

PLANNING DEPARTMENT
CITY OF CARROLLTON
DATE: 07/08/2025

SPECIAL USE PERMIT NO. 520
DEVELOPMENT NAME: CLOVER
PRESCHOOL

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 520 PROVIDING FOR 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; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Fifth day of June 2025, the Planning & Zoning Commission considered and made recommendation on a certain request for establishing a Special Use Permit (Case No. PLSUP 2025-089); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council conducted a public hearing on the Eighth day of July 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the City Council has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above-described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Special Use Permit Number 520 is hereby established for a certain approximately 1,660 square-foot space, located at 4100 International Parkway, Suite 1300, and being more generally depicted on Exhibit A, providing for the following:

I. Permitted Use

Child Day Care Service

II. Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The use shall be in general conformance with Exhibit B, Conceptual Floor Plan.
2. The use shall be limited to 25 children.
3. The business days shall be limited to Monday to Friday.
4. The business hours shall be limited to 8:00am to 6:00pm.
5. The use shall comply with the Texas Administrative Code, Chapter 746, including, but not limited to, providing the minimum indoor and outdoor space requirements.
6. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

Section 3.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 4.

Any person violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 5.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 6.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Eighth day of July 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

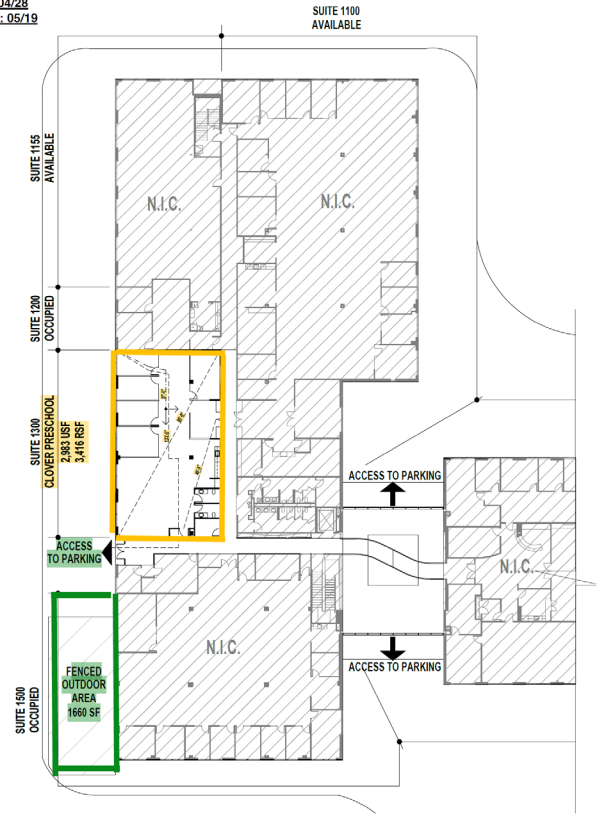
Meredith Ladd
City Attorney

Michael McCauley
Senior Planner

EXHIBIT A
GENERAL DEPICTION



Initial date: 04/28
Revision date: 05/19



CODE COMPLIANCE

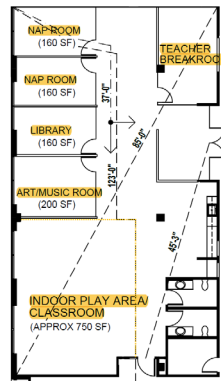
■ **PROJECT DESCRIPTION**
The project is for the design and construction of a new office building, 100,000 sq ft, located in the downtown area of the city.

■ **APPLICABLE BUILDING CODES**
The project is subject to the following building codes:

SECTION	CODE OF JURISDICTION
101-102	201 INTERNATIONAL RESIDENTIAL CODE
201-202	201 INTERNATIONAL RESIDENTIAL CODE
301-302	201 INTERNATIONAL RESIDENTIAL CODE
401-402	201 INTERNATIONAL RESIDENTIAL CODE
501-502	201 INTERNATIONAL RESIDENTIAL CODE
601-602	201 INTERNATIONAL RESIDENTIAL CODE
701-702	201 INTERNATIONAL RESIDENTIAL CODE
801-802	201 INTERNATIONAL RESIDENTIAL CODE
901-902	201 INTERNATIONAL RESIDENTIAL CODE
1001-1002	201 INTERNATIONAL RESIDENTIAL CODE
1101-1102	201 INTERNATIONAL RESIDENTIAL CODE
1201-1202	201 INTERNATIONAL RESIDENTIAL CODE
1301-1302	201 INTERNATIONAL RESIDENTIAL CODE
1401-1402	201 INTERNATIONAL RESIDENTIAL CODE
1501-1502	201 INTERNATIONAL RESIDENTIAL CODE
1601-1602	201 INTERNATIONAL RESIDENTIAL CODE
1701-1702	201 INTERNATIONAL RESIDENTIAL CODE
1801-1802	201 INTERNATIONAL RESIDENTIAL CODE
1901-1902	201 INTERNATIONAL RESIDENTIAL CODE
2001-2002	201 INTERNATIONAL RESIDENTIAL CODE
2101-2102	201 INTERNATIONAL RESIDENTIAL CODE
2201-2202	201 INTERNATIONAL RESIDENTIAL CODE
2301-2302	201 INTERNATIONAL RESIDENTIAL CODE
2401-2402	201 INTERNATIONAL RESIDENTIAL CODE
2501-2502	201 INTERNATIONAL RESIDENTIAL CODE
2601-2602	201 INTERNATIONAL RESIDENTIAL CODE
2701-2702	201 INTERNATIONAL RESIDENTIAL CODE
2801-2802	201 INTERNATIONAL RESIDENTIAL CODE
2901-2902	201 INTERNATIONAL RESIDENTIAL CODE
3001-3002	201 INTERNATIONAL RESIDENTIAL CODE
3101-3102	201 INTERNATIONAL RESIDENTIAL CODE
3201-3202	201 INTERNATIONAL RESIDENTIAL CODE
3301-3302	201 INTERNATIONAL RESIDENTIAL CODE
3401-3402	201 INTERNATIONAL RESIDENTIAL CODE
3501-3502	201 INTERNATIONAL RESIDENTIAL CODE
3601-3602	201 INTERNATIONAL RESIDENTIAL CODE
3701-3702	201 INTERNATIONAL RESIDENTIAL CODE
3801-3802	201 INTERNATIONAL RESIDENTIAL CODE
3901-3902	201 INTERNATIONAL RESIDENTIAL CODE
4001-4002	201 INTERNATIONAL RESIDENTIAL CODE
4101-4102	201 INTERNATIONAL RESIDENTIAL CODE
4201-4202	201 INTERNATIONAL RESIDENTIAL CODE
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■ **BUILDING DATA**
a. **APPROXIMATE GROSS SQUARE FEET:** 100,000
b. **NUMBER OF STORIES:** 10
c. **TYPE OF BUILDING:** OFFICE

■ **CODE ANALYSIS**
a. **INTERNATIONAL RESIDENTIAL CODE:** I
b. **INTERNATIONAL BUILDING CODE:** IBC
c. **INTERNATIONAL FIRE CODE:** IFBC
d. **INTERNATIONAL PLUMBING AND MECHANICAL CODE:** IPMC
e. **INTERNATIONAL ELECTRICAL CODE:** IEC
f. **INTERNATIONAL GAS CODE:** IGC
g. **INTERNATIONAL HAZARDOUS MATERIALS CODE:** IHMC
h. **INTERNATIONAL SAFETY CODE:** ISC
i. **INTERNATIONAL WIND CODE:** IWC
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id. **INTERNATIONAL SEISMIC CODE:** ISC
ie. **INTERNATIONAL TYPING CODE:** ITC
if. **INTERNATIONAL VENTILATION CODE:** IVC
ig. **INTERNATIONAL WASTE CODE:** IWC
ih. **INTERNATIONAL WATER CODE:** IWC
ii. **INTERNATIONAL WIND CODE:** IWC
ij. **INTERNATIONAL SEISMIC CODE:** ISC
ik. **INTERNATIONAL TYPING CODE:** ITC
il. **INTERNATIONAL VENTILATION CODE:** IVC
im. **INTERNATIONAL WASTE CODE:** IWC
in. **INTERNATIONAL WATER CODE:** IWC
io. **INTERNATIONAL WIND CODE:** IWC
ip. **INTERNATIONAL SEISMIC CODE:** ISC
iq. **INTERNATIONAL TYPING CODE:** ITC
ir. **INTERNATIONAL VENTILATION CODE:** IVC
is. **INTERNATIONAL WASTE CODE:** IWC
it. **INTERNATIONAL WATER CODE:** IWC
iu. **INTERNATIONAL WIND CODE:** IWC
iv. **INTERNATIONAL SEISMIC CODE:** ISC
iw. **INTERNATIONAL TYPING CODE:** ITC
ix. **INTERNATIONAL VENTILATION CODE:** IVC
iy. **INTERNATIONAL WASTE CODE:** IWC
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ja. **INTERNATIONAL WIND CODE:** IWC
jb. **INTERNATIONAL SEISMIC CODE:** ISC
jc. **INTERNATIONAL TYPING CODE:** ITC
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je. **INTERNATIONAL WASTE CODE:** IWC
jf. **INTERNATIONAL WATER CODE:** IWC
jg. **INTERNATIONAL WIND CODE:** IWC
jh. **INTERNATIONAL SEISMIC CODE:** ISC
ji. **INTERNATIONAL TYPING CODE:** ITC
jj. **INTERNATIONAL VENTILATION CODE:** IVC
jk. **INTERNATIONAL WASTE CODE:** IWC
jl. **INTERNATIONAL WATER CODE:** IWC
jm. **INTERNATIONAL WIND CODE:** IWC
jn. **INTERNATIONAL SEISMIC CODE:** ISC
jo. **INTERNATIONAL TYPING CODE:** ITC
jp. **INTERNATIONAL VENTILATION CODE:** IVC
jq. **INTERNATIONAL WASTE CODE:** IWC
jr. **INTERNATIONAL WATER CODE:** IWC
js. **INTERNATIONAL WIND CODE:** IWC
jt. **INTERNATIONAL SEISMIC CODE:** ISC
ju. **INTERNATIONAL TYPING CODE:** ITC
jv. **INTERNATIONAL VENTILATION CODE:** IVC
jw. **INTERNATIONAL WASTE CODE:** IWC
jx. **INTERNATIONAL WATER CODE:** IWC
jy. **INTERNATIONAL WIND CODE:** IWC
jz. **INTERNATIONAL SEISMIC CODE:** ISC
ka. **INTERNATIONAL TYPING CODE:** ITC
kb. **INTERNATIONAL VENTILATION CODE:** IVC
kc. **INTERNATIONAL WASTE CODE:** IWC
kd. **INTERNATIONAL WATER CODE:** IWC
ke. **INTERNATIONAL WIND CODE:** IWC
kf. **INTERNATIONAL SEISMIC CODE:** ISC
kg. **INTERNATIONAL TYPING CODE:** ITC
kh. **INTERNATIONAL VENTILATION CODE:** IVC
ki. **INTERNATIONAL WASTE CODE:** IWC
kj. **INTERNATIONAL WATER CODE:** IWC
kk. **INTERNATIONAL WIND CODE:** IWC
kl. **INTERNATIONAL SEISMIC CODE:** ISC
km. **INTERNATIONAL TYPING CODE:** ITC
kn. **INTERNATIONAL VENTILATION CODE:** IVC
ko. **INTERNATIONAL WASTE CODE:** IWC
kp. **INTERNATIONAL WATER CODE:** IWC
kq. **INTERNATIONAL WIND CODE:** IWC
kr. **INTERNATIONAL SEISMIC CODE:** ISC
ks. **INTERNATIONAL TYPING CODE:** ITC
kt. **INTERNATIONAL VENTILATION CODE:** IVC
ku. **INTERNATIONAL WASTE CODE:** IWC
kv. **INTERNATIONAL WATER CODE:** IWC
kw. **INTERNATIONAL WIND CODE:** IWC
kx. **INTERNATIONAL SEISMIC CODE:** ISC
ky. **INTERNATIONAL TYPING CODE:** ITC
kz. **INTERNATIONAL VENTILATION CODE:** IVC
la. **INTERNATIONAL WASTE CODE:** IWC
lb. **INTERNATIONAL WATER CODE:** IWC
lc. **INTERNATIONAL WIND CODE:** IWC
ld. **INTERNATIONAL SEISMIC CODE:** ISC
le. **INTERNATIONAL TYPING CODE:** ITC
lf. **INTERNATIONAL VENTILATION CODE:** IVC
lg. **INTERNATIONAL WASTE CODE:** IWC
lh. **INTERNATIONAL WATER CODE:** IWC
li. **INTERNATIONAL WIND CODE:** IWC
lj. **INTERNATIONAL SEISMIC CODE:** ISC
lk. **INTERNATIONAL TYPING CODE:** ITC
ll. **INTERNATIONAL VENTILATION CODE:** IVC
lm. **INTERNATIONAL WASTE CODE:** IWC
ln. **INTERNATIONAL WATER CODE:** IWC
lo. **INTERNATIONAL WIND CODE:** IWC
lp. **INTERNATIONAL SEISMIC CODE:** ISC
lq. **INTERNATIONAL TYPING CODE:** ITC
lr. **INTERNATIONAL VENTILATION CODE:** IVC
ls. **INTERNATIONAL WASTE CODE:** IWC
lt. **INTERNATIONAL WATER CODE:** IWC
lu. **INTERNATIONAL WIND CODE:** IWC
lv.



02 FLOOR PLAN
NO SCALE

01 SITE PLAN