

FILE NUMBER: Z234-128(WK) **DATE FILED:** November 22, 2023

LOCATION: Southeast line of Live Oak Street, between Liberty Street and Oak Street

COUNCIL DISTRICT: 14

SIZE OF REQUEST: Approx. 1.715 acres **CENSUS TRACT:** 48113002200

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: Meadows Foundation, Inc.

APPLICANT: Mommies in Need

REQUEST: An application for a Specific Use Permit for a child-care facility on property zoned Subdistrict 10 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of the request is to allow a child-care facility on the site.

CPC RECOMMENDATION: Approval for a ten-year period, subject to a site plan and conditions.

STAFF RECOMMENDATION: Approval for a ten-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- The area of request is within Subdistrict 10 of PD No. 298.
- Subdistrict 10 permits the proposed child-care facility by SUP. The request is for a new SUP.
- The lot has frontage on Live Oak Street, Oak Street, and Liberty Street.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-335:** On January 12, 2022, City Council approved Subarea 10C on property zoned Subareas 10 and 11 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between North Hall Street and Floride Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing/Proposed ROW |
|----------------------------|--------------|------------------------------|
| Live Oak Street | Local Street | - |
| Oak Street | Local Street | - |
| Liberty Street | Local Street | - |

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.

STAFF ANALYSIS:

Land Use:

| | Zoning | Land Use |
|--------------|-------------------------|------------------------|
| Site | PD 298, Sub 10, Tract 1 | Office |
| North | PD 298, Sub 10B | Multifamily |
| East | PD 298, Sub 10, Tract 1 | Multifamily and Retail |
| South | PD 298, Sub 10, Tract 1 | Office |
| West | PD 298, Sub 10, Tract 1 | Park |

Land Use Compatibility:

The request site is within PD 298, Subarea 10, Tract 1 and is currently a vacant office use. A child-care facility use is allowed in the PD with a specific use permit.

Other uses surrounding the area of request include multifamily residential uses to the north and west, office uses to the south, and a park to the east. The child-care use on the site is complimentary to the other uses within PD 298, Subarea 10.

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 child-care use will be complimentary to the surrounding area and will serve the existing community.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Per code, the parking for a child-care facility is one space per 500 square feet of floor area unless otherwise determined in the SUP. Required parking for office uses per PD 298 is one space per 366 square feet. The child-care facility use is required to have 23 parking spaces for the child-care facility and 27 parking spaces for the office uses, requiring a total of 50 off-street parking spaces. The site provides 73 spaces.

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 more precisely target intervention strategies 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 currently in an "C" MVA area that extends to the north and east. South and west of the request area across is an "F" MVA cluster.

**CPC ACTION
JULY 25, 2024**

Motion: It was moved to recommend **approval** of an application for a Specific Use Permit for a child-care facility for a ten-year period, subject to a site plan and conditions, on property zoned Subdistrict 10 within Planned Development District No. 298, The Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between Liberty Street and Oak Street.

Maker: Kingston
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth, Shidid, Carpenter, Wheeler-Reagan, Blair, Sleeper, Housewright, Eppler, Hall, Kingston, Rubin

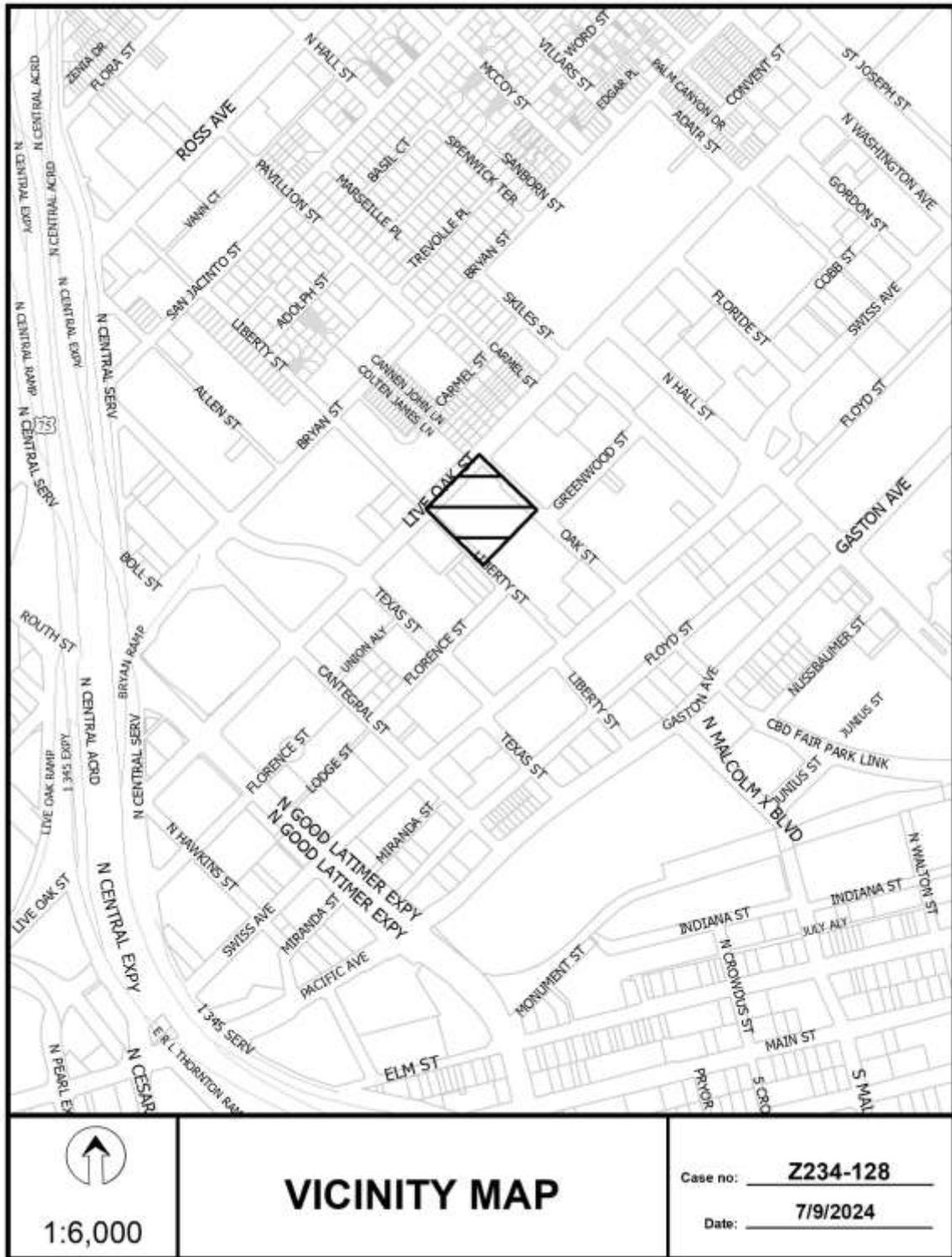
Against: 0
Absent: 1 - Haqq
Vacancy: 0

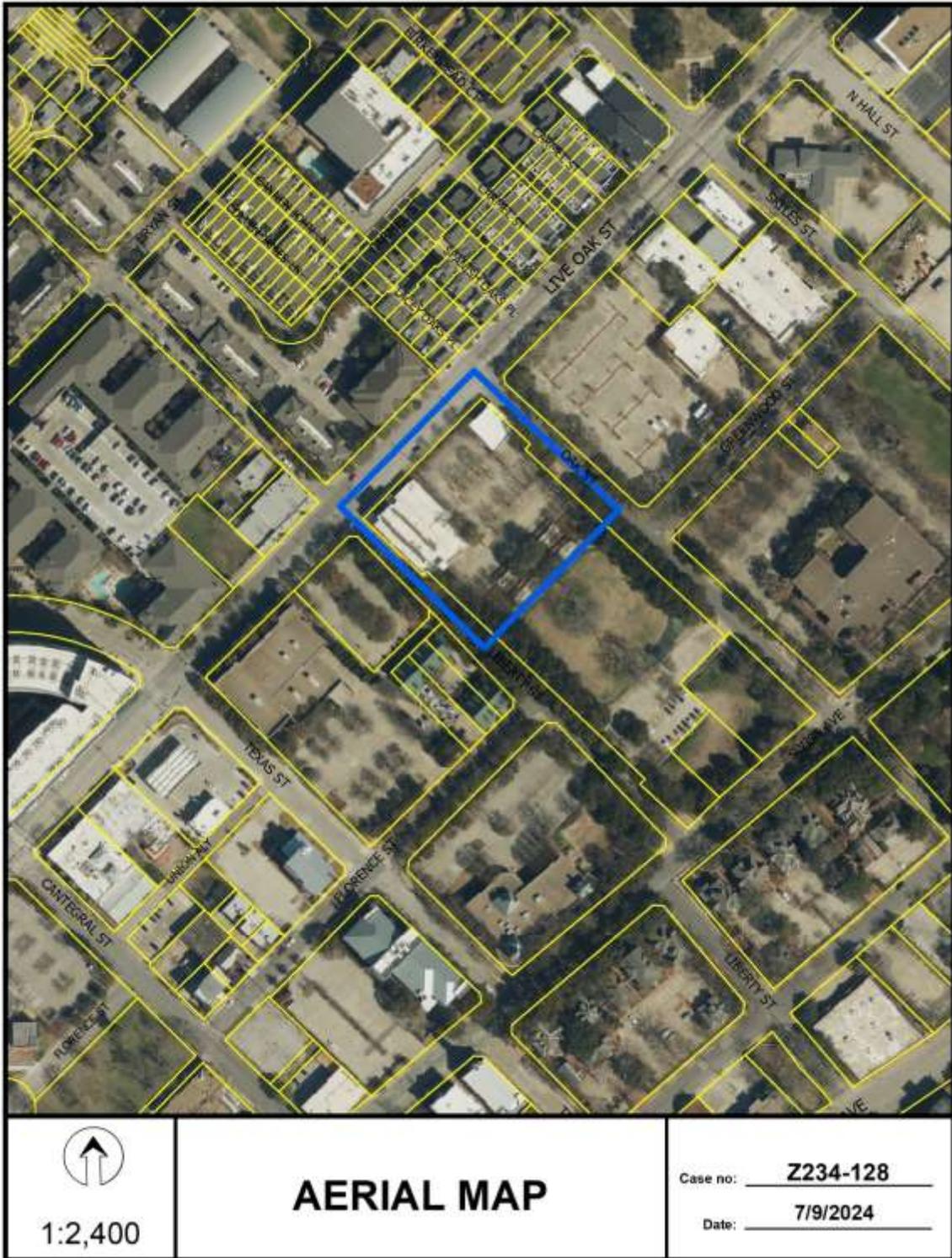
Notices: Area: 300 Mailed: 95
Replies: For: 0 Against: 1

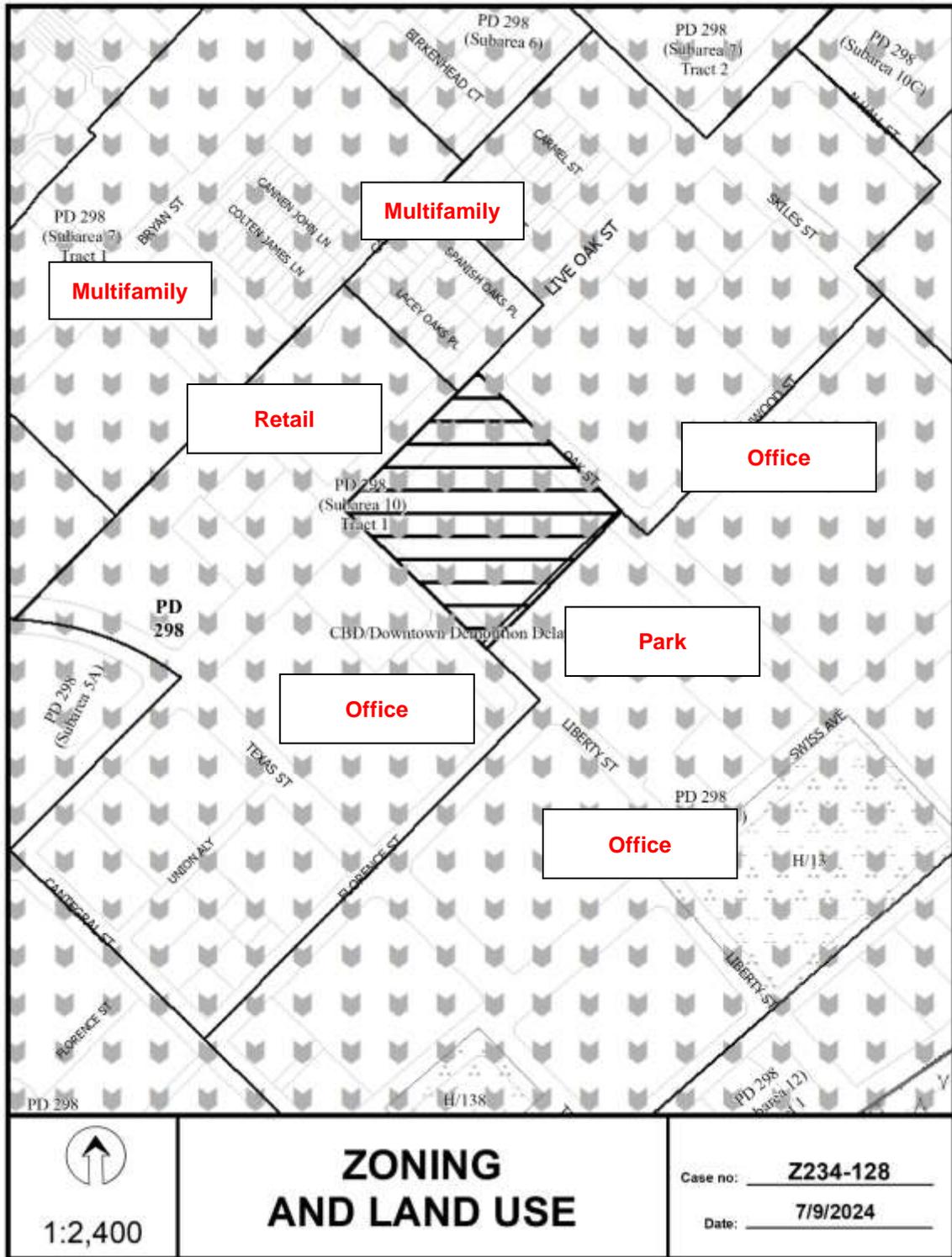
Speakers: For: None
 Against: None
Against(Did not speak): Lee Young, 3118 Collins Blvd., Garland, TX

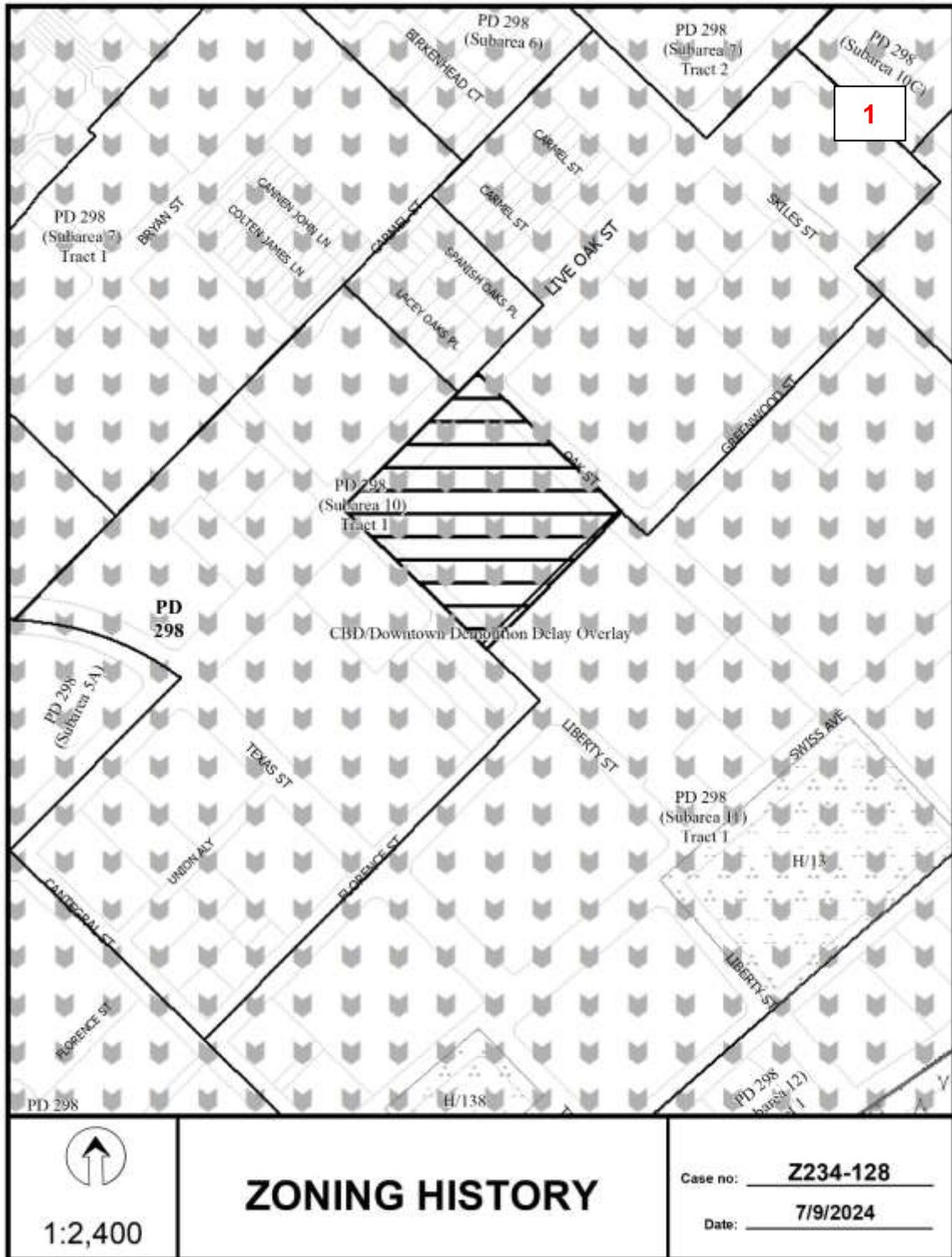
**CPC RECOMMENDED
PROPOSED CONDITIONS**

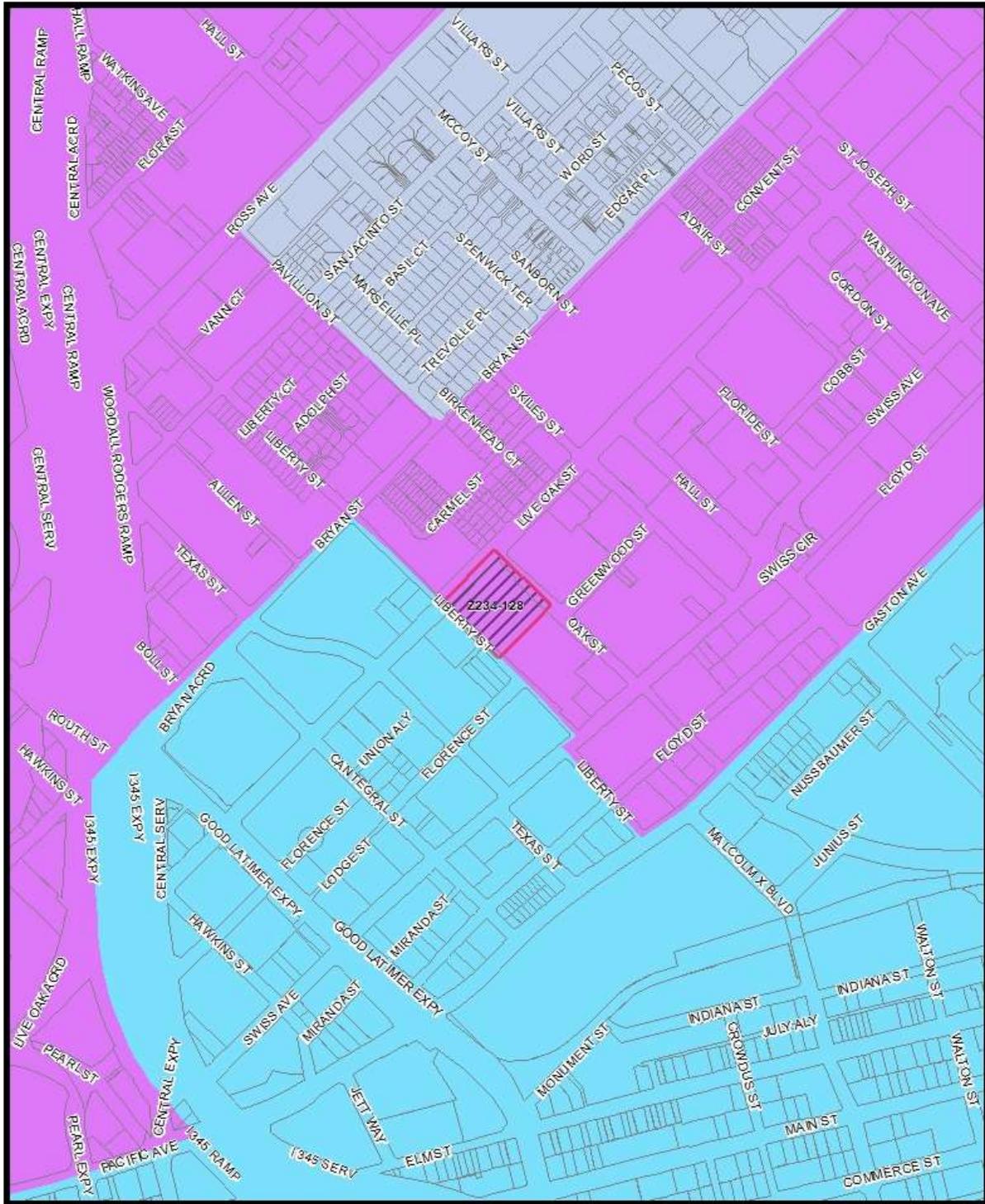
1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____ (ten years from the passage of this ordinance).
4. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence in the location shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may operate between 6:00 a.m. and 7:30 p.m. Monday through Sunday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. QUEUING: Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulation, and with all ordinances, rules, and regulations of the City of Dallas.











Market Value Analysis

- A
- B
- C
- D
- E
- F
- G
- H
- I
- NA

1:6,000

Market Value Analysis

Printed Date: 7/10/2024

07/24/2024

Reply List of Property Owners***Z234-128******95 Property Owners Notified******0 Property Owners in Favor******1 Property Owners Opposed***

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|---------------------|-----------------------|-----------------------|-------------------------------|
| | 1 | 3108 LIVE OAK ST | MEADOWS FOUNDATION INC |
| | 2 | 2815 LIVE OAK ST | NER O W LLC |
| X | 3 | 707 LIBERTY ST | YEUNG SHIU F |
| | 4 | 2817 LIVE OAK ST | 2817 LIVE OAK LLC |
| | 5 | 3100 GREENWOOD ST | DENNING JOHN |
| | 6 | 2801 LIVE OAK ST | CWS TEXAS ST LP & |
| | 7 | 714 LIBERTY ST | 910 TX PARTNERS LLC |
| | 8 | 2956 CARMEL ST | RIVERA ROBERT G |
| | 9 | 2960 CARMEL ST | SPERRY ROBERT W |
| | 10 | 2968 CARMEL ST | DALTON KIRK PARKER |
| | 11 | 2974 CARMEL ST | ASHBY LORI |
| | 12 | 2980 CARMEL ST | VIKAS DODDAPANENI |
| | 13 | 2986 CARMEL ST | BUDD PAUL M |
| | 14 | 2992 CARMEL ST | URIOSTE LIA D |
| | 15 | 2998 CARMEL ST | APT CHRISTIAN FRANK |
| | 16 | 794 SPANISH OAKS PL | HOWARD JOEL KENT |
| | 17 | 794 LACEY OAKS PL | ENCLAVE AT LIVE OAK COMMUNITY |
| | 18 | 778 SPANISH OAKS PL | NGUYEN KRISTINE & |
| | 19 | 762 SPANISH OAKS PL | DIERKER CHARLES R & BRITTANY |
| | 20 | 746 SPANISH OAKS PL | ROBERSON TIMOTHY D & ANN J |
| | 21 | 730 SPANISH OAKS PL | DEKEMA BRANDON |
| | 22 | 731 SPANISH OAKS PL | HARBERT STEVEN C & |
| | 23 | 747 SPANISH OAKS PL | BOWEN JASON MATTHEW & |
| | 24 | 763 SPANISH OAKS PL | MOLENO RICHARD BENJAMIN |
| | 25 | 779 SPANISH OAKS PL | GOLDBERG AARON |
| | 26 | 778 LACEY OAKS PL | ONORIODE HELEN |

07/24/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|-----------------|------------------------------|
| 27 | 762 | LACEY OAKS PL | SUBBANAN GOWTHAMAN & |
| 28 | 746 | LACEY OAKS PL | LI LUNA |
| 29 | 730 | LACEY OAKS PL | MALEKOUTI KYLER |
| 30 | 731 | LACEY OAKS PL | DEMNI LARRY |
| 31 | 747 | LACEY OAKS PL | NG WAI CHUNG |
| 32 | 763 | LACEY OAKS PL | BAILEY LS REAL ESTATE LLC |
| 33 | 779 | LACEY OAKS PL | LORCH HEATHER L |
| 34 | 795 | LACEY OAKS PL | KAHAI PALLAVI |
| 35 | 3014 | CARMEL ST | KIM JOHNATHAN JONGHYUN & |
| 36 | 3016 | CARMEL ST | KARSALIYA SHIVANI L |
| 37 | 3018 | CARMEL ST | HEETLAND JORDAN J |
| 38 | 3020 | CARMEL ST | BRUMFIELD APRIL W |
| 39 | 3022 | CARMEL ST | POLLOCK THOMAS SCOTT |
| 40 | 3024 | CARMEL ST | TANG DUCK J & ESTHER K |
| 41 | 3012 | CARMEL ST | KUMAR SHAILY |
| 42 | 3036 | CARMEL ST | STOM MARISSA & JOSHUA MARKEL |
| 43 | 3034 | CARMEL ST | VILLARI TIM |
| 44 | 3032 | CARMEL ST | SIMPSON RYAN & SYDNEY |
| 45 | 3030 | CARMEL ST | Taxpayer at |
| 46 | 3028 | CARMEL ST | POEHLER FAMILY |
| 47 | 3026 | CARMEL ST | WATFORDMAIR BRANDON & |
| 48 | 3118 | CARMEL ST | PEARCE BLAKE GREGORY & |
| 49 | 3116 | CARMEL ST | Taxpayer at |
| 50 | 3038 | CARMEL ST | MINNA LESLIE & |
| 51 | 2800 | LIVE OAK ST | VOLUNTEER CTR OF DALLAS |
| 52 | 3020 | BRYAN ST | 3020 BRYAN LAND LP |
| 53 | 705 | COLTEN JAMES LN | STALLION GROWTH FUND LLC |
| 54 | 703 | COLTEN JAMES LN | DONALDSON EDWARD TODD |
| 55 | 704 | COLTEN JAMES LN | VELASCO PROPERTY |
| 56 | 702 | COLTEN JAMES LN | VALUDOS JULISSA ANA |
| 57 | 726 | CANNEN JOHN LN | Taxpayer at |

07/24/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|--------------------|-----------------------------|
| | 58 | 724 CANNEN JOHN LN | DEVOL EDRIS |
| | 59 | 3030 BRYAN ST | RUPPRATH MARY LEE |
| | 60 | 3030 BRYAN ST | BROWNSON JAMES A |
| | 61 | 3030 BRYAN ST | JACKSON LARISSA I |
| | 62 | 3030 BRYAN ST | WATSON ORA |
| | 63 | 3030 BRYAN ST | RUSSELL MARY CATHERINE & |
| | 64 | 3030 BRYAN ST | LEAKE SAM S SR & |
| | 65 | 3030 BRYAN ST | PATEL SAILESH H & KIRAN |
| | 66 | 3030 BRYAN ST | DAVIS BIANCA MAKESHA |
| | 67 | 3030 BRYAN ST | USHEROFF ROSALIND |
| | 68 | 3030 BRYAN ST | BURTON ERIC L & KELLY R |
| | 69 | 3030 BRYAN ST | AUSTIN DAVID |
| | 70 | 3030 BRYAN ST | TODD KEITH E |
| | 71 | 3030 BRYAN ST | REDD SUSAN & |
| | 72 | 3030 BRYAN ST | MARRIN WILLIAM & MARGARET |
| | 73 | 3030 BRYAN ST | WALKER THOMAS JOHN |
| | 74 | 3030 BRYAN ST | PAULSGROVE ROBIN |
| | 75 | 3030 BRYAN ST | DREXLER DAWN MARIE |
| | 76 | 3030 BRYAN ST | MILLER TRACY |
| | 77 | 3030 BRYAN ST | CHAMBERS CAROLYN WEBER |
| | 78 | 3030 BRYAN ST | SIDLEY MATTHEW SCOTT |
| | 79 | 3030 BRYAN ST | MERRITT MICHAEL JOSEPH & |
| | 80 | 3030 BRYAN ST | BOURCIER JARED TIMOTHY |
| | 81 | 3030 BRYAN ST | SCROPPO ANGELO D |
| | 82 | 3030 BRYAN ST | CHALK LIVING TRUST THE |
| | 83 | 3030 BRYAN ST | HEASER STEVE H & JENNIFER A |
| | 84 | 3030 BRYAN ST | MONTANA DINA ADRIENNE |
| | 85 | 3030 BRYAN ST | CHRISTAKOS MICKEY |
| | 86 | 3030 BRYAN ST | ROBERTS PAYNE HALL |
| | 87 | 3030 BRYAN ST | HICKMAN SHELBY P & |
| | 88 | 3030 BRYAN ST | SMITH DONALD P |

Z234-128(WK)

07/24/2024

| <i>Reply</i> | <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|--------------|----------------|----------------|---------------------------|
| | 89 | 3030 BRYAN ST | OVESON RONALD H & JOHN W |
| | 90 | 3030 BRYAN ST | KEITH LANGFORD III |
| | 91 | 3030 BRYAN ST | WATSON ORA |
| | 92 | 3030 BRYAN ST | DODD ROBERT& |
| | 93 | 3030 BRYAN ST | FREDENBURG KIMBERLY SCOTT |
| | 94 | 3030 BRYAN ST | WHITE PETER C |
| | 95 | 3030 BRYAN ST | MITCHELL LISA ALEXANDRIA |