



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** December 9, 2025

**Reference:** Consider approval of an ordinance for Planned Development 322- Agricultural (PD-322-A), a zoning change request from A (Agricultural) to PD-322-A (Planned Development 322- Agricultural) to approve a Detail Site Plan for the construction of a new 14,000-square foot educational building, 13,350-square foot arena, and education stations, on a site of approximately 42 acres of land located on the eastern portion of Sandy Lake Road, at 1600 East Sandy Lake Road, and authorizing the Mayor to sign.

### **2040: Perpetuate a Learning Environment**

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#### **Introduction:**

The purpose of this agenda item is to ask Council to approve an Ordinance for case PD-322-A, to allow for the construction of a new 14,000-square-foot educational building, 13,350-square -foot arena, and education stations, on a 42 acre site owned by the Carrollton Farmers Branch Independent School District (CFBISD) located at 1600 East Sandy Lake Road.

#### **Background:**

On October 16, 2025, The Planning and Zoning Commission (4-0) recommended APPROVAL of PD-322-A, 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.

On November 11, 2025, the City Council (6-0) approved the zoning change request with the same conditions.

#### **Benefit to the Community:**

Perpetuating a learning environment.

**Legal Review:**

The City Attorney was present at the Planning and Zoning Commission Meeting.

**Fiscal Impact:**

N/A

**Recommendation:**

The Community Development Department recommends approval of the ordinance.