

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of June 5, 2025**

4. Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Child Day Care Service** In An Approximately 1,660 Square Foot Space Zoned PD-148 For The (HC) Heavy Commercial District And Located At 4100 International Parkway, Suite 1300; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-089 Clover Preschool.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He provided a location zoning map and a floor plan of the building, with Suite 1300 being identified on the map as the location for this SUP request. A building elevation was provided. He advised that the applicant is planning a child day care for no more than 25 children. Notifications were provided for all property owners within 200 feet with no comments being received. He advised staff recommends approval with stipulations.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant Xinnian Sofie Yang Zheny, 5518 Kemper Ct. Dallas, advised that she is an elementary school teacher and desires to establish a child day care. She advised that there is sufficient parking. In addition, she advised that an outdoor play area would be created.

Commissioner Powell asked if the day care will only be for the children of the other tenants in the building. The applicant advised it would be open to all children.

Commissioner Martin asked about a drop off and pick up lane for parents. John Romberger, Transportation Engineer, stated that with fewer than 80 children a traffic impact analysis is not required, and staff believes there to be no need for such a lane. Students would be walked into the building from the parking lot.

Chair Windrow opened the public hearing. There were no speakers.

- ***Commissioner Martin moved to close the public hearing and approve Case No. PLSUP 2025-089 Clover Preschool with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 7-0. (Foster and Doyle absent)***