



ORDINANCE 2024-11

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 2024-11, amending the Comprehensive Zoning Ordinance, Section 51, The Planned Development Oakey Corridor Overlay "PD-OC" Zoning District regulations; 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 2nd day of July, 2024.

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

Subscribed and sworn to (or affirmed) before me this 2nd day of July, 2024.



Brandi Adkins
Notary Public Signature

Brandi Adkins
Notary's Printed Name
My Commission expires: *06/02/2028*

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ORDINANCE NO. 2024-11

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF HUDSON OAKS, TEXAS, BY AMENDING SECTION 51, THE PLANNED DEVELOPMENT OAKY CORRIDOR OVERLAY "PD-OC" ZONING DISTRICT REGULATIONS IN ITS ENTIRETY; 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 previously adopted Ordinance No. 2015-07 establishing the Planned Development Oakey Corridor Overlay "PD-OC" zoning district and regulations as Section 51 to the Comprehensive Zoning Ordinance; and

WHEREAS, the City Council deems it necessary to amend and readopt the regulations contained in Section 51, the Planned Development Oakey Corridor Overlay "PD-OC" District; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City on June 11, 2024, and a public hearing was held by the City Council on June 27, 2024, 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 Section 51, "PD-OC Planned Development Oakey Corridor Overlay", of Exhibit A to Chapter 14 of the Code of Ordinances, the comprehensive zoning ordinance of the City of Hudson Oaks, Texas, is hereby amended in its entirety to read as follows:

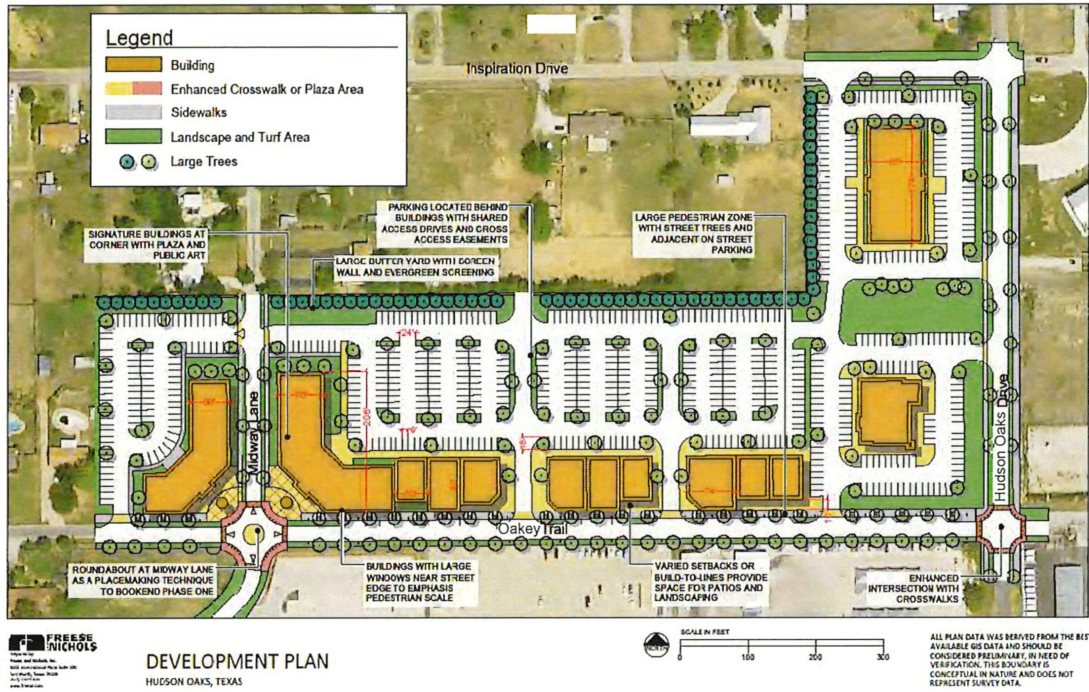
"Section 51 PD-OC Planned Development Oakey Corridor Overlay

51.1 PURPOSE

The purpose of the PD-OC District is to strengthen the City's economy, provide a quality mixed use development, and create an attractive and desirable destination with a historic look and feel for residents of and visitors to Hudson Oaks. The development will operate with a variety of office, retail, and commercial uses and is designed to capitalize on its proximity to City Hall, a neighboring park, and City-owned surface parking lots. The ultimate vision for the PD-OC District is to create a positive and identifiable image for the City that increases the tax base, encourages appropriate and organized development, provides quality architectural design, improves the community's quality of life, promotes pedestrian-oriented sites, and creates a sense of community and place.

51.2 DEVELOPMENT PLAN

The Development Plan referenced throughout this Section is shown below:



Development Plan for the Northwest corner of Oakley and Midway

51.3 CONCEPTUAL IMAGES

The following conceptual images display the intended types of uses and building designs for this planned development zoning district.



Figure 1: View of Building Types, Public Spaces, and Street Corridor



Figure 2: View of Development along the Street

51.4 PERMITTED USES

Uses permitted within the "PD-OC" District shall be permitted in accordance with the following use chart. If a land use is permitted by-right, then the letter "P" will be shown in the Permitted column below. If the

land use is permitted upon approval of a Specific Use Permit, then the letters "SUP" will be shown in the Permitted column. If the Permitted column does not show a "P" or "SUP", then the use is prohibited.

Table 1: PD-OC Land Use Table	
Land Use Designation	Permitted
Residential Uses	
Agricultural Use	
Apartment, Multifamily	
Boarding House	
Garage Apartment	
Guesthouse	
Convent, Rectory, Monastery	
Assisted Living Facility	
HUD Manufactured Home or Subdivision	
Townhouse, Duplex	
Single Family Detached	
Public & Utility Uses	
Airport	
Animal Shelter, Kennel	
Public Park	P
Cemetery, Mausoleum, Crematorium	
Community Center	P
Electrical Generation Station	SUP
Natural Gas Regulator Station	SUP
Golf Course, Public	
Government Administration Building	P
Public Library	P
Museum	P
Religious Institution	
Telephone Exchange, Switching or Relay	
Educational Uses	
College or University	SUP
Commercial Trade School	SUP
Training Center	SUP
Nursery School	SUP
Primary or Secondary School	
Vocational School	SUP
Entertainment Uses	
Amusement Center, Indoor	P
Amusement Center, Outdoor	
Athletic Field, Commercial	
Auditorium	
Country Club	
Gymnasium	
Stable	
Swimming Pool, Commercial	
Shooting Range	SUP
Theater, Cinema	
Medical Uses	
Clinic	P
Hospital	P
Medical Laboratory	
Medical Office	P

Table 1: PD-OC Land Use Table	
Land Use Designation	Permitted
Nursing Home	
Veterinary Hospital, with Outside Pens	
Veterinary Hospital, without Outside Pens	SUP
Veterinarian Office, Small Animal	P
Veterinarian Office, Large Animal	SUP
Transportation Uses	
Auto Auction	
Auto Car Wash	
Wrecker Service	
Paint & Body Shop	
Auto Parts & Accessory Shop	SUP
Auto Rental	
Auto Repair Garage	
Auto Dealer (New & Used)	
Auto Service Station	
Terminal, Bus & Taxi Station	
Farm Machinery Dealer (New & Used)	
Professional Uses	
Financial Institution	P
Office, Business	P
Office, Professional	P
Retail & Service Uses	
Ambulance Service	SUP
Animal Grooming	P
Antique, Collectibles Shop	P
Tailor Shop	P
Arts, Crafts, & Hobby Shop	P
Bakery, Retail	P
Bakery, Wholesale	P
Bar (establishment deriving 75% or more of its gross revenue from on-premise sale of alcohol)	SUP
Barber Shop, Beauty Salon	P
Building Material and Hardware Sales	P
Cabinet or Upholstery Shop	P
Catering Service	P
Convenience Store, with or without Fuel Sales	SUP
Copy and Printing Shop	P
Cosmetic Tattoo Parlor	P
Day Care Center, Adult	SUP
Day Care Center, Child	SUP
Department Store	P
Exterminating Service	SUP
Factory Outlet, Retail or Wholesale Store	P
Farmers Market, Outdoor	SUP
Flea Market	SUP
Funeral Home, Mortuary	SUP
Furniture, Fixture, and Appliance Store	P
Greenhouse, Nursery	
Grocery Store	P
Health Club	P
Hotel, Motel	
Kennel	SUP

Table 1: PD-OC Land Use Table	
Land Use Designation	Permitted
Landscape Service	SUP
Laundry, Dry Cleaning	P
Locksmith	P
Manufactured Home Sales	
Meat Market	SUP
Music Store	P
Office Supply, Office Machine Sales and Service	P
Package Liquor Store	SUP
Pawn Shop	
Pet Supply Store	P
Pharmacy	P
Photographic Equipment Sales and Service	P
Radio, Television Studio	SUP
Recycling Collection Center	
Rental Store	SUP
Commercial and Heavy Equipment Rental Store	
Restaurant	P
Restaurant, Drive-In/Drive-Thru	
Sexually Oriented Business	
Shoe Repair	P
Sign Shop	P
Stone Monument Sales	SUP
Taxidermist	SUP
Tobacco Shop	SUP
Video Rental	P
Watch, Jewelry Sales and Repair	P
Western Clothier and Supply	P
Industrial Uses	
Assembly Plant	
Bottling Works	
Building Materials Manufacturing	
Dairy Processing	
Electronics Manufacturing	
Laundry, Dry Cleaning, and Dyeing Plant	
Machine Shop	
Manufacturing Facility	
Meat Processing Plant	
Mini-Warehouse	
Pharmaceutical Plant	
Plastic Products Manufacturing	
Radio, Television Transmission & Receiving Facility	
Salvage Yard	
Stockyard	
Storage and Warehousing Establishment	
Storage	
Textile Manufacturing	
Warehousing, Freight Office	
Accessory Uses	
Accessory Building	SUP
Carport, Residential	
Christmas Tree Sales	SUP

Table 1: PD-OC Land Use Table	
Land Use Designation	Permitted
Home Occupation	
Temporary Construction Building	SUP
Public Utility Buildings and Structures	SUP

51.5 LOT, AREA, AND HEIGHT REGULATIONS

Table 2: Lot, Area, and Height Regulations	
Minimum Lot Area	6,000 Square Feet
Minimum Lot Width	60 Feet
Minimum Lot Depth	100 Feet
Minimum Front Yard	Shall be as shown on the Development Plan and Street Sections
Minimum Side Yard	Shall be as shown on the Development Plan and Street Sections
Minimum Side Yard Adjacent to Street	Shall be as shown on the Development Plan and Street Sections
Minimum Rear Yard	Shall be as shown on the Development Plan and Street Sections
Maximum Building Height	Two Stories/45 Feet
Maximum Lot Coverage (Includes All Buildings)	Shall be as shown on the Development Plan and Street Sections

51.6 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. Minimum Front Yard Setback along Hudson Oaks Drive
 - 1. The minimum setback may be reduced to conform to Figure 5: Hudson Oaks Drive – Option 1
 - iii. 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.
 - iv. Building Coverage
 - 1. The building coverage may be increased by up to 15 percent
 - v. Placement
 - 1. Buildings along Oakey Trail may be set back from the front property line by 10 feet if a patio area is provided. Buildings may also be brought forward so the building line abuts the right-of-way (i.e., a zero [0] setback).
- C. Street Sections
 - a. The following street sections shall govern the general building form and placement.

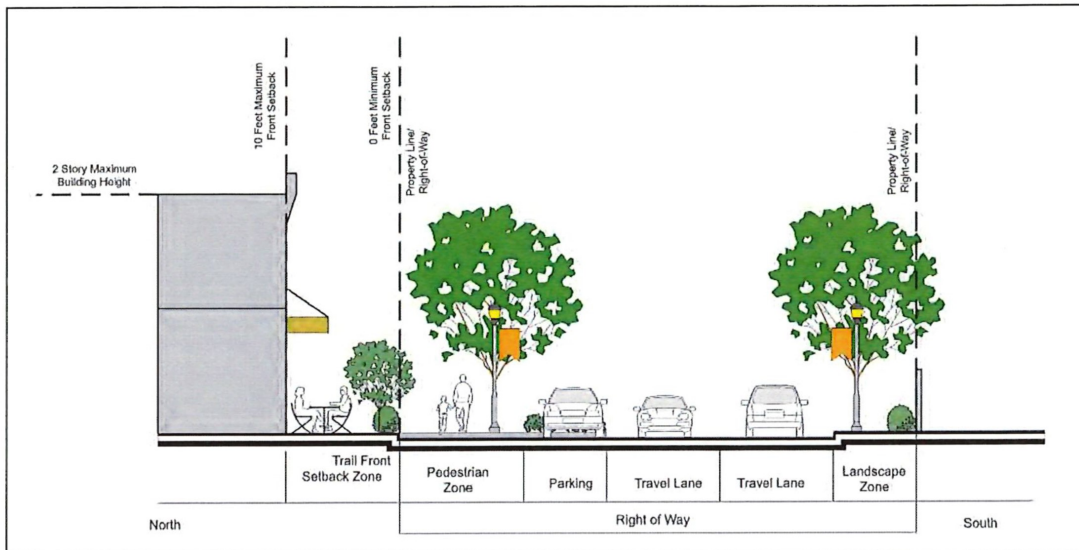


Figure 3: Section A –Oakley Trail

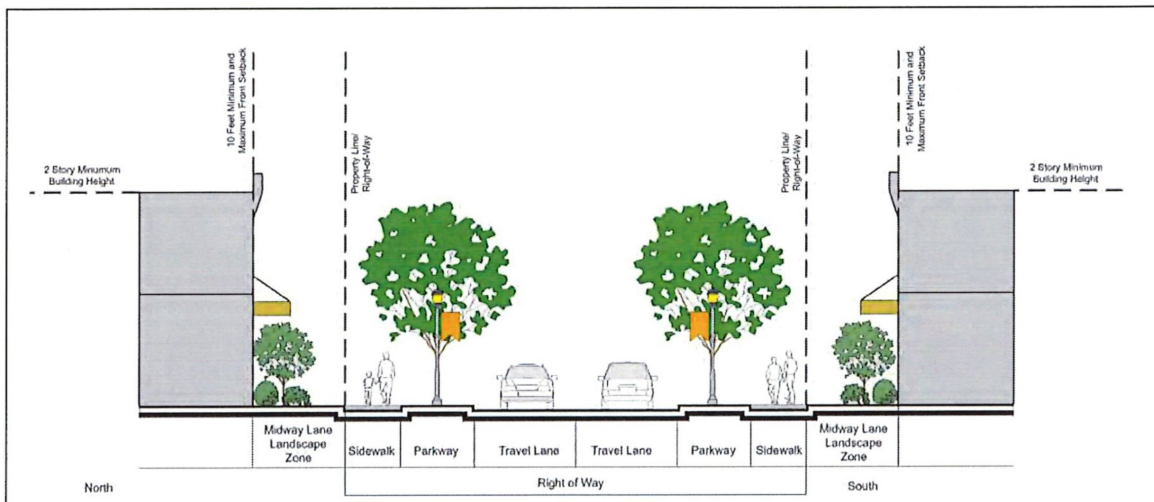


Figure 4: Section B – Midway Lane

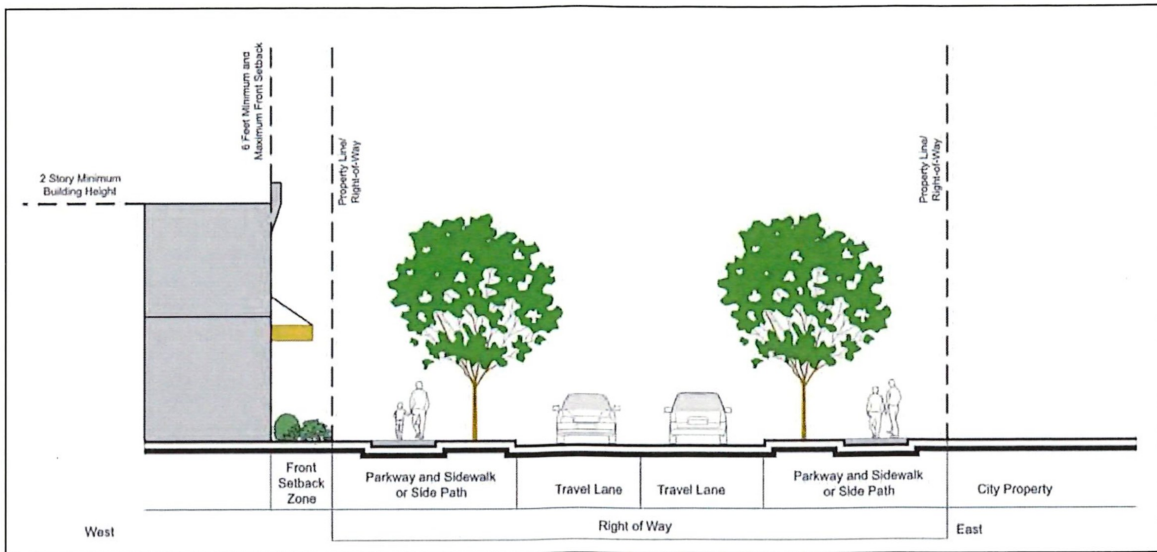


Figure 5: Hudson Oaks Drive - Option 1

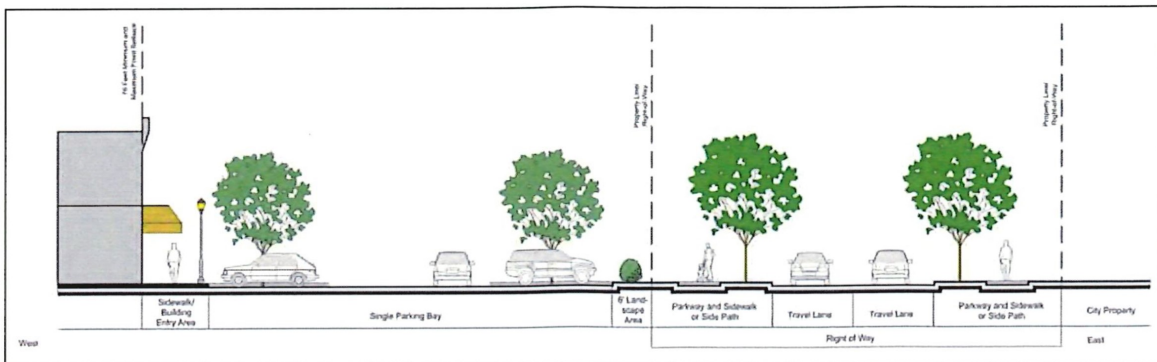


Figure 6: Hudson Oaks Drive - Option 2

51.7 OFF-STREET PARKING AND LOADING REQUIREMENTS

All off-street parking and loading requirements shall conform to the amount and dimensions shown on the Development Plan. The Development Plan shall be controlling over Section 31 in terms of the size and number of parking and loading spaces.

51.8 SCREENING

An approved development fence eight (8) feet in height shall be required along a property line when adjacent to a residential development. In order to accommodate future development, openings in the requirement development fence may occur where sidewalks or trails are intended to connect to a future development.

51.9 LANDSCAPING

- A. Landscaping shall be provided as shown on the Development Plan
- B. Landscaping Generally

- a. The overall percent of landscaping within the PD-OC District shall be the same as shown on the Development Plan.
- b. The number of trees shown on the Development Plan shall govern their placement within the PD-OC District.
- C. Locational Criteria
 - a. The location of all landscaping within the PD-OC District shall be the same as shown on the Development Plan
 - b. All landscape material shall comply with the visibility requirements of the Subdivision Ordinance.
- D. Landscape Materials Criteria
 - a. The use of a variety of plan material native to the area, or locally adapted for drought tolerance, is required.
- E. Landscaping in Parking Lots
 - a. The percentage of landscaping in parking lots within the PD-OC District shall be the same as shown on the Development plan and shall govern over Zoning Ordinance Sections 35.8.A and 35.8.B.
- F. Landscaping Area
 - a. Twenty (20) percent of the landscaped area shown on the Development Plan shall be used for shrub beds.
 - b. No more than eighty (80) percent of the landscaped area shown shall be used for turf grasses.
- G. Public Plaza at Oakey Trail and Midway Lane
 - a. As shown on the Development Plan, a hardscape plaza space shall be constructed.
 - b. The plaza shall be the general shape and size as shown on the Development Plan.
 - c. The type and pattern of hardscape materials may be determined at the time of building permit submittal.

51.10 BUILDING ARCHITECTURAL DESIGN

- A. Applicability and Conformance
 - a. All buildings shall comply with this section.
 - b. The conformance with the following standards shall be shown on the Site Plan and Elevations submitted with a building permit.
- B. Building Orientation and Façade Design
 - a. All buildings shall face the right-of-way and have the primary entrance along the right-of-way. A secondary entrance may be provided along the rear of the building, which faces a parking lot. The rear façade shall keep with the character of the front façade.
- C. Building Articulation
 - a. Façade depth and height articulation shall be required as shown on the Development Plan, with the exception of the City Administrator granting an "Approved Variation" to the building footprint.
- D. Design Elements Requirements
 - a. Eight (8) of the following eleven (11) elements shall be incorporated into the building's design:

Table 3: Menu Of Nonresidential Deisgn Elements	
1	Canopies, awnings, or porticos
2	Divided light windows on the second story
3	Dentil course
4	Recessed entryways
5	Transoms
6	Architectural lighting attached to the building
7	Outdoor patios
8	Storefront display windows

9	Architectural details; such as, tile work or moldings, integrated into the building façade
10	Integrated planters or a low wall that incorporates landscape and sitting areas
11	Offsets, reveals, or projecting ribs used to express architectural or structural bays

E. Façade Materials

- a. Except for windows and doors, all building facades shall be composed of 100 percent masonry materials.
- b. At least 33 percent of the front façade shall consist of windows or glass doors.
- c. The style and color shall match the style shown in Figure 1 and Figure 2.

F. Building Accents Materials and Material Changes

- a. No single masonry material shall comprise the entire façade treatment of a building.
- b. Side and rear facades shall be finished in a similar color, texture, and materials as the main front façade of the building.



Figure 7: Example of Building Accent Materials

G. Tripartite Building Design and Composition

- a. Buildings shall incorporate a tripartite building composition (base, middle, and top).
- b. The tripartite shall be proportioned to other elements of the building as shown below



Figure 8: Tripartite Building Design/Composition

H. Screening Refuse and Recycling Collection Areas

- a. Refuse and recycling collection areas shall be located to minimize their visibility from public streets.

- b. Refuse and recycling receptacles shall be screened with a six (6) to eight (8) foot masonry wall of a color to match the primary building.
 - c. Refuse and recycling collection enclosures shall contain permanent walls on three (3) sides with the service opening not directly facing any public right-of-way or any residentially zoned property. The fourth side may incorporate a metal gate to visually screen the dumpster or compactor. Refuse and recycling collection enclosure doors cannot open into or obstruct the fire lane, access easement, or utility easement.
- I. Screening Equipment
- a. All uses shall screen all mechanical, heating, and air conditioning equipment (e.g., rooftop or ground equipment) from public view and adjacent residential property.

51.11 STREETScape REQUIREMENTS

- A. Pedestrian Crossing at Intersections and Driveways
- a. If a sidewalk or pedestrian way crosses either a driveway or an intersection, then the development shall install crosswalks that clearly define the crosswalk by using changes in material or colors within the area of the crosswalk.
 - b. The above requirement shall only apply when the sidewalk or pedestrian way is within either the right-of-way or an area immediately adjacent to a right-of-way.



Figure 9: Example of Pedestrian Crossings in a Large Development

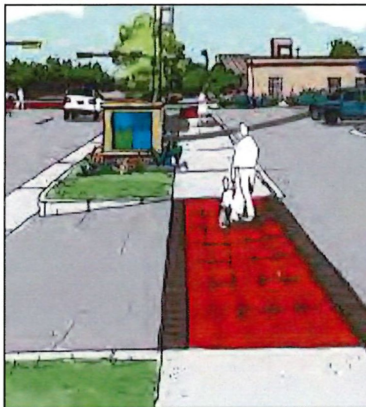


Figure 10: Example of Pedestrian Crossing at a Retail Driveway

- B. Street Furnishings
- a. Areas along sidewalks or adjacent to buildings shall incorporate features to promote a walkable environment such as seats and benches.

- b. Benches shall be provided along sidewalks or adjacent to buildings at a rate of one (1) bench per 100 linear feet of sidewalk.
- c. Litter receptacles and planters shall be provided along sidewalks or adjacent to buildings at a rate of one (1) receptacle per 100 linear feet of sidewalk.
- d. All benches and trash receptacles shall be identical in style and color.
- e. Street furnishings shall be low maintenance and resistant to vandalism.
- f. Street furnishings shall maintain an unencumbered walkway for pedestrians.
- g. Street furnishings may be grouped together at common locations, such as plaza or outdoor sitting/eating areas.



Figure 11: Example of Street Furnishings



Figure 12: Trash Receptacle



Figure 13: Planter

51.12 SIGNS

- A. Pole signs are prohibited in the PD-OC District.
- B. All signs shall be attached to buildings, except four (4) monument signs may be constructed throughout the PD-OC District. The City Administrator may approve monument signs being placed in the right-of-way if there is no negative effect on public safety and visibility.

- C. All signs shall be limited to 60 square feet in size. The City Administrator may approve larger signs if the larger sign is consistent with the building style shown in Figure 1 and Figure 2 and does not detract from the visual appeal of any surrounding building or the entire development site.
- D. All signs shall be consistent with the look and feel of the signage shown in Figure 1 and Figure 2.

51.13 SITE LIGHTING DESIGN

- A. Applicability and Conformance
 - a. All developments shall comply with this section.
 - b. The conformance with the following standards shall be shown on the Site Plan or other building permit application materials.
- B. Light Pole and Fixture Consistency
 - a. All street and parking lot light poles and fixtures shall be black in color and have the same shape and style base, pole, and lighting fixture throughout the PD-OC District.
 - b. All light poles and fixtures shall be consistent with the appearance (color, design, size, etc.) of the light poles and fixtures shown in Figures 14, 15, 16, and 17.
- C. Banners
 - a. Street light poles shall be rated for the display of banners.



Figure 14: Example Light Pole and Fixture



Figure 15: Example Light Pole and Fixture



Figure 16: Example Light Pole and Fixture



Figure 15: Example Light Pole and Fixture

51.14 DEVELOPMENT REGULATIONS NOT LISTED WITHIN THIS SECTION

For any specific development regulations not listed within the text of Section 51, development regulations shall be applied per the "RC" Restricted Commercial District."

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 JUNE, 2024.



Tom Fitzpatrick, MAYOR

ATTEST:



Shelley Scazzero
CITY SECRETARY



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



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Fee: 89.00
Lila Deakle, County Clerk
Parker County, TX
ORDINANCE