



City Council Meeting

Thursday, August 28, 2025 at 7:00 pm

City of Hudson Oaks, 210 Hudson Oaks Drive, Texas 76087

1. Call to Order: Regular Meeting Session to immediately follow the Zoning Board of Adjustment meeting

2. Invocation

3. Pledges of Allegiance

1. I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and just for all.
2. Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

4. Citizen Comments and Announcements

5. Items of Community Interest

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees, or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety.

6. Public Hearing No 1. - Annexation

- a. **Public hearing regarding the intent of the City of Hudson Oaks, for the purpose of enlarging and extending its boundary limits, to annex approximately 6.4 acres of land, being more particularly described as:**

3204 Lakeshore Drive, a 1.273 acres tract of land, Lot 1, Block 7, Lakeshore Hills Estates, Third Filing, Parker County, Texas, and

602 N. Oakridge Drive, a 5.127 acres tract of land, Tract 5, North Oakridge Acres, Parker County, Texas.

7. Consent Agenda

- a. **Consideration of the regular City Council meeting minutes for July 24, 2025.**
- b. **Consideration of Minute Order 2025-20, excusing Council Member Marty**

Schranz from the regular City Council meeting on July 24, 2025.

- c. **Consideration of Ordinance 2025-06, approving the City of Hudson Oaks Public Improvement District No. 1 2025 amended and reinstated Service Assessment Plan and levying assessments against certain properties located within the Hudson Oaks Public Improvement District No. 1.**
- d. **Consideration of Minute Order 2025-21, authorizing the Police Department to surplus radio equipment.**

8. Presentations

- a. **Presentation - Oakridge Drive Improvement project**
- b. **Presentation - Gene Voyles Park Master Plan feedback**
- c. **Presentation - wastewater project update**

9. Public Hearings and Related Items

- a. **Public hearing and consideration of Ordinance 2025-07, on a request for a specific use permit to allow for a "Drive-Thru" at 2641 E. Interstate 20 on a 1.47 acre portion of Lot 4, Block 3, A.B. Cinema Development Addition, Hudson Oaks, Parker County, Texas.**

10. Staff / Council Reports

- a. **Monthly Police Reports**
- b. **Financial Dashboard**

11. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting to receive legal advice from its attorney on any posted agenda item as permitted by law, or to discuss the following:

- a. **Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071**

1. Waste water permit

- b. **Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072**

1. Public Safety Building

- c. **Deliberation regarding gifts or donations to the City pursuant to Section 551.073**

- d. **Personnel matters pursuant to Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment or duties, discipline or dismissal of a public officer or employee)**

- e. **Deliberation regarding security pursuant to Section 551.076**

- f. **Deliberation regarding economic development negotiations pursuant to Section 551.087**

12. Discussion / Action on Items Discussed in Executive Session

13. Public Hearing No. 2 - Annexation

a. Public hearing regarding the intent of the City of Hudson Oaks, for the purpose of enlarging and extending its boundary limits, to annex approximately 6.4 acres of land, being more particularly described as:

3204 Lakeshore Drive, a 1.273 acres tract of land, Lot 1, Block 7, Lakeshore Hills Estates, Third Filing, Parker County, Texas, and

602 N. Oakridge Drive, a 5.127 acres tract of land, Tract 5, North Oakridge Acres, Parker County, Texas.

14. Future Agenda Items

15. 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 21st day of August, 2025 on or before 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.

Shelley Scazzero
City Secretary

Contact: Shelley Scazzero, City Secretary (Shelley.Major@hudsonoaks.com 682-229-2411) | Agenda published on 08/21/2025 at 3:09 PM



Staff Report

City Council Meeting – August 28, 2025
Item 7.a & 14.a

Staff Contact

Shelley Scazzero, City Secretary
682-229-2411
shelley.major@hudsonoaks.com

Public hearing regarding the intent of the City of Hudson Oaks, for the purpose of enlarging and extending its boundary limits, to annex approximately 6.4 acres of land, more particularly described as:

3204 Lakeshore Drive, a 1.273 acres tract of land, Lot 1, Block 7, Lakeshore Hills Estates, Third Filing, Parker County, Texas, and

602 N. Oakridge Drive, a 5.127 acres tract of land, Tract 5, North Oakridge Acres, Parker County, Texas.

Staff Recommendation:

No action.

Background:

The two properties in review are owned by the City and located adjacent to the City Hall and Gene Voyles Park tracts of land to the north of the city's boundary limits and on the Northeast corner of N. Oakridge Drive and Red Eagle Trail. Two public hearings are being conducted at the regular August meeting prior to this consideration to adopt, which will occur at the next regular meeting Thursday, September 25, 2025.

The metes and bounds for the property are attached to the proposed draft ordinance.

Prior Action:

Council has not previously acted on this item.

Financial Consideration:

None

Attachments:

DRAFT Ordinance
Service Plan
Annexation Exhibits

ORDINANCE NO. 2025-XX

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF THE
HEREINAFTER DESCRIBED TERRITORY OWNED BY THE CITY INTO THE CITY OF
HUDSON OAKS TEXAS, FOR ALL MUNICIPAL PURPOSES; APPROVING A SERVICE
PLAN FOR SUCH TERRITORY AFTER ANNEXATION; PROVIDING THAT THIS
ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Hudson Oaks, Texas (the "City") 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 seeks to annex an approximate 6.4 acre tract of land (the "Territory") in accordance with Subchapter C-1 of Chapter 43, Local Government Code; and

WHEREAS, said tract of land is contiguous to the City, and is within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, the City currently owns said territory; and

WHEREAS, the City has prepared a service plan for said territory which is attached as Exhibit "B" to this Ordinance; and

WHEREAS, the City has published notice of hearings on said annexation and public hearings were held before the City Council on August 28, 2025, in accordance with Chapter 43, Texas Local Government Code; and

WHEREAS, after such public hearings, the City Council desires to annex said territory into the City under the authority of Section 43.012 of the Local Government Code; and

WHEREAS, all requirements of law have been met and this annexation complies with Chapter 43 of the Texas Local Government Code.

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

SECTION 1.

That the Territory hereinafter described is hereby annexed into the City for all municipal purposes, and that the boundary limits of the City are hereby extended to include said territory within the City limits, and said land and the future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City and shall be bound by the acts ordinances, and all other action now in full force and effect and all those subsequently adopted of said City. The Territory is more particularly described below and by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein:

3204 Lakeshore Drive, a 1.273 acres tract of land, Lot 1, Block 7, Lakeshore Hills Estates, Third Filing, Parker County, Texas, and

602 N. Oakridge Drive, a 5.127 acres tract of land, Tract 5, North Oakridge Acres, Parker County, Texas.

SECTION 2.

The official map and boundaries of the City, previously adopted, are amended to include the above described territory as a part of the City of Hudson Oaks, Texas. The City Secretary is directed and

authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

SECTION 3.

That the municipal service plan for the herein annexed territory provided for in Exhibit "B" attached hereto and incorporated by reference herein is hereby adopted and approved.

SECTION 4.

That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state and federal law and city annexation procedures, a certified copy of this Ordinance.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Hudson Oaks, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

Should any section or part of this Ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 7.

Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed to the City, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City every part of the area described in Section 1 of this Ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City any lands or area which are presently part of and included within the limits of the City, or which are presently part of and included within the limits of any other City, Town, or Village, or which are not within the City's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 8.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2025.

Tom Fitzpatrick, Mayor

Attest:

Shelley Scazzero

EXHIBIT "A"

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	210.00'	330.52'	N 45°11'09" E	297.45'

Property Description

BEING a 1.273 acres tract of land out of the D. EDDLEMAN SURVEY, ABSTRACT No. 440, Parker County, Texas; being all of that certain tract conveyed to CITY OF HUDSON OAKS in Clerk's File No. 202241231, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); also being all of that certain LOT 1, BLOCK 7, LAKESHORE HILLS ESTATES, THIRD FILING, according to the plat recorded in Volume 276, Page 637, Deed Records, Parker County, Texas (D.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod in the east right-of-way of Lakeshore Drive, and at the northwest corner of a certain tract of land conveyed to CITY OF HUDSON OAKS in Clerk's File No. 202130269, R.P.R.P.C.T., for the southwest for the southwest corner of Lot 1 and this tract;

THENCE along the arc of a curve to the right, having a radius of 210.00 feet, an arc length of 330.52 feet, and whose chord bears N 45°11'09" E, 297.45 feet, to a found 60d nail in the south right-of-way of said road, for a corner of Lot 1 and this tract;

THENCE N 89°31'02" E, 99.75 feet, with the south right-of-way of said road to a found 5/8" iron rod at the northwest corner of Lot 2, in said Block 7, for the northeast corner of Lot 1 and this tract; WHENCE a found 5/8" iron rod at the northeast corner of said Lot 2 bears N 89°31'02" E, 149.90 feet;

THENCE S 00°15'30" W, 208.06 feet, with the common line of said Lots 1 and 2, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of a certain Lot 10R, OAKRIDGE ADDITION, according to the plat recorded in Plat Cabinet E, Slide 339, P.R.P.C.T., for the southeast corner of Lot 1 and this tract; WHENCE a found 1/2" capped iron rod at the northeast corner of said Lot 10R bears N 89°33'13" E, 76.95 feet;

THENCE S 89°33'13" W, at 171.98 feet, passing a found 1/2" capped iron rod at the northerly common corner of said Lot 10R and said CITY OF HUDSON OAKS (202130269) tract, and in all 311.70 feet, to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

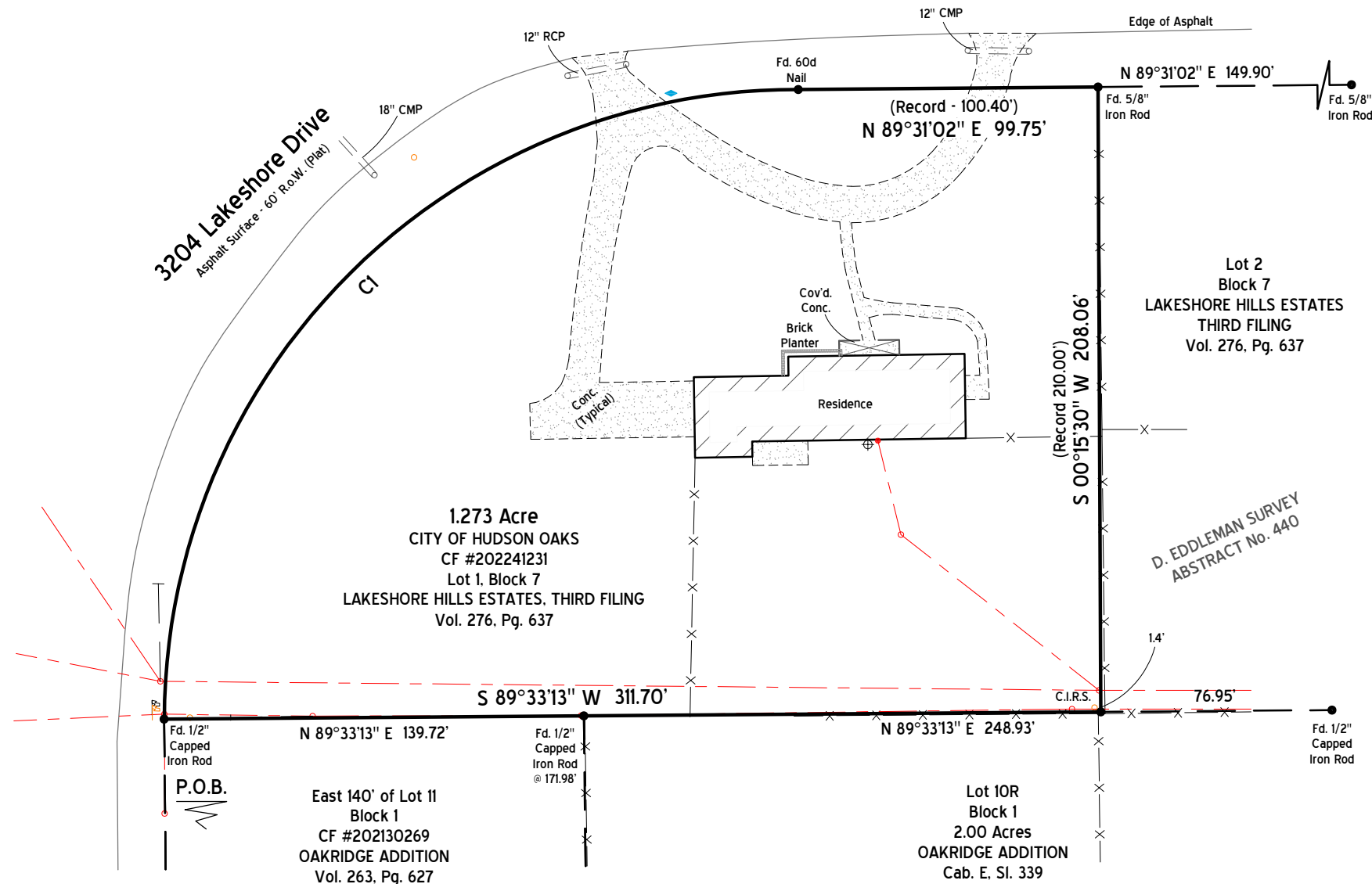
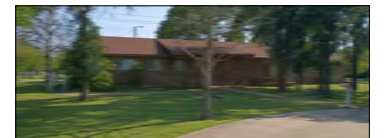
Micah Hamilton, Registered Professional Land Surveyor No. 5865
 Texas Surveying & Engineering, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 W2504026 - April 18, 2025



Notes:

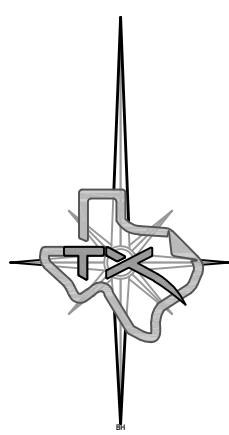
- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"

TEXAS SURVEYING & ENGINEERING INC.
 WEATHERFORD - MINERAL WELLS - ALEDO
 SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586



Legend

	Light Pole		Water Meter
	Power Pole		Fire Hydrant
	Overhead Electric		Telecom Cable Marker
	Guy Wire		Septic Lid
	Electric Meter		Gas Meter
	Electric Box		Natural Gas Line Marker
	Telecom		Storm Drain Manhole
	Telecom Vault		Fence



3204 Lakeshore Drive



Property Description

BEING a 5.127 acre tract of land out of the J.F. EARNEST SURVEY, ABSTRACT No. 433, Parker County, Texas; being all of those certain Tracts 1 through 3, conveyed to CITY OF HUDSON OAKS in Doc. No. 201604645, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); also being all of Tract 5, North Oakridge Acres, according to the plat recorded in Plat Cabinet A, Slide 52, Plat Records, Parker County, Texas (P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 3/8" iron rod at the north intersection of North Oakridge Drive and Red Eagle Trail and at the southwest corner of said Tract 5 and of said Tract 1 for the southwest and beginning corner of this tract:

THENCE N 06°09'19" E, 2.15 feet, with the east line of said North Oakridge Drive, set 1/2" capped iron rod stamped "TEXAS SURVEYING" for a corner of this tract;

THENCE with the arc of a curve to the left, having a radius of 1472.70 feet, an arc length of 449.06 feet, and whose chord bears N 02°34'49" W, 447.32 feet, with the east right-of-way of said North Oakridge Drive to a found 3/8" iron rod at the southwest corner of a certain tract of land conveyed to GRAYSNECK, in Volume 1436, Page 1583, R.P.R.P.C.T., and at the northwest corner of said Tract 5 and said Tract 3, for the northwest corner of this tract;

THENCE S 89°45'04" E, 521.14 feet, to a found 3/8" iron rod at the southeast corner of said GRAYSNECK tract and in the west line of a certain Lot 11, Block A, RED EAGLE RANCH, PHASE 1, according to the plat recorded in Plat Cabinet C, Slide 495, P.R.P.C.T., for the northwest corner of this tract;

THENCE S 00°38'19" W with the west line of said Block A, at 304.00 feet, passing a found 1/2" capped iron rod, in the west line of Lot 15, in said Block A, and at the easterly common corner of said Tracts 1 and 2, and in all 449.47 feet to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of said Red Eagle Trail, for the southwest corner of this tract; WHENCE a found 1/2" iron rod bears N 89°41' W, 0.53 feet;

THENCE N 89°41'16" W, 496.22 feet, with the north right-of-way of said Red Eagle Trail, to the POINT OF BEGINNING and containing 5.127 acres, more or less.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
 Texas Surveying & Engineering, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 W2504025 - April 18, 2025



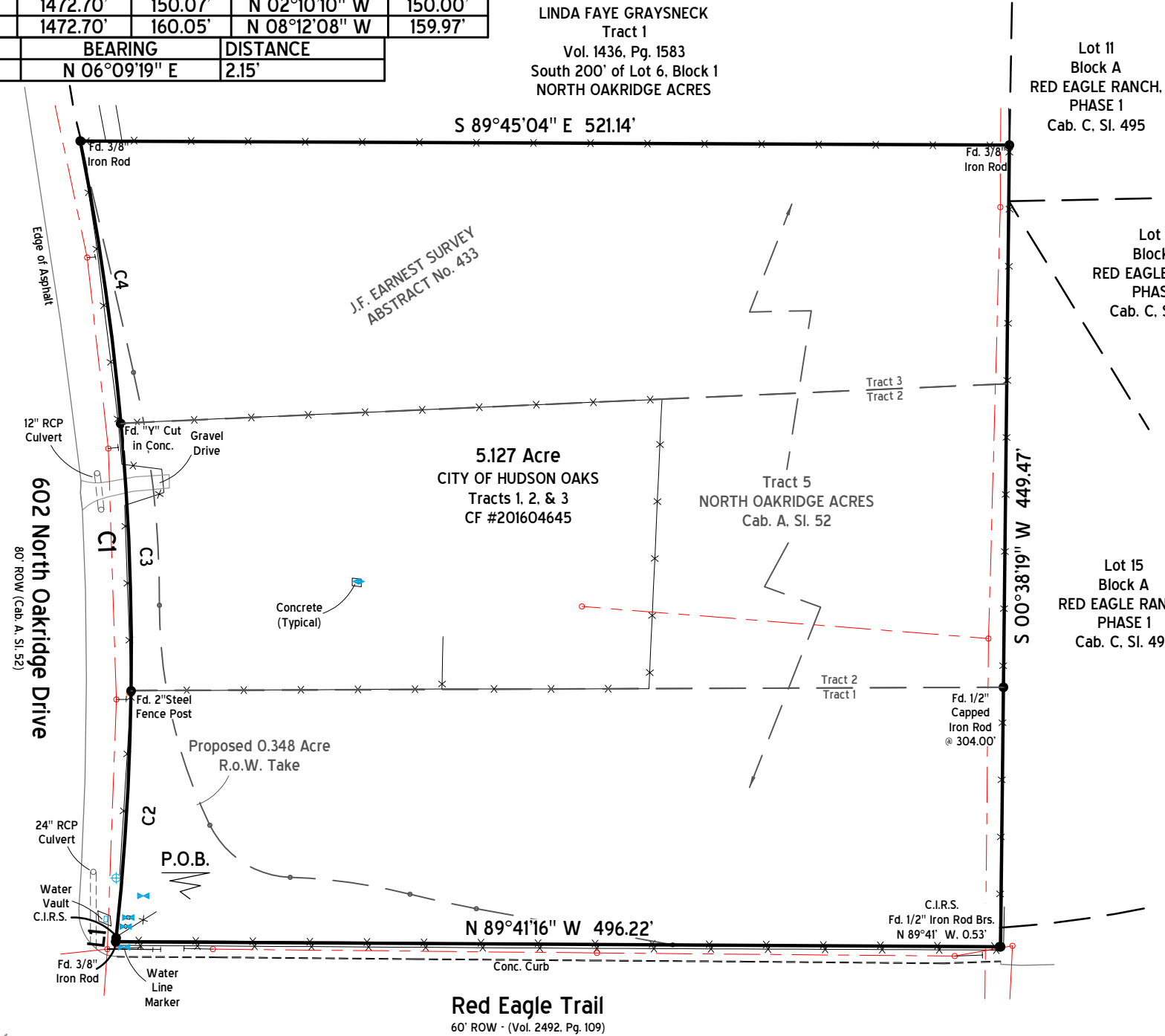
Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"



CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1472.70'	449.06'	N 02°34'49" W	447.32'
C2	1472.70'	138.94'	N 03°27'09" E	138.89'
C3	1472.70'	150.07'	N 02°10'10" W	150.00'
C4	1472.70'	160.05'	N 08°12'08" W	159.97'
LINE	BEARING	DISTANCE		
L1	N 06°09'19" E	2.15'		

LINDA FAYE GRAYSNECK
 Tract 1
 Vol. 1436, Pg. 1583
 South 200' of Lot 6, Block 1
 NORTH OAKRIDGE ACRES



Legend			
☼	Light Pole	⦿	Water Well
⦿	Power Pole	⊕	Fire Hydrant
—	Overhead Electric	⊕	Water Valve
—	Guy Wire	○	Septic Lid
●	Electric Meter	⊕	Gas Meter
□	Electric Box	⊕	Sanitary Sewer Manhole
○	Telecom	⊕	Storm Drain Manhole
□	Telecom Vault	—x—	Fence

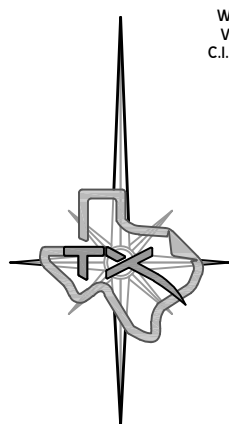


EXHIBIT "B"

**CITY OF HUDSON OAKS ANNEXATION
SERVICE PLAN**

Municipal services to the area annexed in the ordinance attached hereto shall be furnished after the effective date of annexation by the City of Hudson Oaks, Texas, ("City") at the following levels and in accordance with the following schedule:

1. Upon the effective date of annexation, the City will provide the following services to the newly annexed area:

A. Police Protection

The City will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City with similar topography, land use and population.

B. Fire Protection and Emergency Medical Service

The City and its Volunteer Fire Department will provide fire protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City with similar topography, land use, and population. The City Volunteer Fire Department will respond to all dispatched calls and requests for service or assistance within the newly annexed area. The City contracts with Emergency Services District (ESD) #3 for emergency medical service. Persons in the newly annexed area will receive this same service.

C. Solid Waste Collection

The City will provide for the collection of solid waste and refuse in the newly annexed area at the same fee as paid by other citizens within the city limits for the same service by the franchised solid waste provider.

D. Maintenance of Water and Wastewater Facilities

The City is not aware of any water or wastewater facilities owned or maintained by the City at the time of the proposed annexation in the area to be annexed. Any water or wastewater facilities which the City may acquire subsequent to the annexation of the proposed area shall be maintained by the City to the extent of its ownership. It is the intent of the City to maintain all water and wastewater facilities in the annexed area that are not within the service area of any other water or wastewater utility.

E. Maintenance of Roads and Streets

The City is not aware of any roads, streets or alleyways at the time of the proposed annexation in the area to be annexed. Any road, streets, or alleyways which have been dedicated to the City or which are owned by the City shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use, and population density. Lighting of roads, streets, and alleyways which may be positioned in a right-of-way, roadway, or utility company easement shall be maintained by the applicable utility company servicing the City pursuant to the rules, regulations, and fees of the utility.

F. Maintenance of Parks, Playgrounds and Swimming Pools

The City Council is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. If parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain the areas to the same extent and degree that it maintains parks, playgrounds, swimming pools, and other similar areas of the City.

G. Maintenance of Publicly-Owned Facility, Building, or Municipal Service

The City Council is not aware of the existence of any publicly-owned facility, building, or municipal service now located in or serving the area proposed for annexation. If publicly-owned facilities, buildings, or municipal services do exist, the City will maintain the facilities and services to the same extent and degree that it maintains similar facilities and services in other similar areas of the City.

2. Program for construction or acquisition of any capital improvements necessary for providing municipal service for the area:

A. In General

1. The City policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision and development ordinances.
2. Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with Chapter 395, Texas Local Government Code. Nothing in this plan shall be interpreted to require a landowner within the newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

B. Police and Fire Protection Services

The City Council finds and determines it to be unnecessary to acquire or construct any capital improvements for the purposes of providing police or fire protection services and that it has at the present time adequate facilities to provide the same type, kind, and level of protection and service which is presently being administered to other areas already incorporated in the City with the same or similar topography, land use, and population density, without reducing by more than a negligible amount the level of police or fire services provided within the corporate limits of the City.

C. Water Facilities and Services

The City Council has determined that the area to be annexed is in the City's CCN, water service is currently being provided by the City, and capital improvements are not necessary to provide full municipal services for water. Service extensions will be available in accordance with the City's utility policies and ordinances. Upon connection to existing mains, water will be provided at rates established by the City.

D. Wastewater Facilities and Service

The City Council has determined that the area to be annexed has wastewater facilities provided by the City, and it is not necessary to construct capital improvements to provide full municipal services. Service extensions will be available in accordance with the City's utility policies and ordinances. Upon connection to existing mains, sewer will be provided at rates established by the City.

E. Roads and Streets

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use, and development as the annexed area. Developers will be required pursuant to the ordinances of the City to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City for a properly dedicated street. The City will undertake to provide the same degree of road and street lighting as is provided in areas of similar topography, land use, and population density within the present corporate limits of the City.

SPECIFIC FINDINGS

The City Council finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided other areas of the City of Hudson Oaks, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Hudson Oaks, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Hudson Oaks, Texas who reside in areas of similar topography, land utilization and population.

Approved this _____ day of _____, 2025.

Mayor, City of Hudson Oaks, Texas

ATTEST:

City Secretary



City Council Meeting

Minutes

Thursday, July 24, 2025 at 7:00 pm

City of Hudson Oaks, 210 Hudson Oaks Drive, Texas 76087

1. Call to Order: Regular Meeting Session
2. Invocation
3. Pledges of Allegiance
4. Citizen Comments and Announcements
5. Items of Community Interest
 - a. Boomin' 4th recap
6. Consent Agenda
 - a. Consideration of the regular City Council meeting minutes for June 12, 2025.
 - b. Consideration of Resolution 2025-05, suspending the July 31, 2025 effective date of Oncor Electric Delivery Company's requested rate change.
7. Items for Individual Consideration
 - a. Presentation on the Parker County Water Initiative.
 - b. Consideration of Minute Order 2025-15, appointing a Mayor Pro-Tem.
 - c. Consideration of Minute Order 2025-16, adopting the city's Generative Artificial Intelligence Policy.
 - d. Consideration of Minute Order 2025-17, authorizing the Mayor to execute an Interlocal Cooperative Agreement with Parker County for dispatch services, effective October 1, 2025.
 - e. Consideration of Minute Order 2025-18, authorizing the City Administrator to execute a contract with the selected vendor for emergency stand-by generators.
 - f. Consideration of Minute Order 2025-19, authorizing the Mayor to execute an amendment to the agreement for funding, construction and maintenance of wastewater treatment facilities with the City of Willow Park.
8. Staff / Council Reports
 - a. Monthly Police Reports
 - b. Financial Dashboard
9. Executive Session
 - a. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071
 - b. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072
 - c. Deliberation regarding gifts or donations to the City pursuant to Section 551.073
 - d. Personnel matters pursuant to Section 551.074 (to deliberate the appointment, employment, evaluation, reassignment or duties, discipline or dismissal of a public

officer or employee)

e. Deliberation regarding security pursuant to Section 551.076

f. Deliberation regarding economic development negotiations pursuant to Section 551.087

10. Discussion / Action on Items Discussed in Executive Session

11. Future Agenda Items

12. Adjournment

Contact: Shelley Scazzero, City Secretary (Shelley.Major@hudsonoaks.com 682-229-2411)



Staff Report

City Council Meeting – August 28, 2025
Item 7.b

Staff Contact

Shelley Scazzero, City Secretary
682-229-2411
shelley.major@hudsonoaks.com

Consideration of Minute Order 2025-20, excusing Council Member Marty Schrantz from the regular meeting on July 24, 2025.

Staff Recommendation:

Approve Minute Order 2025-20.

Background:

Council Member Marty Schrantz was absent from the regular City Council meeting on July 24, 2025 due to family obligations.

Per Texas Local Government Code, the City Council must take action considering formally excusing absences from meetings for any reason other than a council member's illness.

Prior Action:

Council has not previously acted on this item.

Financial Consideration:

None

Attachments:

None



Staff Report

City Council Meeting – August 28, 2025
Item 7.c

Staff Contact

Sterling Naron, City Administrator
682-229-2408
sterling.naron@hudsonoaks.com

Consideration of Ordinance 2025-06, approving the City of Hudson Oaks Improvement District No. 1 2025 amended and reinstated Service and Assessment Plan and levying assessments against certain properties located within the Hudson Oaks Public Improvement District No. 1.

Staff Recommendation:

Staff recommends approval of Ordinance 2025-06, providing an annual update to the Service and Assessment Pan for Public Improvement District No. 1 for Fiscal Year 2025-2026.

Background:

Chapter 372 of the Texas Local Government Code requires an annual update to the Service and Assessment Plan (SAP) for public improvement districts. Staff brings the PID No. 1 SAP to City Council annually for approval of a rolling five-year plan. All properties not owned by the City are assessed based on the certified valuation provided by the Parker County Appraisal District. The 2025 SAP has no changes to the assessment, geographical boundaries, or projects of the PID No. 1 in comparison to the 2024 SAP.

Prior Action:

On November 20, 2014, the City Council approved Resolution 2014-06 authorizing the creation of Public Improvement District No. 1 (PID). The Service and Assessment Plan (SAP) for PID No. 1 was approved and adopted by ordinance in 2015. The SAP for FY 2024-2025 was adopted by Ordinance 2024-13 at the August 22, 2024 regular meeting.

Financial Consideration:

Currently, all PID No. 1 assessments are allocated to pay debt service for the PID bonds. There is no change in the updated SAP; all assessment revenue for FY 2025-2026 is dedicated to PID debt service payments.

Attachments:

DRAFT Ordinance
Proposed PID No. 1 Service and Assessment Plan

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUDSON OAKS, TEXAS APPROVING THE 2025 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR THE CITY OF HUDSON OAKS PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hudson Oaks, Texas (the "City") 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, Chapter 372 of the Texas Local Government Code (the "PID Act") allows for the creation of public improvement districts; and

WHEREAS, on November 20, 2014, Resolution No 2014-06 was approved authorizing the creation of Hudson Oaks Public Improvement District No. 1 (the "District") under the PID Act, and designated the Hudson Oaks City Council (the "City Council") as the entity responsible for the management of and provision of services to the District; and

WHEREAS, on July 23, 2015, the City Council passed Ordinance No 2015-11, approving the initial Service and Assessment Plan, including the Assessment Roll, and levied assessments on property within the District to finance the Authorized Improvements undertaken for the benefit of the District; and

WHEREAS, on August 25, 2022, the City Council passed Ordinance No 2022-12, approving the Hudson Oaks Public Improvement District No. 1 2022 Amended and Restated Service and Assessment Plan (the "2022 Plan"), which served to amend and restate the initial Service and Assessment Plan in its entirety for the purpose of (1) confirming and ratifying the prior proceedings, (2) to re-levy Assessments against Assessed Property to pay for the Authorized Improvements within the District, (3) determine costs of the Authorized Improvements, and (4) updating the service plan and Assessment Roll; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "City of Hudson Oaks Public Improvement District No. 1 2025 Annual Service Plan Update" (the "2025 Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1.

All matters stated in the preamble of this Ordinance are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety. Terms not defined herein are defined in the 2025 Plan.

Section 2.

The proposed method of assessment is based on the value of the real property and real property improvements as determined by the Parker County Appraisal District. Public rights-of-way, City property and properties otherwise exempt from ad valorem taxes are exempt from assessment. The assessment rate to be billed in 2025 for the District is \$0.46 per \$100.00 of appraised taxable valuation.

Section 3.

Each Assessment against an Assessed Property, together with Annual Collection Costs, and reasonable attorney's fees, if incurred, constitutes a lien against the Assessed Property and is the personal liability of and charge against the owner of the Assessed Property regardless of whether the owner is named in this Ordinance.

Section 4.

The Assessment lien against each Assessed Property created by is effective from the date of this Ordinance and "runs with the land." The Assessment lien may be enforced by the City, including foreclosure, in the same manner that an ad valorem tax lien is foreclosed. Any purchaser of an Assessed Property in foreclosure takes subject to the lien against the Assessed Property created by the Assessment.

Section 5.

The Assessments against each Assessed Property as set forth in the Assessment Roll are due and payable not later than January 31, 2026, and will be delinquent if not paid before February 1, 2026. Delinquent Assessments shall incur interest, penalties and attorney's fees in the same manner as delinquent ad valorem taxes.

Section 6.

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 7.

The City Council hereby approves, adopts, and files with the City Secretary the 2025 Annual Service Plan Update, including the updated Assessment Roll contained therein, attached hereto as **Exhibit A**.

Section 8.

The City Secretary is directed to cause a copy of this Ordinance, including the 2025 Annual Service Plan Update, to be recorded in the real property records of Parker County, Texas, not later than the seventh day

after the date the City Council adopts this ordinance. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 9.

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 28th DAY OF AUGUST 2025.

THE CITY OF HUDSON OAKS, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

Exhibit A
2025 Annual Service Plan Update

[Remainder of page left intentionally blank.]



HUDSON OAKS
PUBLIC IMPROVEMENT DISTRICT NO. 1
2025 ANNUAL SERVICE PLAN UPDATE
AUGUST 28, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them as defined in the 2022 Amended and Restated Service and Assessment Plan (the “2022 A&R SAP”) or unless the context in which a term is used clearly requires a different meaning.

On November 20, 2014, the City Council passed and approved Resolution No. 2014-06 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the costs of Authorized Improvements that confer a special benefit on approximately 52.04 acres located within the corporate limits of the City as shown on **Exhibit A**.

On December 18, 2014, the City Council approved the 2014 Service and Assessment Plan.

On August 27, 2020, the City Council approved the 2020 Service and Assessment Plan.

On August 26, 2021, the City Council approved the 2021 Service and Assessment Plan.

On August 25, 2022, the City Council approved the 2022 A&R SAP by approving Ordinance No. 2022-12.

On August 24, 2023, the City Council approved the 2023 Service and Assessment Plan by adopting Ordinance No. 2023-11.

On August 22, 2024, the City Council approved the 2024 Service and Assessment Plan by adopting Ordinance No. 2024-13.

This 2025 Annual Service Plan Update serves to levy the Assessment and create a lien against Assessed Property within the District as well as identifying the Authorized Improvements, the indebtedness to be incurred for the cost of the Authorized Improvements, and the manner of assessing the District for the cost of the Authorized Improvements.

THE DISTRICT

The District includes approximately 52.04 contiguous acres located within the corporate limits of the City, as depicted on **Exhibit A**. Development of the District currently includes a senior anchor grocery store of approximately 68,000 square feet, a 13,500 square feet of retail space, and an apartment complex, as well as 3 to 4 additional pad sites.

AUTHORIZED IMPROVEMENTS

The Assessment will be levied annually on all Parcels of Assessed Property to pay for the Authorized Improvements. For all Parcels of Assessed Property, the Assessment will initially be an amount that results in a tax rate equivalent equal to \$0.46 per \$100 of taxable assessed value.

The City has inspected and accepted the Authorized Improvements. In no event will the Assessment exceed the City's actual costs for the Authorized Improvements. In addition to the Authorized Improvements, the District shall also fund the Annual Collection Costs.

The Authorized Improvements of the District include:

- Sewer line reconstruction and upsizing and lift station improvements
- Onsite and offsite water and sewer line extensions
- Demolition and dirt work associated with regionalizing public drainage to City owned property
- Demolition and dirt work of City owned property
- Construction of onsite and offsite public drainage to reroute existing drainage area
- Construction of offsite detention of City owned property
- Construction of deceleration lanes on US Highway 180
- Construction of deceleration lanes on Lakeshore Drive
- Construction of public parking facilities to accommodate City Hall, special events, and HEB employee parking; and
- Any other use authorized by the PID Act

The City issued certificates of obligation in 2018 (the "COs Series 2018") and in 2023 (the "COs Series 2023") to fund all or a portion of the Authorized Improvements. The debt service schedule for the COs Series 2018 and the COs Series 2023 is provided on **Exhibit B** and the payments due in Fiscal Year Ending 2026 are paid for in part, or in whole, from Assessments collected.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Assessment** – The total Assessment required for the Annual Installment is \$242,100.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installment shall be paid for equally by each Parcel. The total Annual Collection Cost budgeted for the Annual Installment for the District is \$88,907.74. The Annual Collection Costs includes

amounts of funding needed to cover any unanticipated arbitration reduced final values and still cover debt service.

Annual Collection Costs Breakdown		
P3Works Administration	\$	19,483.78
Filing Fees		1,500.00
Protest/ARB Contingency ¹		61,923.96
County Collection		1,000.00
Collection Cost Maintenance Balance		5,000.00
Total Annual Collection Costs	\$	88,907.74

Footnotes:

(1) This amount to be true-up each subsequent year's Service and Assessment Plan.

Due January 31, 2026		
Assessment	\$	242,100.00
Annual Collection Costs		88,907.74
Total Annual Installment Due	\$	331,007.74

SERVICE PLAN – FIVE YEAR PROJECTION

The PID Act requires the annual indebtedness and projected costs for the Assessment and Annual Collection Costs to be reviewed and updated annually, and the projection shall cover a period of not less than five years.

Hudson Oaks PID No. 1						
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Taxable Value ¹	A	\$ 71,958,210.00	\$ 73,397,374.20	\$ 74,865,321.68	\$ 76,362,628.12	\$ 77,889,880.68
Assessment ²	B	\$ 0.46	\$ 0.46	\$ 0.46	\$ 0.46	\$ 0.46
Total Annual Installment³	C = (A / 100) x B	\$ 331,007.77	\$ 337,627.92	\$ 344,380.48	\$ 351,268.09	\$ 358,293.45

Footnotes:

- (1) Preliminary taxable value for the current year per the Appraisal District. Each following year is an estimate only, assuming taxable value increases by 2%. Actual assessed value shall be updated in each year in such corresponding Annual Service Plan Update.
- (2) Per the District Petition, the Assessment shall not exceed \$0.46/\$100 of taxable value.
- (3) Includes Annual Collection Costs, as calculated annually.

ASSESSMENT ROLL

The list of current Lots within the District, and the corresponding Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit C**. The Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBITS

The following Exhibits are attached to and made a part of this 2025 Annual Service Plan Update for all purposes:

- Exhibit A** Map of the District
- Exhibit B** Debt Service Schedule
- Exhibit C** Assessment Roll
- Exhibit D** Buyer Disclosure

EXHIBIT A – MAP OF THE DISTRICT

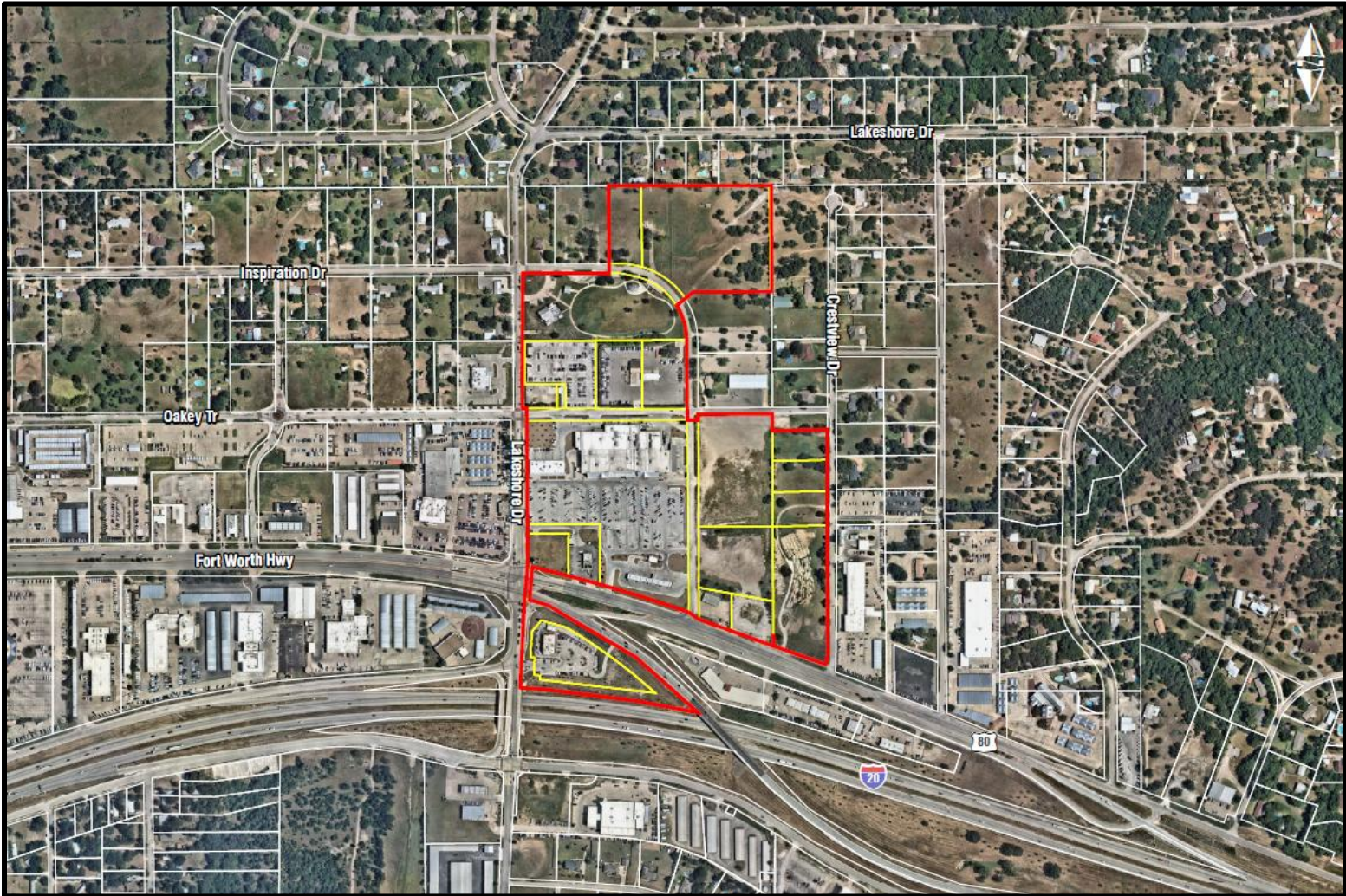


EXHIBIT B – DEBT SERVICE SCHEDULE

Debt Service Schedule			
Date	CO's Series 2018	CO's Series 2023	Total Debt Service
2026	\$149,350.00	\$92,750.00	\$242,100.00
2027	\$144,850.00	\$90,050.00	\$234,900.00
2028	\$145,700.00	\$92,800.00	\$238,500.00
2029	\$146,800.00	\$90,300.00	\$237,100.00
2030	\$147,700.00	\$92,800.00	\$240,500.00
2031	\$148,400.00	\$90,050.00	\$238,450.00
2032	\$148,900.00	\$92,300.00	\$241,200.00
2033	\$149,200.00	\$94,300.00	\$243,500.00
2034	\$149,300.00	\$91,700.00	\$241,000.00
2035	\$144,300.00	\$94,100.00	\$238,400.00
2036	\$149,100.00	\$91,650.00	\$240,750.00
2037	\$148,600.00	\$89,200.00	\$237,800.00
2038	\$147,900.00	\$91,400.00	\$239,300.00
2039		\$93,400.00	\$93,400.00
2040		\$90,200.00	\$90,200.00
2041		\$92,000.00	\$92,000.00
2042		\$93,600.00	\$93,600.00
Total	\$1,920,100.00	\$1,562,600.00	\$3,482,700.00

EXHIBIT C – ASSESSMENT ROLL

Property ID ¹	Notes	Taxable Value	Assessment	Annual Installment Due
		[A]	[B]	1/31/2026 ² C = (([A]/100) * [B])
R000019931		\$ 191,660	\$ 0.4600	\$ 881.64
R000019932		\$ 224,940	\$ 0.4600	\$ 1,034.72
R000019933		\$ 224,940	\$ 0.4600	\$ 1,034.72
R000019934		\$ 55,099,200	\$ 0.4600	\$ 253,456.32
R000019940	(3)	\$ -	\$ 0.4600	\$ -
R000019960		\$ 11,713,454	\$ 0.4600	\$ 53,881.89
R000019962		\$ 197,330	\$ 0.4600	\$ 907.72
R000019964		\$ 533,490	\$ 0.4600	\$ 2,454.05
R000020008		\$ 371,544	\$ 0.4600	\$ 1,709.10
R000020011		\$ 409,452	\$ 0.4600	\$ 1,883.48
R000020012	(3)	\$ -	\$ 0.4600	\$ -
R000020028	(3)	\$ -	\$ 0.4600	\$ -
R000096047		\$ 195,150	\$ 0.4600	\$ 897.69
R000098488	(3)	\$ -	\$ 0.4600	\$ -
R000104286		\$ 1,680,000	\$ 0.4600	\$ 7,728.00
R000110011	(3)	\$ -	\$ 0.4600	\$ -
R000118977		\$ 224,940	\$ 0.4600	\$ 1,034.72
R000125014		\$ 220,940	\$ 0.4600	\$ 1,016.32
R000125015		\$ 221,290	\$ 0.4600	\$ 1,017.93
R000125016		\$ 224,940	\$ 0.4600	\$ 1,034.72
R000125017		\$ 224,940	\$ 0.4600	\$ 1,034.72
Total		\$ 71,958,210		\$ 331,007.74

Footnotes

- (1) As provided by the Appraisal District.
- (2) Allocated pro-rata based on taxable value.
- (3) Non-taxable property per the Appraisal District.

EXHIBIT D – BUYER DISCLOSURE

The following buyer disclosures are found in this Exhibit:

- Hudson Oaks Public Improvement District No. 1

HUDSON OAKS PUBLIC IMPROVEMENT DISTRICT NO. 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF HUDSON OAKS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hudson Oaks, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Hudson Oaks Public Improvement District No. 1** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Hudson Oaks. The exact amount of each annual installment will be approved each year by the Hudson Oaks City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Hudson Oaks.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Parker County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Parker County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Parker County.



Consideration of Minute Order 2025-21, to authorizing the Police Department to surplus radio equipment.

Staff Recommendation:

Approve Minute Order 2025-21, authorizing the police department to surplus radio equipment that is no longer in use.

Background:

In 2018, the police department was awarded an Edwards Byrne Memorial Justice Assistance Grant for Radio Interoperability. The department purchased seven (7) mobile radios and twelve (12) portable radios from this grant.

In June 2024 Council approved the police department to purchase new digital radios to be compliant with Paker County's radio upgrade project. Upon receipt and installation of these new radios, the grant funded radios were taken out of service as they are not compliant with the new radio system.

As these radios were grant funded, the police department wishes to surplus the grant funded radios to the Palo Pinto County Fire Marshal's office for use by various first responder agencies on the county's "analog" radio system.

Prior Action:

N/A

Financial Consideration:

N/A

Attachments:

Radio Equipment Inventory

Model #	Description (plain language)
M25KSS9PW1 N	APX6500 VHF MID POWER
M25KSS9PW1 N	APX6500 VHF MID POWER
M25KSS9PW1 N	APX6500 VHF MID POWER
M25KSS9PW1 N	APX6500 VHF MID POWER
M25KSS9PW1 N	APX6500 VHF MID POWER
M25KSS9PW1 N	APX6500 VHF MID POWER
M25KSS9PW1 N	APX6500 VHF MID POWER
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE
H98KGH9PW7BN	APX6000 VHF MHZ MODEL 3.5 PORTABLE



Staff Report

City Council Meeting – August 28, 2025
Item 9.a

Staff Contact

Lara Brown, Director of Operations
682-229-2412
lara.brown@hudsonoaks.com

Consideration of Ordinance 2025-07, on a request for a specific use permit to allow for a "Drive-Thru Use" at 2641 E. Interstate 20 on a 1.47 acre portion of Lot 4, Block 3, A.B. Cinema Development Addition, Hudson Oaks, Parker County, Texas.

Staff Recommendation:

Recommend approval of Ordinance 2025-07, with the condition that no additional drive-thru ATMs or lanes shall be constructed or installed on the 1.47 acres portion of the property.

Background:

The request for a Specific Use Permit is located on the northwest corner of Interstate Highway 20 and Gateway Drive and is currently zoned General Commercial (GC). In Chapter 14, section 25.7 of the Code of Ordinance, a list of "Conditions of Permit of Approval" outlines conditions that must exist to receive a recommendation for approval by the City. Items B, E and H were specifically examined on this property:

E. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

F. The issuance of the specific use permit does not impede the normal and orderly development and improvement of neighboring vacant property

It is staff's opinion that the proposed Specific Use Request meets the requirements listed in the "Conditions of Permit of Approval," and therefore, staff recommends approval of this item with the condition of no additional drive-thru ATMs or lanes shall be constructed or installed on the property.

Prior Action:

The Planning and Zoning Commission recommended approval with the condition unanimously at the August 12, 2025 regular meeting.

Financial Consideration:

None.

Attachments:

DRAFT Ordinance
Specific Use Permit Application

ORDINANCE NO. 2025-07

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HUDSON OAKS, BY APPROVING A SPECIFIC USE PERMIT ON CERTAIN PROPERTY FOR A DRIVE THRU USE; 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 Drive-Thru Use in a general commercial district in the City; and

WHEREAS, the owner of the property located at 2641 E. Interstate 20 has filed an application for a Specific Use Permit to approve Drive Thru Use on the property; and

WHEREAS, the Planning and Zoning Commission of the City of Hudson Oaks, Texas held a public hearing on August 12, 2025, and the City Council of the City of Hudson Oaks, Texas, held a public hearing on August 28, 2025, 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 1.47 acre lot, Lot 4, Block 3, A.B. Cinema Development Addition, Hudson Oaks, Parker County, Texas, commonly known as 2641 E. Interstate 20, Hudson Oaks, Parker County, Texas.

A Specific Use Permit for a Drive-Thru Use, 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:

1. No additional drive-thru ATMs or lanes shall be constructed or installed on the 1.47 acres portion of the property.

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 Drive-Thru Uses.

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 August, 2025.

Tom Fitzpatrick, Mayor

Attest:

Shelley Scazzero, City Secretary

DRAFT

EXHIBIT "A"

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DRAFT

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 General Commercial ZONING DISTRICT

LEGAL DESCRIPTION:

LOT _____, BLOCK _____, _____ 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 4, BLOCK 3, OF THE A. B. Cinema Development _____ ADDITION OR SURVEY AS PER METES AND BOUNDS. (FIELD NOTES ATTACHED)

ADDRESS OF PROPERTY: TBD

TOTAL ACREAGE OF SITE(S): 1.47 Acres

REASON FOR REQUEST: Construction of a Branch Bank with drive through lanes

OWNER SIGNATURE: 

PRINTED NAME: Mark Riebe, Chairman Texas Bank

ADDRESS: 4521 South Hulen Street, Suite 200

CITY, STATE, ZIP: Fort Worth, TX 76109

PHONE NUMBER: 817-386-8090

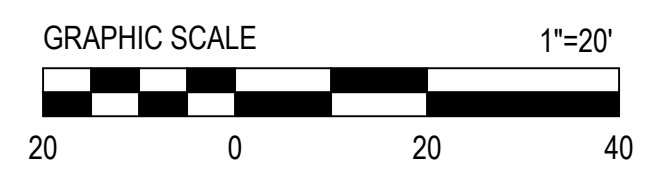
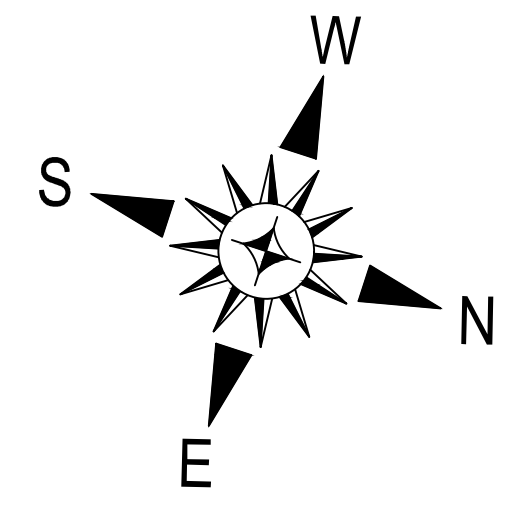
APPLICATION FEES	
0-1 ACRE	\$125.00
OVER 1 TO 5 ACRES	\$250.00
OVER 5 TO 25 ACRES	\$500.00
OVER 25 ACRES	\$500.00 plus \$10.00/ACRE OVER 25 ACRES

(OFFICE USE ONLY)			
RECEIVED BY:	DATE:	TIME:	
FEE: \$	DATE PAID:	RECEIPT #:	

FOR INTERIM REVIEW ONLY

NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES. PLANS PREPARED BY CHARLES F. STARK, P.E. REGISTRATION No. 57357.

06/06/2025



SITE PLAN DATA TABLE	
ACREAGE	1.47 ACRES (LOT 4R-1)
EXISTING ZONING	GENERAL COMMERCIAL
PROPOSED USE	BANK
PROPOSED STRUCTURES	1 - ONE (1) STORY - PROFESSIONAL BUILDING
PARKING REQUIRED	1 PARKING/300sf = 29 PARKING SPACE
PARKING PROVIDED	35 (INCLUDES 2 HC)
PERVIOUS SURFACE AREA	17,146 SQ FT/ 0.40 AC (27%)
IMPERVIOUS SURFACE AREA	46,945 SQ FT/ 1.07 AC (73%)

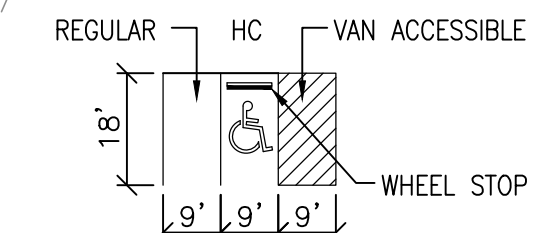
CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH

APPLICANT:
MARK RIEBE: CHAIRMAN
TEXAS BANK
FORT WORTH, TX.
(817) 386-8090
MRiebe@texasbank.com

ACCORDING TO THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT F.I.R.M. COMMUNITY PANEL NO. 48367C0425E, THIS PROPERTY DOES NOT LIE IN A 100-YR FLOODPLAIN LOMR 04-06-1004P

Δ 10°46'35"
 R 620.00'
 L 116.61'
 T 58.48'
 Ch B N12°45'50"W
 Ch L 116.44'

BM-5002
 1000.17
 X CUT ON CONC
 N:6957830.02
 E:2209218.55

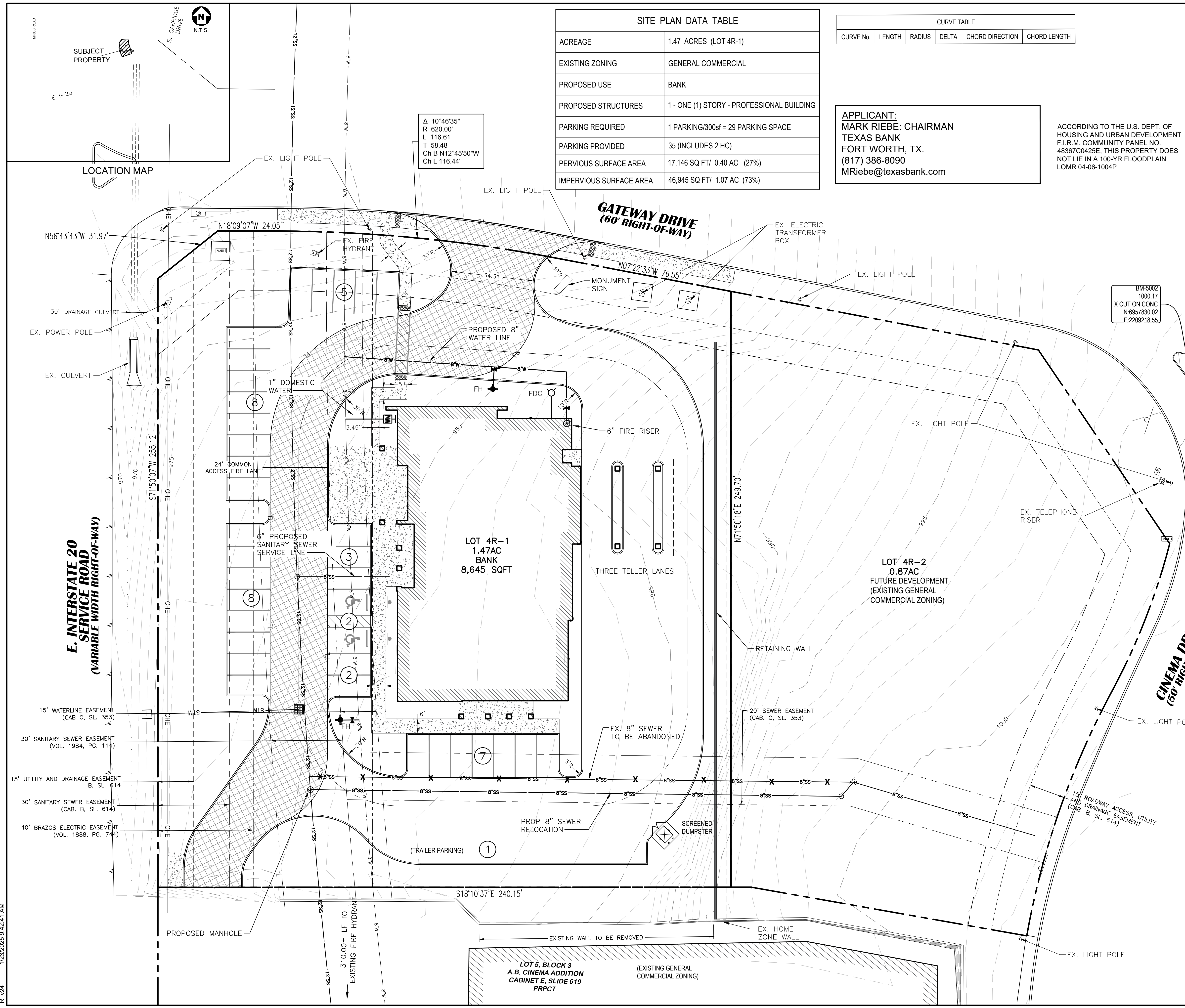


TYPICAL PARKING LAYOUT

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING LIGHT POLE
	PROPOSED WATER VALVE
	PROPOSED WATER REDUCER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE PAVING
	PROPOSED CONCRETE PAVING

GENERAL NOTES:

- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES SHALL MEET TAS/ADA REGULATIONS.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.



B Barron Stark Engineers

4055 International Plaza, Suite 350
 Fort Worth, TX 76101 (817) 231-8144
 Texas Registered Engineering Firm F-109588
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

Texas Bank
 Hudson Oaks Branch



CLIENT

Texas Bank
 2641 E. Interstate Highway 20
 Hudson Oaks, Texas 76087

PROJECT NO.

#	DATE	DESCRIPTION
00/00/0000		Concept Design

S.U.P. SITE PLAN
LOT 4, BLOCK 3
A.B. CINEMA
DEVELOPMENT
ADDITION
C2.0



EAST ELEVATION



EAST MATERIALS

- STONE - 461 SF
- METAL PANEL - 304 SF
- EIFS - 425 SF
- GLAZING - 418 SF



NORTH ELEVATION

NORTH MATERIALS

- STONE - 735 SF
- METAL PANEL - 711 SF
- EIFS - 665 SF
- GLAZING - 418 SF



WEST ELEVATION

WEST MATERIALS

- STONE - 1142 SF
- METAL PANEL - 439 SF
- EIFS - 267 SF

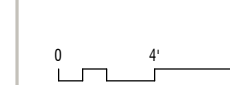


SOUTH ELEVATION

SOUTH MATERIALS

- STONE - 664 SF
- METAL PANEL - 302 SF
- EIFS - 472 SF
- GLAZING - 928 SF

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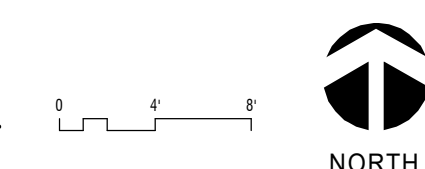


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- LEGEND**
- OFFICE
 - PUBLIC
 - BUILDING SUPPORT

FIRST FLOOR - ANNOTATED PLAN



Hudson Oaks Police Department
Monthly Activity Report
July 2025

Calls Dispatched	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
FY 19-20	171	167	157	133	120	138	102	144	159	151	117	140	1,699
FY 20-21	NA	NA	NA	NA	NA	NA	109	169	208	180	190	182	1,038
FY 21-22	161	168	144	126	141	132	144	179	153	170	172	191	1,881
FY 22-23	186	145	186	154	154	161	168	190	188	148	125	116	1,921
FY 23-24	154	145	145	131	137	145	141	143	147	152	183	171	1,794
FY 24-25	163	193	166	130	127	177	173	174	187	173			1,663

Self-Initiated Calls	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
FY 19-20	488	490	508	438	398	327	215	252	197	173	340	395	4,221
FY 20-21	NA	NA	NA	NA	NA	NA	265	134	244	150	314	211	1,318
FY 21-22	146	140	213	193	119	213	247	156	145	84	93	185	1,934
FY 22-23	119	74	78	73	97	115	152	138	199	204	182	147	1,578
FY 23-24	94	93	100	215	181	186	178	150	121	147	153	133	1,751
FY 24-25	95	104	71	79	114	115	104	94	109	127			1,012

Incidents Reported	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
FY 19-20	9	9	16	17	6	8	16	6	13	13	20	10	143
FY 20-21	25	26	29	19	26	51	62	36	58	35	41	29	437
FY 21-22	37	51	47	29	29	44	72	63	68	53	59	54	606
FY 22-23	66	39	56	38	30	64	54	48	51	62	55	48	611
FY 23-24	43	46	46	41	48	50	44	53	45	66	77	60	619
FY 24-25	58	60	49	33	40	29	35	47	51	24			426

Arrests Made	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
FY 19-20	7	3	3	3	1	3	4	1	2	1	4	3	35
FY 20-21	13	4	9	1	4	10	12	5	6	3	5	1	73
FY 21-22	10	5	3	3	1	6	6	4	4	3	6	1	52
FY 22-23	5	3	2	2	1	6	4	6	7	6	6	5	53
FY 23-24	2	5	5	6	6	9	2	7	1	9	7	4	63
FY 24-25	4	2	4	4	6	4	3	6	11	1			45

Accidents Worked	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
FY 19-20	18	26	12	7	18	10	9	24	18	21	10	12	185
FY 20-21	21	20	19	12	13	21	15	20	29	21	19	16	226
FY 21-22	9	11	17	13	12	17	13	30	26	22	18	25	213
FY 22-23	21	28	21	23	10	20	26	26	20	29	23	17	264
FY 23-24	31	29	25	18	22	15	17	23	18	26	18	23	265
FY 24-25	31	45	29	29	12	25	20	15	14	30			250

Code Enforcement	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Total
FY 19-20	0	0	0	0	0	2	2	0	2	1	1	0	8
FY 20-21	0	1	1	0	0	2	2	2	2	1	1	2	14
FY 21-22	0	0	0	0	0	0	0	0	0	0	0	0	0
FY 22-23	0	0	0	0	0	0	0	0	0	0	0	0	0
FY 23-24	0	0	0	0	0	0	0	0	0	0	0	0	0
FY 24-25	0	0	0	0	0	0	0	1	0	1			2

Monthly Call/Incident Frequency		
Call Type	Jun	Jul
Alarms	34	23
Animals	3	7
Disturbances	18	13
DWI	3	0
Assault	1	0
Burglary	2	1
Drug Offense	0	1
Agency Assist	46	21
Animal Shelter	11	17

Community Outreach/Public Education Programs Held

NA = Not Available as Parker County Communications data was corrupted.

Jul
 Business Checks: 514
 Residential Checks: 261



City of Hudson Oaks FY25 Dashboard

Financial Overview: General Fund

Period Ending: July 31, 2025

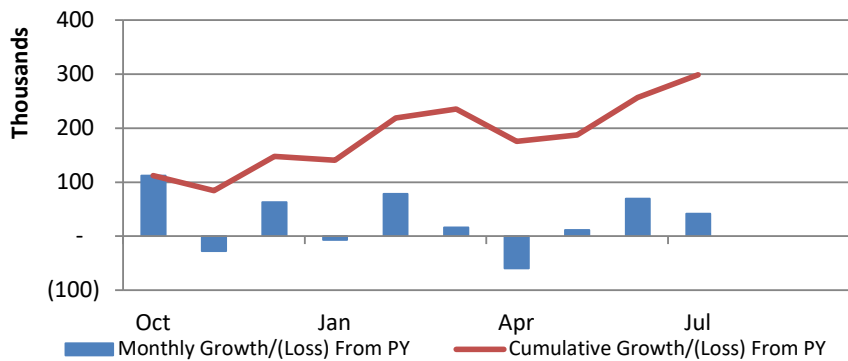
Revenue Summary

Past 12 Months	Budget	YTD	% of budget
Administration	\$ 5,433,183	\$ 4,905,981	90%
Municipal Court	\$ 5,740	1,209	21%
Parks & Recreation	\$ -	195	0%
Planning & Development	\$ 296,250	258,140	87%
Public Safety	\$ 67,200	60,697	90%
Total Revenue	5,802,373	5,226,223	90%

Expenditure Summary

Past 12 Months	Budget	YTD	% of budget
Administration	\$ 1,761,927	\$ 1,412,408	80%
Mayor & Council	\$ 13,350	1,530	11%
Municipal Court	\$ 5,000	2,853	57%
Parks & Recreation	\$ 207,561	197,727	95%
Planning & Development	\$ 150,000	71,119	47%
Public Safety	\$ 2,288,973	1,659,356	72%
Public Works	\$ 1,375,563	694,668	51%
Total Expenditures	5,802,374	4,039,660	70%

Sales Tax Summary



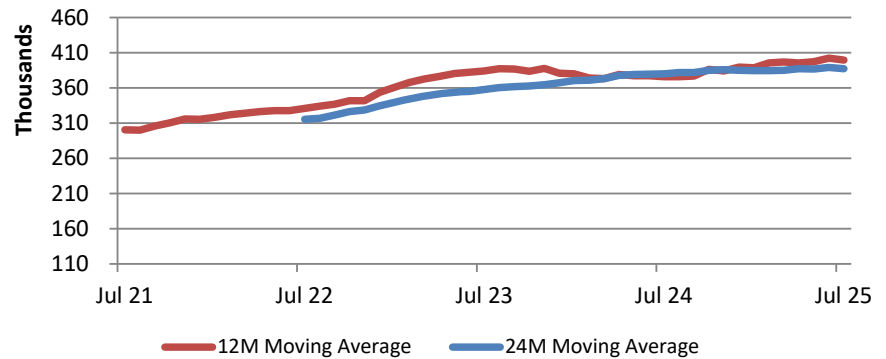
Key Revenue Sources

Past 12 Months	YTD	Budget	% of budget
Local Sales & Use Tax	\$ 4,036,326	\$ 4,476,267	90%
Franchise Fees	264,141	\$ 275,000	96%
Court Fines & Fees	308	\$ 5,000	6%
Licenses & Permits	257,029	\$ 296,250	87%

Moving Average Comparisons

12 Month Moving Average	Jul 2025	Jul 2024	% Change
Local Sales & Use Tax	\$ 401,756	\$ 375,803	6.9%
Franchise Fees	22,674	20,698	9.5%
Court Fines & Fees	91	415	-78.2%
Licenses & Permits	22,380	43,733	-48.8%

Sales Tax Historical Moving Averages





City of Hudson Oaks FY25 Dashboard

Financial Overview: Enterprise Fund
 Period Ending: July 31, 2025

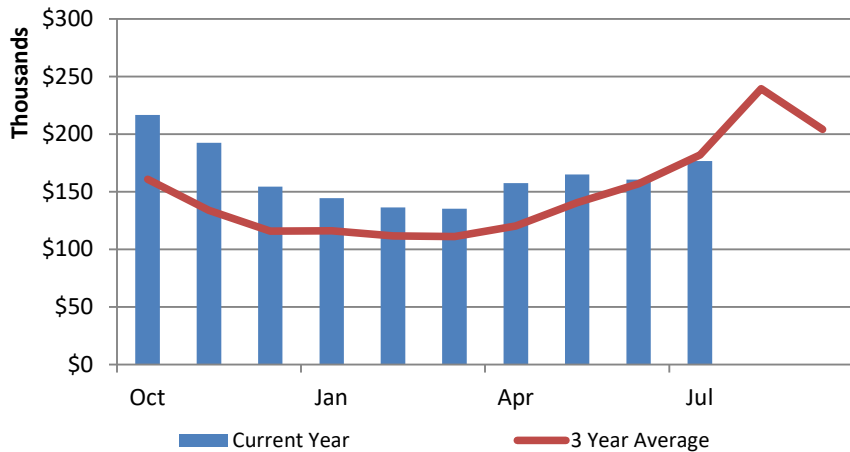
Revenue Summary

Past 12 Months	Budget	YTD	% of budget
Water Sales	\$ 2,020,097	\$ 1,638,908	81%
Charges for Services	\$ 119,000	74,073	62%
Wastewater Charges	\$ 882,262	869,880	99%
Other Wastewater	\$ 76,800	129,910	169%
Transfers In/Misc	\$ -	-	0%
Total Revenue	3,098,159	2,712,771	88%

Expenses Summary

Past 12 Months	Budget	YTD	% of budget
Personal & Professional	\$ 569,089	\$ 439,825	77%
Supplies	\$ 124,500	148,642	119%
Operations	\$ 907,100	550,904	61%
Maintenance & Repairs	\$ 181,041	50,696	28%
Debt Service/Capital	\$ 1,296,780	1,024,920	79%
Total Expenditures	3,078,510	2,214,987	72%

Historical Water Sales



Key Indicators Summary

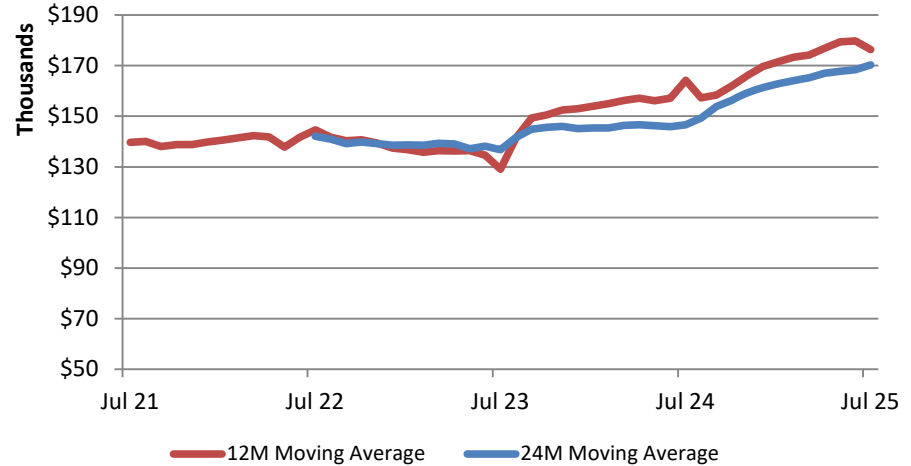
Past 12 Months	YTD	Three Year Hist Average	% Change
Water Sales	\$ 1,638,908	\$ 1,348,896	21%
Wastewater Charges	\$ 869,880	\$ 481,476	81%
Gallons Pumped*	133,959,505	130,975,067	2%
Gallons Sold	125,027,461	131,928,593	-5%

**The gallons pumped YTD will be affected by the ability to purchase off Fort Worth*

Moving Average Comparisons

12 Month Moving Average	Jul 2025	Jul 2024	% Change
Water Sales	\$ 176,423	\$ 164,181	7%
Sewer Sales	\$ 85,275	\$ 46,320	84%
Gallons Pumped*	16,960,517	13,385,733	27%
Gallons Sold	15,735,675	15,184,555	4%
Water Loss	-7%	13%	

Water Sales Historical Moving Averages





City of Hudson Oaks FY25 Dashboard

Financial Overview: Dyegard Fund & Stormwater Fund

Period Ending: July 31, 2025

Dyegard Fund

Revenue Summary

Past 12 Months	Budget	YTD	% of budget
Water Sales	\$ 301,016	\$ 259,560	86%
Charges for Services	\$ 2,000	1,670	84%
<i>Total Revenue</i>	<i>303,016</i>	<i>261,230</i>	<i>86%</i>

Expenditure Summary

Past 12 Months	Budget	YTD	% of budget
Professional Services	\$ 9,000	\$ 16,541	184%
Supplies	\$ 4,000	302	8%
Operations	\$ 45,400	39,240	86%
Maintenance & Repairs	\$ 21,000	-	0%
Debt Service	\$ 144,380	120,320	83%
<i>Total Expenditures</i>	<i>223,780</i>	<i>176,403</i>	<i>79%</i>

Stormwater Fund

Revenue Summary

Past 12 Months	Budget	YTD	% of budget
Stormwater Sales	\$ 201,000	\$ 177,886	89%
Charges for Services	-	-	0%
Grant Revenue	-	-	0%
<i>Total Revenue</i>	<i>201,000</i>	<i>177,886</i>	<i>89%</i>

Expenditure Summary

Past 12 Months	Budget	YTD	% of budget
Professional Services	\$ -	\$ 3,520	-
Supplies	-	-	-
Operations	-	-	-
Maintenance & Repairs	112,825	-	0%
Debt Service	87,175	18,463	21%
<i>Total Expenditures</i>	<i>200,000</i>	<i>21,983</i>	<i>11%</i>



City of Hudson Oaks FY25 Dashboard

Financial Overview: Investment Report

Period Ending: July 31, 2025

Investment Report

Reserve Funds	Beginning	Interest	Ending
Reserve	Balance	Earned	Balance
TexPool General Reserve	\$ 119,530	\$ 433	\$ 119,963
TexPool Sales Tax Reserve	193,250	700	193,950
TexPool Enterprise Reserve	106,646	386	107,032
TexStar General Reserve	3,590,589	13,098	3,603,687
TexStar Capital Projects Reserve	32	0	32
TexStar 2023 General Cap CO	1,266,620	4,620	1,271,241
TexStar Water Projects Reserve	23	0	23
TexStar Wastewater Reserve	12,610,569	46,001	12,656,571
<i>Total</i>	<i>17,887,260</i>	<i>65,239</i>	<i>17,952,498</i>

Investments	Principle	Rate	Balance
Vehicle			
Plains Capital CD	\$ 232,505	1.20%	\$ 232,505
<i>Total</i>	<i>232,505</i>		<i>232,505</i>

Deposits/Withdrawals

Investment officer authorized signature



Staff Report

City Council Meeting – August 28, 2025
Item 7.a & 14.a

Staff Contact

Shelley Scazzero, City Secretary
682-229-2411
shelley.major@hudsonoaks.com

Public hearing regarding the intent of the City of Hudson Oaks, for the purpose of enlarging and extending its boundary limits, to annex approximately 6.4 acres of land, more particularly described as:

3204 Lakeshore Drive, a 1.273 acres tract of land, Lot 1, Block 7, Lakeshore Hills Estates, Third Filing, Parker County, Texas, and

602 N. Oakridge Drive, a 5.127 acres tract of land, Tract 5, North Oakridge Acres, Parker County, Texas.

Staff Recommendation:

No action.

Background:

The two properties in review are owned by the City and located adjacent to the City Hall and Gene Voyles Park tracts of land to the north of the city's boundary limits and on the Northeast corner of N. Oakridge Drive and Red Eagle Trail. Two public hearings are being conducted at the regular August meeting prior to this consideration to adopt, which will occur at the next regular meeting Thursday, September 25, 2025.

The metes and bounds for the property are attached to the proposed draft ordinance.

Prior Action:

Council has not previously acted on this item.

Financial Consideration:

None

Attachments:

DRAFT Ordinance
Service Plan
Annexation Exhibits

ORDINANCE NO. 2025-XX

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF THE
HEREINAFTER DESCRIBED TERRITORY OWNED BY THE CITY INTO THE CITY OF
HUDSON OAKS TEXAS, FOR ALL MUNICIPAL PURPOSES; APPROVING A SERVICE
PLAN FOR SUCH TERRITORY AFTER ANNEXATION; PROVIDING THAT THIS
ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Hudson Oaks, Texas (the "City") 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 seeks to annex an approximate 6.4 acre tract of land (the "Territory") in accordance with Subchapter C-1 of Chapter 43, Local Government Code; and

WHEREAS, said tract of land is contiguous to the City, and is within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, the City currently owns said territory; and

WHEREAS, the City has prepared a service plan for said territory which is attached as Exhibit "B" to this Ordinance; and

WHEREAS, the City has published notice of hearings on said annexation and public hearings were held before the City Council on August 28, 2025, in accordance with Chapter 43, Texas Local Government Code; and

WHEREAS, after such public hearings, the City Council desires to annex said territory into the City under the authority of Section 43.012 of the Local Government Code; and

WHEREAS, all requirements of law have been met and this annexation complies with Chapter 43 of the Texas Local Government Code.

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

SECTION 1.

That the Territory hereinafter described is hereby annexed into the City for all municipal purposes, and that the boundary limits of the City are hereby extended to include said territory within the City limits, and said land and the future inhabitants thereof shall hereafter be entitled to all rights and privileges of other citizens of the City and shall be bound by the acts ordinances, and all other action now in full force and effect and all those subsequently adopted of said City. The Territory is more particularly described below and by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein:

3204 Lakeshore Drive, a 1.273 acres tract of land, Lot 1, Block 7, Lakeshore Hills Estates, Third Filing, Parker County, Texas, and

602 N. Oakridge Drive, a 5.127 acres tract of land, Tract 5, North Oakridge Acres, Parker County, Texas.

SECTION 2.

The official map and boundaries of the City, previously adopted, are amended to include the above described territory as a part of the City of Hudson Oaks, Texas. The City Secretary is directed and

authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

SECTION 3.

That the municipal service plan for the herein annexed territory provided for in Exhibit "B" attached hereto and incorporated by reference herein is hereby adopted and approved.

SECTION 4.

That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state and federal law and city annexation procedures, a certified copy of this Ordinance.

SECTION 5.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Hudson Oaks, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6.

Should any section or part of this Ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 7.

Should this Ordinance for any reason be ineffective as to any part of the area hereby annexed to the City, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City every part of the area described in Section 1 of this Ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City any lands or area which are presently part of and included within the limits of the City, or which are presently part of and included within the limits of any other City, Town, or Village, or which are not within the City's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 8.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2025.

Tom Fitzpatrick, Mayor

Attest:

Shelley Scazzero

EXHIBIT "A"

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	210.00'	330.52'	N 45°11'09" E	297.45'

Property Description

BEING a 1.273 acres tract of land out of the D. EDDLEMAN SURVEY, ABSTRACT No. 440, Parker County, Texas; being all of that certain tract conveyed to CITY OF HUDSON OAKS in Clerk's File No. 202241231, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); also being all of that certain LOT 1, BLOCK 7, LAKESHORE HILLS ESTATES, THIRD FILING, according to the plat recorded in Volume 276, Page 637, Deed Records, Parker County, Texas (D.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 1/2" capped iron rod in the east right-of-way of Lakeshore Drive, and at the northwest corner of a certain tract of land conveyed to CITY OF HUDSON OAKS in Clerk's File No. 202130269, R.P.R.P.C.T., for the southwest for the southwest corner of Lot 1 and this tract;

THENCE along the arc of a curve to the right, having a radius of 210.00 feet, an arc length of 330.52 feet, and whose chord bears N 45°11'09" E, 297.45 feet, to a found 60d nail in the south right-of-way of said road, for a corner of Lot 1 and this tract;

THENCE N 89°31'02" E, 99.75 feet, with the south right-of-way of said road to a found 5/8" iron rod at the northwest corner of Lot 2, in said Block 7, for the northeast corner of Lot 1 and this tract; WHENCE a found 5/8" iron rod at the northeast corner of said Lot 2 bears N 89°31'02" E, 149.90 feet;

THENCE S 00°15'30" W, 208.06 feet, with the common line of said Lots 1 and 2, to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of a certain Lot 10R, OAKRIDGE ADDITION, according to the plat recorded in Plat Cabinet E, Slide 339, P.R.P.C.T., for the southeast corner of Lot 1 and this tract; WHENCE a found 1/2" capped iron rod at the northeast corner of said Lot 10R bears N 89°33'13" E, 76.95 feet;

THENCE S 89°33'13" W, at 171.98 feet, passing a found 1/2" capped iron rod at the northerly common corner of said Lot 10R and said CITY OF HUDSON OAKS (202130269) tract, and in all 311.70 feet, to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

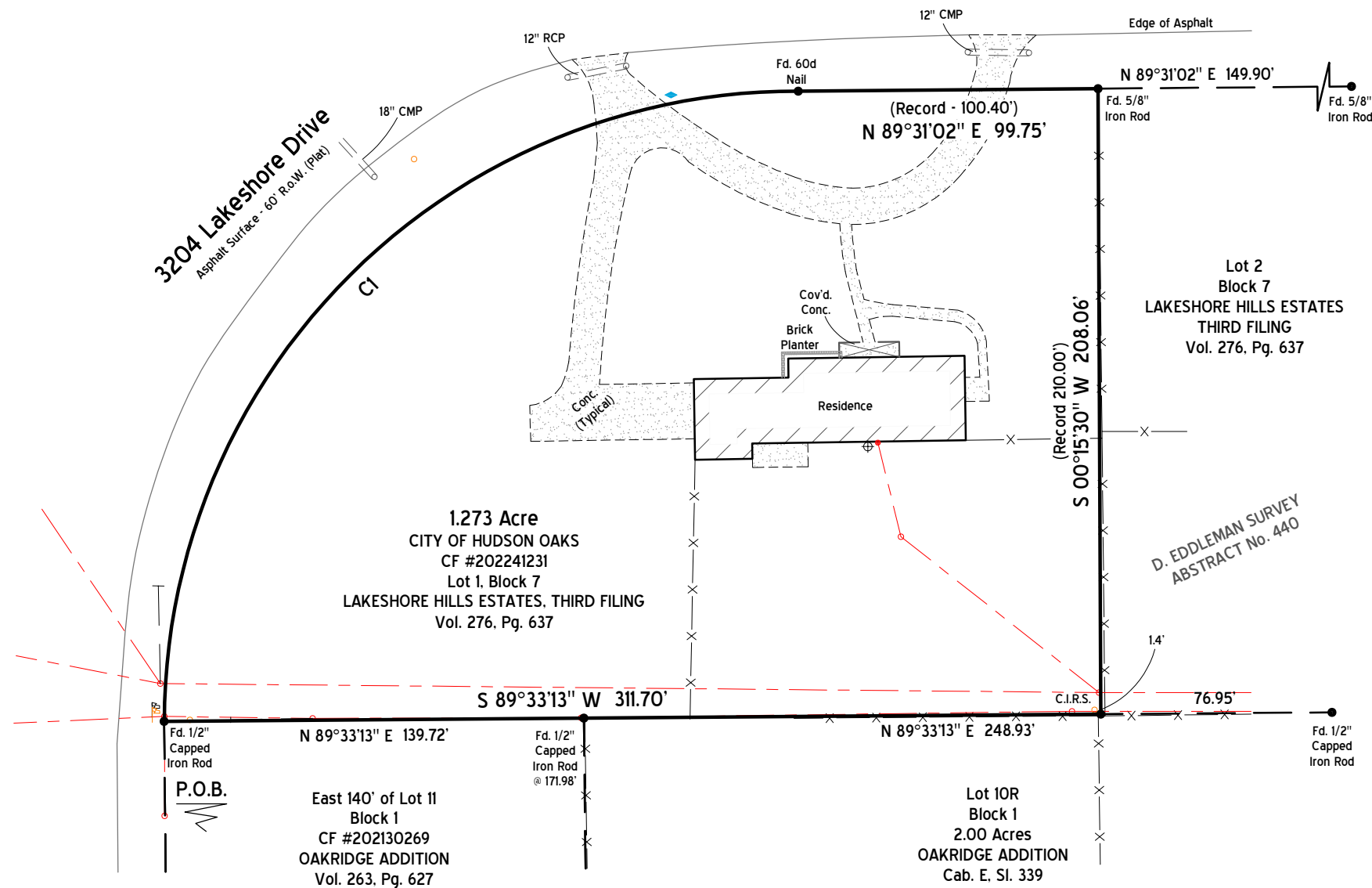
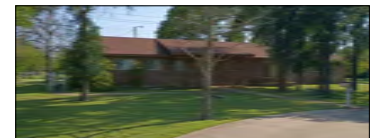
Micah Hamilton, Registered Professional Land Surveyor No. 5865
 Texas Surveying & Engineering, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 W2504026 - April 18, 2025



Notes:

- No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)
- Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"

TEXAS SURVEYING & ENGINEERING INC.
 WEATHERFORD - MINERAL WELLS - ALEDO
 SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

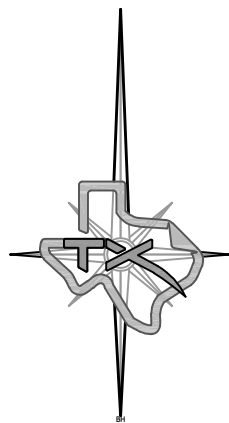


1.273 Acre
 CITY OF HUDSON OAKS
 CF #202241231
 Lot 1, Block 7
 LAKESHORE HILLS ESTATES, THIRD FILING
 Vol. 276, Pg. 637

East 140' of Lot 11
 Block 1
 CF #202130269
 OAKRIDGE ADDITION
 Vol. 263, Pg. 627

Lot 10R
 Block 1
 2.00 Acres
 OAKRIDGE ADDITION
 Cab. E. Sl. 339

Legend			
	Light Pole		Water Meter
	Power Pole		Fire Hydrant
	Overhead Electric		Telecom Cable Marker
	Guy Wire		Septic Lid
	Electric Meter		Gas Meter
	Electric Box		Natural Gas Line Marker
	Telecom		Storm Drain Manhole
	Telecom Vault		Fence



Property Description

BEING a 5.127 acre tract of land out of the J.F. EARNEST SURVEY, ABSTRACT No. 433, Parker County, Texas; being all of those certain Tracts 1 through 3, conveyed to CITY OF HUDSON OAKS in Doc. No. 201604645, Real Property Records, Parker County, Texas (R.P.R.P.C.T.); also being all of Tract 5, North Oakridge Acres, according to the plat recorded in Plat Cabinet A, Slide 52, Plat Records, Parker County, Texas (P.R.P.C.T.); and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID).

BEGINNING at a found 3/8" iron rod at the north intersection of North Oakridge Drive and Red Eagle Trail and at the southwest corner of said Tract 5 and of said Tract 1 for the southwest and beginning corner of this tract:

THENCE N 06°09'19" E, 2.15 feet, with the east line of said North Oakridge Drive, set 1/2" capped iron rod stamped "TEXAS SURVEYING" for a corner of this tract;

THENCE with the arc of a curve to the left, having a radius of 1472.70 feet, an arc length of 449.06 feet, and whose chord bears N 02°34'49" W, 447.32 feet, with the east right-of-way of said North Oakridge Drive to a found 3/8" iron rod at the southwest corner of a certain tract of land conveyed to GRAYSNECK, in Volume 1436, Page 1583, R.P.R.P.C.T., and at the northwest corner of said Tract 5 and said Tract 3, for the northwest corner of this tract;

THENCE S 89°45'04" E, 521.14 feet, to a found 3/8" iron rod at the southeast corner of said GRAYSNECK tract and in the west line of a certain Lot 11, Block A, RED EAGLE RANCH, PHASE 1, according to the plat recorded in Plat Cabinet C, Slide 495, P.R.P.C.T., for the northwest corner of this tract;

THENCE S 00°38'19" W with the west line of said Block A, at 304.00 feet, passing a found 1/2" capped iron rod, in the west line of Lot 15, in said Block A, and at the easterly common corner of said Tracts 1 and 2, and in all 449.47 feet to a set 1/2" capped iron rod stamped "TEXAS SURVEYING" in the north line of said Red Eagle Trail, for the southwest corner of this tract; WHENCE a found 1/2" iron rod bears N 89°41' W, 0.53 feet;

THENCE N 89°41'16" W, 496.22 feet, with the north right-of-way of said Red Eagle Trail, to the POINT OF BEGINNING and containing 5.127 acres, more or less.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory
 Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
 Texas Surveying & Engineering, Inc. - Weatherford Branch
 104 S. Walnut Street, Weatherford, TX 76086
 weatherford@txsurveying.com - 817-594-0400
 W2504025 - April 18, 2025



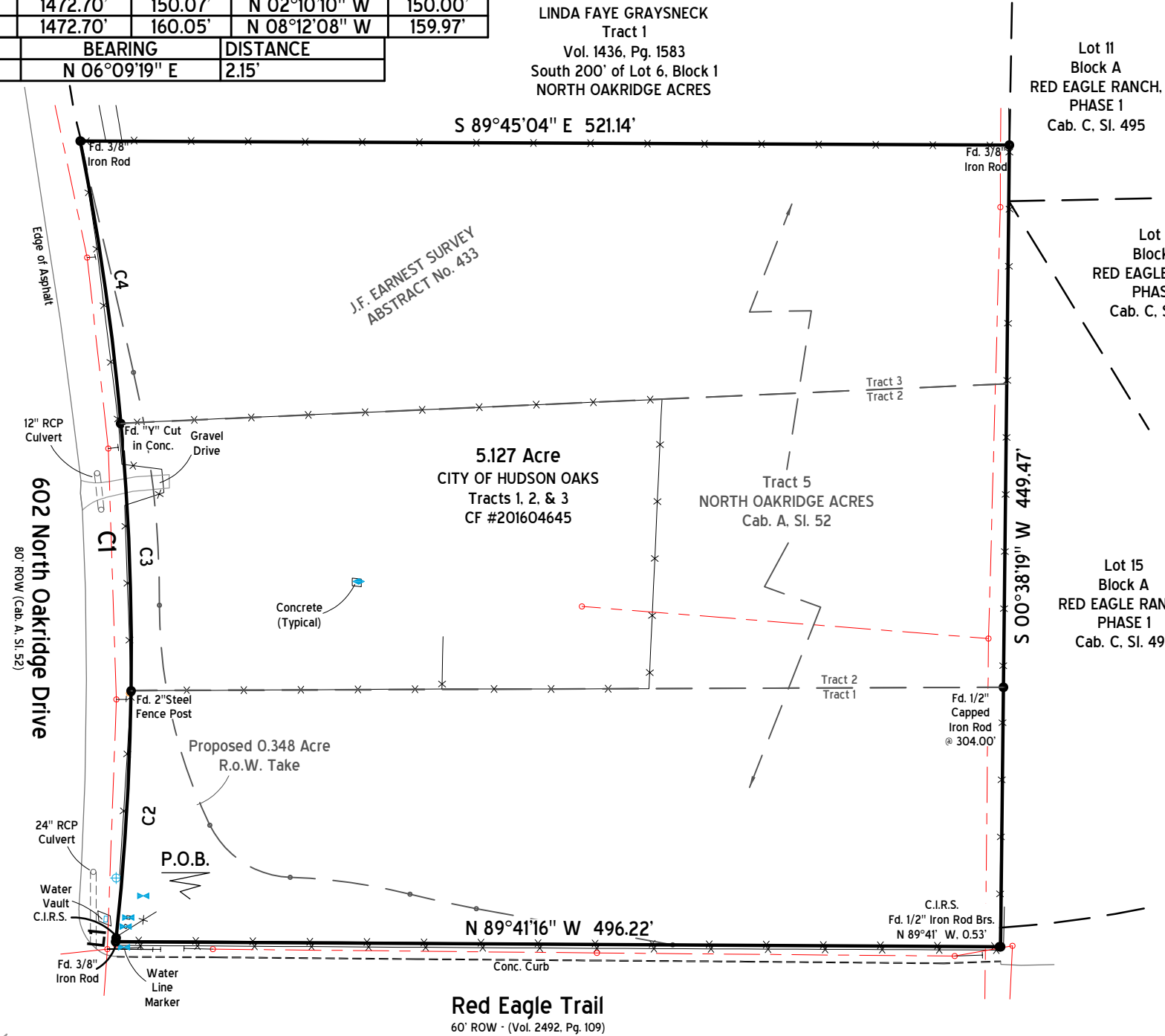
Notes:

- 1) No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.
- 2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey. For up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.
- 3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - US Survey Feet)
- 4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.
- 5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.
- 6) C.I.R.S. - Set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"



CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1472.70'	449.06'	N 02°34'49" W	447.32'
C2	1472.70'	138.94'	N 03°27'09" E	138.89'
C3	1472.70'	150.07'	N 02°10'10" W	150.00'
C4	1472.70'	160.05'	N 08°12'08" W	159.97'
LINE	BEARING	DISTANCE		
L1	N 06°09'19" E	2.15'		

LINDA FAYE GRAYSNECK
 Tract 1
 Vol. 1436, Pg. 1583
 South 200' of Lot 6, Block 1
 NORTH OAKRIDGE ACRES



Legend			
☼	Light Pole	⬇	Water Well
⊙	Power Pole	⊕	Fire Hydrant
—	Overhead Electric	⊗	Water Valve
—	Guy Wire	○	Septic Lid
●	Electric Meter	⊕	Gas Meter
□	Electric Box	⊗	Sanitary Sewer Manhole
○	Telecom	⊗	Storm Drain Manhole
□	Telecom Vault	—x—	Fence

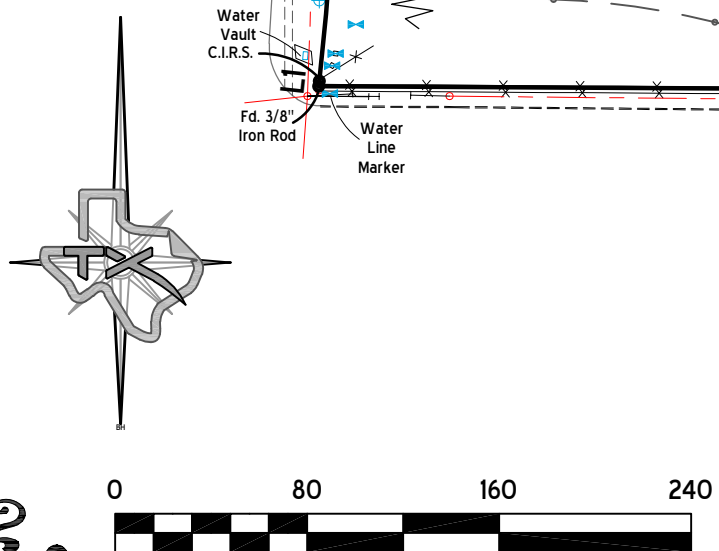


EXHIBIT "B"

**CITY OF HUDSON OAKS ANNEXATION
SERVICE PLAN**

Municipal services to the area annexed in the ordinance attached hereto shall be furnished after the effective date of annexation by the City of Hudson Oaks, Texas, ("City") at the following levels and in accordance with the following schedule:

1. Upon the effective date of annexation, the City will provide the following services to the newly annexed area:

A. Police Protection

The City will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City with similar topography, land use and population.

B. Fire Protection and Emergency Medical Service

The City and its Volunteer Fire Department will provide fire protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City with similar topography, land use, and population. The City Volunteer Fire Department will respond to all dispatched calls and requests for service or assistance within the newly annexed area. The City contracts with Emergency Services District (ESD) #3 for emergency medical service. Persons in the newly annexed area will receive this same service.

C. Solid Waste Collection

The City will provide for the collection of solid waste and refuse in the newly annexed area at the same fee as paid by other citizens within the city limits for the same service by the franchised solid waste provider.

D. Maintenance of Water and Wastewater Facilities

The City is not aware of any water or wastewater facilities owned or maintained by the City at the time of the proposed annexation in the area to be annexed. Any water or wastewater facilities which the City may acquire subsequent to the annexation of the proposed area shall be maintained by the City to the extent of its ownership. It is the intent of the City to maintain all water and wastewater facilities in the annexed area that are not within the service area of any other water or wastewater utility.

E. Maintenance of Roads and Streets

The City is not aware of any roads, streets or alleyways at the time of the proposed annexation in the area to be annexed. Any road, streets, or alleyways which have been dedicated to the City or which are owned by the City shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use, and population density. Lighting of roads, streets, and alleyways which may be positioned in a right-of-way, roadway, or utility company easement shall be maintained by the applicable utility company servicing the City pursuant to the rules, regulations, and fees of the utility.

F. Maintenance of Parks, Playgrounds and Swimming Pools

The City Council is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. If parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain the areas to the same extent and degree that it maintains parks, playgrounds, swimming pools, and other similar areas of the City.

G. Maintenance of Publicly-Owned Facility, Building, or Municipal Service

The City Council is not aware of the existence of any publicly-owned facility, building, or municipal service now located in or serving the area proposed for annexation. If publicly-owned facilities, buildings, or municipal services do exist, the City will maintain the facilities and services to the same extent and degree that it maintains similar facilities and services in other similar areas of the City.

2. Program for construction or acquisition of any capital improvements necessary for providing municipal service for the area:

A. In General

1. The City policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision and development ordinances.
2. Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with Chapter 395, Texas Local Government Code. Nothing in this plan shall be interpreted to require a landowner within the newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

B. Police and Fire Protection Services

The City Council finds and determines it to be unnecessary to acquire or construct any capital improvements for the purposes of providing police or fire protection services and that it has at the present time adequate facilities to provide the same type, kind, and level of protection and service which is presently being administered to other areas already incorporated in the City with the same or similar topography, land use, and population density, without reducing by more than a negligible amount the level of police or fire services provided within the corporate limits of the City.

C. Water Facilities and Services

The City Council has determined that the area to be annexed is in the City's CCN, water service is currently being provided by the City, and capital improvements are not necessary to provide full municipal services for water. Service extensions will be available in accordance with the City's utility policies and ordinances. Upon connection to existing mains, water will be provided at rates established by the City.

D. Wastewater Facilities and Service

The City Council has determined that the area to be annexed has wastewater facilities provided by the City, and it is not necessary to construct capital improvements to provide full municipal services. Service extensions will be available in accordance with the City's utility policies and ordinances. Upon connection to existing mains, sewer will be provided at rates established by the City.

E. Roads and Streets

Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use, and development as the annexed area. Developers will be required pursuant to the ordinances of the City to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City for a properly dedicated street. The City will undertake to provide the same degree of road and street lighting as is provided in areas of similar topography, land use, and population density within the present corporate limits of the City.

SPECIFIC FINDINGS

The City Council finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided other areas of the City of Hudson Oaks, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Hudson Oaks, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Hudson Oaks, Texas who reside in areas of similar topography, land utilization and population.

Approved this _____ day of _____, 2025.

Mayor, City of Hudson Oaks, Texas

ATTEST:

City Secretary