

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 new 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.

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.
- 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 1 space per 500 square feet of floor area unless otherwise determined in the SUP, and parking for office uses per PD 298 is 1 space per 366 square feet. The use is required to have 23 parking spaces for the childcare facility and 27 parking spaces for the office uses, requiring a total of 50 off-street parking spaces. The site provides 73 spaces.

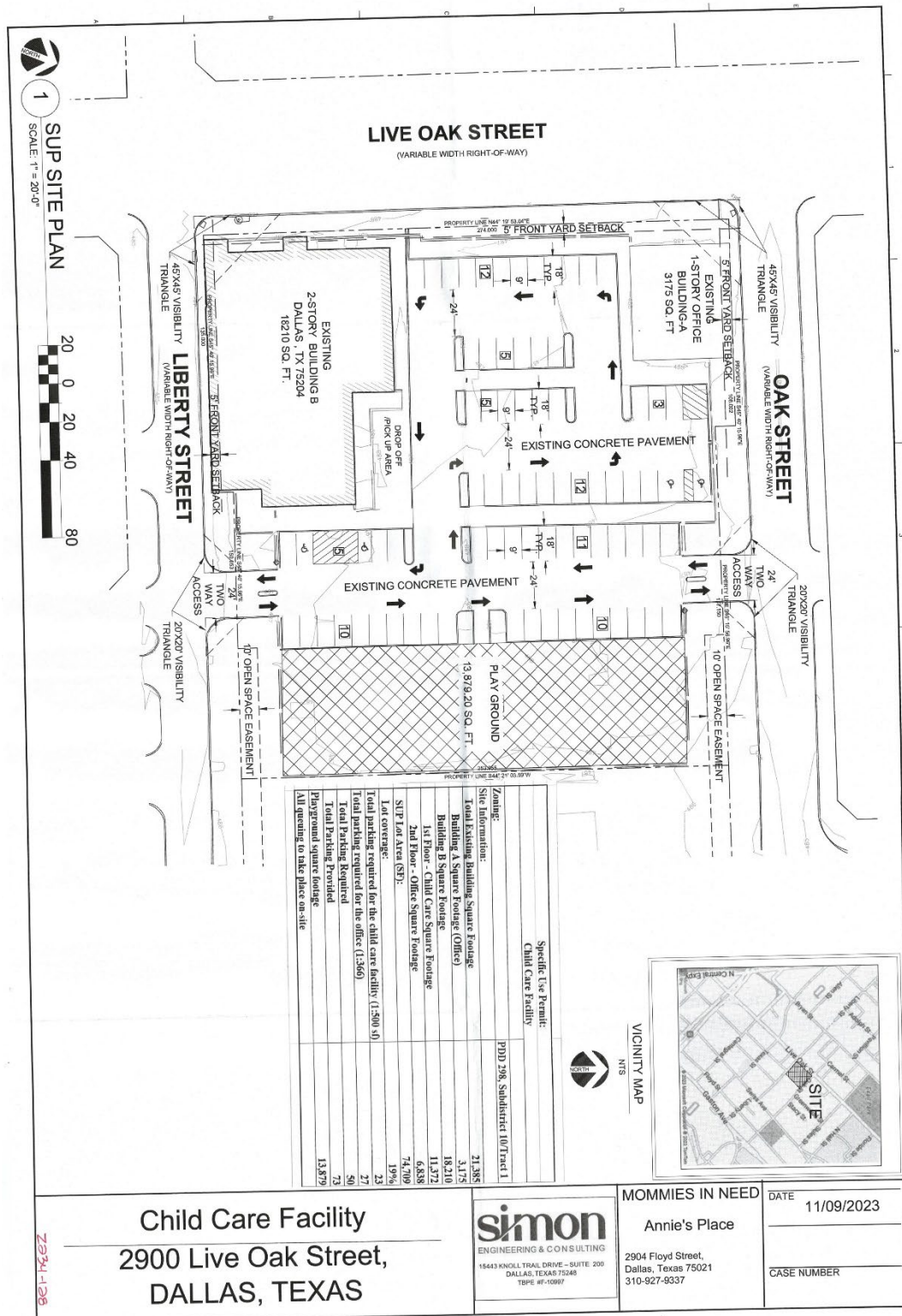
Market Value Analysis:

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.

PROPOSED CONDITIONS

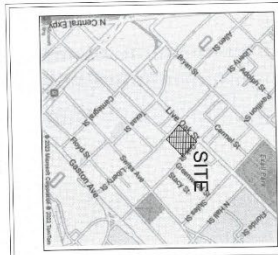
1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT. This specific use permit expires on _____ (ten years from the passage of this ordinance).
4. FENCING: The outdoor 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.

PROPOSED SITE PLAN



1
SUP SITE PLAN
SCALE: 1" = 20'-0"
20 0 20 40 80

Zone:	Specific Use Permit:	PDD 298, Subdistrict 10/Tract 1
Site Information:	Child Care Facility	
Total Existing Building Square Footage		21,385
Building A Square Footage (Office)		3,175
Building B Square Footage		18,210
1st Floor - Child Care Square Footage		11,972
2nd Floor - Office Square Footage		6,838
SUP Lot Area (SF)		74,709
Lot coverage:		19%
Total parking required for the child care facility (1,500 sf)		23
Total parking required for the office (1,350)		27
Total Parking Required		50
Total Parking Provided		73
Playground square footage		13,972
All remaining to take place on site		13,879

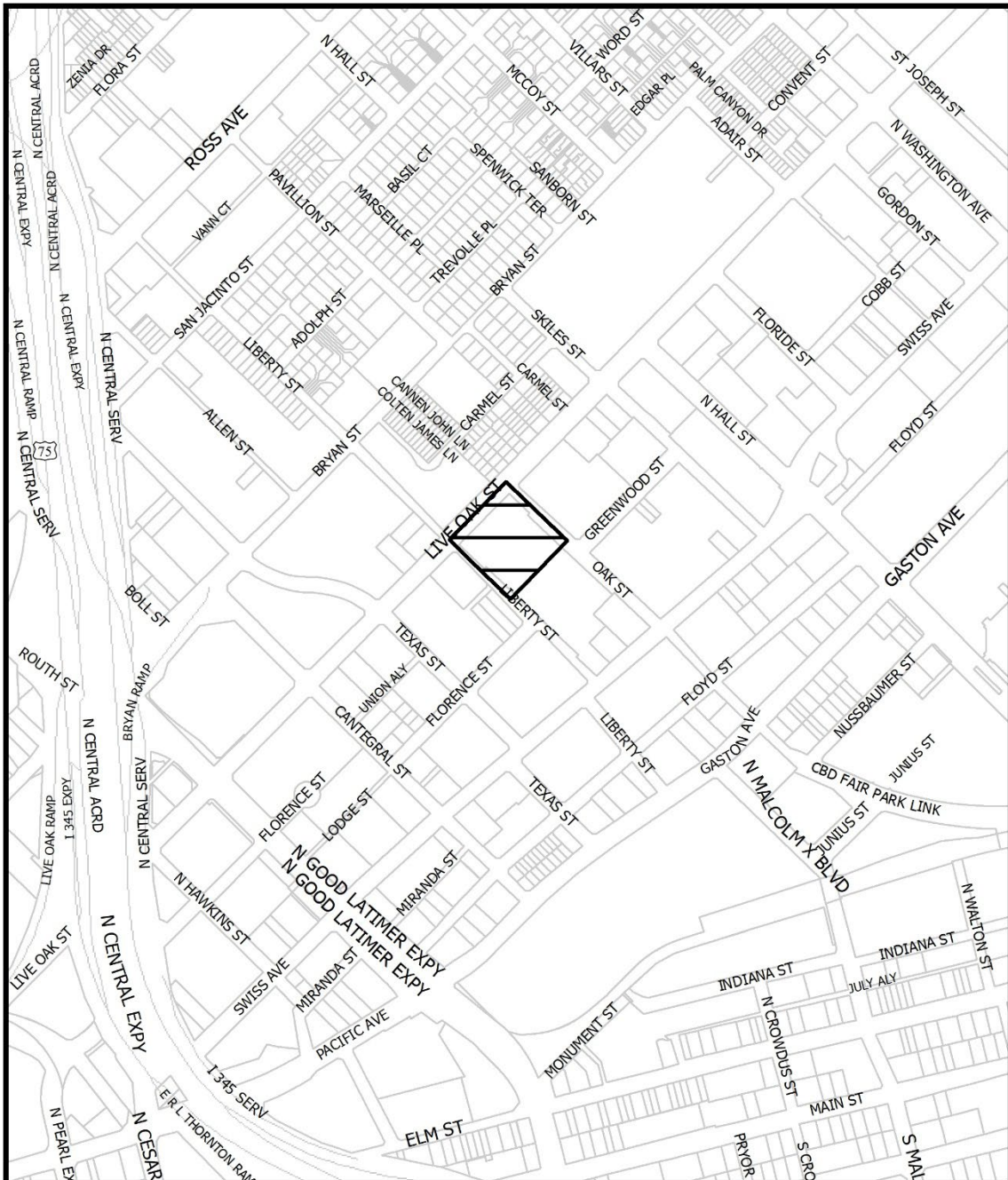



Child Care Facility
2900 Live Oak Street,
DALLAS, TEXAS

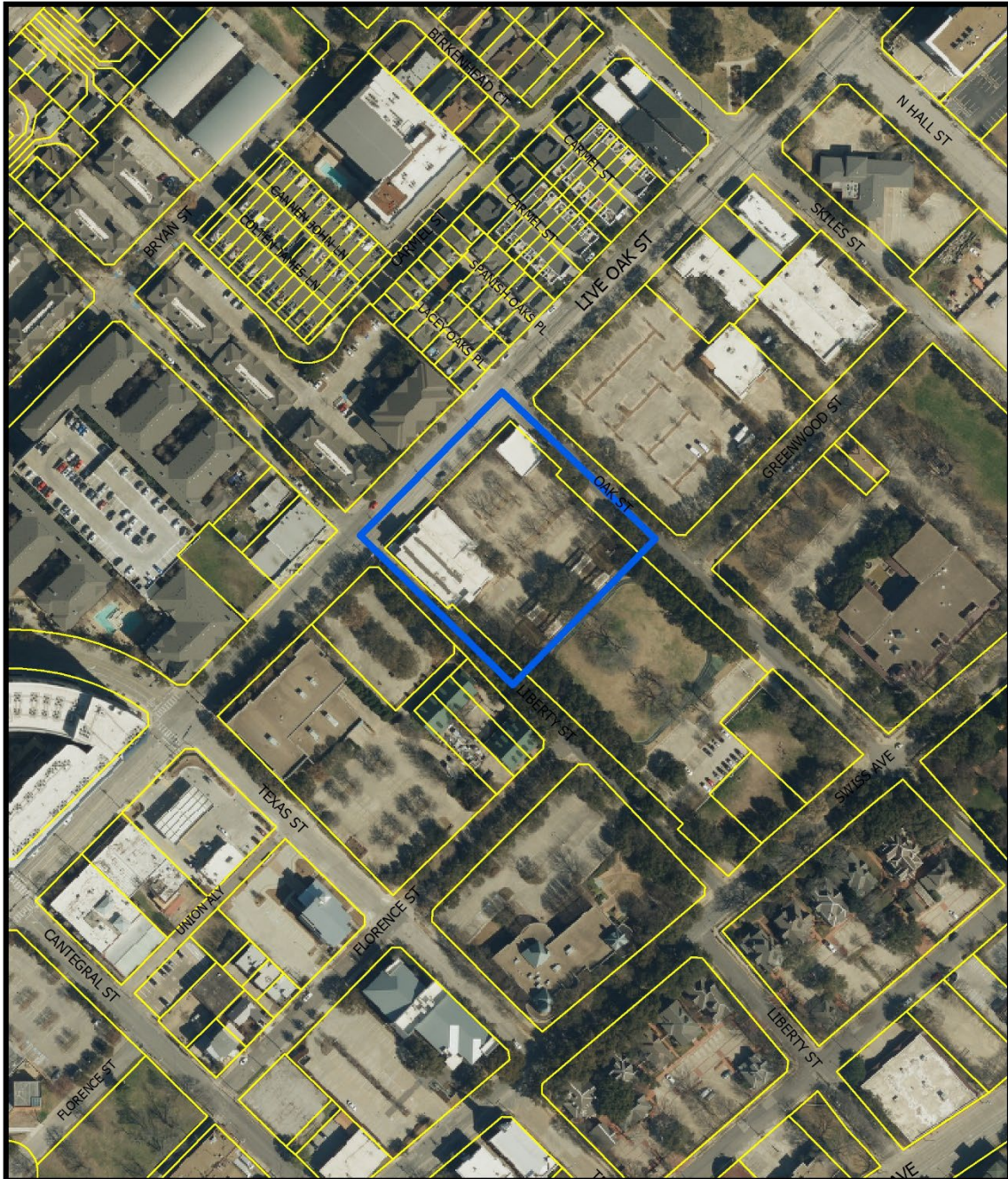
simon
ENGINEERING & CONSULTING
15643 KNOLLTRAIL DRIVE - SUITE 200
DALLAS, TEXAS 75248
TBP# 41-10897

MOMMIES IN NEED
Annie's Place
2904 Floyd Street,
Dallas, Texas 75021
310-927-9337

DATE 11/09/2023
CASE NUMBER



 1:6,000	<h2>VICINITY MAP</h2>	Case no: <u>Z234-128</u> Date: <u>7/9/2024</u>
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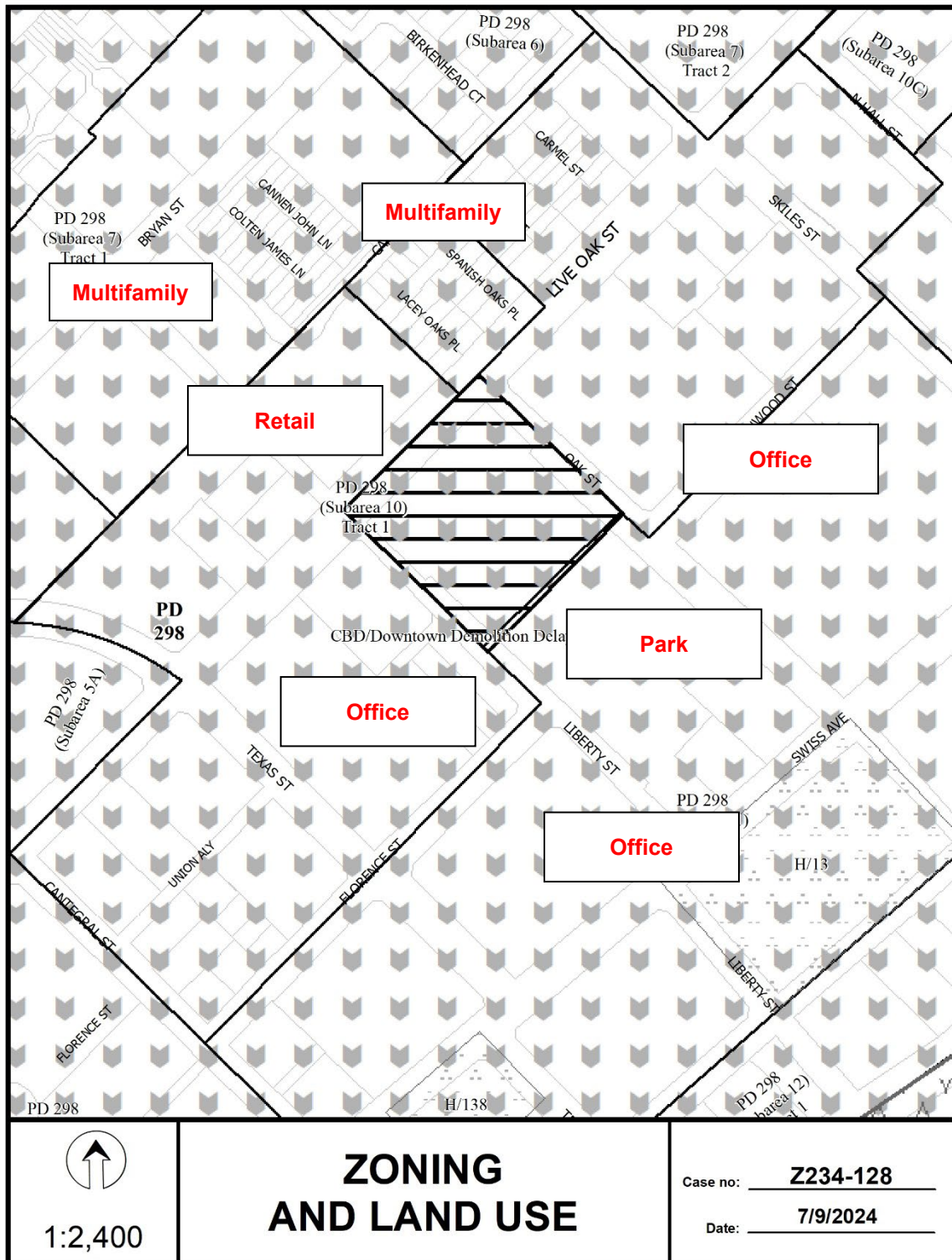


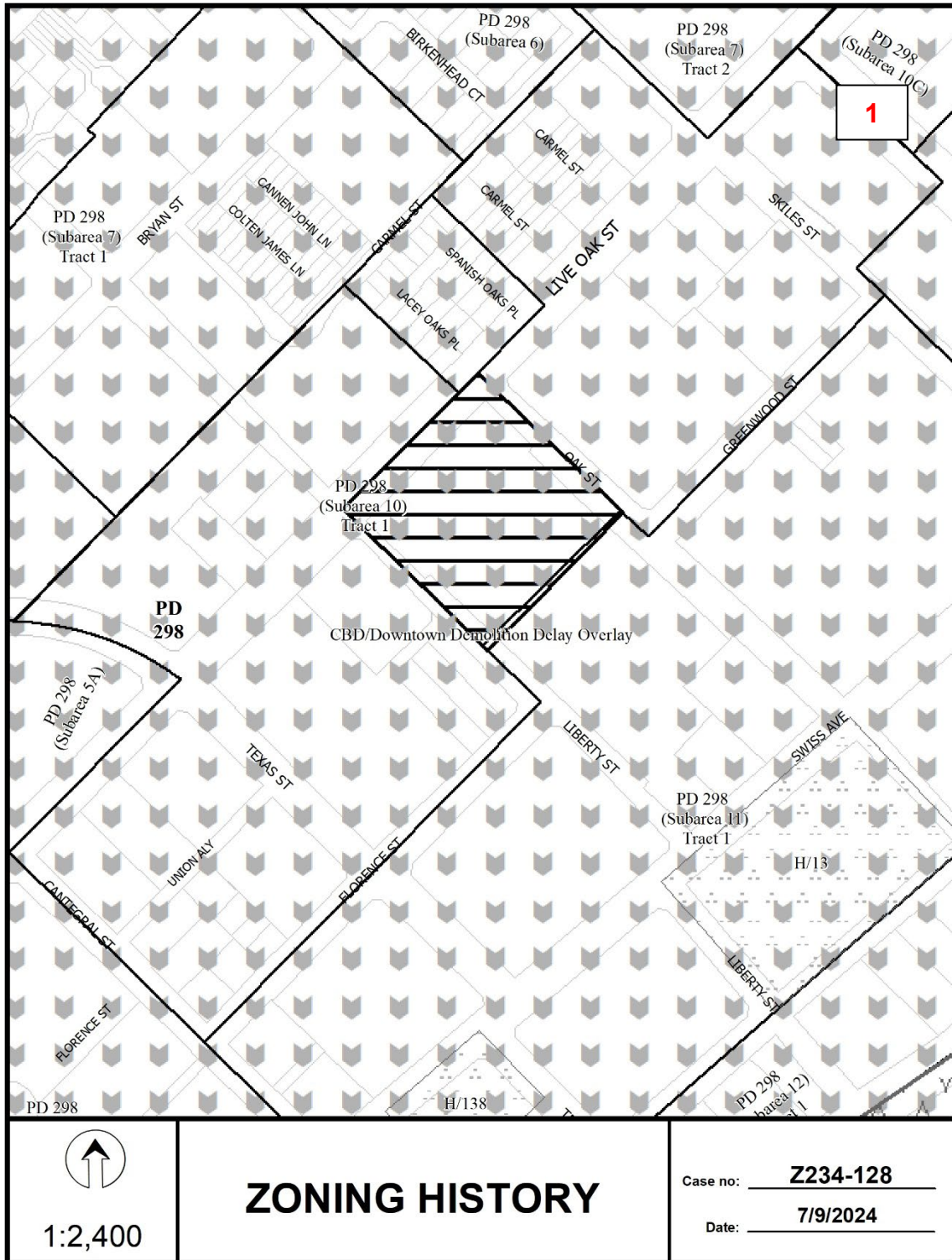
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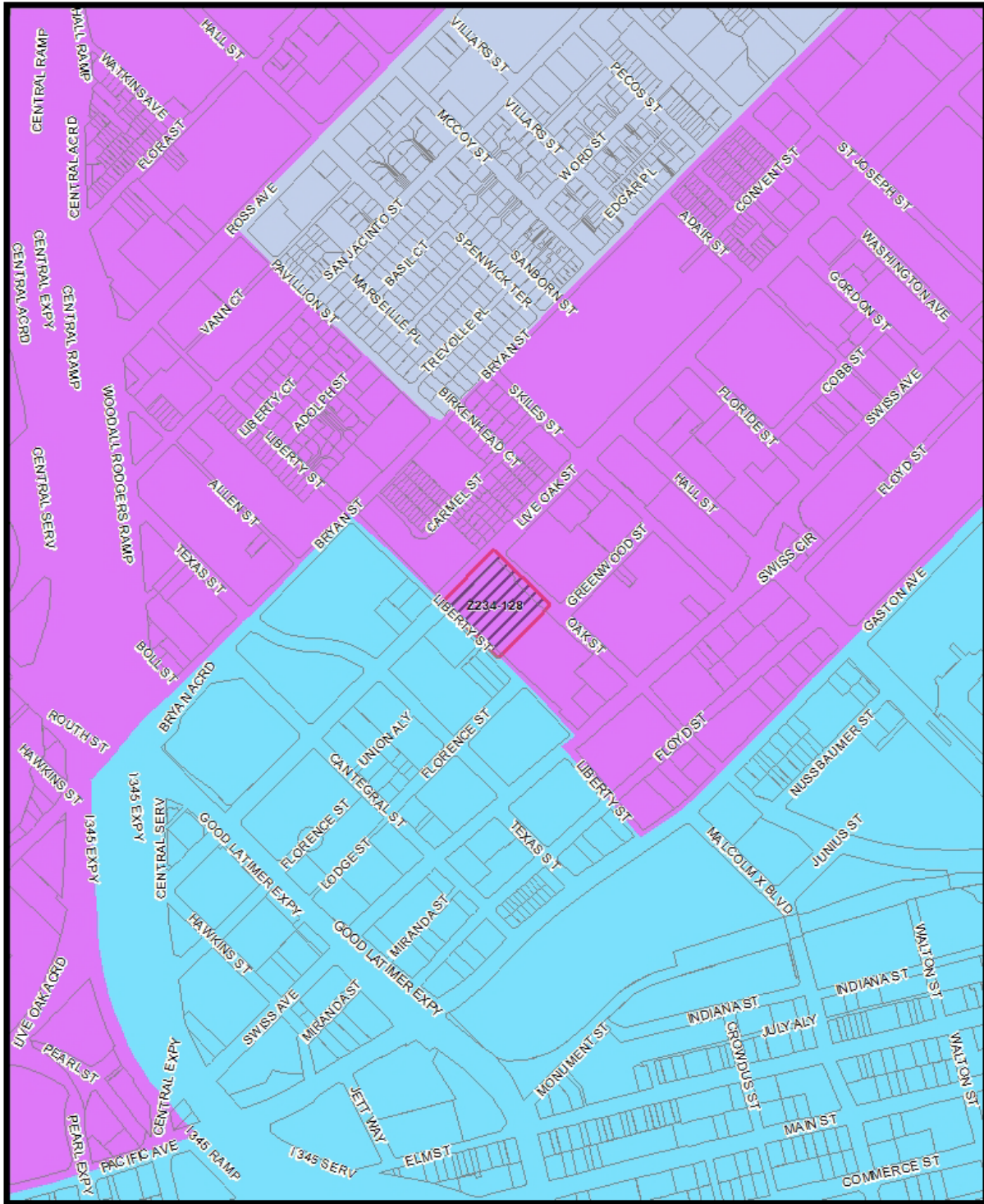
AERIAL MAP

Case no: Z234-128

Date: 7/9/2024







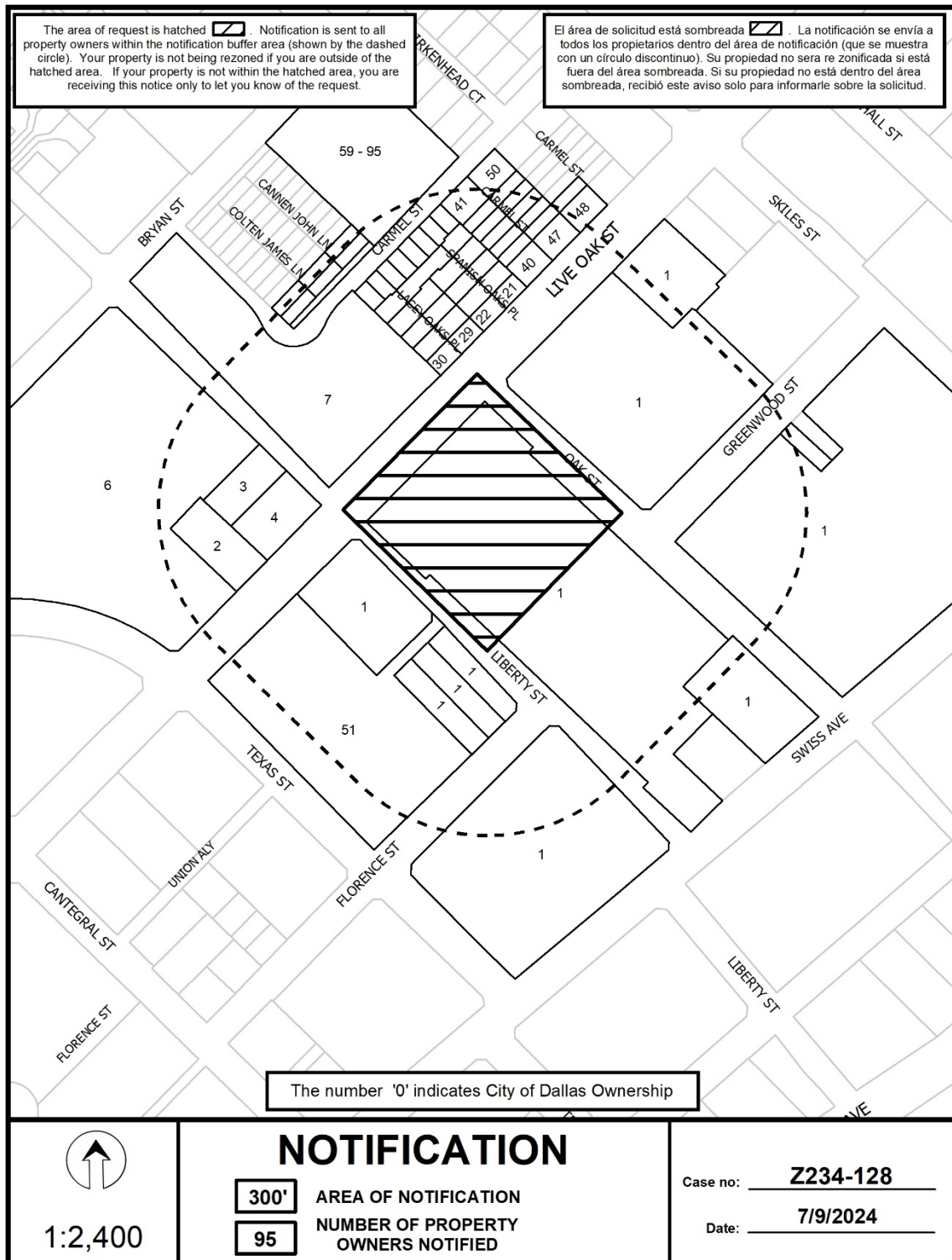
Market Value Analysis

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



Market Value Analysis

Printed Date: 7/10/2024



07/09/2024

Notification List of Property Owners

Z234-128

95 Property Owners Notified

<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
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

07/09/2024

<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

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<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

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<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