



STAFF REPORT

MEETING DATE:	September 28, 2026
MEETING TYPE:	Planning & Zoning
SUBMITTED BY:	Blake Moore
AGENDA CAPTION:	Hold a public hearing and consider a recommendation to the City Council on Ordinance XXX repealing Chapter 10 Subdivision Regulations in its entirety and amending Chapter 10 Subdivision Regulations of the City of Hutchins.

Background Information

The City of Hutchins is undertaking a comprehensive update of its Subdivision Regulations. The project follows completion of a Diagnostic Report in April 2025 and subsequent preparation of amendments to the regulations in order to streamline the subdivision platting processes and to ensure that the City of Hutchins remains compliant with current Texas Local Government Code.

The overall goal of the project is to modernize the City's development processes, improve usability, align regulations with the City's 2024 Comprehensive Plan, and ensure compliance with current Texas law.

Throughout the review process, several recurring themes emerged from stakeholder and staff feedback. Throughout the review process, stakeholders and staff emphasized the need for clearer definitions and development standards, more streamlined approval processes and review timelines,

The proposed subdivision regulations update seeks to create a clear, modern, and user-friendly platting process while implementing the vision established in the 2024 Comprehensive Plan. The draft also aims ensure the city has appropriate processes in place in regards to development issues with vested rights of property owners and if a question of dedication of private land for public purposes has a rough proportionality to the public need

Budget Implications

N/A

Operational Impact

N/A

Legal Review

The City Attorney has reviewed the proposed Subdivision Ordinance and approved.

Staff Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of Ordinance XXX.

Supporting Documentation and Attachments

Subdivision Ordinance