

ORDINANCE NO. \_\_\_\_\_  
Case No. 01-15SUP1 University Kids

PLANNING DEPARTMENT  
City of Carrollton  
Date: 04/07/15

SPECIAL USE PERMIT NO. 423

ORDINANCE NUMBER \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING SPECIAL USE PERMIT NUMBER 423 ON AN APPROXIMATELY 4.5-ACRE TRACT LOCATED AT 2760 EAST TRINITY MILLS ROAD, PROVIDING FOR CHILD DAY CARE SERVICES WITH SPECIAL CONDITIONS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Fifth day of March, 2015, the Planning & Zoning Commission considered and made recommendation on a request regarding a Special Use Permit (Case No. 01-15SUP1), 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, 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 423 is hereby established for an approximately 4.5-acre tract located at 2760 East Trinity Mills Road and being more specifically described on the attached Exhibit A, providing for the following use:

Child Day Care Services

Section 3.

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

1. Permitted hours of operation shall be from 6:30 a.m. to 8:00 p.m., seven days a week.
2. The maximum number of children shall be 60.
3. The outdoor play space shall be in general conformance with the Conceptual Playground Plan shown as Exhibit B, and shall be surfaced with an appropriate material meeting State requirements (e.g. shredded rubber, rubber mats, pea gravel, etc.). The perimeter of the outdoor play space shall be enclosed with a board on board privacy fence no less than six feet in height that complies with all fencing requirements of the City of Carrollton.
4. The outdoor play space shall have a permanent shade structure installed in general conformance with the example shown as Exhibit C.
5. Minimum 8-inch diameter steel bollards filled with concrete shall be placed around the outside of the six-foot privacy fence in general conformance with the Conceptual Playground Plan shown on exhibit B and the Specifications List shown on Exhibit C.

Section 4.

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

Section 5.

Any person, firm or corporation 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 6.

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

Section 7.

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

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the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 8.

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 9.

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

PASSED AND APPROVED this the Seventh day of April, 2015.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Krystle Nelinson  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Susan Keller  
Assistant City Attorney

APPROVED AS TO CONTENT:

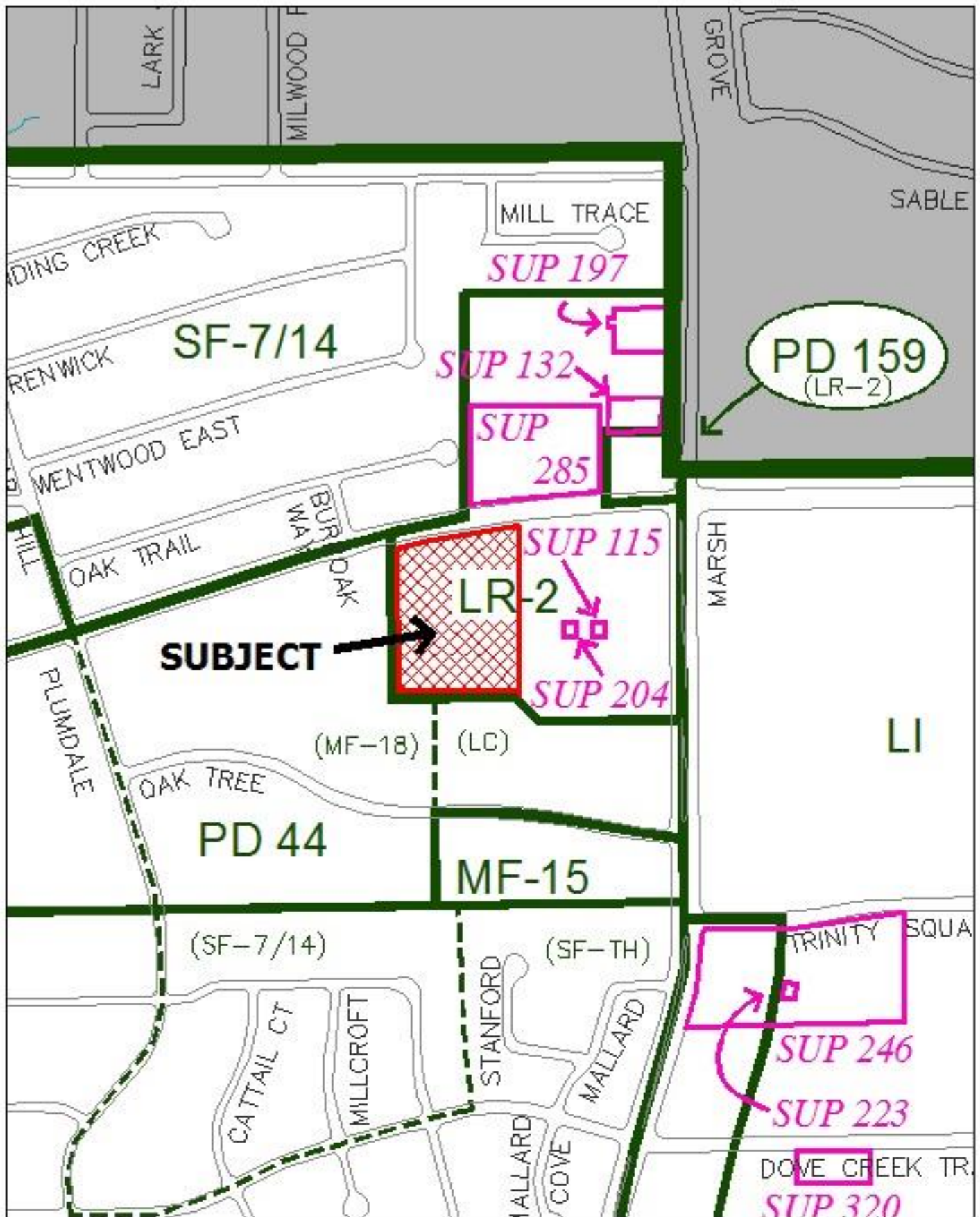
\_\_\_\_\_  
Christopher Barton  
Chief Planner

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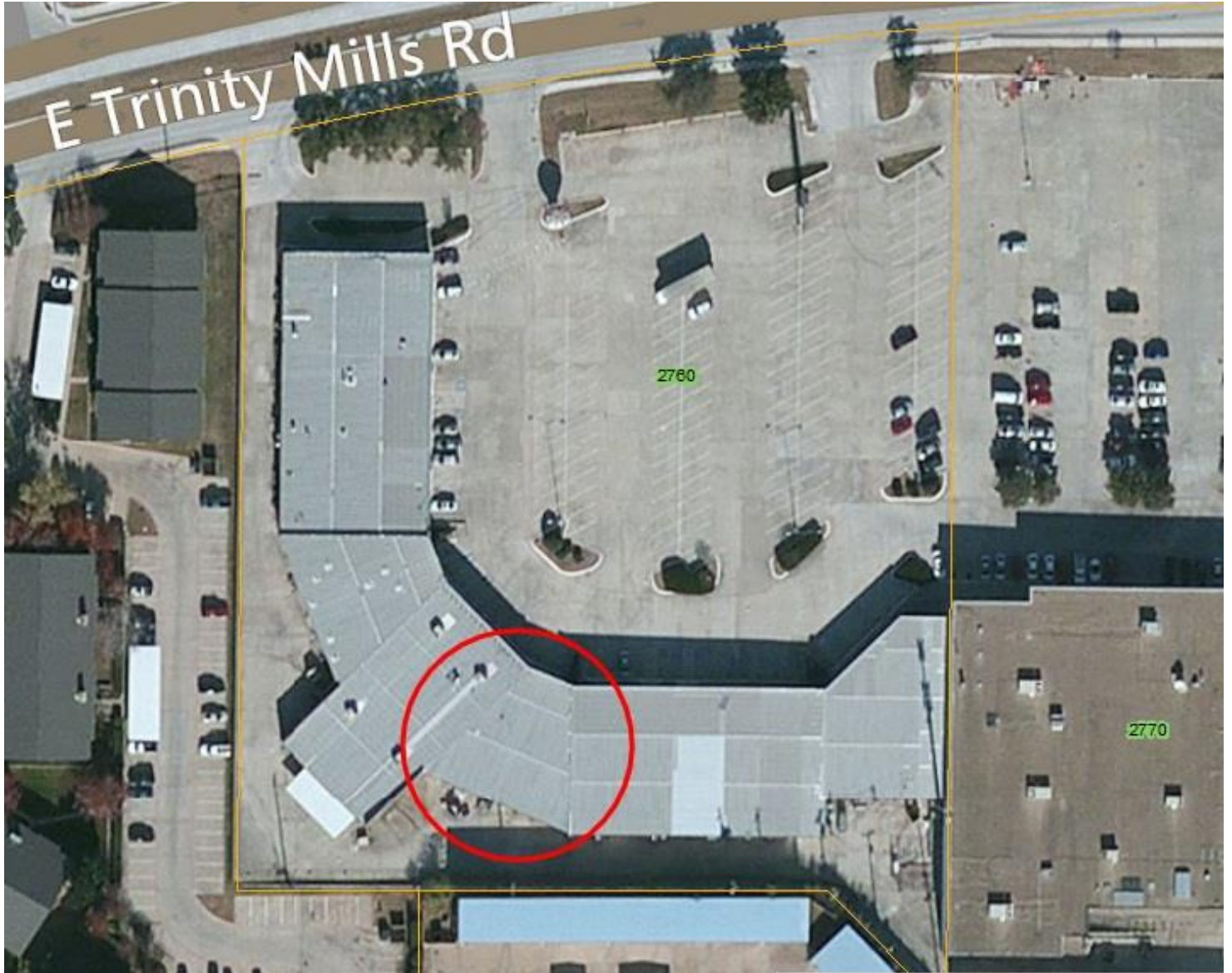
**EXHIBIT A**  
Legal Description

Block 1, Tract 4  
Briarwyck Shopping Center Addition

**EXHIBIT A**  
Location Map



**EXHIBIT A**  
General Location of Suite

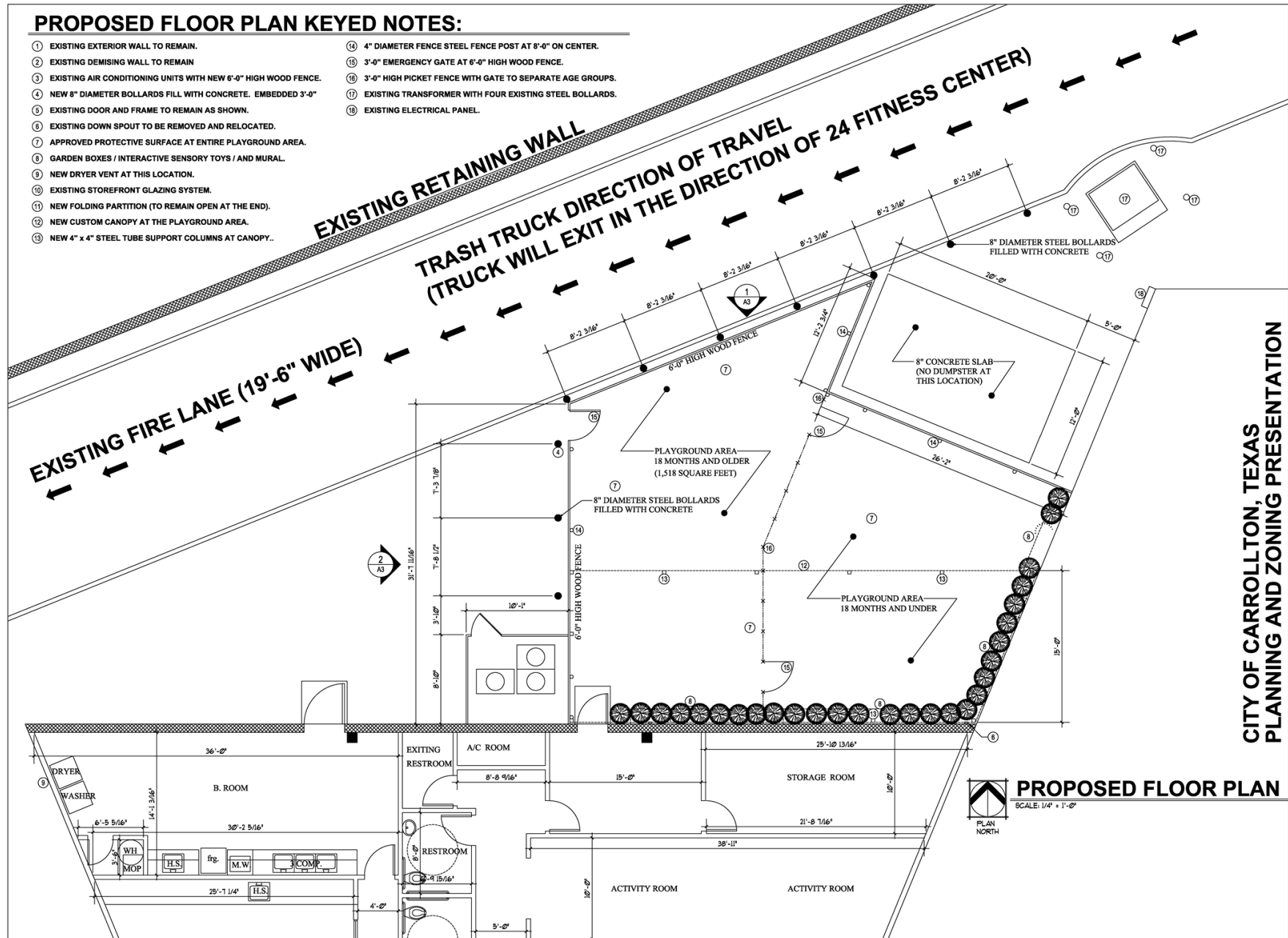




# Conceptual Playground Plan

### **PROPOSED FLOOR PLAN KEYED NOTES:**

- |    |   |    |   |
|----|---|----|---|
| 1  | EXISTING EXTERIOR WALL TO REMAIN.                               | 14 | 4" DIAMETER FENCE STEEL FENCE POST AT 8'-0" ON CENTER.    |
| 2  | EXISTING DEMISING WALL TO REMAIN                                | 15 | 3'-0" EMERGENCY GATE AT 6'-0" HIGH WOOD FENCE.            |
| 3  | EXISTING AIR CONDITIONING UNITS WITH NEW 6'-0" HIGH WOOD FENCE. | 16 | 3'-0" HIGH PICKET FENCE WITH GATE TO SEPARATE AGE GROUPS. |
| 4  | NEW 8" DIAMETER BOLLARDS FILL WITH CONCRETE. EMBEDDED 3'-0"     | 17 | EXISTING TRANSFORMER WITH FOUR EXISTING STEEL BOLLARDS.   |
| 5  | EXISTING DOOR AND FRAME TO REMAIN AS SHOWN.                     | 18 | EXISTING ELECTRICAL PANEL.                                |
| 6  | EXISTING DOWN SPOUT TO BE REMOVED AND RELOCATED.                |    |   |
| 7  | APPROVED PROTECTIVE SURFACE AT ENTIRE PLAYGROUND AREA.          |    |   |
| 8  | GARDEN BOXES / INTERACTIVE SENSORY TOYS / AND MURAL.            |    |   |
| 9  | NEW DRYER VENT AT THIS LOCATION.                                |    |   |
| 10 | EXISTING STOREFRONT GLAZING SYSTEM.                             |    |   |
| 11 | NEW FOLDING PARTITION (TO REMAIN OPEN AT THE END).              |    |   |
| 12 | NEW CUSTOM CANOPY AT THE PLAYGROUND AREA.                       |    |   |
| 13 | NEW 4" x 4" STEEL TUBE SUPPORT COLUMNS AT CANOPY..              |    |   |



## EXHIBIT C Specifications

### Commercial Shaded Canopy Structure

Shade structure made of UV stabilized high density polyethylene which blocks up to 94% of harmful UV rays.

#### Specifications:

Standard Wind Loads w/o Fabric: 150 MPH

Entry Heights: 8' / 10'/12'

Standard Wind Loads w/ Fabric: 90 MPH

[http://srpshade.com/product-search/type/product/field\\_product\\_attributes/type-3071/field\\_product\\_attributes/umbrella-3326](http://srpshade.com/product-search/type/product/field_product_attributes/type-3071/field_product_attributes/umbrella-3326)



### Traffic Bollards

#### Specifications:

TYPE: Bollards that prevent the entry of vehicles into an area or simply protect buildings from accidental damage.

DIMENSIONS: 8" diameter x 4 feet

Material: Concrete

STRESS LOAD: 5000 PSI at 28 days

<http://www.milanvault.com/site-amenities/concrete-bollards/>

[http://www.milanvault.com/content/bollards/Milan\\_Parking-Bollard-Spec.pdf](http://www.milanvault.com/content/bollards/Milan_Parking-Bollard-Spec.pdf)

