

STAFF REPORT

Case No.: 25-SP-07

Request: Conduct a public hearing and consider the request for Detailed Site Plan approval for the installation of fencing, including a Zoning Amendment request to allow said fencing within the front yard, on an approximately 2.1-acre property located at 13710 Hutton Drive and located within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.

Applicant: Greg Boss, Tubbesing

Planning & Zoning Commission Meeting: January 26, 2026

Background:

The applicant, Greg Boss with Tubbesing, is seeking approval of a Detailed Site Plan for the installation of fencing, including a Zoning Amendment request to allow said fencing within the front yard, for the existing office and warehouse building located at 13710 Hutton Drive, an approximately 2.1-acre property located at the southeast corner of Hutton Drive and Diplomat Drive, and west of Interstate 35 (IH-35E). The subject site is located in Planned Development District No. 22 (PD-22). The Code of Ordinances currently prohibits fencing within the front yard for all properties within the City, therefore approval of a Zoning Amendment to PD-22 is required.

Adjacent Zoning Districts and Land Uses:

Direction	Zoning District	Land Use
North	Planned Development District No. 22 (PD-22)	Industrial; Office/Warehousing
South	Planned Development District No. 22 (PD-22); and Planned Development District No. 77 (PD-77)	Industrial; Office/Warehousing
East	Planned Development District No. 22 (PD-22)	Industrial; Office/Warehousing
West	Planned Development District No. 22 (PD-22)	Industrial; Office/Warehousing

Proposed Use:

The applicant proposes to install security fencing along the perimeter of Diplomat Drive and approximately half the perimeter of Hutton Drive as illustrated on the proposed site plan. The fence will measure eight feet in height and 471 feet in length. The installation includes security gates, which will measure eight feet in height by 30 feet in length, for the driveways located at both

Diplomat Drive and Hutton Drive as to not disrupt ingress and egress of the subject property. The applicant is seeking to install this fencing on behalf of Tubbesing, the current tenant of the subject property. Tubbesing offers a variety of services related to data centers, power distribution units, generators and related equipment for a variety of clientele. The existing office and warehouse at this location is used to store the equipment Tubbesing provides to its customers. Therefore, the applicant believes that the installation of this fencing is necessary to provide additional security for this equipment and overall business operations. In addition to maintaining the existing landscaping onsite, the applicant proposes installing additional landscaping around the fence perimeter in the form of Nellie R. Stevens and Variegated Privet shrubs. No other changes to the subject property are proposed.

Farmers Branch 2045 Plan Recommendation:

The Farmers Branch 2045 Plan designates the subject property and the surrounding area as Industrial, which recommends single-use industrial only uses focused on business, employment and industry. Recommended land uses include: office; research; industrial; manufacturing; warehousing; and distribution. The existing office and warehouse building is compatible with these recommended land uses as well as other existing uses in the area, and the proposed fencing is ancillary to the main use and has the potential to enhance business operations through providing an additional level of security. Therefore, the proposal is consistent with the Farmers Branch 2045 Plan.

Public Response:

On January 15, 2026, 167 zoning notification letters were mailed to all affected property owners within 300 feet of PD-22 in addition to both the Carrollton-Farmers Branch and Dallas Independent School districts. A zoning notification sign was also placed on the subject property the same day. As of the writing of this staff report, no correspondence regarding this case has been received by staff.