



STAFF REPORT

MEETING DATE:	August 24, 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 Ordinance 782 adopted on February 16, 2004 in its entirety and amending Chapter 14 Zoning Ordinance Adopted and Exhibit 14A Zoning Ordinance of the City of Hutchins

Presented by: Chief Building Official Blake Moore

Background Information

The City of Hutchins is undertaking a comprehensive update of its Zoning Ordinance, Permitted Use Tables. The project follows completion of a Diagnostic Report in April 2025 and subsequent preparation permitted use tables, and zoning ordinance amendments.

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

Summary of Stakeholder and Staff Feedback

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, and better coordination between zoning regulations and land use classifications. Feedback also highlighted the importance of modernizing ordinance language, organization, and formatting while maintaining consistency with the City's 2024 Comprehensive Plan and applicable Texas statutes.

Additional discussion points raised by staff provided more detail on how these themes should be addressed in the draft ordinance.

Staff also identified several specific policy and implementation issues for further consideration, including clearer standards for portable buildings, maintaining existing masonry screening requirements, evaluating opportunities for higher-density residential development with quality design standards, and addressing transitions between residential and industrial land uses. Additional discussion focused on defining and regulating emerging or evolving uses such as short-term rentals, data centers, commercial truck and trailer parking areas, and accessory structures.

Proposed Zoning Ordinance and Permitted Use Tables

The proposed zoning ordinance update seeks to create a clear, modern, and user-friendly development code while implementing the vision established in the 2024 Comprehensive Plan. The draft also aims to streamline development standards and improve ordinance navigation and administration.

Ordinance Organization and Usability

Major organizational improvements are intended to make the ordinance easier to navigate, administer, and apply consistently. The draft improves ordinance organization by reorganizing content for more intuitive navigation, consolidating definitions into a centralized section, and applying modern formatting to enhance readability. It also eliminates redundant language, clarifies overlapping provisions, and more clearly identifies responsible decision-makers and review authorities.

Zoning District Updates

The proposed district updates are intended to broaden housing options, update residential standards, and address emerging land use issues. Proposed district modifications include creation of a new single-family district allowing 40-foot lot widths, updates to townhome and multifamily residential standards, and consideration of regulations addressing truck parking, short-term rentals, and data centers.

Permitted Use Table Modernization

The proposed use table updates are intended to make land use permissions easier to understand and apply. The use table updates relocate and reformat the permitted use tables, consolidate similar land uses, and create additional regulated use categories. The proposed ordinance also includes new or revised standards for uses such as portable buildings, vape shops, tattoo studios, payday lenders, and other specialty commercial uses.

Development Standards

Development standard revisions are intended to clarify expectations for site design, construction, and public-facing improvements. The draft ordinance proposes updates to parking, landscaping, lighting, fencing, construction material, sidewalk, and site development requirements.

Development Processes and Administrative Tools

The proposed ordinance also introduces administrative tools intended to make development review procedures more transparent and easier to administer. To improve transparency and ease of administration, the proposed ordinance consolidates development review procedures, clearly assigns review and approval responsibilities, and incorporates flowcharts illustrating development processes. It also uses visual matrices to summarize dimensional standards, notification requirements, and approval authorities, along with expanded graphics and illustrations to improve clarity.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

The City Attorney has reviewed the Proposed Zoning Ordinance and approved.

Staff Recommendation

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

Supporting Documentation and Attachments

Proposed Zoning Ordinance.