



MEMORANDUM

To: Mayor and City Council

From: Aaron Tainter, P.E., Assistant Director of Public Works
Mike Garza, P.E., Director of Public Works

Date: September 9, 2025

Reference: Consider approval of an Ordinance abandoning a portion of the street right of way of Sandy Lake Road, as described in Exhibit “B” attached hereto, to the abutting property owner, Carrollton-Farmers Branch Independent School District; providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Dallas County, Texas as a Quitclaim Deed; and authorizing the Mayor to sign any necessary documents.

2040: Sustainable Government

Introduction:

The purpose of this agenda item is to seek approval to abandon a portion of the street right of way (ROW) of Sandy Lake Rd that will no longer be needed.

Background:

This agenda item concerns a portion of a ROW parcel that was originally acquired by Dallas County in 1996 from Carrollton-Farmers Branch ISD for the reconstruction of the Sandy Lake Rd bridge over the Elm Fork Trinity River. The ROW parcel was transferred to the City of Coppell in June of 2025 in accordance with the terms of the City’s 1993 interlocal agreement with the County for the Sandy Lake Rd reconstruction project.

Carrollton-Farmers Branch ISD has owned a large agricultural-zoned property on E Sandy Lake Rd for many years where they operate the district’s Outdoor Learning Center. In January 2025, the ISD submitted a zoning application for proposed site improvements that were included in the district’s 2023 bond package. During the City Staff review of the application, Staff discovered that the Sandy Lake ROW adjacent to the property was wider than the City and the district previously thought due to the 1996 ROW dedication to Dallas County by the district. Much of the ISD property is located in the floodplain, with the developable portion of the property located adjacent

to E Sandy Lake Rd. The ISD subsequently withdrew their zoning application because the Dallas County ROW extended into this buildable area.

City Staff and the ISD contacted Dallas County about the ROW parcel, and the County determined the parcel should be transferred to the City as specified in the 1993 interlocal. This transfer was completed in June 2025, and the ISD has now requested that the City abandon a portion of the ROW that is no longer needed. The current ROW limits at this location are significantly wider than along the rest of Sandy Lake Road, and Staff is in support of this request. This proposed abandonment will establish ROW limits at the location where the district and the City previously thought the limits were located, which is sufficient for City needs.

Should this abandonment be approved, the ISD plans to move forward with the zoning application for the property, which would come before the Council at a later date. Their development application package will include a plat of the property which will include the dedication of an access easement.

Benefit to the Community:

This abandonment preserves the ROW that is necessary for public use and maintenance of City facilities while allowing the School District to better use their property.

Legal Review:

The ordinance was prepared by the City Attorney.

Fiscal Impact:

There is no fiscal impact to the City.

Recommendation:

The Public Works Department recommends approval of this item.