

**CITY OF COPPELL  
PLANNING DEPARTMENT**

**STAFF REPORT**

**Carrollton Farmers Branch I.S.D. Ag Barn Addition, Minor Plat, Lot 1, Block A**

**P&Z HEARING DATE:** October 16, 2025

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

**LOCATION:** 1600 E. Sandy Lake Rd

**SIZE OF AREA:** 41.58 acres of property

**CURRENT ZONING:** Agriculture (A)

**REQUEST:** To plat the existing parcel into one legal lot, with associated easements, and fire lanes.

**APPLICANT:**

<b>Owner:</b> Carrollton Farmers Branch Independent School District 1445 North Perry Rd. Carrollton, TX, 75006	<b>Surveyor:</b> Brittain & Crawford 3908 South Freeway Fort Worth, Texas, 76110
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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 in a six-lane divided thoroughfare plan.

**SURROUNDING LAND USE & ZONING:**  
North: City of Carrollton  
South: Residential and Retail; PD-190-SF-9 and PD-260R4-R  
East: City of Dallas and City of Carrollton  
West: Senior living facility; S-1256-R/O

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

**DISCUSSION:**

This plat request is a companion item to the Carrollton Farmers Branch Independent School District Ag Barn Expansion Planned Development. The plat will take the existing parcel of land and create one legal lot allowing for development on the site.

**RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:**

Staff is recommending approval of the Minor Plat subject to the following conditions:

1. Additional comments may be generated upon detail engineering permit reviews.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

1. Minor Plat