



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 11, 2025

Reference: Public Hearing: Consider approval of 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.

2040: Perpetuate a Learning Environment

Introduction:

The subject property is owned by the Carrollton Farmers Branch Independent School District (CFBISD). It currently, operates as their agriculture science project center and outdoor learning center. The approximate 42 acres has been used by the school district since the mid 1970's. 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. CFBISD is proposing to tear down the existing barn and replace it with a new barn as well as a new arena and smaller education stations.

Background:

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. 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 import 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.

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 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.

The barn is a combination of concrete masonry units (CMU), split-face CMU and metal panel systems. 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 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, there are two proposed storage rooms to be constructed of CMU.

Benefit to the Community:

Perpetuating a learning environment.

Legal Review:

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

Fiscal Impact:

No fiscal impact.

Recommendation:

The Planning and Zoning Commission (4-0) recommended APPROVAL of the request subject to the following PD 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.

ATTACHMENTS:

1. PZ Staff Report
2. Detail Site Plan
3. Landscape Plan
4. Building Elevations & Signage
5. Renderings