

HONORABLE MAYOR & CITY COUNCIL

WEDNESDAY, AUGUST 13, 2025

ACM: Robin Bentley

FILE NUMBER: Z245-191(TB)

DATE FILED: March 25, 2025

LOCATION: East side of South Lancaster Boulevard, north of Sylvia Street

COUNCIL DISTRICT: 8

SIZE OF REQUEST: Approx. 12,400 sq. ft.

CENSUS TRACT: 48113011401

REPRESENTATIVE: Sheila Adams

APPLICANT/OWNER: Gran's Lil' Angels

REQUEST: An application for an amendment to Specific Use Permit No. 2032 for a child-care facility on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to continue to permit a child-care facility in the existing building.

STAFF RECOMMENDATION: Approval, subject to conditions.

CPC RECOMMENDATION: Approval, subject to conditions.

BACKGROUND INFORMATION:

- The applicant has been operating the building as a child-care facility.
- On June 12, 2013. City Council approved an application for a new Specific Use Permit No. 2032 for a child-care facility. The previous SUP 1515 expired, and the owner had to apply for a new SUP in 2013. This SUP was approved for a period of 2 years with eligibility for automatic renewal for additional 5 year periods. They received automatic renewal in 2015 and 2020.
- The current SUP 2032 expires on June 12, 2025.
- The previous SUP was last amended on June 7, 2005. City Council approved an application for an amendment to the conditions of Specific Use Permit No. 1515 for a Child-care facility on property zoned an R-7.5(A) Single Family District. The time limit was amended from two years to five-year periods with eligibility for automatic renewal for additional five-year periods.
- No changes are proposed to the property, site plan, or conditions aside from the time period.

Zoning History: There have been no recent zoning requests in the area.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
South Lancaster Road	Principal Arterial	107 ft.

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system. Staff will continue review of engineering plans at permitting to comply with city standards.

Transit Access:

The following transit services are located within ½ mile of the site:

DART Routes Blue Line, 41, 45, 108, 228

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas 2.0! Comprehensive Plan was adopted by the City Council in September 2024. ForwardDallas 2.0 is a refreshed guide that takes into account how our City has evolved over the last two decades and how we should plan for what is on the horizon - from our continued economic growth to our long-term social vibrancy. ForwardDallas is a guidance plan, it is not a zoning document. This Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

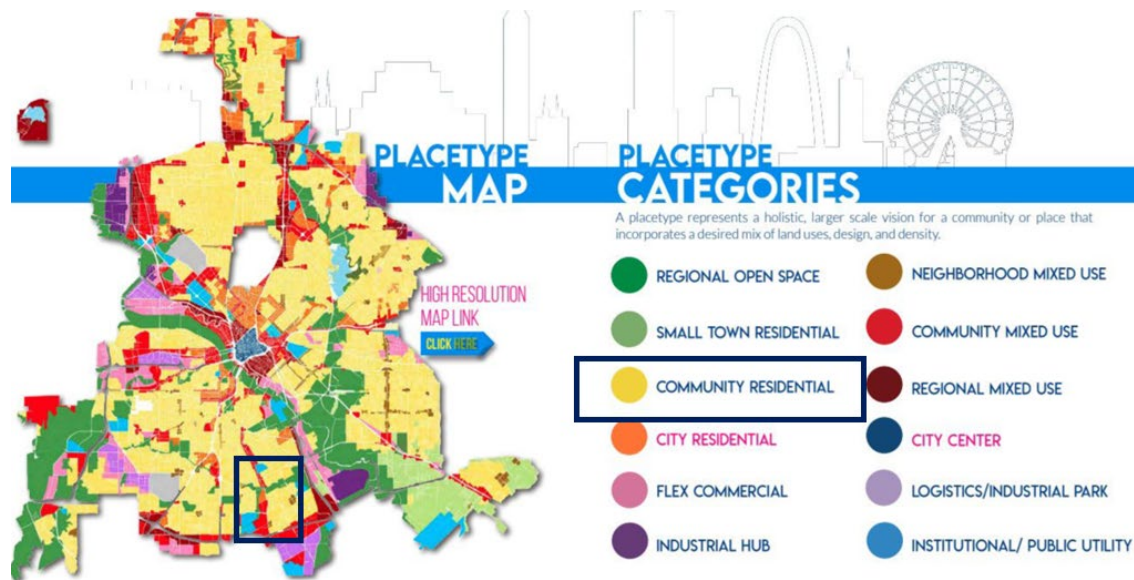
The request would comply with the following placetypes and primary/supporting land uses of the ForwardDallas 2.0 Comprehensive Plan:

The area of request is located in the Community Residential Placetype. This placetype allows for primary land uses like: Single Family Detached, Single Family Attached, in conjunction with supporting land uses which includes: Agricultural, Public Open Space, Private Open Space, Multiplex, Apartments, Mixed-Use, Commercial, Office, Civic/Public Institutional, Utility.

The Community Residential Placetype primary focus on creating vibrant, family-friendly environments. Community Residential neighborhoods are the foundation of Dallas' housing landscape, offering predominantly single-family homes with integrated parks, schools, and community services. The plan for this placetype is designed to protect and support the vital foundation of our existing neighborhoods, promote new, walkable neighborhoods, and encourage support for neighborhoods in need of revitalization.

The current child-care facility has been at this location for the last 22 years and fits into the charter of the neighborhood. This land use has served the community and other surrounding community with childcare support.

The area highlighted below shows the location of the area of request within the ForwardDallas 2.0 Placetype.



Land Use

	Zoning	Land Use
Site	R-7.5(A) Single Family District	SUP 2032 child-care facility
North	R-7.5(A) Single Family District	Undeveloped Land
East	R-7.5(A) Single Family District	Single Family
South	R-7.5(A) Single Family District	Single Family
West	PD 625	Undeveloped Land

Land Use Compatibility:

The surrounding land uses are predominately single family residential, Planned Development District 625 (currently undeveloped).

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as

the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The request site is located mid-block on a Principal Arterial. While typically staff is concerned about non-residential uses placed in the middle of a block of single family uses, the child-care facility is largely surrounded by undeveloped land to the north and single family to the east and south.

Staff feels that a child-care facility is complimentary to the existing uses in the area. Staff supports the applicant's request to renew the SUP subject to conditions and a site plan.

Parking:

The site plan shows the minimum off-street parking requirement of three spaces will be provided. Pursuant to §51A-4.200 of the Dallas Development Code, as update May 14, 2025 there is no off-street parking requirement for a child-care facility. The applicant has provided nine off-street parking spots.

Landscaping:

The property does not trigger Article X landscaping requirements, because no changes are proposed.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is in an "H" MVA area.

Draft CPC ACTION

June 12, 2025

Motion: It was moved to recommend **approval** of an amendment to Specific Use Permit No. 2032 for a child-care facility, subject to conditions, on property zoned an R-7.5(A) Single Family District, on the east side of South Lancaster Boulevard, north of Sylvia Street.

Maker: Franklin
Second: Sleeper
Result: Carried: 13 to 0

For: 13 - Drobinski, Herbert*, Forsyth*, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Sims, Haqq, Hall, Kingston, Rubin

Against: 0
Absent: 2 - Hampton, Housewright
Vacancy: 0

*out of room, shown voting in favor

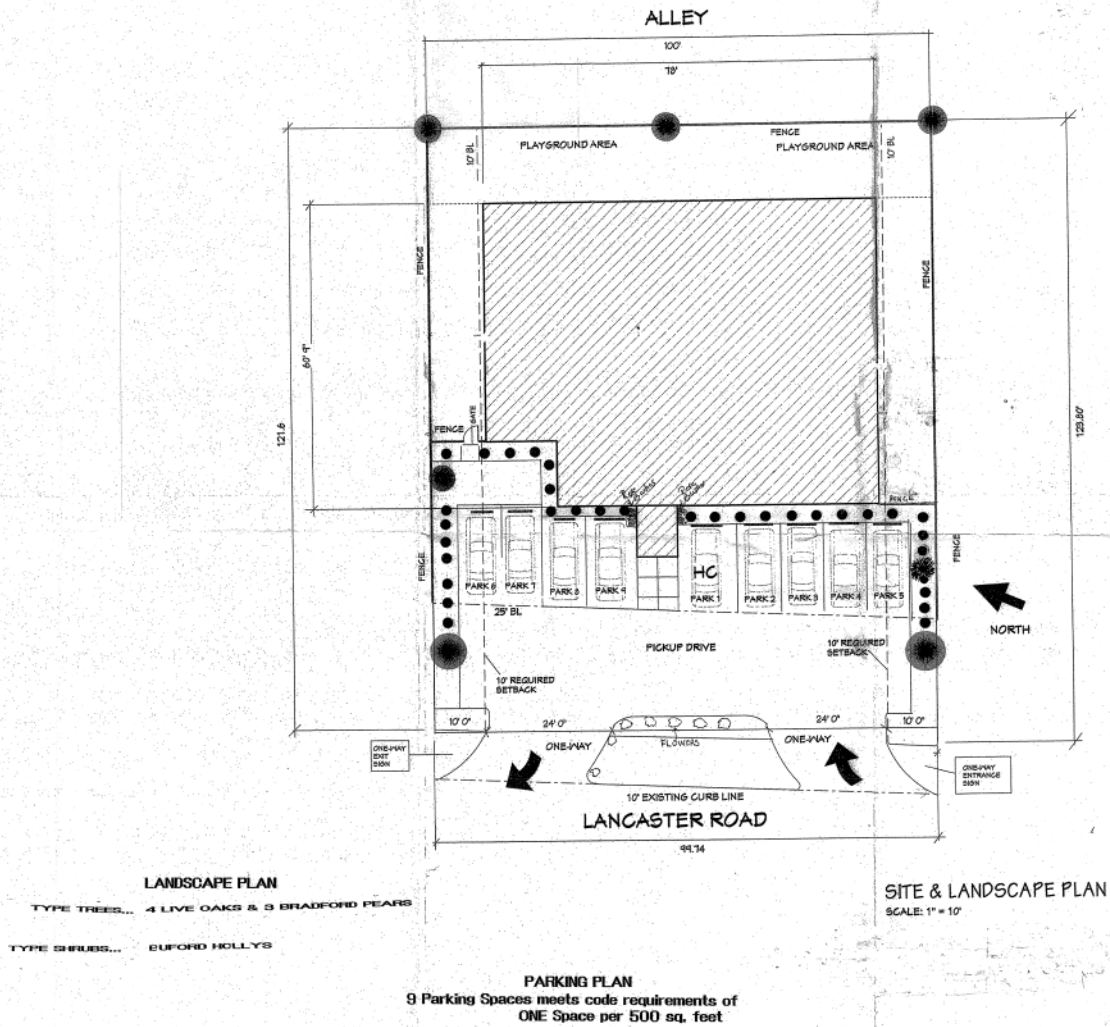
Notices:	Area: 200	Mailed: 57
Replies:	For: 0	Against: 1

Speakers: None

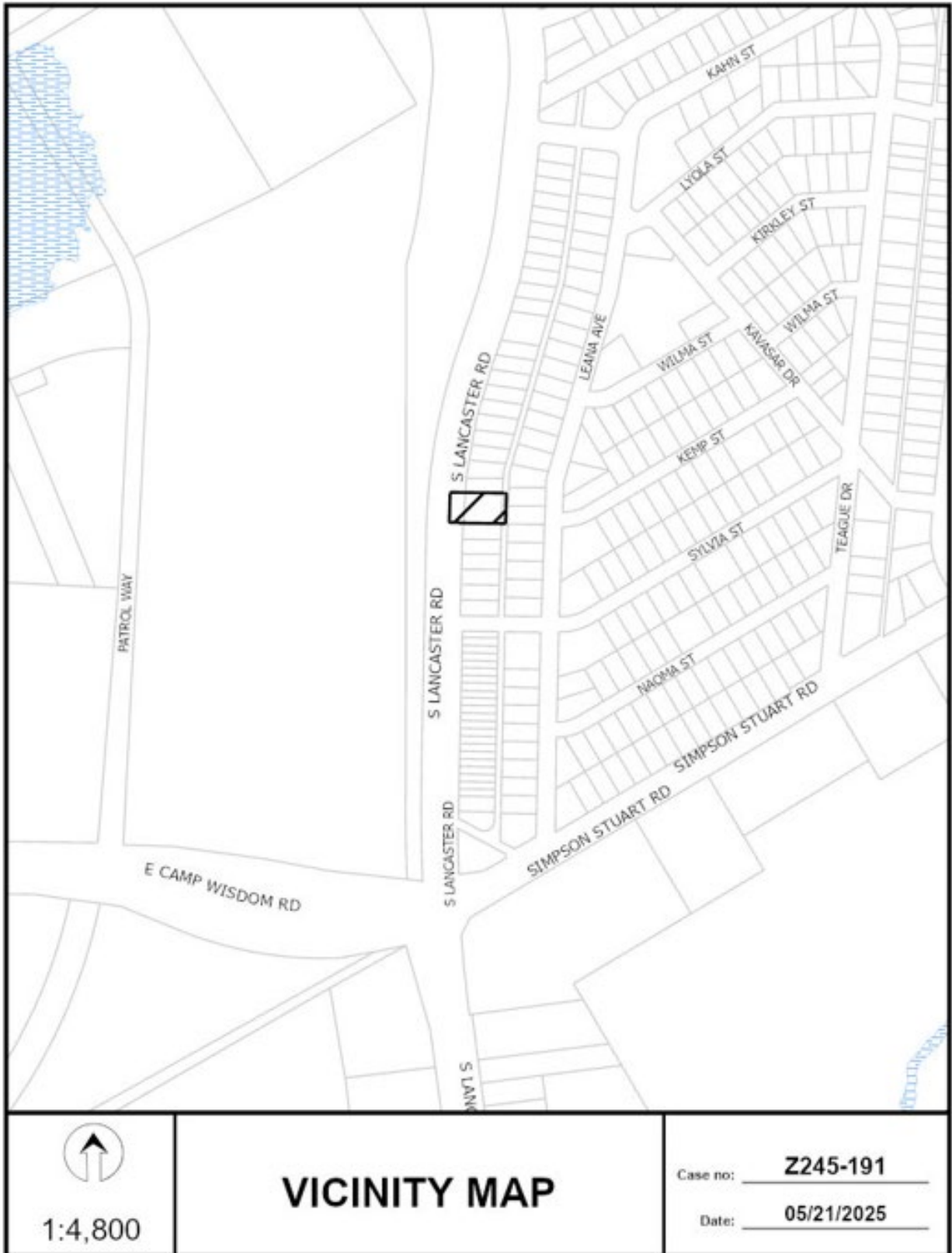
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit **has no expiration date.** ~~is approved for a two-year period, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)~~
4. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 9:00 p.m., Monday through Friday.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

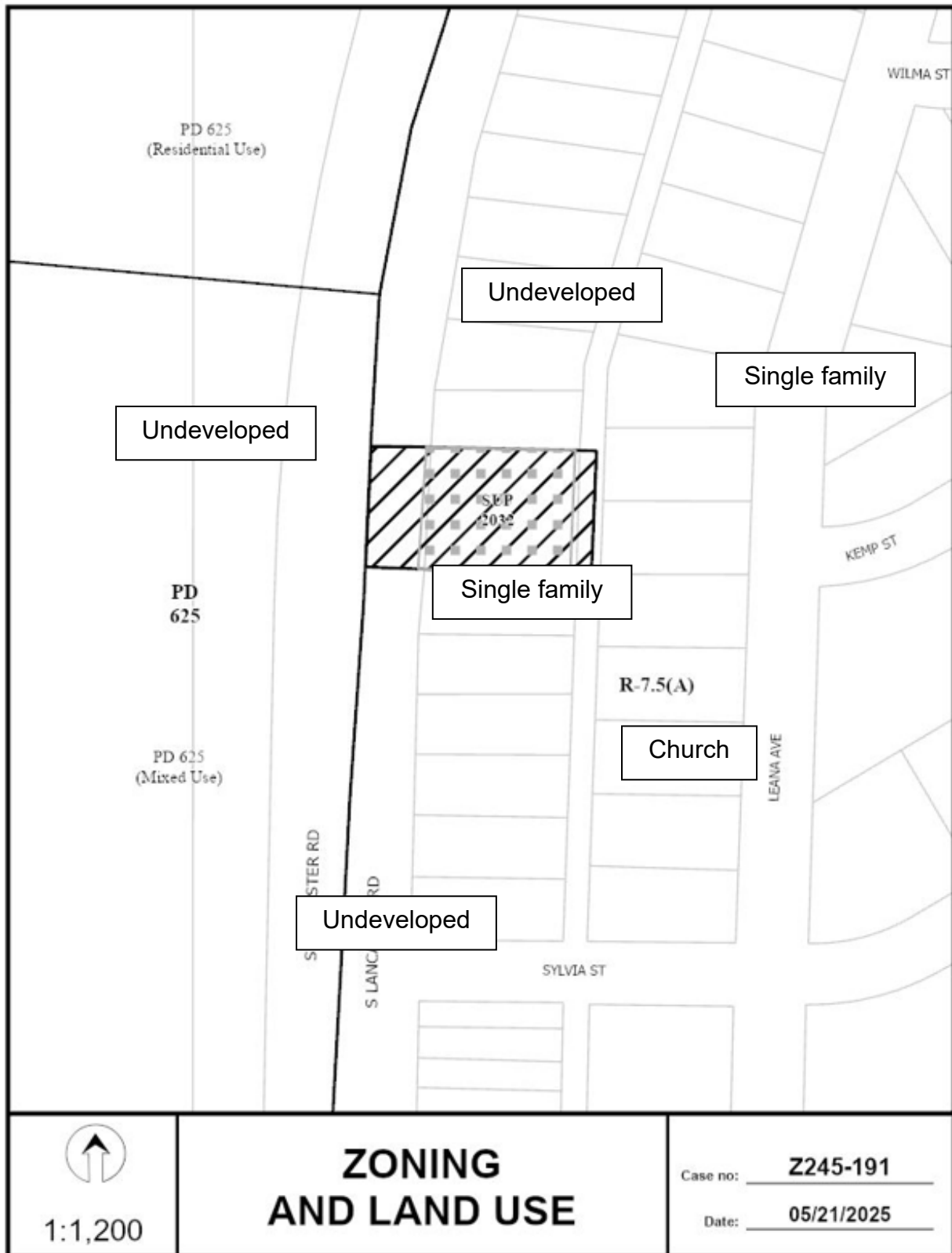
EXISTING SITE PLAN (no proposed changes)

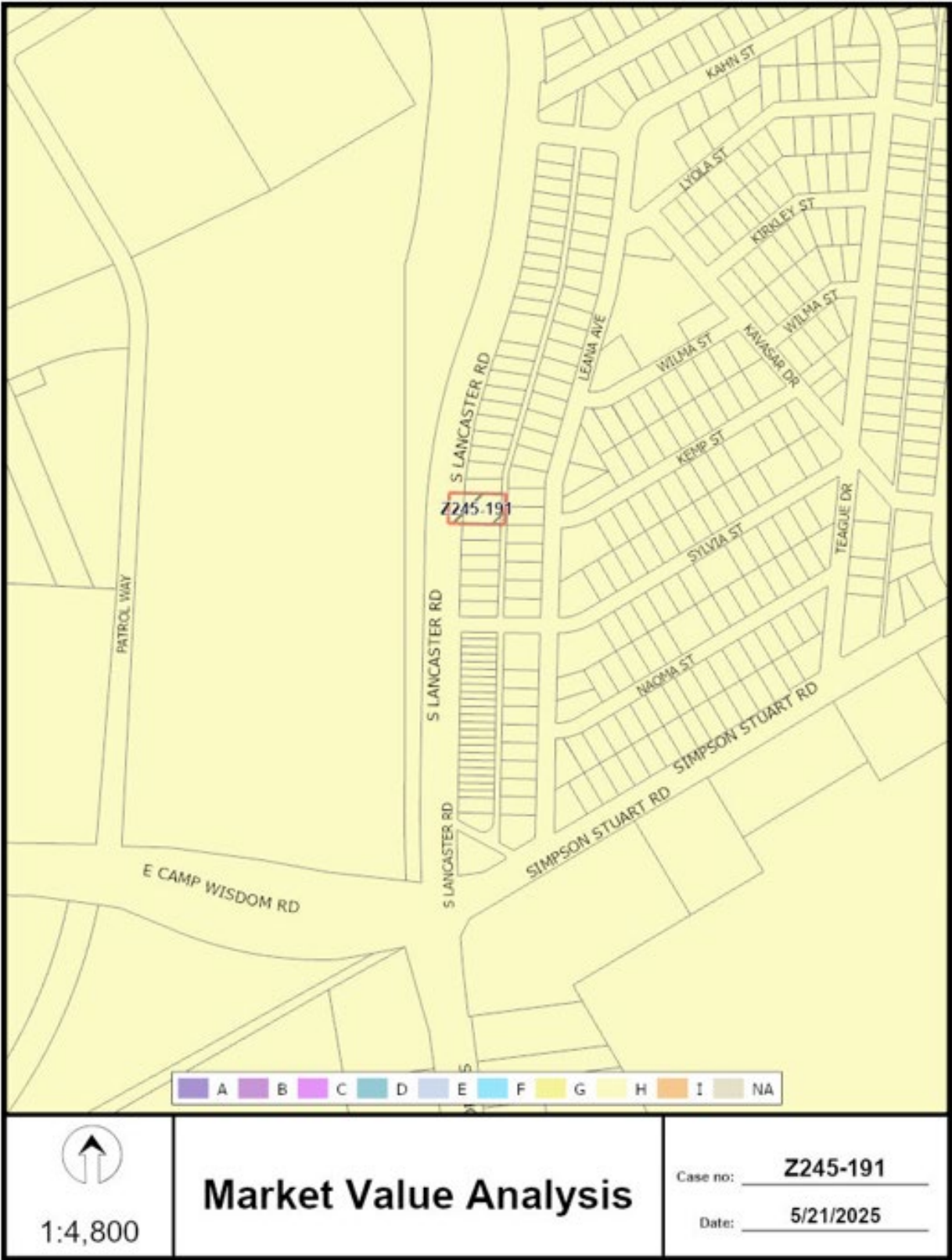


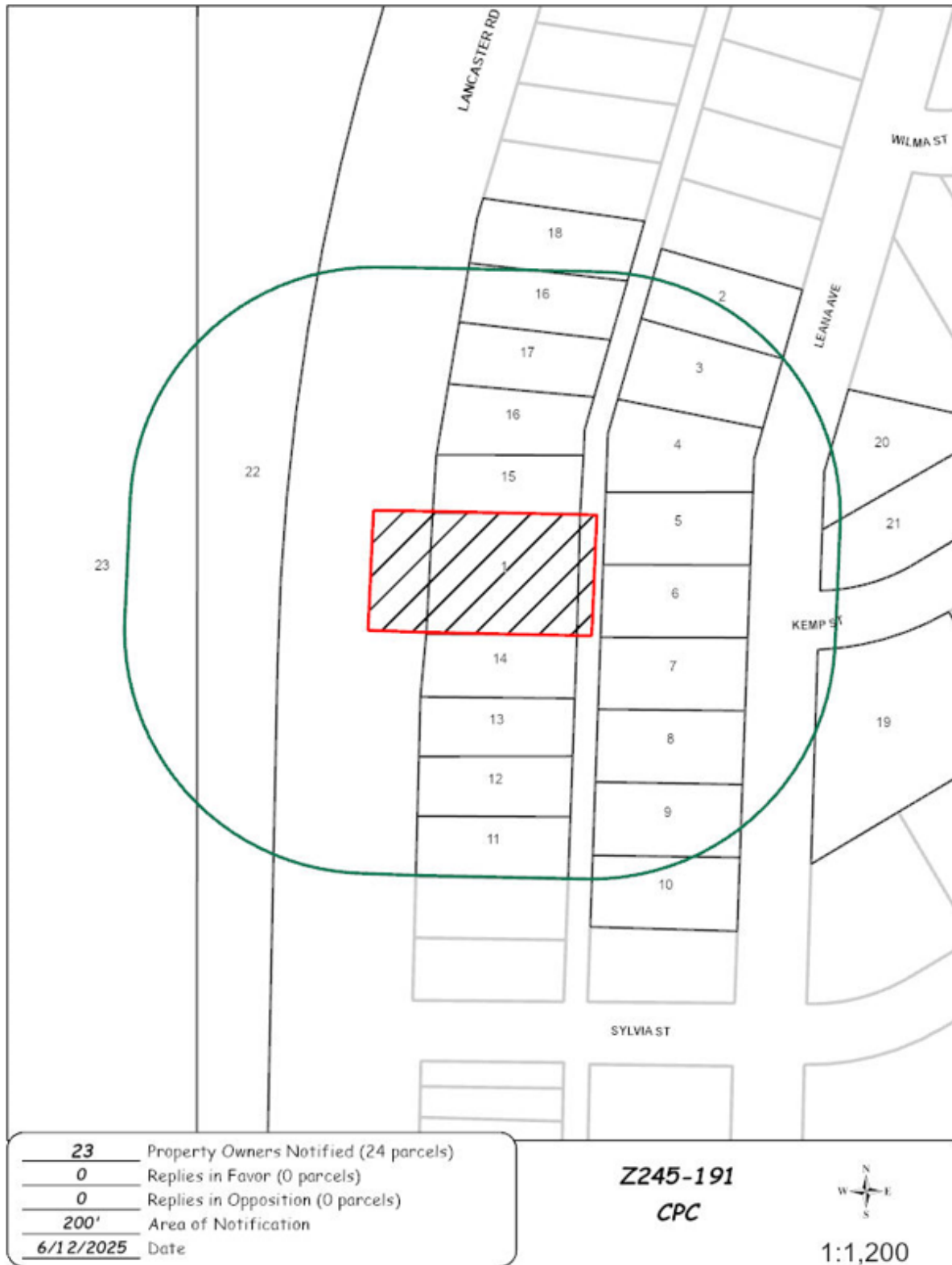
BROWN'S CUSTOM DESIGNS PHONE 972-217-1344 FAX 972-217-1344 10000 W. HIRSHMAN, JR. DALLAS, TEXAS 75243	
PROJECT NO. 116387 DATE 11/1/99	LOT 32-A BLOCK 116387
GRANT'S LIL ANGELS IDA CHEATHAM 691416 LANCASTER ROAD DALLAS, TEXAS 75216	
MATCOX UNLIMITED, INC. 5787 S. HAMPTON ROAD, SUITE 295 DALLAS, TEXAS 75232	
SHEET NO. 454 TOTAL SHEETS 454 DATE 11/1/99	TOTAL SHEETS 454 DATE 11/1/99
PLAN NO. C-4579-99	PAGE 1











06/11/2025

Reply List of Property Owners***Z245-191******23 Property Owners Notified 0 Property Owners in Favor 0 Property Owners Opposed***

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6514	S LANCASTER RD	GRANS LIL ANGELS
2	6513	LEANA AVE	GAITOR JESSICA
3	6517	LEANA AVE	TRAN HAI HA
4	6521	LEANA AVE	AVILA MARIO A
5	6527	LEANA AVE	JDJD INVESTMENTS LLC
6	6531	LEANA AVE	SANCHEZ HECTOR MANUEL SERRATOS &
7	6537	LEANA AVE	MUHAMMAD SUZETTE
8	6541	LEANA AVE	JOHNSONOWENS TOWANDA L
9	6547	LEANA AVE	JOHNSON ALFRED & LENA
10	6551	LEANA AVE	BROWN BRENESA P
11	6534	S LANCASTER RD	ESCOBEDO ALONDRA M CASTILLO
12	6530	S LANCASTER RD	AREVALO AMILCAR & ANTONIO
13	6526	S LANCASTER RD	CHASE STERLING & LILLIAN
14	6522	S LANCASTER RD	CHEATHAM JAMES M & IDA W
15	6510	S LANCASTER RD	CHEATHAM JAMES M & IDA B
16	6506	S LANCASTER RD	MEDEL HONORATO TERAN
17	6502	S LANCASTER RD	WATERS MARGIE
18	6434	S LANCASTER RD	WHITAKER LLOYD JR &
19	2402	KEMP ST	GREATER SUNRISE BAPTIST CHURCH
20	6520	LEANA AVE	HALL ANNIE EARL
21	2405	KEMP ST	AZTEC BROTHERS PROPERTIES LLC
22	6601	S LANCASTER RD	TOMFIRM CAMP WISDOM LP
23	6601	S LANCASTER RD	TOMFRIM CAMP WISDOM LP