

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

PD-322-A, Carrollton Farmers Branch I.S.D. Ag Barn

P&Z HEARING DATE: October 16, 2025
C.C. HEARING DATE: November 11, 2025

STAFF REP.: Mary Paron-Boswell, Sr. Planner

LOCATION: 1600 East Sandy Lake Road

SIZE OF AREA: 41.58 acres of property

CURRENT ZONING: Agriculture (A)

REQUEST: To rezone the property from Agricultural (A) to Planned Development-322-Agricultural (PD-322-A) to allow the construction of a new 14,000-square foot educational building, 13,350-square foot arena, and education stations.

APPLICANT:	Owner: Carrollton Farmers Branch Independent School District 1445 North Perry Rd. Carrollton, Texas, 75006	Engineer: Parkhill 3000 Internet Blvd Frisco, Texas, 75034
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HISTORY: The property is zoned Agriculture and is currently being used as by the school district for their agriculture program.

HISTORIC COMMENT: The property has no known historical significance.

TRANSPORTATION: Sandy Lake Road – is a four-lane divided concrete roadway contained within a 120-foot right-of-way.

SURROUNDING LAND USE & ZONING:
North: City of Carrollton
South: Residential and Retail; Planned Development - 190 - Single Family - 9 and
Planned Development - 260 Revision 4 - Revised
East: City of Dallas and City of Carrollton
West: Senior living facility; Special Use Permit – 1256 - Retail/Office

COMPREHENSIVE PLAN:

Coppell 2030, A Comprehensive Master Plan, indicates this property as Residential Neighborhood and Parks and Open Space the 100-year floodplain.

DISCUSSION:

Carrollton Farmers Branch Independent School District (CFBISD) has an existing piece of property that currently operates as their agriculture science project center and outdoor learning center. According to their website it allows approximately 6,000 students a year to experience nature, as every second, fourth and sixth grade student spends one day performing scientific experiments in an exciting outdoor setting. The site also serves as the “Ag Barn” for students in the animal science, wildlife management, environmentalism and the Future Farmers of America (FFA) program, allowing them hands on experience.

SITE PLAN

The approximate 42 acres has been used by the school district since the mid 1970’s. The majority of the site currently sits in the floodplain. With this new development, there are plans to regrade a portion of the site and to bring imported fill material to elevate the building pad for the barn, bringing it out of the 100-yr flood elevation. A Planned Development (PD) condition will require a Conditional Letter of Map Revision (CLOMR) and Corridor Development Certificate (CDC) Permit prior to the start of construction, and a Letter of Map Revision (LOMR) will be required prior to the issuance of a certificate of occupancy. Another PD condition for the development of the site relates to CFBISD acquiring a maintenance agreement for the District to maintain the sanitary sewer force main within the City right-of-way before construction can begin.

The site currently has two buildings located approximately 750-feet north of Sandy Lake Road. These buildings were constructed in the early 1980’s. The proposal is to demolish these two buildings that currently sit in the floodplain and construct a new 14,000-square foot educational barn building approximately 90-feet north of Sandy Lake Road and out of the floodplain. This will house the animals and items necessary to look after them as well as bathroom facilities and a flex lab space. Directly behind the proposed barn, a paved parking lot with 66 parking spaces is proposed to be constructed. There is a PD condition to allow a portion of the parking lot below the base flood elevation. In addition to providing an indoor space for the animals housed there, the barn will also provide an outdoor fenced in area for the animals to use. The site will have gated access. A variety of fencing is proposed on-site based on functionality and location (pipe rail fencing, animal fencing, hog panel fencing, black vinyl coated chain link fencing, and mesh fencing). There is a PD condition “to allow the fencing as shown on the plans”, because these fencing types are not typically allowed. One other condition is for any trailers to be stored behind the barn or within the building.

In addition to the proposed 14,000-square foot educational barn building, a new 13,350-square foot covered arena is proposed to be constructed. The arena will allow the students to show and train the animals among other things. There are two small storage areas incorporated in the arena for the district to store equipment (microscopes, nets, binoculars, etc.) for the nearby outdoor learning areas. They currently have to cart the equipment back and forth each time they visit the site. The existing restroom just north of the proposed arena will remain as well as the existing pavilion farther north. Other improvements include adding a dock by the pond, which will allow the students to access the pond without getting in the mud. The existing learning stations will be upgraded along with the concrete trail system around the property, allowing for better access and upkeep.

LANDSCAPE PLANS

The vast majority (93%) of the site will remain in its natural state. There is a tree line around the entire site and no existing trees are planned to be removed. There are plans to add landscaping to the site particularly to the front of the site. Trees will be added along 780-feet of the western perimeter, from the entrance at Sandy Lake Road to the edge of the arena, enhancing the existing tree line. Additional trees will be planted along the Sandy Lake Road frontage and the parking lot areas on-site. The new landscaping will be irrigated. There are no plans to irrigate the remainder of the 42 acres. The existing trees at the rear central portion of the lot are proposed to remain in addition to the several tree stands along the eastern portion of the site. There is a PD condition to approve the landscaping as shown.

BUILDING ELEVATIONS & SIGNAGE

The barn is a combination of concrete masonry units (CMU), split-face CMU and metal panel systems. The southern façade, which faces Sandy Lake Road is proposed to be a combination of split-face CMU on the lower portion up to the window ledge of the building, and then CMU for the remainder. They are proposing a sign on this side of the building that falls within the allowable sign size. The sign will consist of channel cut anodized aluminum lettering 16-inches in height. The sign has the Carrollton Farmers Branch logo and the name of the building “AGRICULTURAL SCIENCE AND OUTDOOR LEARNING CENTER”. The other elevations will be a combination of CMU and split-face CMU, with the majority being a metal panel system. There will be a standing seam metal roof with matching metal gutters. The north, east and western elevations will also have overhead doors, allowing for easy access to the barn and to the attached fenced-in animal pasture areas. The northern elevation will also have a portion of it dedicated to an aviary with a black vinyl coated chain link fence as part of the aviary enclosure.

The arena is essentially an open-air structure with a standing seam metal roof. There is the main space in the middle with a smaller covered corridor area on two sides. At the western side of the smaller corridor are two proposed storage rooms which are proposed to be constructed of CMU.

Again, this storage area will be used by the district to store equipment (microscopes, nets, binoculars, etc.) for the nearby outdoor learning areas.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending approval of the Planned Development subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.
2. To approve the landscape plans as shown.
3. A maintenance agreement is required for CFBISD District to maintain the sanitary sewer force main within the city right-of-way before construction begins,
4. A CLOMR and CDC permit are required prior to the start of construction in the floodplain, and a LOMR is required prior to the issuance of a certificate of occupancy.
5. To allow a portion of the parking lot below the base flood elevation.
6. To allow the fencing as shown.
7. Trailers must be stored/screened behind the Ag Barn or within the building.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request

ATTACHMENTS:

1. Site Plan
2. Landscape Plan
3. Building Elevations and Signage
4. Renderings