



ORDINANCE 2024-06

STATE OF TEXAS
CERTIFICATE TO COPY
OF PUBLIC RECORD
COUNTY OF PARKER

I hereby certify, in the performance of the functions of my office, that the attached instrument(s) is/are a full, true and correct copy of Ordinance 2024-06, approving a specific use permit for "RV Sales and Service" at 3541 Fort Worth Highway; as the same appears on record in my office and that said document(s) is/are the official record(s) from the public office of the City Secretary of the City of Hudson Oaks, Parker County, State of Texas, and is kept in said office.

I further certify that I am the City Secretary of the City of Hudson Oaks, that I have legal custody of said record(s), and that I am a lawful possessor and keeper and have legal custody of the records in said office.

In witness whereof I have hereunto set my hand and affixed the official seal of said office this 1st day of April, 2024.



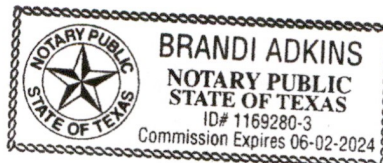
Shelley Scanzero
Shelley Scanzero, City Secretary
Parker County, State of Texas

Subscribed and sworn to (or affirmed) before me this 1st day of April, 2024.

Brandi Adkins
Notary Public Signature

Brandi Adkins
Notary's Printed Name

My Commission expires: 6/2/2024



ORDINANCE NO. 2024-06

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HUDSON OAKS, BY APPROVING A SPECIFIC USE PERMIT ON CERTAIN PROPERTY FOR RV SALES AND SERVICE; 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 RV sales and service in a restricted commercial district in the City; and

WHEREAS, the owner of the property located at 3541 Fort Worth Highway has filed an application for a Specific Use Permit to approve RV sales and service use on the property; and

WHEREAS, the Planning and Zoning Commission of the City of Hudson Oaks, Texas held a public hearing on March 12, 2024, and the City Council of the City of Hudson Oaks, Texas, held a public hearing on March 28, 2024, 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:

Being a 3.67 acres lot, Lot 2, Block 1, JBS Addition, Hudson Oaks, Parker County, Texas, commonly known as 3541 Fort Worth Highway, Hudson Oaks, Parker County, Texas.

A Specific Use Permit for RV sales and service, as more fully shown and described on the application and site plan 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:

No conditions.

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 RV sales and service.

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 28th day of March, 2024.



Tom Fitzpatrick, Mayor

Attest:



Shelley Scazzero, City Secretary



EXHIBIT "A"

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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 _____ ZONING DISTRICT

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, _____ JBS _____ ADDITION AS PLATTED IN THE CITY OF HUDSON OAKS.

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: 3541 Fort Worth Hwy, Hudson Oaks, TX 76087

TOTAL ACREAGE OF SITE(S): 3.67 acres

REASON FOR REQUEST: Special use to allow RV Sales and Service at property

OWNER SIGNATURE:

PRINTED NAME: Jerry Durant & Jerry Durant Auto Group

ADDRESS: 3118 Fort Worth Hwy

CITY, STATE, ZIP: Hudson Oaks, TX 76087

PHONE NUMBER: _____

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:	DATE:	TIME:
FEE: \$	DATE PAID:	RECEIPT #:



PROPOSED SITE PLAN
02/19/2024
HUDSON OAKS, TX.

SITE		SF	
TYPE	AREA	AREA (SF)	AREA (SF)
SITE AREA	4.38 ACRES	190,873.03 SF	190,873.03 SF
TOTAL	4.38 ACRES	190,873.03 SF	190,873.03 SF

PARKING		SPACES	
TYPE	AREA	EXISTING	PROPOSED
RV DISPLAY		41	41
SURFACE PARKING		41	41

SITE COVERAGE
EXISTING TO REMAIN

BUILDING SIZE
9,928 S.F. EXISTING TO REMAIN

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING CONCRETE TO REMAIN
- EXISTING ASPHALT TO REMAIN
- EXISTING LANDSCAPING/GRASS TO REMAIN
- 24' FIRE LANE
- EXISTING FIRE HYDRANT

SCOPE OF WORK

PROPOSAL TO CHANGE THE USE OF THIS SITE FROM COMMERCIAL - AUTO SALES AND SERVICE TO COMMERCIAL - RV SALES AND SERVICE. EXISTING BUILDING, PAVING, AND LANDSCAPING TO REMAIN. NEW PAVING AND LANDSCAPING TO BE PROPOSED. NEW SIGNAGE IN PLACE FOR RV. NEW SIGNAGE WILL BE PROPOSED REPLACING THE EXISTING SIGNAGE IN PLACE. NO CHANGE IN IMPERVIOUS COVERAGE. SITEWORK WILL BE LIMITED TO RE-STRIPING ONLY.

SITE PLAN GENERAL NOTES

A. THERE WILL BE NO CHANGE TO IMPERVIOUS COVERAGE.
B. THERE WILL BE NO CHANGE TO TOPOGRAPHY OR DRAINAGE.

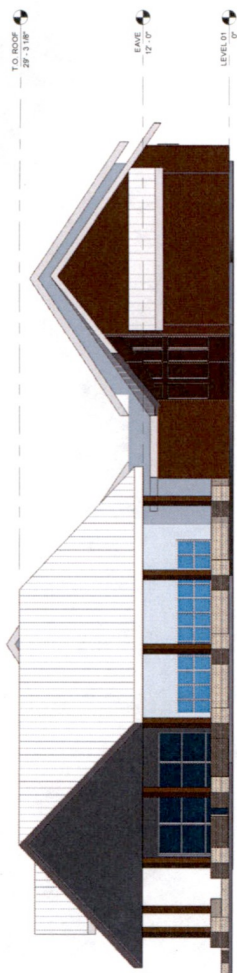
SITE PLAN KEYED NOTES

501 PROPERTY LINE
502 FIRE ACCESS LANE REF. FIRE LANE MARKING DETAIL ON SHEET FWH1
503 EXISTING CONCRETE TO REMAIN
504 EXISTING ASPHALT TO REMAIN
505 EXISTING LANDSCAPING/GRASS TO REMAIN
506 PROPOSED DRAINAGE
507 EXISTING FIRE HYDRANT LOCATION, REF. CIVIL AND FIRE PROTECTION DRAWINGS
508 EXISTING LANDSCAPING/TREES TO REMAIN

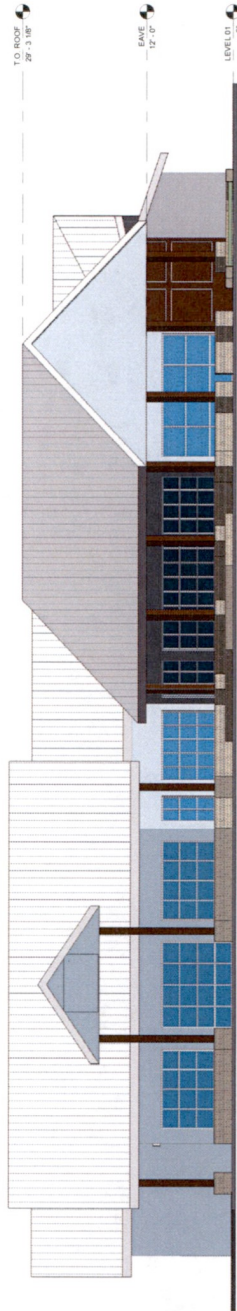


3541 FORT WORTH HWY, HUDSON OAKS
a project of
PINNACLE RV

EXISTING BUILDING AND MATERIALS TO REMAIN

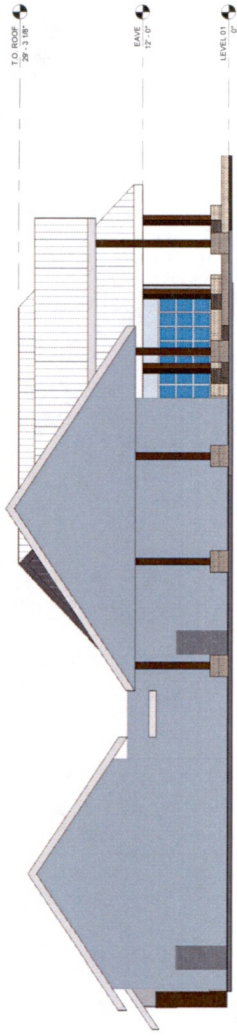


2 SOUTHEAST ELEVATION
1/8" = 1'-0"

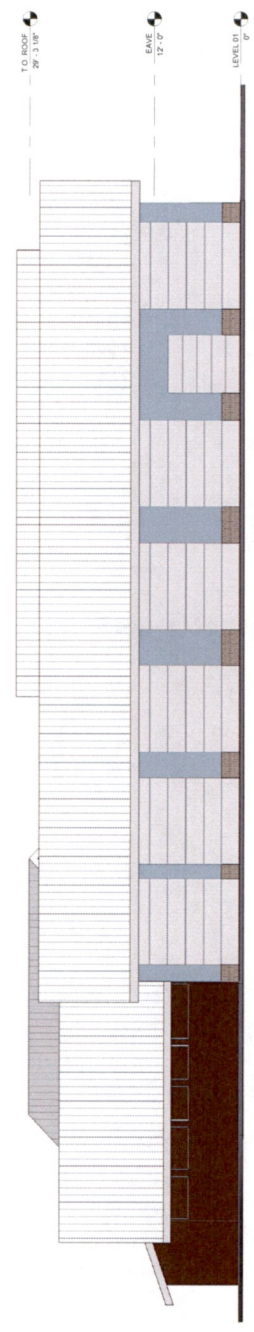


1 SOUTHWEST ELEVATION
1/8" = 1'-0"

EXISTING BUILDING AND MATERIALS TO REMAIN

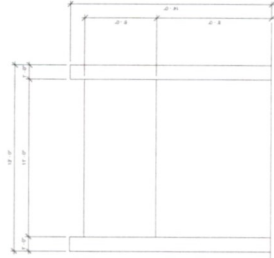
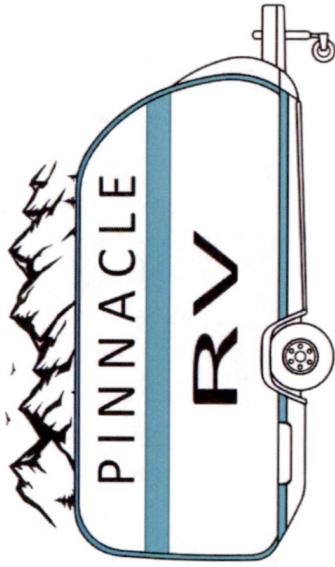


2 NORTHWEST ELEVATION
1/8" = 1'-0"

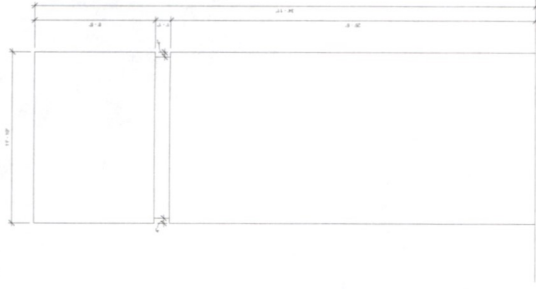


1 NORTHEAST ELEVATION
1/8" = 1'-0"

PROPOSED LOGO



1 MONUMENT SIGN
1/4" = 1'-0"



2 PYLON SIGN
1/4" = 1'-0"

SOUTHEAST MONUMENT SIGN



SOUTHWEST PYLON SIGN



EXISTING IMAGES

A



B



C



Goree
interiors | architecture | brand

3541 FORT WORTH HWY, HUDSON OAKS

a project of
PINNACLE RV



EXISTING SITE PLAN
02/19/2024
HUDSON OAKS, TX.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202408037

04/01/2024 11:46 AM

Fee: 65.00

Lila Deakle, County Clerk
Parker County, TX

ORDINANCE