



**CITY OF HUDSON OAKS  
PLANNING & ZONING COMMISSION  
210 HUDSON OAKS DRIVE  
HUDSON OAKS, TEXAS 76087  
TUESDAY, MAY 14, 2024**

**REGULAR SESSION: 7:00 PM**

1. Call to order/announce a quorum is present  
  
(4 of the 7 members being present constitutes a quorum)
2. Citizen comments
3. Consideration of Planning & Zoning Commission minutes for April 9, 2024
4. Public hearing and discussion/consideration to amend the Comprehensive Zoning Ordinance of the City of Hudson Oaks, Texas, by amending the land use definitions and land use table regarding Drive-Thru Facilities
5. Discussion reviewing the City of Hudson Oaks Land Use Table
6. Future agenda items
7. Adjournment

I, Shelley Scazzero, 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 8<sup>th</sup> day of May, 2024 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 Scazzero at 682-229-2400 or email [shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com) for more information.

Shelley Scazzero  
City Secretary

# Planning & Zoning Commission Meeting Staff Agenda Report



Consideration of Planning & Zoning Commission minutes for April 9, 2024		
<b>Meeting date:</b> May 14, 2024	<b>Agenda Item #:</b> 3	<b>Action being considered:</b> Adoption of April 9, 2024 Minutes

**Staff Recommendation:**

Review and adopt the minutes of the April 9, 2024 Planning & Zoning Commission meeting.

**Prior Board or Council Action:**

No previous action taken.

**Background Information/Analysis:**

Meeting was held at 7:00 p.m. on Tuesday, April 9, 2024 at Hudson Oaks City Hall.

**Attachments:**

DRAFT Minutes

**Staff Contact:**

Shelley Scazzero, City Secretary

682-229-2411

[shelley.major@hudsonoaks.com](mailto:shelley.major@hudsonoaks.com)



**CITY OF HUDSON OAKS  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, APRIL 9, 2024**

STATE OF TEXAS           §  
  §  
COUNTY OF PARKER     §

**REGULAR SESSION**

**1. Call to order/announce a quorum is present**

Chairman Brad Manning called the meeting to order at 7:00 p.m. in the Council Chamber, Hudson Oaks City Hall, 210 Hudson Oaks Drive, Hudson Oaks, Texas, 76087.

Present:	Brad Manning	Chairman, Place 4
	Jo-Alice Davis	Vice-Chair, Place 1
	Robyn Jackson	Place 3
	Jennifer Liles	Place 6
	Angela Pereira	Place 7

Absent:	George Dwiggin	Place 2
	Dante Hall	Place 5

Staff Present:	Hayden Brodowsky	Director of Operations
	Shelley Scazzero	City Secretary

**2. Citizen comments**

No Citizen Comment.

**3. Consideration of Planning & Zoning Commission minutes for March 12, 2024.**

**ACTION:** Motion made by Commission Member Liles and seconded by Commission Member Pereira to approve the Planning & Zoning Commission minutes for March 12, 2024. The motion passed unanimously (5-0).

**4. Discussion reviewing the City of Hudson Oaks Land Use Table**

No action taken.

**5. Future agenda items**

No items requested.

**6. Adjournment**

There being no further business Chairman Manning adjourned the Regular meeting of the Planning & Zoning Commission at 8:10 p.m., on Tuesday, April 9, 2024.

\_\_\_\_\_  
Chairman, Brad Manning

ATTEST:

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

DRAFT

# Planning & Zoning Commission Meeting Staff Agenda Report



Public hearing and discussion/recommendation to amend the Comprehensive Zoning Ordinance of the City of Hudson Oaks, Texas, by amending the land use definitions and land use table regarding “Drive-Thru Uses”		
Meeting date: May 14, 2024	Agenda Item #: 4	Action being considered: Recommend Approval.

**Staff Recommendation:**

Recommend approval.

**Prior Board or Council Action:**

No previous action taken.

**Background Information/Analysis:**

As the City of Hudson Oaks continues to become a commercial development destination, it is important to ensure that our ordinances fit the vision that is set forth by council. Routine housekeeping changes like this are to be expected as the city continues to form an identity in key commercial areas. Specifically, modifying the drive-thru uses ensures that future development is managed in a way that is both thoughtful and well planned.

In the current zoning ordinance, specifically the permitted use table, there are no regulations on drive-thrus that are not restaurant oriented. This means that other drive-thrus can exist without a Specific Use Permit (SUP). This does not meet the spirit of the overall zoning ordinance as drive-thru uses of other types can still pose a public risk in terms of traffic and safety.

Staff recommends creating a new use listed in the accessory uses, which would allow it to be applied to any other uses listed in our permitted use table. For example, a dry-cleaning use with a drive-thru pickup lane would need a SUP for the drive-thru lane.

**Attachments:**

DRAFT Ordinance

**Staff Contact:**

Hayden Brodowsky, Assistant City Administrator

682-229-2412

[hayden.brodowsky@hudsonoaks.com](mailto:hayden.brodowsky@hudsonoaks.com)

## ORDINANCE NO. 2024-XX

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HUDSON OAKS, BY AMENDING THE LAND USE DEFINITIONS AND PERMITTED LAND USE TABLE REGARDING DRIVE-THRU USES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; 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, Texas is a Type A general-law municipality located in Parker County, 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 land use definitions in Section 48.2, the land use table in Section 11.2, and the special conditions for listed uses in Section 12 of the zoning ordinance regarding Drive-Thru uses as described herein; and

**WHEREAS**, a public hearing was held by the Planning and Zoning Commission of the City on the 14<sup>th</sup> day of May, 2024, and a public hearing was held by the City Council on the 30<sup>th</sup> day of May, 2024, with respect to the proposed changes in the zoning regulations; and

**WHEREAS**, all requirements of law for publication and all procedural requirements have been complied with in accordance with 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, Section 48.2 “Land Use Definitions and Explanations” is hereby amended to add the following definition for “Drive-Thru Uses” to read as follows:

*“Drive-Thru Uses.* Establishments providing services to customers in motor vehicles that are either temporarily parked, or through a service window and a drive-thru lane, such as drive-in or drive-thru restaurants, banks offering drive-thru services, pharmacies or dry cleaners offering drive-thru services, gas pumps/fuel sales, car washes, or similar concepts.”

### SECTION 2.

That Exhibit A to Chapter 14 of the Code of Ordinances, the comprehensive zoning ordinance of the City of Hudson Oaks, Texas, Section 11.2 “Land Use Table”, “Accessory Uses”, be and is hereby amended to add the following classification for “Drive-Thru Facility” to read as follows:

Residential						Land Use Designation	Nonresidential				Special Conditions
SF-2A	SF-1AP	SF-32	SF-15	MF	MH		RC	GC	LI	I	
						<b>ACCESSORY USES</b>					
P	P	S	S		S	Accessory Building	S	S	S	S	a,p
P		P	P		P	Carport, Residential					
						Christmas Tree Sales	S	S	S	P	b,f

						<b>Drive-Thru Uses</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	ab
P	P	P	P	P	P	Home Occupation					
				P		Temporary Construction Building	P	P	P	P	d
S	S	S	S	S	S	Public Utility Buildings and Structures	S	S	S	S	

The remainder of the Land Use Table in Section 11.2 shall remain unchanged and in full force and effect.

### **SECTION 3.**

That Exhibit A to Chapter 14 of the Code of Ordinances, the comprehensive zoning ordinance of the City of Hudson Oaks, Texas, Section 12 “Special Conditions for Listed Uses” be amended to add the following new special condition ab. for “Drive-Thru Uses” to read as follows:

#### **Sec. 12. Special Conditions for Listed Uses.**

...

“ab. Drive-Thru Use Regulations:

1. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.
2. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.
3. A stacking space shall be an area on a site measuring ten feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, escape lane or maneuvering area.
4. Required Stacking Spaces:

<b>REQUIRED STACKING SPACES</b>	
Type of Land Use	Minimum Number of Stacking Spaces
Banks, financial institutions	3 spaces per line
Car wash, automated self-service	3 spaces per wash bay, including one at the bay exit for drying
Car wash, full-service	3 spaces per car wash line
Car wash, wand-operated self-service	2 spaces per wash bay, including one at the bay exit for drying
Kiosks with drive-thru	2 spaces per line
Restaurants with one order window	4 spaces per line

<b>REQUIRED STACKING SPACES</b>	
Type of Land Use	Minimum Number of Stacking Spaces
Restaurants with two or more order windows	2 spaces per second line and any subsequent line
Retail, pharmacy, dry cleaners	3 spaces per line

The remainder of the Special Conditions for Listed Uses in Section 12 shall remain unchanged and in full force and effect.

#### **SECTION 4.**

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 provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

#### **SECTION 5.**

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 6.**

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 7.**

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, or any other ordinances relating to drive thru uses which 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 8.**

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 one time in the official newspaper of



the City, as authorized by Section 52.011 of the Local Government Code.

**SECTION 9.**

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 30<sup>TH</sup> DAY OF MAY, 2024.**

\_\_\_\_\_  
Tom Fitzpatrick, Mayor

Attest:

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

# Planning & Zoning Commission Meeting Staff Agenda Report



Discussion reviewing the City of Hudson Oaks Land Use Table		
<b>Meeting date:</b> May 14, 2024	<b>Agenda Item #:</b> 5	<b>Action being considered:</b> No action.

**Staff Recommendation:**

No action.

**Prior Board or Council Action:**

No previous action taken.

**Background Information/Analysis:**

Over the next few meetings, staff will be presenting recommendations and requesting discussion and feedback from the commission on the Hudson Oaks Land Use Table.

Specifically in this session, staff will be going through Residential, Public & Utility Uses, Educational, Entertainment, and Medical Uses.

[Click here to access the current use table.](#)

**Attachments:**

None

**Staff Contact:**

Hayden Brodowsky, Assistant City Administrator

682-229-2412

[hayden.brodowsky@hudsonoaks.com](mailto:hayden.brodowsky@hudsonoaks.com)