

**ADULT DAY CARE, CHILD-CARE FACILITIES & DAY HOMES  
LISTENING SESSION  
JAN 30, 2024**

183 "Sarah May" (2696488704)

00:30:34.779 --> 00:30:41.939

Right. Looks like we've got some great attendance with us here today.  
Um, I'm seeing about.

184 "Sarah May" (2696488704)

00:30:41.939 --> 00:30:49.522

15 participants is that right? Yes.

185 "Sarah May" (2696488704)

00:30:49.522 --> 00:30:56.729

Okay, great. And, uh, just to, um, say this. Oh, let me let me find  
my.

186 "Sarah May" (2696488704)

00:30:56.729 --> 00:31:00.089

Um.

187 "Sarah May" (2696488704)

00:31:00.089 --> 00:31:03.959

Hello, we have a simultaneous.

188 "Sarah May" (2696488704)

00:31:03.959 --> 00:31:07.079

Spanish, uh, interpretation available.

189 "Sarah May" (2696488704)

00:31:07.079 --> 00:31:12.149

You can listen to the audio or the interpreter by clicking on the  
globe.

190 "Sarah May" (2696488704)

00:31:12.149 --> 00:31:24.299

On the left hand, side of the screen and selecting the Spanish  
channel, there's also English and multi lingual closed captioning  
available by clicking the button with the letters CC.

191 "Sarah May" (2696488704)

00:31:24.299 --> 00:31:31.379

All right, so with that, I'm going to go ahead and start to share my  
presentation.

192 "Sarah May" (2696488704)

00:31:31.379 --> 00:31:36.599

And we'll kind of go over some background information. Let's see.

193 "Sarah May" (2696488704)  
00:31:40.139 --> 00:31:43.469  
We can.

194 "Sarah May" (2696488704)  
00:31:43.469 --> 00:31:50.309  
Share and does anybody else seeing their presentation real quick.

195 "Sarah May" (2696488704)  
00:31:54.209 --> 00:32:07.769  
Yes. Okay. I see Jennifer. All right Thank you. Okay, so, um, we're here to talk about, um, this code amendment today. Um, my name is Sarah. I'm the chief planner in the code amendments team.

196 "Sarah May" (2696488704)  
00:32:07.769 --> 00:32:12.119  
And we also have Dr Andre Andrea or is this the director.

197 "Sarah May" (2696488704)  
00:32:12.119 --> 00:32:15.779  
Um, and she'll be here with me.

198 "Sarah May" (2696488704)  
00:32:15.779 --> 00:32:35.779  
Towards the end, and we can do questions, um, but just a little bit of, uh, oh, let me see if I can advance the slide there we go. So, um, just an overview of a presentation and what we're going what we're doing tonight. Uh, 1st of all Thank you for joining us. This is a, this is a lot of effort we understand on.

199 "Sarah May" (2696488704)  
00:32:35.779 --> 00:32:46.409  
Your part to just put aside some time in your evening, um, to, you know, participate in the public process and so please give yourself a gold star.

200 "Sarah May" (2696488704)  
00:32:46.409 --> 00:33:04.349  
Um, and so just an overview is, we're gonna go over the authorization the background, the bulk of the slides are going to be on the current regulations and conditions and then the presentation will wrap up with, um, the CPC and staff recommendations of what the amendments are.

201 "Sarah May" (2696488704)  
00:33:04.349 --> 00:33:24.349  
And then we have some, we'll set aside some time for public comments. So, if you want to speak or say something, um, if you wouldn't mind, just, like, saying, saying as much that you want to speak, um, in the chat message, that way our moderators can kind of keep, um.

202 "Sarah May" (2696488704)

00:33:24.349 --> 00:33:35.489

Like, a estimate how much time would work, the plan is for me to spend about 20 minutes on the presentation, 20 minutes on just public comments of people that just want to say something.

203 "Sarah May" (2696488704)

00:33:35.489 --> 00:33:44.249

And then, while public comments are coming in, and during the presentation, you can also send some questions in the chats to the moderator.

204 "Sarah May" (2696488704)

00:33:44.249 --> 00:34:04.249

If it's just kind of a small question, you just wanted for yourself. Um, they'll try to answer it directly. Um, and if we get a lot of the same questions, we're going to try to do Q. a session at the end. And then, if we have if we don't have any questions, then we can also open it up to finish out the hour with some more public comments. So also.

205 "Sarah May" (2696488704)

00:34:04.249 --> 00:34:09.779

So, I just wanted to mention that this QR code, um, in the bottom right? Corner here.

206 "Sarah May" (2696488704)

00:34:09.779 --> 00:34:18.059

Um, is a form for you just leave just like a a text comment, um, that we'll have, and we can keep on record.

207 "Sarah May" (2696488704)

00:34:18.059 --> 00:34:25.229

And, um, it'll also be available in tomorrow's meeting that we're having. Um, so it just kind of helps us.

208 "Sarah May" (2696488704)

00:34:25.229 --> 00:34:36.059

Gather comments and not have to have to forward a bunch of emails and and all that stuff. So appreciate any comments you want to, uh, put in there. So thank you so much.

209 "Sarah May" (2696488704)

00:34:36.059 --> 00:34:40.829

All right, so the authorization, um, I'm not going to read it all because it's a lot.

210 "Sarah May" (2696488704)

00:34:40.829 --> 00:34:51.719

But these are basically the guardrail and our limits. This is the extent to which we can amend the Dallas development code. And in a nutshell.

211 "Sarah May" (2696488704)

00:34:51.719 --> 00:34:56.819

It's regarding the ladies regulations for childcare facility.

212 "Sarah May" (2696488704)

00:34:56.819 --> 00:35:04.769

Adult daycare facility, and which is a specific accessory use and any like, pertinent.

213 "Sarah May" (2696488704)

00:35:04.769 --> 00:35:08.999

Pertinent and related information for those 3 users.

214 "Sarah May" (2696488704)

00:35:08.999 --> 00:35:19.049

So, but onto the background, uh, we're going to talk about what this amendment can and cannot do the scope of the amendments and the timeline.

215 "Sarah May" (2696488704)

00:35:19.049 --> 00:35:36.449

This whole process, so the Dallas development code is what people usually say what their zoning regulations are. Okay so the development code, um, has a list of zoning districts and within those zoning districts, it allow certain land uses.

216 "Sarah May" (2696488704)

00:35:36.449 --> 00:35:41.789

Um, and of course, it will say what's what's allowed.

217 "Sarah May" (2696488704)

00:35:41.789 --> 00:35:45.959

And which ones are required to obtain a specific use, permit.

218 "Sarah May" (2696488704)

00:35:45.959 --> 00:35:58.979

And, um, obviously anything that's not listed is prohibited so, um, zoning can also, or the development code can regulate where structures can be built things like, setbacks, height, lot coverage.

219 "Sarah May" (2696488704)

00:35:58.979 --> 00:36:10.289

And those things, and it can also make other reasonable, proportional and related requirements to encourage each land use to be compatible with surrounding languages. Um.

220 "Sarah May" (2696488704)

00:36:10.289 --> 00:36:14.309

Also, the development code cannot regulate operators of the same.

221 "Sarah May" (2696488704)

00:36:14.309 --> 00:36:19.229

Same land use differently, so it has to treat all the land uses the same.

222 "Sarah May" (2696488704)  
00:36:19.229 --> 00:36:27.329

And, um, but we have other functions of the government that regulate operators regularly versus state.

223 "Sarah May" (2696488704)  
00:36:27.329 --> 00:36:33.629

Um, regulates licenses for daycare facilities and performs regular inspections.

224 "Sarah May" (2696488704)  
00:36:33.629 --> 00:36:38.639

They, the, the non residential facilities.

225 "Sarah May" (2696488704)  
00:36:38.639 --> 00:36:47.369

Um, also have to get a certificate of occupancy from development services, and they check for, um, life safety.

226 "Sarah May" (2696488704)  
00:36:47.369 --> 00:36:57.209

And zoning requirements and compliance, obviously Co, compliance will respond to complaints on code violations and, uh, police and fire obviously respond to emergencies.

227 "Sarah May" (2696488704)  
00:36:57.209 --> 00:37:01.019

Okay, I get stuck again.

228 "Sarah May" (2696488704)  
00:37:01.019 --> 00:37:05.429

Okay, so just, um, again I'm.

229 "Sarah May" (2696488704)  
00:37:05.429 --> 00:37:12.989

Sorry, I'm a broken record, but, uh, again, to remind us what the scope is, we're just here to talk about daycare facilities.

230 "Sarah May" (2696488704)  
00:37:12.989 --> 00:37:21.839

And we're not here to talk about privates, public or private schools, nursing homes, um, group, dwelling units or boarding homes.

231 "Sarah May" (2696488704)  
00:37:21.839 --> 00:37:26.819

Or assisted living retirement, um, housing or community service centers.

232 "Sarah May" (2696488704)

00:37:26.819 --> 00:37:29.999  
We're really just here to talk about daycares.

233 "Sarah May" (2696488704)  
00:37:29.999 --> 00:37:33.659  
And accessory bakers, um.

234 "Sarah May" (2696488704)  
00:37:33.659 --> 00:37:38.369  
So, just a brief overview of the timeline.

235 "Sarah May" (2696488704)  
00:37:38.369 --> 00:37:46.409  
Was originally initiated by city plank commission in December 2022. so they asked staff to take a look at an amendment.

236 "Sarah May" (2696488704)  
00:37:46.409 --> 00:37:57.059  
And to determine the proper zoning for these uses, that's largely what you saw in the authorization. Um, it went to the zoning ordinance advisory committee 3 times.

237 "Sarah May" (2696488704)  
00:37:57.059 --> 00:38:17.059  
And we discuss this for approximately 9 hours in total, um, once made a recommendation. It was, we took that to city blank Commission, and we met twice. It was about 5 or 6 hours at city plane commission. Um, it was brief to the quality of life, arts and culture committee.

238 "Sarah May" (2696488704)  
00:38:17.059 --> 00:38:28.890  
In December, early, December, and then it was on the council agenda for adoption on December 13th, but they asked to hold it to February 14th.

239 "Sarah May" (2696488704)  
00:38:28.890 --> 00:38:39.270  
And so just in case, you have somebody else that you wanted to come to this that could make it. We're also meeting tomorrow at noon and going over the same presentation.

240 "Sarah May" (2696488704)  
00:38:39.270 --> 00:38:46.410  
Okay, so we're switching gears and we're talking about the current regulations and conditions for Daniels.

241 "Sarah May" (2696488704)  
00:38:46.410 --> 00:38:50.010  
Now, these are, um, accessory uses.

242 "Sarah May" (2696488704)  
00:38:50.010 --> 00:38:58.980

Meeting that, um, it's incidental to the primary use of a residence. It's got to be conducted by a resident of the premises.

243 "Sarah May" (2696488704)  
00:38:58.980 --> 00:39:06.930

And, um, and it's currently allowed by right in all districts. So these are basically your home childcare uses.

244 "Sarah May" (2696488704)  
00:39:06.930 --> 00:39:10.860

And the current city code, the Dallas development code.

245 "Sarah May" (2696488704)  
00:39:10.860 --> 00:39:16.380

Limits the attendees to 10. um, although the state allow, it's 12.

246 "Sarah May" (2696488704)  
00:39:16.380 --> 00:39:20.430

There's no parking required for these homes.

247 "Sarah May" (2696488704)  
00:39:20.430 --> 00:39:27.810

Um, because basically, caregivers are just dropping off, uh, the kids and coming back later.

248 "Sarah May" (2696488704)  
00:39:27.810 --> 00:39:30.840

It's a relatively small operation.

249 "Sarah May" (2696488704)  
00:39:30.840 --> 00:39:36.450

And again, they're allowed by writing all districts, including residential districts.

250 "Sarah May" (2696488704)  
00:39:36.450 --> 00:39:47.010

Right. We also did some data analysis on day homes and to find out where they are in the city and we plotted them out on a map.

251 "Sarah May" (2696488704)  
00:39:47.010 --> 00:39:53.040

There's 3 different kinds that the state issues right? Um, licenses for.

252 "Sarah May" (2696488704)  
00:39:53.040 --> 00:40:04.560

The 1st, 1 is for 3 children and, um, since it's only capped at 3 and our day home starts at 4 or more children, it's not actually considered a deal.

253 "Sarah May" (2696488704)  
00:40:04.560 --> 00:40:08.370

And there's about 18 of there are 18 of those in Dallas.

254 "Sarah May" (2696488704)  
00:40:08.370 --> 00:40:15.990

Um, the next 2 types are called registered and licensed child care facilities and, um.

255 "Sarah May" (2696488704)  
00:40:15.990 --> 00:40:26.070

Uh, the registered ones are theoretically a little smaller because it's limited to 6 children. That would probably be less than school aged children.

256 "Sarah May" (2696488704)  
00:40:26.070 --> 00:40:46.070

So, 6 and under, maybe and another 6, um, are allowed to be school age kids for after school, um, hours, and there's only 46 of those in Dallas, um, the licensed childcare homes, um, can accommodate 7 to 12 children for the state. And, uh, at a maximum of 24 hours.

257 "Sarah May" (2696488704)  
00:40:46.070 --> 00:41:00.810

For the day, um, so again, these can't these aren't a residential city or or residential used for these children. It's just with occurs within a home residents by residents.

258 "Sarah May" (2696488704)  
00:41:00.810 --> 00:41:03.870

Switching to child care facilities.

259 "Sarah May" (2696488704)  
00:41:03.870 --> 00:41:07.110

Um, and their current regulations and conditions.

260 "Sarah May" (2696488704)  
00:41:07.110 --> 00:41:17.340

Um, these, these are the chart, this lady whose term late child care facility is like, your regular child daycare.

261 "Sarah May" (2696488704)  
00:41:17.340 --> 00:41:20.340

Preschool, you know, all those things.

262 "Sarah May" (2696488704)  
00:41:20.340 --> 00:41:33.900

Um, and it's for P, persons under 14 years of age. Um, and it can be for profit or not for profit. Um, and another big distinction is that they are not used as a residence.

263 "Sarah May" (2696488704)  
00:41:33.900 --> 00:41:41.340



Um, the zoning categories in which the this use, and also spoiler alert daycare centers.

264 "Sarah May" (2696488704)  
00:41:41.340 --> 00:41:54.990

Are allowed is, um, the green areas on the map on the right are our retail commercial service industrial are downtown mixed use, and some other non residential districts that allow them by right?

265 "Sarah May" (2696488704)  
00:41:54.990 --> 00:41:58.560

And then all the yellow on the right side.

266 "Sarah May" (2696488704)  
00:41:58.560 --> 00:42:01.620

For all of our residential districts, there's.

267 "Sarah May" (2696488704)  
00:42:01.620 --> 00:42:06.120

I know it's really hard to see because there's really not that much land, but.

268 "Sarah May" (2696488704)  
00:42:06.120 --> 00:42:13.170

There are some and 4 and office districts in Dallas and those are read because.

269 "Sarah May" (2696488704)  
00:42:13.170 --> 00:42:23.310

These facilities are only allowed as a limited use, uh, maybe that they can only occupy 10% of the building. So it's basically prohibited. Um.

270 "Sarah May" (2696488704)  
00:42:23.310 --> 00:42:35.610

And the dark gray just in case, you're curious, are all of our plain development districts, and they were hard. You can't really tell if those are residential or not, cause you really have to dig down. And, um.

271 "Sarah May" (2696488704)  
00:42:35.610 --> 00:42:39.810

Do a lot of reading to sort those 1100 districts.

272 "Sarah May" (2696488704)  
00:42:39.810 --> 00:42:54.060

For the data on where these care program centers are that have licenses from the state. We have 281 licensed childcare facilities in Dallas.

273 "Sarah May" (2696488704)  
00:42:54.060 --> 00:43:03.900

Um, but I would mention that some of them are not considered childcare facilities for the Dallas development code. Um, when they're located in.

274 "Sarah May" (2696488704)  
00:43:03.900 --> 00:43:14.490

A public or private school um, or when they're a religious program, for example, like, in a church building. So neither 1 of those things. Um.

275 "Sarah May" (2696488704)  
00:43:14.490 --> 00:43:22.980

Require a specific use permit well, actually, give me a school desk, but, um, a church does not require.

276 "Sarah May" (2696488704)  
00:43:22.980 --> 00:43:35.700

And so, when we analyze all these centers, and the zoning districts that they're located in, it's kind of evenly distributed between plant development districts, single family, and are non residential.

277 "Sarah May" (2696488704)  
00:43:35.700 --> 00:43:39.570

Um, a, about a 3rd of each.

278 "Sarah May" (2696488704)  
00:43:39.570 --> 00:43:44.340

And then we also did a little analysis.

279 "Sarah May" (2696488704)  
00:43:44.340 --> 00:43:48.960

Of ready centers are located that had specific use permits.

280 "Sarah May" (2696488704)  
00:43:48.960 --> 00:43:55.980

Um, just to go over the legend, the brown, uh, the, the brown colors are are multi family districts.

281 "Sarah May" (2696488704)  
00:43:55.980 --> 00:44:01.680

Um, the light yellow is all of our residential except multi family.

282 "Sarah May" (2696488704)  
00:44:01.680 --> 00:44:05.610

And obviously that dark gray again is going to be our.

283 "Sarah May" (2696488704)  
00:44:05.610 --> 00:44:11.250

Um, playing development districts, the light gray is going to be all of our nonresidential districts.

284 "Sarah May" (2696488704)

00:44:11.250 --> 00:44:16.110  
So, since these facilities only.

285 "Sarah May" (2696488704)  
00:44:16.110 --> 00:44:22.200  
Require an in residential districts, um, all these little pins here  
28.

286 "Sarah May" (2696488704)  
00:44:22.200 --> 00:44:38.460  
Um, are red, and neither of them are blue, um, are those are the  
facilities that have licenses and an issue team. So, 9 of those, um,  
are a child care facility with the school. Technically the development  
code says that they don't.

287 "Sarah May" (2696488704)  
00:44:38.460 --> 00:44:43.380  
Count is childcare facilities, but nonetheless they do have an issue  
because they're with a school.

288 "Sarah May" (2696488704)  
00:44:43.380 --> 00:44:48.690  
So, um, we also further analyze this.

289 "Sarah May" (2696488704)  
00:44:48.690 --> 00:44:54.270  
I can get to my here, we go, um, per district.

290 "Sarah May" (2696488704)  
00:44:54.270 --> 00:45:04.890  
And these ratios on the left show, you how many facilities have an  
versus the overall. So that translates into a percentage.

291 "Sarah May" (2696488704)  
00:45:04.890 --> 00:45:19.920  
And to highlight single family, only has 25% of the child care  
facilities, have an, um, you know, the facilities that have an  
childcare program center as an issue.

292 "Sarah May" (2696488704)  
00:45:19.920 --> 00:45:28.860  
Um, and, um, overall that's about 26% in all of the base zoning the  
presidential, um.

293 "Sarah May" (2696488704)  
00:45:28.860 --> 00:45:34.560  
Again, since the theory goes that they only recording and residential.

294 "Sarah May" (2696488704)  
00:45:34.560 --> 00:45:45.120  
When we add in our, um, uh, let's see, um, our retail and our, that  
percentage goes down to 13%.

295 "Sarah May" (2696488704)  
00:45:45.120 --> 00:46:02.940

Um, there's obviously there's a lot of literature out there on the needs for child care facilities. Not only in the country. Um, definitely in Texas, um, based on census data and, uh, the capacity allowed.

296 "Sarah May" (2696488704)  
00:46:02.940 --> 00:46:16.680

For all the childcare facilities in Dallas, including the in home facilities. Um, we found that only 37% of the children under 5, have a child a spot, or could have capacity if it's fully staffed.

297 "Sarah May" (2696488704)  
00:46:16.680 --> 00:46:22.560

Um, and this organization, child care, deserts dot Org has, uh, produces.

298 "Sarah May" (2696488704)  
00:46:22.560 --> 00:46:31.470

Produce this map, which is based on number of slots and children aged 5 and under person says.

299 "Sarah May" (2696488704)  
00:46:31.470 --> 00:46:41.850

And so, um, the dark orange is going to be the places where it's most scarce. So, lots of kids not many spaces.

300 "Sarah May" (2696488704)  
00:46:41.850 --> 00:46:49.110

I'm switching gears to adult daycare centers. Um, the current.

301 "Sarah May" (2696488704)  
00:46:49.110 --> 00:46:56.070

Uh, regulations and conditions. Um, so this definition is very similar, almost identical.

302 "Sarah May" (2696488704)  
00:46:56.070 --> 00:47:03.000

To that of a child care facility. Um, the difference is that a person, 18 years of age or older.

303 "Sarah May" (2696488704)  
00:47:03.000 --> 00:47:06.840

Um, is where the adult daycare um.

304 "Sarah May" (2696488704)  
00:47:06.840 --> 00:47:19.350

Uh, centers are, um, but that's their realm. Um, and you might notice just a sneak peek here that child care's go up to 14 and it don't they care started 18.

305 "Sarah May" (2696488704)  
00:47:19.350 --> 00:47:31.170

So, just a little sneak peak there. Um, this slide is just like the last 1 about child care facilities about what districts are allowed by right?

306 "Sarah May" (2696488704)  
00:47:31.170 --> 00:47:37.140

And as a limited use, okay, no traffic in there you go.

307 "Sarah May" (2696488704)  
00:47:37.140 --> 00:47:46.620

All right, um, the next this slide is where we have adult daycare facilities now, and there are only 10.

308 "Sarah May" (2696488704)  
00:47:46.620 --> 00:47:51.930

In the whole city, and this is where they're located and again, this is just within this.

309 "Sarah May" (2696488704)  
00:47:51.930 --> 00:47:56.610

Jurisdiction of the city of Dallas, Dallas County or anything like that.

310 "Sarah May" (2696488704)  
00:47:56.610 --> 00:48:03.720

Um, we see that there's a future demand for adult daycare. Um.

311 "Sarah May" (2696488704)  
00:48:03.720 --> 00:48:08.550

If you do some reading up on, um.

312 "Sarah May" (2696488704)  
00:48:08.550 --> 00:48:17.880

Some things that normally happen is, uh, people age is they might develop dementia or some cognitive challenges.

313 "Sarah May" (2696488704)  
00:48:17.880 --> 00:48:21.360

That may require some special care.

314 "Sarah May" (2696488704)  
00:48:21.360 --> 00:48:24.960

And supervision, um, and since.

315 "Sarah May" (2696488704)  
00:48:24.960 --> 00:48:32.430

You know, the ages, the, the demographic for 85+is, as you could see on this screen is.

316 "Sarah May" (2696488704)  
00:48:32.430 --> 00:48:44.190  
Uh, getting much larger this is for the whole country. Um, it obviously would probably translate to Dallas. Um, it's getting much larger from 960 to 2060.

317 "Sarah May" (2696488704)  
00:48:44.190 --> 00:48:51.630  
And so we're expecting that to also bring with its needs for some adult care.

318 "Sarah May" (2696488704)  
00:48:51.630 --> 00:49:05.760  
Um, there's also some projections by the census that by the year 2035 adults, age, 65 and older were without number children age um, 18 and less.

319 "Sarah May" (2696488704)  
00:49:05.760 --> 00:49:20.280  
And we're switching gears now to just general existing regulations and, uh, that exists to make daycares, more compatible and residential since that seems to be a frequent question that we're getting.

320 "Sarah May" (2696488704)  
00:49:20.280 --> 00:49:25.650  
Um, so there's some zoning regulations for residential.

321 "Sarah May" (2696488704)  
00:49:25.650 --> 00:49:30.510  
Districts right now for child care facilities or all 3.

322 "Sarah May" (2696488704)  
00:49:30.510 --> 00:49:36.480  
Uses, um, so off street parking, you know, whether it's extra or required.

323 "Sarah May" (2696488704)  
00:49:36.480 --> 00:49:46.650  
Cannot be in the front yard setback, or disconnected from the main use residential zoning districts. So, um, that means for new facilities.

324 "Sarah May" (2696488704)  
00:49:46.650 --> 00:49:53.310  
They cannot add parking in the front or construct parking in the front yard setback.

325 "Sarah May" (2696488704)  
00:49:53.310 --> 00:49:58.800  
And just as a reminder, the front yard setback in residential districts, um.

326 "Sarah May" (2696488704)

00:49:58.800 --> 00:50:06.990

Are consistent, so it doesn't matter if you're a residential user, a non residential use your setback is consistent across the block.

327 "Sarah May" (2696488704)

00:50:06.990 --> 00:50:10.800

Um, also structures, uh.

328 "Sarah May" (2696488704)

00:50:10.800 --> 00:50:14.850

Can't be in any setback and this is true in any districts. Um.

329 "Sarah May" (2696488704)

00:50:14.850 --> 00:50:19.230

Also, non residential uses typically have a, uh, like a, uh.

330 "Sarah May" (2696488704)

00:50:19.230 --> 00:50:30.630

A larger setback, so, in the 7:5:district, um, the setback is 5 feet through the side and rear for single family structures but for non residential, I believe it's.

331 "Sarah May" (2696488704)

00:50:30.630 --> 00:50:34.860

10 feet and 20 feet so they have larger stuff X.

332 "Sarah May" (2696488704)

00:50:34.860 --> 00:50:45.240

And also signs have to be non business, meaning they're, they have to be monument signs or small attached signs. They can't have any poll signs.

333 "Sarah May" (2696488704)

00:50:45.240 --> 00:50:50.460

Um, and I don't think they can be eliminated either. Um.

334 "Sarah May" (2696488704)

00:50:50.460 --> 00:50:57.480

And the parking screening fence, uh, is required to screen the parking from adjacent residential.

335 "Sarah May" (2696488704)

00:50:57.480 --> 00:51:02.550

And again, that would be in the rear because they can't put parking in the front yard.

336 "Sarah May" (2696488704)

00:51:02.550 --> 00:51:08.670

And they can't have 12 inches in the front yard either. Um, some non zoning regulations.

337 "Sarah May" (2696488704)

00:51:08.670 --> 00:51:17.970

Uh, that all these facilities have to meet, except for day homes, because day homes are basically just a single family use.

338 "Sarah May" (2696488704)

00:51:17.970 --> 00:51:22.140

You know, it's the s, a small childcare facility. That's.

339 "Sarah May" (2696488704)

00:51:22.140 --> 00:51:27.270

Occurring in a home, so they the day homes do not require a.

340 "Sarah May" (2696488704)

00:51:27.270 --> 00:51:47.270

So, uh, these facilities, the child and adults here, um, would require and they would have to comply with building codes and life, safety requirements. Handicap, accessibility, have fire sprinklers or alarms, which is incredibly expensive. Um, and also.

341 "Sarah May" (2696488704)

00:51:47.270 --> 00:51:53.310

Have fire rated building materials and all that stuff. Um, and.

342 "Sarah May" (2696488704)

00:51:53.310 --> 00:52:08.850

Switching the landscaping, um, if for new construction and additions that are 35% or more, or if they were to add 2000 square feet of new paving, uh, they would have to comply with all of our landscaping requirements, including landscape buffers.

343 "Sarah May" (2696488704)

00:52:08.850 --> 00:52:12.630

Site trees, street, trees foundation plannings.

344 "Sarah May" (2696488704)

00:52:12.630 --> 00:52:17.550

Um, and design standards, all all that stuff. So, um.

345 "Sarah May" (2696488704)

00:52:17.550 --> 00:52:37.550

Yeah, they also have to have license in registered contractors. Um, the building inspections occur throughout construction and the final the fire marshal comes, um, at the beginning, and once a year. Um, also the state has annual inspections and unannounced inspections.

346 "Sarah May" (2696488704)

00:52:37.550 --> 00:52:40.980

So, they have a lot of inspections they got to go through.

347 "Sarah May" (2696488704)

00:52:40.980 --> 00:52:47.280



And a lot of just regulatory barriers, um, that are required, even when it's allowed by. Right?

348 "Sarah May" (2696488704)  
00:52:47.280 --> 00:52:52.860  
So the staff and CPC recommended changes.

349 "Sarah May" (2696488704)  
00:52:52.860 --> 00:52:58.530  
Include, um, for the accessory day homes to remove the age limitation.

350 "Sarah May" (2696488704)  
00:52:58.530 --> 00:53:06.120  
And to align the states to line it with these states, maximum of 12 attendees.

351 "Sarah May" (2696488704)  
00:53:06.120 --> 00:53:13.290  
And then for childcare and adult daycare centers, it's to combine the uses into 1 land use.

352 "Sarah May" (2696488704)  
00:53:13.290 --> 00:53:23.220  
It doesn't mean that we're going to have children and adults mix together. It just means that we're regulating them similarly, according to their district.

353 "Sarah May" (2696488704)  
00:53:23.220 --> 00:53:42.990  
And additional provisions, um, and, um, uh, it's also, uh, probably the big 1 why a lot of y'all are here, um, is to allow these uses by writing all zoning districts. If you remember our slide with a color coding. Um, the proposal is to allow it by all by writing all zoning districts.

354 "Sarah May" (2696488704)  
00:53:42.990 --> 00:53:50.820  
Um, at CPC, and before the recommendation was to have a specific use, permit, required.

355 "Sarah May" (2696488704)  
00:53:50.820 --> 00:54:07.680  
For industrial and commercial service districts, however, a council at the quality of life in arts and culture committee, express a desire to not require an in those districts. So we kind of anticipate that not being part of the final.

356 "Sarah May" (2696488704)  
00:54:07.680 --> 00:54:11.280  
Uh, discussion at Council on the 14th.

357 "Sarah May" (2696488704)

00:54:11.280 --> 00:54:14.310  
There's also since.

358 "Sarah May" (2696488704)  
00:54:14.310 --> 00:54:22.620  
The floor area of the use didn't really have any direct correlation to the parking demand.

359 "Sarah May" (2696488704)  
00:54:22.620 --> 00:54:28.110  
It was it's primarily the, the staff and, um.

360 "Sarah May" (2696488704)  
00:54:28.110 --> 00:54:48.110  
Yeah, it's primarily just the staff that use of parking during the day, or the large portion of it. Um, the proposal was to eliminate the minimum Wall Street parking requirements again. Even if they provide parking spaces in the, they cannot provide it in the front yard setback. In residential districts, um.

361 "Sarah May" (2696488704)  
00:54:48.110 --> 00:54:58.710  
And also, it was, um, through all the that have been processed, which can't allow a reduction in parking requirements. It was, um.

362 "Sarah May" (2696488704)  
00:54:58.710 --> 00:55:11.910  
It's, uh, pretty much, like, no, nobody had any issues with the parking. And the feedback that they had was that they had a plan to manage their parking and, uh, accommodate.

363 "Sarah May" (2696488704)  
00:55:11.910 --> 00:55:31.910  
Um, those parking spaces on site. Okay. Lastly, um, uh, the, the last bit of the recommendation includes adding additional provisions to allow for context sensitivity in residential districts. And what that means is that, um, we are, uh, this.

364 "Sarah May" (2696488704)  
00:55:31.910 --> 00:55:42.390  
Includes and no overnight outdoor activity, uh, in residential districts. Um, it also requires that for new construction.

365 "Sarah May" (2696488704)  
00:55:42.390 --> 00:55:50.820  
Um, new buildings might must match the lot coverage limitations in the height limitations to the same as residential structures.

366 "Sarah May" (2696488704)  
00:55:50.820 --> 00:55:57.210  
So, I think there's also a path to the board of adjustment. If there's some other um.

367 "Sarah May" (2696488704)  
00:55:57.210 --> 00:56:17.210

Unexpected, um, maybe like recreational activities or parking that might be requested in the front yard, but that would require a public hearing and letters to be sent out to all the neighbors. So, um, again, this QR code, um, is a link to a form to, uh, just submit some comments. If you.

368 "Sarah May" (2696488704)  
00:56:17.210 --> 00:56:23.820

Submit comments, or, you know, maybe you hate it. Maybe you love it. Um, or somewhere in between.

369 "Sarah May" (2696488704)  
00:56:23.820 --> 00:56:27.510

Please feel free to reach out. We'd love to get your comments.

370 "Sarah May" (2696488704)  
00:56:27.510 --> 00:56:31.740

And with that, that is the end of my presentation.

371 "Sarah May" (2696488704)  
00:56:31.740 --> 00:56:40.650

And so, from there, if, uh, if I can hand that off to Megan Weimar or.

372 "Sarah May" (2696488704)  
00:56:40.650 --> 00:56:48.240

Miss Julia, um, maybe y'all could, uh, uh, if if y'all have an idea of how many.

373 "Sarah May" (2696488704)  
00:56:48.240 --> 00:56:51.690

Speakers that wanted to say something, maybe we can divide that.

374 "Sarah May" (2696488704)  
00:56:51.690 --> 00:56:56.520

20 minutes divided by however many people that want to speak and.

375 "Sarah May" (2696488704)  
00:56:56.520 --> 00:56:59.725

Well, can keep time and call the 1st speaker.

376 "Mangwiro-Johnson, Chalonda" (286942976)  
00:56:59.725 --> 00:57:14.040

I can interject. Hi, this is YOLANDA with the planning urban design. If there, if there's anyone that would like to make any comments, if you could just raise your hand, and we will.

377 "Mangwiro-Johnson, Chalonda" (286942976)  
00:57:14.040 --> 00:57:17.520

Pull you off of mute, so you can make any comments.

378 "Mangwiro-Johnson, Chalonda" (286942976)

00:57:22.890 --> 00:57:26.220

Okay, Shannon, um.

379 "Mangwiro-Johnson, Chalonda" (286942976)

00:57:26.220 --> 00:57:29.319

Will you off of mute now and you can make your comment.

380 "Shannon Hendricks" (2252570112)

00:57:29.319 --> 00:57:44.670

I come before you today to advocate for a change that holds the potential to her family impact, the lives of our city's youth and their families. This is the waiver of the special use permits. Um.

381 "Shannon Hendricks" (2252570112)

00:57:44.670 --> 00:58:01.980

The current hurdles posed by the cost, and the length the approval process are hindering the invaluable work that we do in our communities. I'm Shannon Hendrix. I'm the proud executive director at heart house, a free out of school program serving primarily refugee and immigrant's children in victory. Meadow.

382 "Shannon Hendricks" (2252570112)

00:58:01.980 --> 00:58:21.980

Nonprofit after school programs play an integral part in the development and wellbeing of our youth these programs provide a safe and nurturing environment, offering educational, support, mentorship and enriching activities that contribute significantly to the growth of our next generation. Unfortunately, the burdensome special use permit requirements.

383 "Shannon Hendricks" (2252570112)

00:58:21.980 --> 00:58:29.070

As a financial and logistical roadblock, impeding the swift establishment and operation of these vital programs.

384 "Shannon Hendricks" (2252570112)

00:58:29.070 --> 00:58:49.070

The cost associated with obtaining special use, permit often strain, the limited resources of organizations dedicated to serving our community, these financial constraints divert resources that could otherwise be directed toward enhancing the quality and scope of after school services and child care services by waving this.

385 "Shannon Hendricks" (2252570112)

00:58:49.070 --> 00:58:58.740

So, we'll use permit requirements. We can ensure that the nonprofits and other programs can allocate more of their funds directly to the programs and services that benefit our children.

386 "Shannon Hendricks" (2252570112)

00:58:58.740 --> 00:59:16.830

The process is also highly specialized in can almost never be completed adequately without the assistance of advisors and consultants that can often cost thousands of dollars dollars that hard house has had to spend in the past and will have to spend in the future without implementation of this waiver.

387 "Shannon Hendricks" (2252570112)

00:59:16.830 --> 00:59:29.940

Furthermore, the extended approval process introduces unnecessary delays, preventing timely access to essential after school resources. Our youth deserve access to these programs without unnecessary bureaucratic obstacles.

388 "Shannon Hendricks" (2252570112)

00:59:29.940 --> 00:59:38.340

Waving this permit will streamline the process enabling programs to promptly respond to the needs of our community and provide continuous support to our families.

389 "Shannon Hendricks" (2252570112)

00:59:38.340 --> 00:59:58.340

In making this change, you send a clear message that you value the wellbeing and development of our youth prior toward prioritizing their access to quality after school programs by removing financial and administrative barriers, you empower organizations to flourish and expand their reach ensuring that every child in our city has the opportunity to thrive outside.

390 "Shannon Hendricks" (2252570112)

00:59:58.340 --> 01:00:08.580

Of school hours in conclusion, I already to consider the tangible benefits of ways of waving special use permit for programs, such as ours.

391 "Shannon Hendricks" (2252570112)

01:00:08.580 --> 01:00:13.920

The reduction of financial burdens, and the expedited delivery of crucial services to our youth.

392 "Shannon Hendricks" (2252570112)

01:00:13.920 --> 01:00:24.429

Let's unite in support of our communities future by fostering an environment where enrichment programs can thrive and continue their invaluable work for the betterment of our city. Thank you for your attention.

393 "Mangwiro-Johnson, Chalonda" (286942976)

01:00:24.429 --> 01:00:34.620

Consideration Thank you. The next speaker we have is, um, Karen ROBERTS Karen, I will leave off of.

394 "Mangwiro-Johnson, Chalonda" (286942976)  
01:00:34.620 --> 01:00:39.948  
Wait.

395 "Karen Roberts" (2007192832)  
01:00:39.948 --> 01:00:45.900  
Sorry, I keep wondering.

396 "Karen Roberts" (2007192832)  
01:00:45.900 --> 01:01:05.900  
Uh, how many and how much of an increase in available childcare do we expect? Do you expect from this change? And I really appreciate the presentation on hard house. I used to be a volunteer at our house at the.

397 "Karen Roberts" (2007192832)  
01:01:05.900 --> 01:01:10.170  
Um, it's located in a multi family area. I, I'm.

398 "Karen Roberts" (2007192832)  
01:01:10.170 --> 01:01:17.220  
My impression is, you're expanding or you have expanded, but how much will the multi family areas.

399 "Karen Roberts" (2007192832)  
01:01:17.220 --> 01:01:22.260  
Help places like hothouse that are already established and, um.

400 "Karen Roberts" (2007192832)  
01:01:22.260 --> 01:01:37.680  
What consideration has been given to at least reducing the cost of the I'm not sure how much of the other requirements should be eliminated but what about reducing the cost for nonprofits? Thank you.

401 "Mangwiro-Johnson, Chalonda" (286942976)  
01:01:43.304 --> 01:01:46.320  
Half obviously.

402 "Mangwiro-Johnson, Chalonda" (286942976)  
01:01:46.320 --> 01:01:51.885  
Thank you, Sarah. Megan did 1 of you want to answer that question?

403 "Sarah May" (2696488704)  
01:01:51.885 --> 01:02:08.550  
Sorry. Okay. Here you just make sure I was on video and needed. Um, I think the plan was to get comments and maybe we can collect the, um, questions and maybe answer them at the end. Um, so, um.

404 "Sarah May" (2696488704)  
01:02:08.550 --> 01:02:22.006  
Megan, and my other teammates, can you help me, um, kind of gather those questions and maybe we can, um, address those towards the end

just to give the people they just want to say something and have something else they want to do um, an opportunity.

405 "Mangwiro-Johnson, Chalonda" (286942976)  
01:02:25.320 --> 01:02:30.720  
Okay, thank you next we have, um, check. I will, um.

406 "Mangwiro-Johnson, Chalonda" (286942976)  
01:02:30.720 --> 01:02:44.944  
For me.

407 "Jack Kocks" (508323328)  
01:02:44.944 --> 01:02:48.786  
Can you hear me.

408 "Mangwiro-Johnson, Chalonda" (286942976)  
01:02:48.786 --> 01:02:55.024  
Yes, you, you.

409 "Jack Kocks" (508323328)  
01:02:55.024 --> 01:03:06.420  
Can hear me yes, yes. Okay. I want to make sure. I'm sorry. So I have a couple of concerns here. I guess the bottom line for me, I live in a traditional residential neighborhood.

410 "Jack Kocks" (508323328)  
01:03:06.420 --> 01:03:10.590  
I'm surrounded by single family homes after this.

411 "Jack Kocks" (508323328)  
01:03:10.590 --> 01:03:14.490  
Change to the code is made what's to assure me.

412 "Jack Kocks" (508323328)  
01:03:14.490 --> 01:03:24.420  
As a homeowner who has invested all of my adult life in my home that a commercial childcare center, like a kindred care is not going to open up next to my home.

413 "Jack Kocks" (508323328)  
01:03:30.750 --> 01:03:38.698  
That's a question by the way for staff.

414 "Sarah May" (2696488704)  
01:03:38.698 --> 01:03:49.890  
Okay, um, thank you so much. Um, I, I did try to answer most of these in the presentation, but, um.

415 "Sarah May" (2696488704)  
01:03:49.890 --> 01:04:03.822  
Was there anything else you just wanted to say? Like, this is kind of a time for, like, statements and it'll be probably easier for us to

respond to questions if it's put in the chat and I'm, I'm trying to juggle with.

416 "Jack Kocks" (508323328)  
01:04:03.822 --> 01:04:11.494

Uh, duties, but, um, I want to single family home next to my home. I don't want a childcare.

417 "Sarah May" (2696488704)  
01:04:11.494 --> 01:04:15.780  
Facility like a care, right? Um.

418 "Sarah May" (2696488704)  
01:04:15.780 --> 01:04:23.842  
So, just to kind of, I, I would sorry, I will, we will come back to that. Okay. Thank you. Thank you.

419 "Mangwirot-Johnson, Chalonda" (286942976)  
01:04:23.842 --> 01:04:32.164  
Thank you and next speaker we have is in Mitchell.

420 "M. Mitchell " (3128052736)  
01:04:37.121 --> 01:04:48.990  
Yes, we can I want to get clarification on the line that stated eliminate minimum off street parking. Um.

421 "M. Mitchell " (3128052736)  
01:04:48.990 --> 01:04:54.000  
Because I'm not exactly clear what that stating. I'm now in, um, early childhood.

422 "M. Mitchell " (3128052736)  
01:04:54.000 --> 01:05:01.500  
It's a push to be more hands on, but not just a child, but the family and.

423 "M. Mitchell " (3128052736)  
01:05:01.500 --> 01:05:21.500  
You know, bringing them in, of course, you know, the old adage, it takes a village to raise a child. And so, when we're trying to have, um, parental involvement, parent conferences, pair of conferences or math and science day, or just any activity that brings in the family is kind of difficult, when you don't have enough parking for that. And so I was trying to get a clear understanding.

424 "M. Mitchell " (3128052736)  
01:05:21.500 --> 01:05:27.150  
Of what you're saying about the parking and how it's going to, um.

425 "M. Mitchell " (3128052736)  
01:05:27.150 --> 01:05:32.250  
Have a positive impact on us engaging with.



426 "M. Mitchell " (3128052736)  
01:05:32.250 --> 01:05:35.430  
Family, so we can develop the whole child.

427 "Mangwiro-Johnson, Chalonda" (286942976)  
01:05:43.650 --> 01:05:49.890  
Thank you for your question, we will answer that as soon as we finished our comments, thank you.

428 "Mangwiro-Johnson, Chalonda" (286942976)  
01:05:53.730 --> 01:06:11.460  
Were there any other comments? I see a hand raised by 10 the 10th I'll pull you off of mute.

429 "Tamitha" (1566218752)  
01:06:23.610 --> 01:06:26.910  
Hello.

430 "Tamitha" (1566218752)  
01:06:26.910 --> 01:06:34.500  
Can you hear me? Yes, we can hear you. Yes. Okay. I'm basically going to say the same thing that I said in the chat. Um.

431 "Tamitha" (1566218752)  
01:06:34.500 --> 01:06:46.320  
A lot of these conversations around housing and happen housing and and this kind of programming happen without considering the large population of.

432 "Tamitha" (1566218752)  
01:06:46.320 --> 01:06:49.890  
Folks who graduate from school at 21 and.

433 "Tamitha" (1566218752)  
01:06:49.890 --> 01:06:56.730  
There used to be a program, you know, but they're Dallas call a chat for them to continue learning.

434 "Tamitha" (1566218752)  
01:06:56.730 --> 01:07:02.310  
And there are some job programs, but it's not every day usually. And so.

435 "Tamitha" (1566218752)  
01:07:02.310 --> 01:07:09.180  
There's not a lot for them to do and especially for families who.

436 "Tamitha" (1566218752)  
01:07:09.180 --> 01:07:13.380  
Have to work, both parents still have to work, you know.

437 "Tamitha" (1566218752)  
01:07:13.380 --> 01:07:25.260  
Getting them to Richardson or to Highland Park, and some of them do ride the dark, handy handy. Right? And that's fine. Um, I'm great. It's still an hour.

438 "Tamitha" (1566218752)  
01:07:25.260 --> 01:07:30.750  
And a half to get home, sometimes from Richard into my possibilities.

439 "Tamitha" (1566218752)  
01:07:30.750 --> 01:07:34.740  
And so, um.

440 "Tamitha" (1566218752)  
01:07:34.740 --> 01:07:40.230  
Just having the ability to have a more affordable.

441 "Tamitha" (1566218752)  
01:07:43.320 --> 01:07:50.670  
Space for people who want to do this kind of work with these folks and services below 30.

442 "Tamitha" (1566218752)  
01:07:50.670 --> 01:07:54.690  
Except, for quests are very few and far between.

443 "Tamitha" (1566218752)  
01:07:54.690 --> 01:07:59.460  
And so I think it's just I'm obviously a.

444 "Tamitha" (1566218752)  
01:07:59.460 --> 01:08:04.410  
I'm for the people being able to.

445 "Tamitha" (1566218752)  
01:08:04.410 --> 01:08:10.650  
Have a home in a residential area be used for this kind of.

446 "Tamitha" (1566218752)  
01:08:10.650 --> 01:08:24.480  
Uh, service, um, not just for the elderly obviously, and not just for children, although that's great too. I am also we also have elder care. Our, our parents are also, our grandparents are also an elder here.

447 "Tamitha" (1566218752)  
01:08:24.480 --> 01:08:31.200  
And then 1 of them is also a living in a an apartment that is reduced in cliff reduced fee. So.

448 "Tamitha" (1566218752)

01:08:31.200 --> 01:08:35.910

We're seeing I see the need for all of these things, but I just want to make sure that.

449 "Tamitha" (1566218752)

01:08:35.910 --> 01:08:39.060

The special population is being discussed as well.

450 "Mangwiro-Johnson, Chalonda" (286942976)

01:08:51.630 --> 01:09:00.116

Thank you for your comment and I see Melanie Rubin, you are next I'll pull you off on me.

451 "Melanie Rubin" (52376064)

01:09:03.150 --> 01:09:23.150

Thank you for the opportunity to be here. Tonight I am Melanie Rubin, and the director of the North Texas, early education alliance, which is a coalition of Dallas residents, committed to increasing access to quality, early education and childcare. Thank you. So, for that great presentation, as you all know, the science and data are clear young.

452 "Melanie Rubin" (52376064)

01:09:23.150 --> 01:09:34.410

Can learn from the beginning, and most of our youngest Dallas sites spend the majority of their days in childcare exposure to high quality childhood based on quality. Interactions is the foundation of child success.

453 "Melanie Rubin" (52376064)

01:09:34.410 --> 01:09:43.740

When families do not have the child care, they need parent's work. Productivity fails resulting costs to parents their employers and ultimately all of us.

454 "Melanie Rubin" (52376064)

01:09:43.740 --> 01:10:03.740

The good news is we know what kids and communities need to thrive. The bad news is we're not making these environments readily accessible. The pandemic made a disjointed childcare system deteriorate even further as we heard tonight in the report, Dallas has an insufficient supply of childcare. So, many of our parents are struggling.

455 "Melanie Rubin" (52376064)

01:10:03.740 --> 01:10:10.680

To find accessible, affordable quality care, and employers are feeling the brunt of their employees and ability to get to work.

456 "Melanie Rubin" (52376064)

01:10:10.680 --> 01:10:25.410

Since March of 2020, in fact, 11% of Dallas is providers that accepted subsidies for kids have closed permanently and there's been a big

decrease in family homes. So we know we were struggling to find it. And the supply is even worse. Now.

457 "Melanie Rubin" (52376064)

01:10:25.410 --> 01:10:44.070

We applaud the recommendations before you today, removing the requirement is smart strategic policy, which will remove barriers and expenses for childcare providers and facilitate access, increasing access to child care close to where families love will significantly enhance neighborhoods.

458 "Melanie Rubin" (52376064)

01:10:44.070 --> 01:11:04.070

It will provide quality environments for children and how parents get to work. I really hope we don't get caught up in unsubstantiated narratives. That this is going to enable big childcare chains and big centers to pop up in every neighborhood. The, the reality is, that's not going to happen and that's limited by the state.

459 "Melanie Rubin" (52376064)

01:11:04.070 --> 01:11:24.070

Regulations and restrictions as well as other zoning restrictions that still will stay in place, including the minimum France side and rear yard setbacks, the prohibition of Austria parking compliance with all the state and federal licensing, the state licensing requirements limit how many children you can have per square feet, so the intention of this is not to.

460 "Melanie Rubin" (52376064)

01:11:24.070 --> 01:11:44.070

You bring big programs into neighborhoods, it's just to have small neighborhood based programs where moms are not having to put their babies on buses to go across town in order to get them to childcare. So that they can get to work. We really want to enhance our communities and this is a great way to do. This. Childcare is not a.

461 "Melanie Rubin" (52376064)

01:11:44.070 --> 01:12:04.070

Disruptive oversized industry, it's a service that truly services, the community, and those that have had the there have been no complaints about them. So this isn't something that's never been tried before we just want to facilitate more of it happening. We hope you'll channel the city's core values of empathy, ethics, excellence, engagement and equity to better meet the.

462 "Melanie Rubin" (52376064)

01:12:04.070 --> 01:12:10.320

Dallas residents and employers by facilitating increased access by passing this code amendment. Thank you.

463 "Mangwiro-Johnson, Chalonda" (286942976)

01:12:21.235 --> 01:12:27.720

Thank you and we have 1 more comment from penny Anderson.

464 "Penny anderly" (1412007424)

01:12:34.740 --> 01:12:41.760

Sorry Hi, it's penny. And I'm the immediate past president of my neighborhood association.

465 "Penny anderly" (1412007424)

01:12:41.760 --> 01:12:45.990

Um, we already have an issue with parking.

466 "Penny anderly" (1412007424)

01:12:45.990 --> 01:12:50.700

Uh, on a couple of our streets because of a middle school.

467 "Penny anderly" (1412007424)

01:12:50.700 --> 01:12:56.490

That's in the neighborhood, and I know that the major pushback from my neighbors.

468 "Penny anderly" (1412007424)

01:12:56.490 --> 01:12:59.850

To this proposed change.

469 "Penny anderly" (1412007424)

01:12:59.850 --> 01:13:03.780

Will be the elimination of off street parking.

470 "Penny anderly" (1412007424)

01:13:03.780 --> 01:13:12.030

I understand that the state regulates how many kids can be in a home based on square footage.

471 "Penny anderly" (1412007424)

01:13:12.030 --> 01:13:15.510

But I think the, the bigger issue will be.

472 "Penny anderly" (1412007424)

01:13:15.510 --> 01:13:23.700

The number of employees, uh, if you have a say, a typical 1500 square foot house, which is about average for our neighborhood.

473 "Penny anderly" (1412007424)

01:13:23.700 --> 01:13:27.360

I don't know how many kids you could have.

474 "Penny anderly" (1412007424)

01:13:27.360 --> 01:13:31.980

But you will certainly have employees who are part.

475 "Penny anderly" (1412007424)

01:13:31.980 --> 01:13:35.190

Possibly on the street for 8 to 10 hours a day.

476 "Penny anderly" (1412007424)

01:13:35.190 --> 01:13:38.610

So, I'd, I'd like to know.

477 "Penny anderly" (1412007424)

01:13:38.610 --> 01:13:54.870

What the state requirements are in terms of number of kids per square foot, and then just kind of give you a heads up that, that you're going to get pushed back from my neighborhood on the parking issue.

478 "Mangwiro-Johnson, Chalonda" (286942976)

01:13:54.870 --> 01:13:58.980

Thank you thank you.

479 "Mangwiro-Johnson, Chalonda" (286942976)

01:14:05.820 --> 01:14:10.230

Sarah, Megan were there any comments that you wanted to read?

480 "Megan Wimer" (1062507520)

01:14:11.393 --> 01:14:15.840

You can do it.

481 "Megan Wimer" (1062507520)

01:14:15.840 --> 01:14:33.810

Eating out, so, if we're ready to there are some questions, and so we will read the questions and the question and answer portion. Um, it looks like the 2 comments that were exclusively comments have been covered. Um, it looks like the speaker Tabitha.

482 "Megan Wimer" (1062507520)

01:14:33.810 --> 01:14:39.060

Put those on the record, um, herself so no, no need to read them.

483 "Megan Wimer" (1062507520)

01:14:39.060 --> 01:14:42.750

Again, let's unless anyone would like to hear them again.

484 "Sarah May" (2696488704)

01:14:50.124 --> 01:14:55.350

Megan, are you able to maybe read.

485 "Megan Wimer" (1062507520)

01:14:55.350 --> 01:15:02.520

Some of those questions allowed to everybody we're on. Yeah, well, we will do that. 1st, and then, um.

486 "Megan Wimer" (1062507520)

01:15:02.520 --> 01:15:06.240

All right, so let's see where to start.

487 "Megan Wimer" (1062507520)  
01:15:06.240 --> 01:15:14.250  
All right, so our 1st question in the chat, can they add a circle drive in the front?

488 "Megan Wimer" (1062507520)  
01:15:14.250 --> 01:15:21.950  
And I assume this is in a residential district, could a daycare.

489 "Sarah May" (2696488704)  
01:15:21.950 --> 01:15:25.050  
Circle drive in the front in the front yard.

490 "Sarah May" (2696488704)  
01:15:25.050 --> 01:15:32.760  
Andrew, do you want me to take that question? Okay. Um, so, yes. Um, any homeowner, um.

491 "Sarah May" (2696488704)  
01:15:32.760 --> 01:15:43.260  
Just just like a child care facility can add a circular drive in their front yard setback. Right now um, in a residential district, there are dimensional standards.

492 "Sarah May" (2696488704)  
01:15:43.260 --> 01:16:03.260  
That dictate that, um, I believe it's like, your lot has to be at least 55 feet in order to accommodate the for the driveway apron and the width of a car and to make it around now, they can't use it for perking. Um, but you can actually add a.

493 "Sarah May" (2696488704)  
01:16:03.260 --> 01:16:06.552  
Circulate drive in your front yard in Dallas and that would be true.

494 "Megan Wimer" (1062507520)  
01:16:06.552 --> 01:16:09.810  
Both of these.

495 "Megan Wimer" (1062507520)  
01:16:09.810 --> 01:16:14.935  
All right, the next question from the chat, is there a size requirement on.

496 "Sarah May" (2696488704)  
01:16:14.935 --> 01:16:18.864  
The signage yes.

497 "Megan Wimer" (1062507520)  
01:16:18.864 --> 01:16:32.475

But I'm really not an expert on that. Megan. Do you know what that is off the top of my head? I do not. Um, we can look into that and get back with, um, with you on that.

498 "Sarah May" (2696488704)  
01:16:32.475 --> 01:16:50.310

Kind of to the side, um, to kinda maybe give you, um, while we're trying to get an answer the question, if we are able to just with all the different pieces going on here. Um, if you can imagine like, a church in your neighborhood that's about.

499 "Sarah May" (2696488704)  
01:16:50.310 --> 01:17:02.880

The Mac, usually they max out the signed requirements so it's a small percentage of the facade, um, or a monument sign. Um, and there's requirements on the lighting.

500 "Sarah May" (2696488704)  
01:17:02.880 --> 01:17:12.311

Or that it may not be like, in residential areas and actually within, I think, 200 feet of residential districts but yes there's lots of sign.

501 "Megan Wimer" (1062507520)  
01:17:12.311 --> 01:17:28.230

All right, and if someone, if the question, I'm sorry, the person, the question came from, if that didn't adequately answer your question, if you could just let it.

502 "Megan Wimer" (1062507520)  
01:17:28.230 --> 01:17:43.831

All right, so the next question is, what is the rationale for allowing these uses by right? And residential neighborhoods.

503 "andreea udrea PUD" (3885055488)  
01:17:49.790 --> 01:17:52.830

In my presentation, but you, you might say it better.

504 "andreea udrea PUD" (3885055488)  
01:17:52.830 --> 01:17:58.440

Yeah, I, I'm sorry, I think I, I was on a phone call, uh, so, uh.

505 "andreea udrea PUD" (3885055488)  
01:17:58.440 --> 01:18:03.750

Yeah, we the way we look at them, they are loved by a anyway.

506 "andreea udrea PUD" (3885055488)  
01:18:03.750 --> 01:18:07.650

Um, right now, so it's an allowable use.

507 "andreea udrea PUD" (3885055488)  
01:18:07.650 --> 01:18:11.040



Anyway, so therefore, the code kind of the knowledge is the.

508 "andreea udrea PUD" (3885055488)

01:18:11.040 --> 01:18:31.040

They belong in neighborhoods because they are by, um, we looked at the need, um, per demographic trends per census data and I cannot emphasize this enough, uh, the fact that city large, very large. Portions of the city of Dallas are.

509 "andreea udrea PUD" (3885055488)

01:18:31.040 --> 01:18:45.810

They care desserts, uh, we consider these, like, addressing the need for vulnerable population, which is, um, children and adults that need this type of services. Um.

510 "andreea udrea PUD" (3885055488)

01:18:45.810 --> 01:18:55.590

There is, um, a conversation to be had about yet. They need to also be allowed close to, um, or.

511 "andreea udrea PUD" (3885055488)

01:18:55.590 --> 01:18:59.100

As many hurdles we can eliminate.

512 "andreea udrea PUD" (3885055488)

01:18:59.100 --> 01:19:18.810

To understand that this provides a service, like an amenity or service for again, vulnerable population, which is children and adults who need it, but also for the workforce, um, a little bit of conversation we had about, um, the train that this lack of services.

513 "andreea udrea PUD" (3885055488)

01:19:18.810 --> 01:19:28.620

Available places on the workforce on the families on the working families. So our intent is to simply.

514 "andreea udrea PUD" (3885055488)

01:19:28.620 --> 01:19:33.150

1, um, acknowledge that there is a need.

515 "andreea udrea PUD" (3885055488)

01:19:33.150 --> 01:19:38.190

Um, and also is it that is it part of.

516 "andreea udrea PUD" (3885055488)

01:19:38.190 --> 01:19:50.310

A complete type of neighborhood where you have this type of services that enable you to better use the city obviously, and better go on with your quality of life in our experience.

517 "andreea udrea PUD" (3885055488)

01:19:50.310 --> 01:19:53.400

Um, with the.

518 "andreea udrea PUD" (3885055488)

01:19:53.400 --> 01:20:13.400

For these uses, and probably Sarah had in her presentation for sure. We have it in hours. We only have 10 daycares, adult daycare centers in the city of Dallas. So, uh, a lot of the operators did tell us that they feel discouraged, or they cannot even make the HTP waiting list or.

519 "andreea udrea PUD" (3885055488)

01:20:13.400 --> 01:20:28.530

Waiting period, and all the complications that come with that, and then all the, that we've processed with childcare, we couldn't, we couldn't find issues with them. So we took that as a.

520 "andreea udrea PUD" (3885055488)

01:20:28.530 --> 01:20:33.630

As a good learning experience, we reached out to code compliance.

521 "andreea udrea PUD" (3885055488)

01:20:33.630 --> 01:20:36.660

No issues we know that these are.

522 "andreea udrea PUD" (3885055488)

01:20:36.660 --> 01:20:42.120

Heavily heavily state, regulated facility, heavily heavily.

523 "andreea udrea PUD" (3885055488)

01:20:42.120 --> 01:20:47.932

State state and local inspected facilities so we felt comfortable to.

524 "Sarah May" (2696488704)

01:20:47.932 --> 01:20:51.270

This recommendation.

525 "Sarah May" (2696488704)

01:20:51.270 --> 01:20:55.020

Yes, excellent. And and to add on to that, um.

526 "Sarah May" (2696488704)

01:20:55.020 --> 01:21:15.020

Uh, because they require so much life safety, or the least the facilities that's where, like, the change is really coming from in the, in the proposal, um, for the, uh, childcare facilities, and the adult daycare facilities, because they require so much investment in bringing that.

527 "Sarah May" (2696488704)

01:21:15.020 --> 01:21:22.920

Building up to a, a standard that's outside of a home. Um, it's most likely that.

528 "Sarah May" (2696488704)  
01:21:22.920 --> 01:21:42.920

If a site that in a residential district had a home on it, they would probably have to tear it down. We'd have to rebuild it. They would have to add some area for their outdoor uses. It's gonna it takes a lot of land to actually make the economics pencil out for these centers. They usually.

529 "Sarah May" (2696488704)  
01:21:42.920 --> 01:21:59.850

Average, I think 80 kids per center, each child needs at least 30 square feet of activity area inside the building and that's not the closets. It's not the hallway. It's like the area where they can sit and play inside. Um.

530 "Sarah May" (2696488704)  
01:21:59.850 --> 01:22:13.410

That these buildings, they just don't fit in our single family. Lots. It's not economical. It costs a lot of money to bring up those buildings. So, what we imagine is most likely to happen.

531 "Sarah May" (2696488704)  
01:22:13.410 --> 01:22:20.880

Um, the, the beneficial outcome since 1 of the questions was how many more spots where we add.

532 "Sarah May" (2696488704)  
01:22:20.880 --> 01:22:25.380

Um, W, we estimate that a lot of the vacant.

533 "Sarah May" (2696488704)  
01:22:25.380 --> 01:22:29.280

Or maybe under utilized church buildings that are in neighborhoods.

534 "Sarah May" (2696488704)  
01:22:29.280 --> 01:22:40.860

Can now be activated with these childcare or adult daycare facilities and so it's, it's not a huge risk. In our opinion. Just the cost to buy a home, which is.

535 "Sarah May" (2696488704)  
01:22:40.860 --> 01:22:44.880

A lot right now and to tear down and to build new.

536 "Sarah May" (2696488704)  
01:22:44.880 --> 01:22:52.230

And if that does happen, there's obviously a significant need in that community to do that. So.

537 "Sarah May" (2696488704)  
01:22:52.230 --> 01:23:02.910

We think that, like, just the mechanics of how the whole system of having to open these facilities and all the regulations that are.

538 "Sarah May" (2696488704)

01:23:02.910 --> 01:23:08.550

Part of that is going to be, um, we'll see the benefits.

539 "Sarah May" (2696488704)

01:23:08.550 --> 01:23:20.534

Of being able to put some of these facilities in existing churches, which may have closed, or maybe, or under utilized, or they don't want to take on the liability to allow 1 of these centers to operate under their own.

540 "andreea udrea PUD" (3885055488)

01:23:20.534 --> 01:23:23.910

Yo.

541 "andreea udrea PUD" (3885055488)

01:23:23.910 --> 01:23:29.280

I went, um, there were a few questions that I noted down, um.

542 "andreea udrea PUD" (3885055488)

01:23:29.280 --> 01:23:34.290

So, Sarah alluded to how many new ones or places we estimate.

543 "andreea udrea PUD" (3885055488)

01:23:34.290 --> 01:23:41.640

To get out of this code amendment, I would say this is not a policy or a plan or a.

544 "andreea udrea PUD" (3885055488)

01:23:41.640 --> 01:23:46.710

Program that the city is doing in order to.

545 "andreea udrea PUD" (3885055488)

01:23:46.710 --> 01:23:57.120

Incentivize or, uh, attract operators or to ensure that we get spots. This is just our is only.

546 "andreea udrea PUD" (3885055488)

01:23:57.120 --> 01:24:02.970

Zoning, and we were just looking at the data and we're trying to see.

547 "andreea udrea PUD" (3885055488)

01:24:02.970 --> 01:24:10.950

In our research, like, is this a hurdle? Does it hurt the supply? There's not enough supply and we were just trying to.

548 "andreea udrea PUD" (3885055488)

01:24:10.950 --> 01:24:14.490

Do our part so it is hard to.

549 "andreea udrea PUD" (3885055488)  
01:24:14.490 --> 01:24:18.480  
Estimate the number of spots also, I would, um.

550 "andreea udrea PUD" (3885055488)  
01:24:18.480 --> 01:24:30.630  
Think by experience of these type of facilities they do open obviously, where the need is. So that's why they need a little bit of flexibility of the location. Um.

551 "andreea udrea PUD" (3885055488)  
01:24:30.630 --> 01:24:48.000  
To make sure that yeah, in this generation, we're going to have more kids in this area. We're more adults who need to care in this area. So, it, it's a, it's a smaller scale operation that has an immediate type of service that offers the community that it serves. Um.

552 "andreea udrea PUD" (3885055488)  
01:24:48.000 --> 01:24:53.370  
Consideration was given to reduce fees for nonprofit. I would say that.

553 "andreea udrea PUD" (3885055488)  
01:24:53.370 --> 01:25:13.370  
That's again a different conversation um, we do have some uses for code. There are, uh, exempt, I think, the group home, if I'm right there except for fees, I would say that that would be a conversation. If we do a fee study, it is more of a budget discussion. Um, we can certainly again.

554 "andreea udrea PUD" (3885055488)  
01:25:13.370 --> 01:25:21.810  
Council can make that proposal or, um, um, make that decision if they, they wish, uh, it's.

555 "andreea udrea PUD" (3885055488)  
01:25:21.810 --> 01:25:41.810  
It it, I would say, sure, but what we heard from operators, what we're trying to explain is not just the application fee, which is like, a 1000 or 800 dollars is the length of time. There are certain uncertainty it's minimum 4 months. And for some.

556 "andreea udrea PUD" (3885055488)  
01:25:41.810 --> 01:25:55.140  
A small type of operators who usually are maybe nonprofits, or it's it's a lot like, we've heard real life stories with this type of facilities. And again, at the end.

557 "andreea udrea PUD" (3885055488)  
01:25:55.140 --> 01:26:08.820

We are looking at the service that they are provided for the providing for the community, um, eliminate minimum of 3 parking requirement. And I think there were 2 questions and they were like, 2 parts the code right now.

558 "andreea udrea PUD" (3885055488)

01:26:08.820 --> 01:26:15.060

Doesn't does not have if it's in a, in the car right now says.

559 "andreea udrea PUD" (3885055488)

01:26:15.060 --> 01:26:20.550

The parking shall be established by the HTP otherwise is 1 per 500.

560 "andreea udrea PUD" (3885055488)

01:26:20.550 --> 01:26:28.200

We kept on looking and we were trying to find a good ratio that we can justify. And then in our experience with.

561 "andreea udrea PUD" (3885055488)

01:26:28.200 --> 01:26:38.010

It depends sometimes if, uh, if an operator has few spaces, they explained to us their operation if they explain the need and, um.

562 "andreea udrea PUD" (3885055488)

01:26:38.010 --> 01:26:46.380

How are they gonna again operate without interfere with the neighborhood? We give it to them and that's again. It's.

563 "andreea udrea PUD" (3885055488)

01:26:46.380 --> 01:26:50.040

They know how they're going to operate. So, um.

564 "andreea udrea PUD" (3885055488)

01:26:50.040 --> 01:27:10.040

It's more, like, always is justified by the operating knowing how many employees they have, how many parents, and that's how it every worked. We couldn't find any kind of oh, it should be for 500. it should be for employees. We're trying not to move away from ratios. For employees because that.

565 "andreea udrea PUD" (3885055488)

01:27:10.040 --> 01:27:28.710

Fluctuates a little bit. So our rationale was there isn't really a ratio right now. It's usually again, if it's an justified by, it's, uh, discussed via the, um, and also again, um, the, the operators.

566 "andreea udrea PUD" (3885055488)

01:27:28.710 --> 01:27:48.710

It doesn't mean that, uh, I know eliminate parking requirement. It doesn't mean that you are not allowed to provide parking. We are saying the operators know exactly how much parking they need. Therefore, they will provide it because they need to again be able to

retain their employees. They need to be able to address the need with the parents and all of that.

567 "andreea udrea PUD" (3885055488)

01:27:48.710 --> 01:28:04.440

So they will have to make the site work, which is adjusted to their operations. So, that's how we looked at parking, um, state requirements per, uh, ratios for kids. Sarah was saying there are 2 ratios. 1 is.

568 "andreea udrea PUD" (3885055488)

01:28:04.440 --> 01:28:09.150

1, um, 30330.

569 "andreea udrea PUD" (3885055488)

01:28:09.150 --> 01:28:29.150

A square feet of indoor active play active area for 1 children 1, child. Um, but in order that active play, you take out bathrooms, office space. Um, I don't know about probably hallways furniture that's ethics to the walls. And then there's also.

570 "andreea udrea PUD" (3885055488)

01:28:29.150 --> 01:28:49.150

For outdoor area that is 80 square feet per kid, and there is also a relationship between the 2 of them. The outdoor cannot be less than 25% in the interactive area. So that immediately caps, like, it's a relationship between how big the building can be for number of children. They also have ratios.

571 "andreea udrea PUD" (3885055488)

01:28:49.150 --> 01:28:52.590

I would say the.

572 "andreea udrea PUD" (3885055488)

01:28:52.590 --> 01:28:59.400

Does not get into ever getting to enrollment number of kids square footage.

573 "andreea udrea PUD" (3885055488)

01:28:59.400 --> 01:29:09.810

You need a playground you don't need a playground with the is not the tool that addresses that that's slowly state licensing and operation.

574 "andreea udrea PUD" (3885055488)

01:29:09.810 --> 01:29:15.902

I don't know if I missed any other questions.

575 "Sarah May" (2696488704)

01:29:15.902 --> 01:29:20.223

Do you have any.

576 "Megan Wimer" (1062507520)

01:29:20.223 --> 01:29:24.690  
Questions you have lined up for us to.

577 "Megan Wimer" (1062507520)  
01:29:24.690 --> 01:29:43.800  
Right. So let's see. So some of them Jennifer is answering in the chat, but there was a question about the cost of so an, is 1170 dollars initially and then 825 dollars for the renewals of the.

578 "Megan Wimer" (1062507520)  
01:29:43.800 --> 01:29:51.648  
Um, we had a question also about the time to get an.

579 "andreea udrea PUD" (3885055488)  
01:29:51.648 --> 01:30:11.930  
I think minimum 4 months and the time frame is driven by the state requirements for notifications for CPC and council, and also by our, by our, um, code. So, yes, we did have some suggestions from some neighbors to say, welcome press the time.

580 "andreea udrea PUD" (3885055488)  
01:30:11.930 --> 01:30:17.246  
Cannot because it's driven by, uh, state, uh, regulations and.

581 "Sarah May" (2696488704)  
01:30:17.246 --> 01:30:32.760  
The notification, um, and I just want to add on to that, just to let everybody know this must be approved before they can get any permits. So, you know, it's not just.

582 "Sarah May" (2696488704)  
01:30:32.760 --> 01:30:38.040  
4 months that's concurrent with all their other paperwork. Like, they can't even apply to the state.

583 "Sarah May" (2696488704)  
01:30:38.040 --> 01:30:52.387  
To start to get through their licensing for that, they cannot apply for a permit. They cannot get a certificate of occupancy. This is a minimum 4 months to go through the public hearing process before they get to do.

584 "Megan Wimer" (1062507520)  
01:30:52.387 --> 01:31:02.006  
These other things. All right. Um, we also had a question does the zoning change override existing.

585 "andreea udrea PUD" (3885055488)  
01:31:05.430 --> 01:31:16.860  
It depends on how the PD is written. Uh, D. D is are basically different zoning codes, but they usually default to the base code in some, uh, manner.



586 "andreea udrea PUD" (3885055488)  
01:31:16.860 --> 01:31:22.140  
Some have all the regulations inserted in, so.

587 "andreea udrea PUD" (3885055488)  
01:31:22.140 --> 01:31:29.623  
Short answer would be no longer answer more nuanced is it depends on how the PD is written.

588 "Mangwiro-Johnson, Chalonda" (286942976)  
01:31:33.305 --> 01:31:37.178  
Right. Um, what.

589 "Megan Wimer" (1062507520)  
01:31:37.178 --> 01:31:43.424  
We have a question from Charles day. He has his hand up. Oh, yes.  
Okay.

590 "Charles Dade" (1472560896)  
01:31:44.725 --> 01:31:50.220  
We can't hear. Can you hear me now? Yes.

591 "Charles Dade" (1472560896)  
01:31:50.220 --> 01:31:54.539  
Doctor Andrea question for you.

592 "Charles Dade" (1472560896)  
01:31:54.539 --> 01:32:00.689  
In reference to the zoning, um, if there are changes, are they going to be retroactive?

593 "Charles Dade" (1472560896)  
01:32:00.689 --> 01:32:04.163  
Or are they going to change as new daycares come up?

594 "Charles Dade" (1472560896)  
01:32:06.887 --> 01:32:10.845  
Per new daycare is coming up, but I'm saying.

595 "andreea udrea PUD" (3885055488)  
01:32:10.845 --> 01:32:15.363  
Those changes going to be retroactive. I don't.

596 "Charles Dade" (1472560896)  
01:32:15.363 --> 01:32:19.747  
Playing with retroactive doesn't.

597 "andreea udrea PUD" (3885055488)  
01:32:19.747 --> 01:32:20.543  
The new code.

598 "Charles Dade" (1472560896)  
01:32:20.543 --> 01:32:25.024  
Place from the 2nd was voted on. Okay.

599 "andreea udrea PUD" (3885055488)  
01:32:25.024 --> 01:32:27.104  
That's that's.

600 "Charles Dade" (1472560896)  
01:32:27.104 --> 01:32:31.062  
Sufficient for me, thank you.

601 "Megan Wimer" (1062507520)  
01:32:31.062 --> 01:32:41.525  
All right, the next question, what will the tax and mortgage liabilities be since these homes will be converted to.

602 "andreea udrea PUD" (3885055488)  
01:32:41.525 --> 01:32:44.939  
Commercial businesses.

603 "andreea udrea PUD" (3885055488)  
01:32:44.939 --> 01:33:04.939  
It's not, uh, the same, I don't know, they will have to follow from a zoning building point of view and I'm a little bit outside of a zoning purview, um, any conversion or adaptive reuse from a building. That was built under the residential code when they go to a, with a commercial type.

604 "andreea udrea PUD" (3885055488)  
01:33:04.939 --> 01:33:20.729  
Use they need to make sure that they comply with the building code for commercial uses in order for them to get their permits in. So, from this from the, from the city's perspective, they will have to meet the commercial.

605 "andreea udrea PUD" (3885055488)  
01:33:20.729 --> 01:33:26.946  
That code now the liability. Sorry? I don't know what to say.

606 "Megan Wimer" (1062507520)  
01:33:26.946 --> 01:33:36.244  
A little bit outside of Sony. Yeah. Um, all right, we do have a question about flagging. We'll re, planning still be required.

607 "andreea udrea PUD" (3885055488)  
01:33:39.689 --> 01:33:43.829  
If they want to combine or divide yes.

608 "andreea udrea PUD" (3885055488)  
01:33:43.829 --> 01:33:51.689

It applies, it applies to on single family homes right now, all families to any kind of use in order to.

609 "andreea udrea PUD" (3885055488)

01:33:51.689 --> 01:33:56.666

Be able to build on a property if it's not already.

610 "Megan Wimer" (1062507520)

01:34:00.059 --> 01:34:08.219

I think we have touched on all the questions that were dropped in the chat.

611 "Megan Wimer" (1062507520)

01:34:08.219 --> 01:34:14.142

I don't know if we want to circle back around and read comments or.

612 "Mangwiro-Johnson, Chalonda" (286942976)

01:34:14.142 --> 01:34:24.629

What the next? Well, we, the meeting is scheduled from 6 to 7 so if there were any more comments.

613 "Mangwiro-Johnson, Chalonda" (286942976)

01:34:24.629 --> 01:34:35.159

Maybe we could just make sure that we're, they're, they're putting to that form, but if anyone had any more questions, maybe we can wrap up just to be respectful of everyone's time.

614 "Sarah May" (2696488704)

01:34:43.259 --> 01:35:03.475

Alright, well, thanks everybody for joining us tonight and I hope you'll have a great dinner if you haven't had that yet and, um, please feel free to reach out to us and he's that comment form and, um, we're having another session, which will follow the same format. The same presentation, uh, tomorrow at noon. Okay, thank you. So.