



STAFF REPORT

MEETING DATE: February 15, 2024

MEETING TYPE: Comprehensive Plan Advisory Committee

SUBMITTED BY: Guy Brown

AGENDA CAPTION: Consideration and action regarding recommendation of Draft Comprehensive Plan to the Hutchins Planning and Zoning Commission.

Presented by: Guy Brown HEDC Executive Director

Background Information

Hutchins Comprehensive Plan Advisory Committee has been working on a Comprehensive Plan Update for several months. A draft plan was developed and sent to the Board in December. Contained in the packet is a copy of the Draft Plan. Once recommended by the Board the Plan will go to the Hutchins Planning and Zoning Commission for review, alteration, and recommendation to the City Council.

Budget Implications

There are no budget implications related to this item.

Operational Impact

The Comprehensive Plan will be a guideline that will assist the City Council in decision making. The State of Texas has established laws which govern how municipalities are able to regulate land use, provide basic services, and construct and maintain public infrastructure. In Chapter 213 of the Texas Local Government Code, the text allows the governing body of a community to adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of the comprehensive plan. Further, the plan can include, but is not limited to, provisions on land use, transportation, and public facilities.

A Comprehensive Plan is not a zoning ordinance. The Comprehensive Plan does, however, serve as a basis on which zoning decisions are made, as specified in Chapter 211 of the Texas Local Government Code. Zoning changes should be compatible with the vision and goals of the plan, but a comprehensive plan does not constitute zoning regulations or establish zoning district boundaries.

For example, zoning districts do not have to be identical to what is shown in a future land use map. The comprehensive plan is an important tool for land use and development, serving as a guide for other processes and considerations.

Legal Review

The City Attorney will be involved with the creation of an ordinance that will ultimately implement the Comprehensive Plan.

Staff Recommendation

Staff recommends that the Comprehensive Plan Advisory Committee recommend the attached plan to the Hutchins Planning and Zoning Commission.