53.10 INTERIOR FINISH REQUIREMENTS

- a. Natural stone countertops made of granite, marble, or a like alternative approved by the City Administrator shall be used in all residential kitchens.
- b. The use vinyl construction products such as vinyl composition tile is prohibited.
- d. All residential wet areas shall use ceramic, glass, or natural stone tile for back splashes, surrounds, and bathrooms. The City Administrator may approve an alternative material that meets the same quality and style of the materials listed in this subsection.

53.11 SCREENING

An approved development fence or landscape buffer screen shall be required along a property line when adjacent to a residential development. In order to accommodate future development, openings in the required development fence may occur where sidewalks or trails are intended to connect to a future development. The east property line shall use an 8’ board on board privacy fence. All other property lines will use a minimum 6’ ornamental iron fence. All refuse areas shall be screened and fully enclosed.

SECTION 2.

That this ordinance shall be cumulative of all provisions of the zoning ordinance and of the Code of Ordinances of the City of Hudson Oaks, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provision of such ordinances and such Code, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause,

sentence, paragraph, or section 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 phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

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) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

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 of the City of Hudson Oaks, Texas, as amended, which have 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 6.

The city secretary of the City of Hudson Oaks is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 7.

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

PASSED AND APPROVED ON THIS 27th DAY OF JULY, 2017.

MAYOR

ATTEST:

DR