



FARMERS BRANCH
TEXAS

25-SP-07: 13710 Hutton Drive

Planning & Zoning Commission | January 12, 2026



Background



13710 Hutton Drive



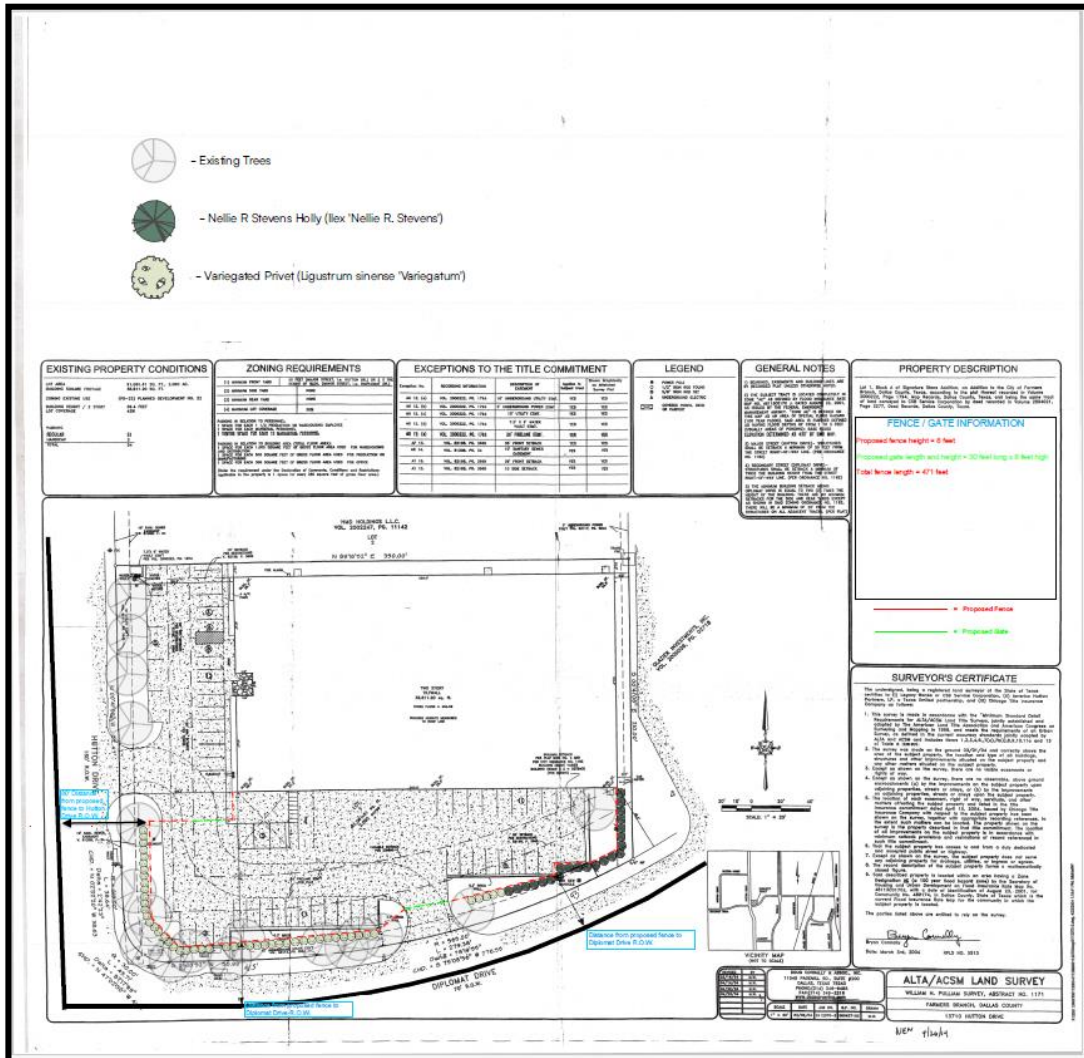
Zoning: PD-22



Detailed Site Plan with variance request to allow fencing within front yard.

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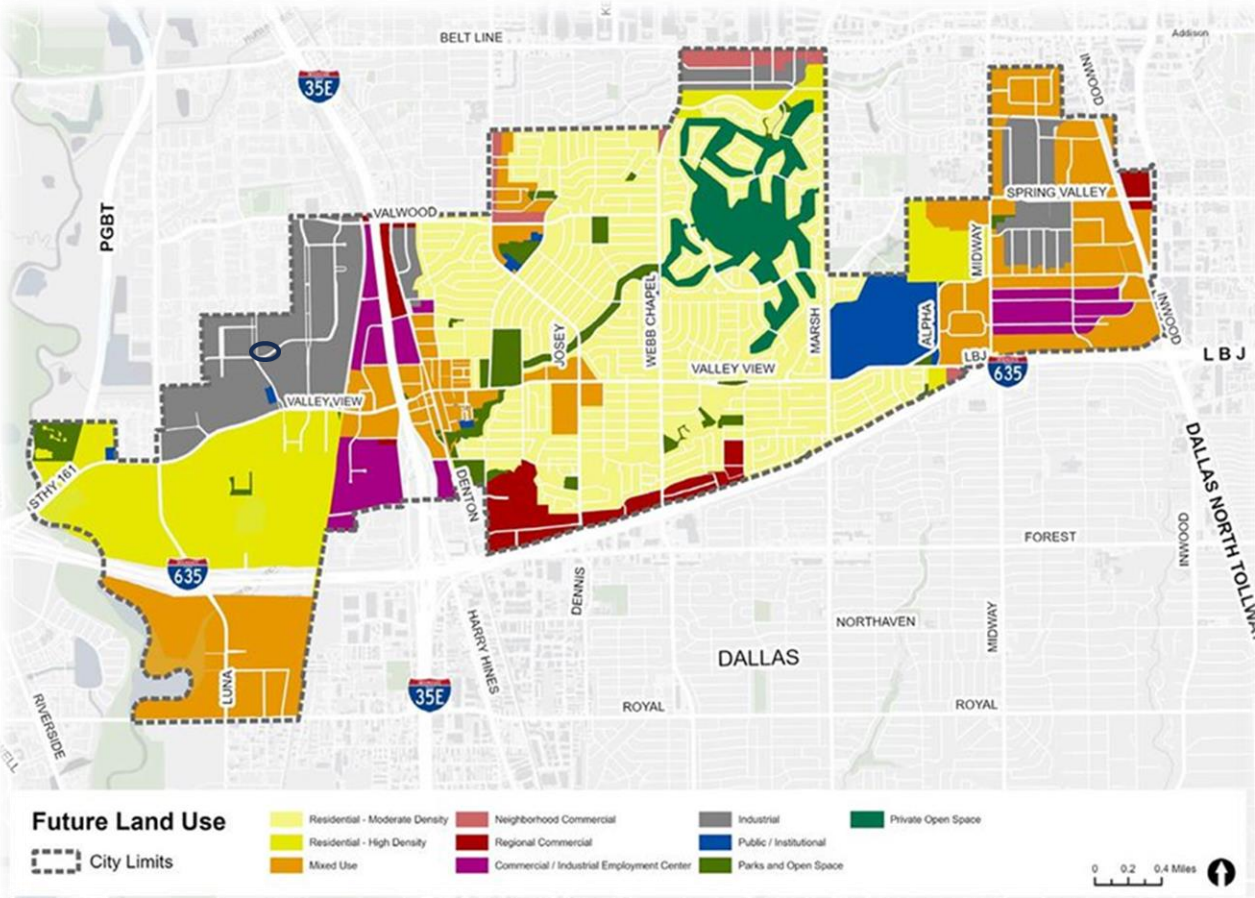
Proposed Development



- ✓ Applicant: Tubbesing
- ✓ Security fencing along perimeter of Diplomat Drive and Hutton Drive, including security gates.
- ✓ Measurements:
 - ❖ Fence: 8 feet by 471 feet
 - ❖ Gates: 8 feet by 30 feet
- ✓ Existing landscaping to be maintained with additional along fence perimeter.
- ✓ No other changes to site proposed.

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Farmers Branch 2045 Plan Recommendation and Public Response



- ✓ **Future Land Use Designation: Industrial.**
- ✓ **Recommended uses: office; research; industrial; manufacturing; warehousing; and distribution.**
- ✓ **Proposal consistent with Farmers Branch 2045 Plan.**
- ✓ **On December 30, 2025: 14 letters sent to affected property owners and Carrollton-Farmers Branch and Dallas ISDs.**

Questions



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