

**ADULT DAY CARE, CHILD-CARE FACILITIES & DAY HOMES  
LISTENING SESSION  
JAN 31, 2024**

1 "Sarah May" (68274688)  
00:01:38.970 --> 00:01:42.810  
All right thanks everybody for joining, um.

2 "Sarah May" (68274688)  
00:01:42.810 --> 00:01:49.800  
For my, for my partners in planning in urban design, do you think we have a a good critical mass of.

3 "Sarah May" (68274688)  
00:01:49.800 --> 00:01:54.750  
Participation to get started. Yep.

4 "Sarah May" (68274688)  
00:01:54.750 --> 00:02:14.750  
Okay, well, hi, good afternoon. Everybody now that it's 12:00:1. um, my name is Jeremy. I'm the chief planner of the code amendments team at the planning and design department later on. We're hoping that a doctor, Andrea, or assistant director is able to join us, but she's also.

5 "Sarah May" (68274688)  
00:02:14.750 --> 00:02:20.370  
In another meeting, um, at the council briefing, so we're not sure if she's going to be able to make it or not but.

6 "Sarah May" (68274688)  
00:02:20.370 --> 00:02:40.370  
I'm going to do my best when we get to the end, uh, with questions. Um, and I think Megan weimer will also be able to help me out. Um, so just a few bits of business. Um, just to let everybody know that everybody's muted. I think, except for me, uh, in that, so that I can start.

7 "Sarah May" (68274688)  
00:02:40.370 --> 00:03:00.370  
Going through the presentation, um, without being interrupted, because, um, at full speed, this presentation is going to last about 20 minutes. So, um, the idea is to present for 20 minutes and then have about 20 minutes. Um, just for people to, um, speak comments.

8 "Sarah May" (68274688)  
00:03:00.370 --> 00:03:20.370  
You know, say what's on their mind you know, I love it. I hate it. You know, I don't think you thought about whatever or I appreciate whatever. Um, but maybe please reserve your questions for the very

end. Um, if you wouldn't mind, um, you can type those in the chat and my partners will.

9 "Sarah May" (68274688)

00:03:20.370 --> 00:03:31.170

Kind of collect those and try to synthesize, you know, what those questions are. And, um, and then once everybody has had a chance to say something, if they want to say anything at all.

10 "Sarah May" (68274688)

00:03:31.170 --> 00:03:35.160

Um, then we'll roll over to our Q and a part at the very end.

11 "Sarah May" (68274688)

00:03:35.160 --> 00:03:55.160

So so I'm meant to be on this, um, this slide here anyway. So we're going to the presentation is going to start with the authorization, go over the background. And the bulk of the slides are going to be on, uh, current regulations and conditions. And then the, the presentation will wind up with the CPC and staff recommendations.

12 "Sarah May" (68274688)

00:03:55.160 --> 00:04:01.710

And that's when we'll get to our public comments section, um, when we get to our public comments, if you just raise your hand.

13 "Sarah May" (68274688)

00:04:01.710 --> 00:04:21.710

And then they'll move you to a, um, uh, well, what, uh, maybe unmute you at that time I'm, I'm not really sure all the logistics my teams can help me out. Um, but that's when you'll be able to just say, what's on your mind, uh, in a couple of minutes or so. And then, um, meanwhile, during this whole thing feel free to write it.

14 "Sarah May" (68274688)

00:04:21.710 --> 00:04:35.939

A question in the chat, and that way our moderators can, um, kind of help me and Megan get to those, um, in a timely, orderly fashion, because my brain is full on presentation mode right now.

15 "Sarah May" (68274688)

00:04:35.939 --> 00:04:55.939

Um, 1 more thing this QR code that we've had in the corner is our comment form. So if you just want to leave a comment in the comment form, we'd love to gather as much as many comments as we can. Um, you know, it could be I hated you, you know, or whatever, whatever you feel like commenting. We'd.

16 "Sarah May" (68274688)

00:04:55.939 --> 00:05:01.049

Have to collect those so, and also, thank you for joining us.

17 "Sarah May" (68274688)  
00:05:01.049 --> 00:05:09.359  
I know this lunch hour is is hectic and I really appreciate you joining us and being with us today. All right.

18 "Sarah May" (68274688)  
00:05:09.359 --> 00:05:15.839  
So really briefly, this is the authorization for the code amendment. I'm not going to read it all because it's a lot.

19 "Sarah May" (68274688)  
00:05:15.839 --> 00:05:25.679  
Of of it would take a while to get through, but essentially, um, it's regarding 3 uses childcare facility, adult daycare facility.

20 "Sarah May" (68274688)  
00:05:25.679 --> 00:05:36.689  
And date home, which is a specific accessory use for a single family, or other residential use, um, and everything that we.

21 "Sarah May" (68274688)  
00:05:36.689 --> 00:05:43.409  
Are able to amend is contained within here, so we don't really have the ability to go outside of these guardrails.

22 "Sarah May" (68274688)  
00:05:43.409 --> 00:05:50.969  
Okay, so a little background on this amendment, um, what it can and can't do it's scope and the timeline.

23 "Sarah May" (68274688)  
00:05:50.969 --> 00:05:58.949  
Um, uh, so zoning is the, uh, process that the Dallas development code enables.

24 "Sarah May" (68274688)  
00:05:58.949 --> 00:06:02.339  
And, um, within our Dallas development code.

25 "Sarah May" (68274688)  
00:06:02.339 --> 00:06:09.359  
They have zoning districts, and within those districts, they establish what land uses are allowed.

26 "Sarah May" (68274688)  
00:06:09.359 --> 00:06:14.639  
And the zoning districts also defines where the structures can be built.

27 "Sarah May" (68274688)  
00:06:14.639 --> 00:06:34.639

Um, and remember, it's where, um, not necessarily how so it doesn't have any life safety issues. That's all a different thing. And then visit development code can also make other reasonable, proportional and related requirements. So that, um, each land.

28 "Sarah May" (68274688)

00:06:34.639 --> 00:06:47.399

Would be more compatible with surrounding land uses, um, the development code cannot regulate operators of the same land use differently. It's got to treat all the land uses the same.

29 "Sarah May" (68274688)

00:06:47.399 --> 00:06:50.939

And, um, and yes.

30 "Sarah May" (68274688)

00:06:50.939 --> 00:07:10.939

So, um, uh, but other functions of government can regulate operators differently and that would be, um, a license. Maybe, um, the, by the state of Texas, um, for example, for these 3 land uses that we're talking about the Texas Health and Human Services, um, issues licenses.

31 "Sarah May" (68274688)

00:07:10.939 --> 00:07:16.739

In performance, regular inspections and it's per operator and not by a land use.

32 "Sarah May" (68274688)

00:07:16.739 --> 00:07:36.739

And, um, they also have to get a CEO from development services, and they'll be reviewing and inspecting permits for compliance with the zoning life and safety, um, regulations. Like, um, do they have a fire rated court or are there proper egress or their little those little tiny sync so that it's.

33 "Sarah May" (68274688)

00:07:36.739 --> 00:07:41.129

Sanitary does it have enough bathrooms, all that all that sort of stuff?

34 "Sarah May" (68274688)

00:07:41.129 --> 00:07:45.179

Is verified with the certificate of occupancy.

35 "Sarah May" (68274688)

00:07:45.179 --> 00:07:53.849

Also Co, compliance will respond to complaints and code violations and of course, police and fire respond to emergencies.

36 "Sarah May" (68274688)

00:07:53.849 --> 00:07:56.999

So those are the things zoning doesn't really dictate.

37 "Sarah May" (68274688)  
00:07:56.999 --> 00:08:17.249

Okay, so, just to be a broken record, the scope of our amendments are these daycare facilities, children, adults, and, uh, a small day home, which can occur within someone's residents. Um, it, we're not talking about public or private schools.

38 "Sarah May" (68274688)  
00:08:17.249 --> 00:08:36.569

Uh, nursing homes, um, group dwelling units, or boarding houses. This is the living, uh, retirement, housing, community service centers. None of those are included within our scope, um, in our authorization. So that's not part of our discussion. Certainly those, those.

39 "Sarah May" (68274688)  
00:08:36.569 --> 00:08:40.229

Factors come in in your daily life in the city. I'm sure.

40 "Sarah May" (68274688)  
00:08:40.229 --> 00:08:45.809

Okay, so, for the for the timeline of this amendment, it all started.

41 "Sarah May" (68274688)  
00:08:45.809 --> 00:09:02.669

December 15th, 2022, when city planning commission issued a 3 member memo and requested that staff, take a look at these uses and see what the appropriate zoning districts and other applicable regulations. Um.

42 "Sarah May" (68274688)  
00:09:02.669 --> 00:09:22.669

That that are appropriate, um, the staff looked at it, and the zoning ordinance advisory committee met 3 times um, it was about 9 hours of meeting um, and it's up on our website, um, also, city plane Commission, um, at twice and that was about 5 or 6 hours next.

43 "Sarah May" (68274688)  
00:09:22.669 --> 00:09:35.009

The quality of life and arts and culture counselor committee met and was briefed on December 5th and then, um, it was put on the December 13th council agenda.

44 "Sarah May" (68274688)  
00:09:35.009 --> 00:09:44.729

To be considered to be adopted, um, but instead of adopting it Council, held it under advisement until February 14th um, which is coming up in a couple of weeks.

45 "Sarah May" (68274688)  
00:09:44.729 --> 00:10:03.839

They wanted some more public engagement. Um, hence we are doing this session and yesterday session, and we've been reaching out to stakeholders and essentially a childcare providers and adult, take care providers, um, to get more information and more data, uh, which was also requested.

46 "Sarah May" (68274688)

00:10:03.839 --> 00:10:24.919

Okay, so while I'm switching gears and we're kind of talk about this, uh, accessory, use, called day homes next their current regulations and conditions. Um, so a day home is incidental to the primary use as a residents. So that's a lot of words to say, this will only happen in someone's home and it's basically.

47 "Sarah May" (68274688)

00:10:24.919 --> 00:10:32.939

A small childcare facility that the owner that lives there or not necessarily property owner, but the resident operates.

48 "Sarah May" (68274688)

00:10:32.939 --> 00:10:44.189

Um, and it's currently allowed by right in all districts, which also includes all of our residential districts. Um, the city code limits attendees to 10.

49 "Sarah May" (68274688)

00:10:44.189 --> 00:10:56.429

However, the state allows up to 12, and also, no parking is required for day homes because, um, most of the traffic generated is dropped off in the morning.

50 "Sarah May" (68274688)

00:10:56.429 --> 00:11:08.699

Basically, and picked up later on that night, um, most of the caregivers that are bringing the children here, aren't saying longer than, um, are not saying a long time.

51 "Sarah May" (68274688)

00:11:08.699 --> 00:11:20.339

Um, and we looked at some information on workday homes are currently located in Dallas, um, as licensed by the state.

52 "Sarah May" (68274688)

00:11:20.339 --> 00:11:26.429

And they have 3 different categories, um, the 1st, category limits kids to 3.

53 "Sarah May" (68274688)

00:11:26.429 --> 00:11:40.589

Um, so, since our definition of a day home says it has to have at least 4 children. Um, it is not technically considered as a day home in Dallas, but just, there's 18 of these in Dallas.

54 "Sarah May" (68274688)  
00:11:40.589 --> 00:11:50.789  
Um, and they have to have a license, um, and then the next 2 kinds are called a registered and a licensed childcare home, um, by the state.

55 "Sarah May" (68274688)  
00:11:50.789 --> 00:12:00.149  
And, uh, the registered variety, um, limits children limits it to 6 children. But in, in addition.

56 "Sarah May" (68274688)  
00:12:00.149 --> 00:12:03.959  
They, um, let me close this window.

57 "Sarah May" (68274688)  
00:12:03.959 --> 00:12:19.709  
Um, they can have 6 school age children after school. Um, and so there's only 46 of those in Dallas, and for the license who can have up to 12 for the state um, can care for children up to 24 hours, but obviously not overnight.

58 "Sarah May" (68274688)  
00:12:19.709 --> 00:12:22.889  
Well, you know, more than a 24 hour, period.

59 "Sarah May" (68274688)  
00:12:22.889 --> 00:12:26.609  
Um, and there's 48 of those in the city.

60 "Sarah May" (68274688)  
00:12:26.609 --> 00:12:47.899  
Okay all right so we're switching gears again to talk about child care facilities. Um, so these are your kind of more traditional child care facilities they, uh, provide care training, education, custody and treatment or supervision for a person's under 14 years of age.

61 "Sarah May" (68274688)  
00:12:47.899 --> 00:13:02.939  
Um, and another big, uh, difference between this use and the previous use is that it cannot the, the use cannot be used as a residence. Um, so, uh, these are like your daycare centers where nobody's living there.

62 "Sarah May" (68274688)  
00:13:02.939 --> 00:13:22.939  
Um, they are currently are loved by right in retail, commercial service, industrial, all of our downtown, uh, mixed use and some others and that is represented in the green on the map to the right um, in the yellow are all of our residential districts with this use. And spoiler alert.

63 "Sarah May" (68274688)  
00:13:22.939 --> 00:13:30.689  
The adult daycare facilities, um, require a specific use permit, but are allowed by a.

64 "Sarah May" (68274688)  
00:13:30.689 --> 00:13:50.689  
And, um, if you are able to pinpoint any red, tiny dots, those are and 4, uh, districts. So that's, um, our higher density, taller buildings, multi family districts and our office districts. And the reason why it's red is because these uses.

65 "Sarah May" (68274688)  
00:13:50.689 --> 00:13:53.699  
Are limited, um, or only.

66 "Sarah May" (68274688)  
00:13:53.699 --> 00:13:57.989  
Allowed to be a limited use, which means it can only occupy 10% of the building.

67 "Sarah May" (68274688)  
00:13:57.989 --> 00:14:08.129  
Um, otherwise it doesn't say an is required or anything, so it's basically prohibited, um, and all the dark gray areas kind of in the, in the middle.

68 "Sarah May" (68274688)  
00:14:08.129 --> 00:14:12.479  
Those are our plain development districts, so when we looked at.

69 "Sarah May" (68274688)  
00:14:12.479 --> 00:14:18.389  
Where the state has licenses for what they call a childcare program center.

70 "Sarah May" (68274688)  
00:14:18.389 --> 00:14:38.389  
Which is probably closest to, um, our childcare facilities we found that there are 281 in the city and however, it is important to know that some of these kind of use, like a loophole, if you will in our development code, and are not considered a childcare facility. Um, either.

71 "Sarah May" (68274688)  
00:14:38.389 --> 00:14:55.739  
Here, because they are located within a public or private school, um, many of, you know, offers some Pre K programs. Um, so obviously they would have a license, but since it's in a school, the land use is not considered a childcare facility is considered a public or private school.



72 "Sarah May" (68274688)  
00:14:55.739 --> 00:15:04.469  
Um, also, um, whenever it's located in a church operated by the church, and, uh, the employees of the.

73 "Sarah May" (68274688)  
00:15:04.469 --> 00:15:13.439  
Childcare are employees of the church it's not technically considered a childcare facility per our, um, development code.

74 "Sarah May" (68274688)  
00:15:13.439 --> 00:15:19.709  
So, just to give you a note of where they are, and about how many we have in Dallas.

75 "Sarah May" (68274688)  
00:15:19.709 --> 00:15:25.379  
Um, when we take these locations and we look at the zoning.

76 "Sarah May" (68274688)  
00:15:25.379 --> 00:15:34.439  
It's fairly evenly distributed between single family and multi family, uh, playing development districts and some, and our retail areas.

77 "Sarah May" (68274688)  
00:15:34.439 --> 00:15:39.359  
Or non residential, I would say.

78 "Sarah May" (68274688)  
00:15:39.359 --> 00:15:48.299  
Um, sorry, that the colors are all different on this map, but, uh, the same kind of, uh.

79 "Sarah May" (68274688)  
00:15:48.299 --> 00:16:07.499  
Um, methodology applies, the brown is kind of the, the new, um, the new information on this map that just shows you where our multi family is owning districts are. Um, and, uh, as you can tell, there's really not that much multi family zoning in the city. It is primarily.

80 "Sarah May" (68274688)  
00:16:07.499 --> 00:16:13.979  
Single family, duplex, townhome, but honestly primarily single family largely single family.

81 "Sarah May" (68274688)  
00:16:13.979 --> 00:16:33.979  
The gray also is PTs and, uh, all the pins that you see here are where we have specific use permits for a childcare facility, are the red ones where it's only for a childcare facility. The blue ones are for child care facility. That's with the school.

82 "Sarah May" (68274688)  
00:16:33.979 --> 00:16:44.669  
So, yeah, technically those are, uh, just a school landings and not necessarily considered child care, um, facilities on their own.

83 "Sarah May" (68274688)  
00:16:44.669 --> 00:16:48.809  
And when we looked at, um.

84 "Sarah May" (68274688)  
00:16:48.809 --> 00:17:08.809  
Uh, where we have, and what zoning district they are remember, since they only require an in residential district. Um, I did an analysis of our base owning residential districts. Um, and, uh, single family had the most at 80, um, childcare.

85 "Sarah May" (68274688)  
00:17:08.809 --> 00:17:22.919  
Centers from the state and out of those 80 only 20% add a specific use permit for a childcare facility. Um, and overall in all residential, it came out to 26%. Um.

86 "Sarah May" (68274688)  
00:17:22.919 --> 00:17:37.139  
So, I, I know that we think that it's that having an is incredibly important, but we only have 26% of our facilities, have an, um.

87 "Sarah May" (68274688)  
00:17:37.139 --> 00:17:47.789  
Overall city wide, um, there's only 37 that includes the with schools at a 281 facility so only about 13%.

88 "Sarah May" (68274688)  
00:17:47.789 --> 00:17:53.159  
Of child care facilities currently have so they're finding some way to get around it.

89 "Sarah May" (68274688)  
00:17:53.159 --> 00:17:58.589  
Probably with a church or inside sometimes with within a school.

90 "Sarah May" (68274688)  
00:17:58.589 --> 00:18:05.939  
Okay, so there's a lot of literature out there that says that there's a, uh, um.

91 "Sarah May" (68274688)  
00:18:05.939 --> 00:18:12.359  
A big need for childcare. It's not just Dallas. It's the state of Texas and it's the country.

92 "Sarah May" (68274688)

00:18:12.359 --> 00:18:32.359

Um, but in Texas specifically, according to the census and, um, Texas, health and Human Services, there's only capacity for 37 of children under 5 in Dallas. And that includes all the in home child care facilities are allowed by right currently, um, the image on.

93 "Sarah May" (68274688)

00:18:32.359 --> 00:18:51.059

Right of Dallas is from childcare desert, started work and if you have a chance to go, take a look at their website, it's really interactive and interesting. Um, but the dark orange, um, areas in Dallas are areas where they found, um.

94 "Sarah May" (68274688)

00:18:51.059 --> 00:19:04.259

Childcare opportunities to be scarce. Um, and I think that was the methodology was number of children under 5, and how many slots are available and I think.

95 "Sarah May" (68274688)

00:19:04.259 --> 00:19:11.309

Whenever, um, it was under 30% of capacity, or maybe under 50, I'm not sure.

96 "Sarah May" (68274688)

00:19:11.309 --> 00:19:14.789

It it got rated as as scarcity.

97 "Sarah May" (68274688)

00:19:14.789 --> 00:19:22.079

So, um, okay, so switching to adult bigger now, trying to go fast. Um.

98 "Sarah May" (68274688)

00:19:22.079 --> 00:19:28.469

The definition in our development code is very similar to childcare facility.

99 "Sarah May" (68274688)

00:19:28.469 --> 00:19:37.859

Um, the 1 big difference is that as for person's 18 years of age or older, um, instead of the 14 and under.

100 "Sarah May" (68274688)

00:19:37.859 --> 00:19:42.539

For the childcare, so sneak peek that there's an age gap in here.

101 "Sarah May" (68274688)

00:19:42.539 --> 00:19:52.919

Um, uh, the same districts or the are the same. So we still have our by right? Uh, by and limited.

102 "Sarah May" (68274688)

00:19:52.919 --> 00:19:56.009  
Uh, map here in place for both uses.

103 "Sarah May" (68274688)  
00:19:56.009 --> 00:20:03.149  
Um, right now we only have 10 adult care facilities and all of Dallas, and they're kind of noted right here.

104 "Sarah May" (68274688)  
00:20:03.149 --> 00:20:11.129  
Um, there's also a expected large demand for adult take care and, um.

105 "Sarah May" (68274688)  
00:20:11.129 --> 00:20:19.679  
It's lots of different reasons, but the primary reason seems to be, um, that, uh, people are living longer.

106 "Sarah May" (68274688)  
00:20:19.679 --> 00:20:29.339  
And, um, we have a lot more people that are living longer than we did in 960. um, as you could see on the graphic here from the Census Bureau.

107 "Sarah May" (68274688)  
00:20:29.339 --> 00:20:42.299  
Um, and also people's risk for developing dementia or other cognitive cognitive impairments, um, increase as they age. So, in order to provide, um.

108 "Sarah May" (68274688)  
00:20:42.299 --> 00:20:46.289  
Additional services and allowing people to age in place.

109 "Sarah May" (68274688)  
00:20:46.289 --> 00:20:50.759  
Um, adult take care facilities could be a really helpful.

110 "Sarah May" (68274688)  
00:20:50.759 --> 00:20:54.929  
Tool in that, um, effort and, um.

111 "Sarah May" (68274688)  
00:20:54.929 --> 00:21:02.249  
Okay, uh, also the census says that by the year 2035, um, adults, age, 65 and older.

112 "Sarah May" (68274688)  
00:21:02.249 --> 00:21:11.639  
Are going out number children under 18 moving on to existing regulations that, um.

113 "Sarah May" (68274688)

00:21:11.639 --> 00:21:14.939  
Make daycares more compatible and residential.

114 "Sarah May" (68274688)  
00:21:14.939 --> 00:21:23.999  
We have existing zoning regulations in residential zoning, um, that allows these 3 uses.

115 "Sarah May" (68274688)  
00:21:23.999 --> 00:21:36.059  
Um, to be, um, it says the street parking, whether that's required parking or extra parking, it cannot be located in the front yard setback in residential districts.

116 "Sarah May" (68274688)  
00:21:36.059 --> 00:21:48.089  
Also parking cannot be disconnected from the main use, so it can't be across the street or leap frog a house. It's gotta be on the same lot as a main use when we're in residential zoning.

117 "Sarah May" (68274688)  
00:21:48.089 --> 00:21:57.149  
Structures cannot be in any setback, which is true in all districts, but in residential districts, just to make it clear that.

118 "Sarah May" (68274688)  
00:21:57.149 --> 00:22:07.409  
In residential zoning, the front yard setback for residential structure also a place to non residential structures and it has to be consistent across the block.

119 "Sarah May" (68274688)  
00:22:07.409 --> 00:22:20.819  
Also for their signs, they can only be a monument or a small attach sign meaning it's on the building. There cannot be any poll signs and I don't think it can even be eliminated.

120 "Sarah May" (68274688)  
00:22:20.819 --> 00:22:27.929  
Um, in residential districts, so if you think about, um, maybe if there's a church in your neighborhood.

121 "Sarah May" (68274688)  
00:22:27.929 --> 00:22:31.679  
Think about how big their sign could be.

122 "Sarah May" (68274688)  
00:22:31.679 --> 00:22:35.519  
And that might be a good, um, comparison for you to think about.

123 "Sarah May" (68274688)  
00:22:35.519 --> 00:22:41.129

Um, also they have to have parking screening, so they have to have a 6 foot solid fence.

124 "Sarah May" (68274688)  
00:22:41.129 --> 00:22:44.789  
2 screen perking from adjacent residential uses.

125 "Sarah May" (68274688)  
00:22:44.789 --> 00:22:53.699  
Um, or vacant lots, um, they also have to screen their dumpsters and there's some other regulations, but those are the big ones.

126 "Sarah May" (68274688)  
00:22:53.699 --> 00:23:07.889  
Um, there's also other non residential regulations that apply just to the childcare facilities and adult daycare facilities. Um, it does not apply to day homes because these are basically considered.

127 "Sarah May" (68274688)  
00:23:07.889 --> 00:23:15.989  
Single family uses, and they do not require a certificate of occupancy, although if their day home, remember, they require a license from the state.

128 "Sarah May" (68274688)  
00:23:15.989 --> 00:23:25.439  
So, for our facilities that require a CEO, they have to meet all the international building codes, such as handicap, accessibility requirements, emergency exits.

129 "Sarah May" (68274688)  
00:23:25.439 --> 00:23:31.979  
Fire and building materials, fire sprinklers or alarms, which could be a 100,000 dollars or more.

130 "Sarah May" (68274688)  
00:23:31.979 --> 00:23:44.369  
Um, they have occupancy limits, they have to have tiny handwashing syncs all all those sanitary facilities are also required.

131 "Sarah May" (68274688)  
00:23:44.369 --> 00:24:04.369  
And for new construction and additions that are 35% or more, or if they were to add 2000 square feet of new paving, um, they would have to comply with our, uh, landscaping requirements of the city, which requires landscape buffers to residential, um, neighbors.

132 "Sarah May" (68274688)  
00:24:04.369 --> 00:24:14.219  
Street trees, site, trees, Foundation, planning and I think they also have a design requirement just in the, uh, um, in the pavement.

133 "Sarah May" (68274688)  
00:24:14.219 --> 00:24:32.759  
Um, they also, of course, have to have license in registered contractors to go through all this commercial construction. Um, and the building inspections would would be performed throughout. Um, and the fire Marshall, uh, would inspect every year.

134 "Sarah May" (68274688)  
00:24:32.759 --> 00:24:48.149  
In addition, the state license, the state licensing requirements also requires an annual inspection, and they often have unannounced inspections, which, um, have to happen at least once a year.

135 "Sarah May" (68274688)  
00:24:48.149 --> 00:24:59.729  
Okay, so finally we got to the CPC and staff recommended changes and all all these are based on all these other factors that are already described.

136 "Sarah May" (68274688)  
00:24:59.729 --> 00:25:03.959  
You know, um, these facilities are considered.

137 "Sarah May" (68274688)  
00:25:03.959 --> 00:25:12.179  
To be for our residents necessary in community life. Um, we need a lot more of them.

138 "Sarah May" (68274688)  
00:25:12.179 --> 00:25:15.959  
And it's hard to just open 1 up without.

139 "Sarah May" (68274688)  
00:25:15.959 --> 00:25:19.739  
Any thought because it's very expensive.

140 "Sarah May" (68274688)  
00:25:19.739 --> 00:25:33.029  
They have a lot of requirements they have to meet and, um, so we're moving to our city and staff. Sorry CPC and staff recommendations. So, just to highlight those. Um, I'm starting with accessory day homes.

141 "Sarah May" (68274688)  
00:25:33.029 --> 00:25:36.149  
Which is where we started our presentation.

142 "Sarah May" (68274688)  
00:25:36.149 --> 00:25:47.519  
Um, so the recommendation is to remove the age limitation so that if they wanted to take care of some seniors in their home, they could obviously if they need a license from the state.

143 "Sarah May" (68274688)

00:25:47.519 --> 00:26:07.519

Um, and, um, for the childcare well, and to also align them maximum attendee limit to match the States and so to increase it from 10 to 12 attendees I put the comment form in there again, just in case you feel like scanning that um, I think it's also in the.

144 "Sarah May" (68274688)

00:26:07.519 --> 00:26:28.069

Also, we have some recommendations specifically for childcare facilities and adult daycare facilities. Um, I often just say, daycares to just run them together to save some breath. But, um, the recommendation is to combine those 2 into 1 land use. Obviously they'll have separate.

145 "Sarah May" (68274688)

00:26:28.069 --> 00:26:48.069

State licenses and all the standards on staffing ratios and minimum, um, square footage per attendee and, and child or adult silver still applies. It doesn't matter that we combine them into 1 lady. Um, also, it would be, um, to allow.

146 "Sarah May" (68274688)

00:26:48.069 --> 00:27:08.069

These uses by writing all zoning districts, um, including residential, except that in commercial service, and industrial CPC and staff had recommended originally to, uh, counsel to add a specific use permit, um, to those districts, um, in an effort to try to keep these.

147 "Sarah May" (68274688)

00:27:08.069 --> 00:27:14.369

Very vulnerable populations somewhat separated from industrial uses.

148 "Sarah May" (68274688)

00:27:14.369 --> 00:27:34.369

So, just to give you a, a sneak peak, we have a, some inkling that council might just forego that requirement and commercial service and industrial zoning districts. We're not really sure how it's going to shake out for the residential side, but they have.

149 "Sarah May" (68274688)

00:27:34.369 --> 00:27:38.429

That they may not be willing to add a specific use permit.

150 "Sarah May" (68274688)

00:27:38.429 --> 00:27:53.579

In those districts, um, we also have recommended to, uh, or both CPC and staff to eliminate the minimum Wall Street parking requirements. Again, these uses don't have a lot of, um, traffic.

151 "Sarah May" (68274688)

00:27:53.579 --> 00:28:13.579



Throughout the day, um, or even a burst of traffic, like, um, a public school might be where there's a start time and a dismissal time. Um, parents and caregivers are normally arriving throughout the morning and picking up throughout the evening. So, there's, um, a lot of studies that.

152 "Sarah May" (68274688)

00:28:13.579 --> 00:28:22.829

Um, say that the square footage don't doesn't really specifically relate to the amount of parking demanded.

153 "Sarah May" (68274688)

00:28:22.829 --> 00:28:28.769

Of these uses and remember, even if it's not required, they cannot construct.

154 "Sarah May" (68274688)

00:28:28.769 --> 00:28:43.889

Parking spaces in the front yard setback in residential districts. Um, they also, um, the recommendation is to add some additional provisions, just extra provisions on top of all the other things we already talked about.

155 "Sarah May" (68274688)

00:28:43.889 --> 00:28:49.829

So that it's even more sensitive in residential districts. So they cannot have.

156 "Sarah May" (68274688)

00:28:49.829 --> 00:28:55.229

Overnight outdoor activity, um, they cannot have, um.

157 "Sarah May" (68274688)

00:28:55.229 --> 00:29:12.839

A lot coverage or height, that's any, any higher or bigger than residential structures. So the structures themselves will be in scale with the residential structures. If they ever actually develop in a residential neighborhood.

158 "Sarah May" (68274688)

00:29:12.839 --> 00:29:18.059

Ok, so with that, I am at the end of my presentation.

159 "Sarah May" (68274688)

00:29:18.059 --> 00:29:38.059

Um, I am going to take a minute to catch my breath and, um, we're gonna move into a, the next 20 minutes or so of, uh, public comments. So, if you and again, this is really more for, like, statements, um, if you have a lot of questions, um, please give us a heads up by.

160 "Sarah May" (68274688)

00:29:38.059 --> 00:29:44.189

You get into the chat and then we'll once we're done with comments of people, just wanting to speak their mind.

161 "Sarah May" (68274688)  
00:29:44.189 --> 00:29:59.069

Then we'll move to our kind of Q and a session, and That'll give us enough time to look at the questions. And we'll have 1 of the moderators, read it out. And, uh, and then me and Megan. Um, we'll start to.

162 "Sarah May" (68274688)  
00:29:59.069 --> 00:30:04.349

Answer those questions verbally, um, if it wasn't sufficient in the presentation.

163 "Sarah May" (68274688)  
00:30:04.349 --> 00:30:09.329

And, um, and then, yes, um, and then we can also.

164 "Sarah May" (68274688)  
00:30:09.329 --> 00:30:15.419

Once we get through the written questions, then maybe we can just start going through people with hands raised.

165 "Sarah May" (68274688)  
00:30:15.419 --> 00:30:18.779

Um, if they want to verbalize their question.

166 "Sarah May" (68274688)  
00:30:18.779 --> 00:30:23.909

Okay, I'm going to go ahead stop this and.

167 "Sarah May" (68274688)  
00:30:23.909 --> 00:30:33.029

Let's see. So so just a reminder we're, we're starting with people that just want to say something. It's a, thank you. And so we have a hand raise right now.

168 "Sarah May" (68274688)  
00:30:33.029 --> 00:30:37.439

And Mr. would you like to start us off with some comments?

169 "Sarah May" (68274688)  
00:30:37.439 --> 00:30:42.864

Let me, let me I, let's see requests since you.

170 "John Morrow" (1256514304)  
00:30:42.864 --> 00:30:49.649

There we go. Okay now, can you hear me now? Yes right. Uh, I apologize. I was.

171 "John Morrow" (1256514304)

00:30:49.649 --> 00:30:54.509

Not able to sign on right on time, but I did submit a 2 questions.

172 "John Morrow" (1256514304)

00:30:54.509 --> 00:31:01.709

Uh, to help me understand, uh, the information you presented to city council back on December, the 13th.

173 "John Morrow" (1256514304)

00:31:01.709 --> 00:31:08.939

And 1 of those, the 1st question was, um, there, is there a difference between day home.

174 "John Morrow" (1256514304)

00:31:08.939 --> 00:31:12.959

In child care facility, um.

175 "John Morrow" (1256514304)

00:31:12.959 --> 00:31:19.829

And I guess the 2nd question, um.

176 "John Morrow" (1256514304)

00:31:19.829 --> 00:31:24.209

Oh, yes, the 2nd question was and, um.

177 "John Morrow" (1256514304)

00:31:24.209 --> 00:31:31.229

Page on page 11 of that presentation that was submitted to the city of Dallas city council.

178 "John Morrow" (1256514304)

00:31:31.229 --> 00:31:34.889

Uh, under district permits in residential districts.

179 "John Morrow" (1256514304)

00:31:34.889 --> 00:31:42.179

I've had a paragraph with regards to explaining why you were asking for what you're asking amongst.

180 "John Morrow" (1256514304)

00:31:42.179 --> 00:31:46.169

Amongst that information are a part of that paragraph.

181 "John Morrow" (1256514304)

00:31:46.169 --> 00:31:54.269

It says, um, that the staff and CPC recommend, uh, amendments to allow these users.

182 "John Morrow" (1256514304)

00:31:54.269 --> 00:31:59.999

That is daycare and adult care operate by right? Without.

183 "John Morrow" (1256514304)  
00:31:59.999 --> 00:32:05.429  
And all resident statistics, and would move 1 of the many regulatory barriers that would.

184 "John Morrow" (1256514304)  
00:32:05.429 --> 00:32:11.369  
You know, encourage accessibility to care services. What are those many regulatory barriers.

185 "John Morrow" (1256514304)  
00:32:11.369 --> 00:32:15.930  
Barriers besides the, uh, health and Human Services requirement.

186 "Sarah May" (68274688)  
00:32:15.930 --> 00:32:22.489  
Sure, so back to your 1st question, the differences between the.

187 "John Morrow" (1256514304)  
00:32:22.489 --> 00:32:26.128  
Your facility in the day home? Mm. Hmm. Is that the day home is considered.

188 "Sarah May" (68274688)  
00:32:26.128 --> 00:32:36.379  
An accessory use to the primary use, which is probably most often a single family home. Um, it technically could also occur within an apartment. If.

189 "Sarah May" (68274688)  
00:32:36.379 --> 00:32:56.379  
If they can meet all the state licensing requirements, and so those uses, they don't have a have to get a certificate of occupancy. They don't have to bring their building up to, um, you know, educational occupancy requirements with fire rated walls in an egress pathway to the, you know, all of.

190 "Sarah May" (68274688)  
00:32:56.379 --> 00:33:01.903  
Those extra barriers, um, in construction costs and staffing.

191 "John Morrow" (1256514304)  
00:33:01.903 --> 00:33:07.968  
And all those things, and so the child care facility wait, is there a, is there a limit on the number of children?

192 "Sarah May" (68274688)  
00:33:07.968 --> 00:33:13.319  
For child care facilities, or for daycare day home.

193 "Sarah May" (68274688)  
00:33:13.319 --> 00:33:27.730

Yes, currently the city limits, those attendees to 10 children, but the state allows 12. so part of the recommendation is to align the maximum on day homes to line up with the.

194 "John Morrow" (1256514304)

00:33:27.730 --> 00:33:32.759

Regulations of 12th. Okay. So if if you have 12 or fewer.

195 "John Morrow" (1256514304)

00:33:32.759 --> 00:33:35.999

You can have the homecare and you don't.

196 "John Morrow" (1256514304)

00:33:35.999 --> 00:33:39.629

Need to have and.

197 "John Morrow" (1256514304)

00:33:39.629 --> 00:33:44.219

You're allowed by ride and it's not considered childcare.

198 "John Morrow" (1256514304)

00:33:44.219 --> 00:33:49.050

Right. So I'm guessing childcare facilities would be any facility that is over.

199 "Sarah May" (68274688)

00:33:49.050 --> 00:33:58.049

12 children, I think technically it's 7 and and the other big thing is that a day home has to be in someone's home.

200 "Sarah May" (68274688)

00:33:58.049 --> 00:34:18.049

So, uh, you could theoretically have a childcare facility for 7 children, but it's just, I'm sure it just isn't done much just for the extra expenses. Uh, I think the, the data is that most child care facilities aren't even interested in opening, unless they can have.

201 "Sarah May" (68274688)

00:34:18.049 --> 00:34:21.119

80, and so to have 80, that's about.

202 "Sarah May" (68274688)

00:34:21.119 --> 00:34:30.042

6,000 square feet of a building, um, just when you add in all the egress requirements in the cord or the closet space, the.

203 "John Morrow" (1256514304)

00:34:30.042 --> 00:34:34.166

Bathrooms, you know. Yeah, yeah. Yeah. Well, uh, you know, I want to move on.

204 "Sarah May" (68274688)

00:34:34.166 --> 00:34:36.352  
Fast, there's a lot of people here, um.

205 "John Morrow" (1256514304)  
00:34:36.352 --> 00:34:45.749  
So, it sounds like that you can have a child care facility greater than 7 people better than 12 people in a residential neighborhood.

206 "John Morrow" (1256514304)  
00:34:45.749 --> 00:34:49.259  
But you have to go through the process, correct?

207 "John Morrow" (1256514304)  
00:34:49.259 --> 00:34:55.330  
That's right. Yeah. And you're working with this. Sorry and you're looking to remove in the proposal you're looking.

208 "Sarah May" (68274688)  
00:34:55.330 --> 00:35:15.719  
Remove that, right? Yeah. So it's, it's kind of been a little routine and all the, that we've been receiving over the past, you know, since 960 or whatever. Um, most operators have already come up with a design. Um, they, they know their requirements of the state.

209 "Sarah May" (68274688)  
00:35:15.719 --> 00:35:26.069  
Um, and then, uh, it's, it's really kind of a hurdle because, you know, they're not used to construction and politics and the.

210 "Sarah May" (68274688)  
00:35:26.069 --> 00:35:39.929  
The political wrangling kind of that, uh, bring about um, so they normally have to hire a consultant. They have to work really hard with staff just to meet the minimum requirements of submitting the application.

211 "Sarah May" (68274688)  
00:35:39.929 --> 00:35:51.239  
And, um, it really does put someone who primarily just wants to teach young children or maybe hopefully, um, seniors in, in the, in the future.

212 "Sarah May" (68274688)  
00:35:51.239 --> 00:36:04.529  
Um, it it puts a lot and and they have to wait until the entire process is complete, which takes longer. Um, if it gets held, or they, you know, if it has a lot of questions that come up.

213 "Sarah May" (68274688)  
00:36:04.529 --> 00:36:08.892  
But there would be the, that we start their permit.

214 "John Morrow" (1256514304)  
00:36:08.892 --> 00:36:11.491  
Would be no requirements other than the health and Human services.

215 "Sarah May" (68274688)  
00:36:11.491 --> 00:36:15.066  
Because otherwise codes and.

216 "John Morrow" (1256514304)  
00:36:15.066 --> 00:36:20.090  
Okay all right. I, I've asked, um, more than fair. My fair share.

217 "Sarah May" (68274688)  
00:36:20.090 --> 00:36:23.511  
Thank you very much. Thank you.

218 "Mangwiro-Johnson, Chalonda" (1703489792)  
00:36:23.511 --> 00:36:31.079  
Thank you John for your question and if we, if we could just reiterate that this is a time for comments. So if you had.

219 "Mangwiro-Johnson, Chalonda" (1703489792)  
00:36:31.079 --> 00:36:39.569  
If there's anyone just strictly with comments, if you can raise your hand, and we can take those comments and then after that, we can take any questions.

220 "Mangwiro-Johnson, Chalonda" (1703489792)  
00:36:43.949 --> 00:36:51.567  
And I see that Melanie Rubin has a comment out, take you off of mute.

221 "Melanie Rubin" (1610079232)  
00:36:51.567 --> 00:37:11.389  
Thank you all and thank you to stop for the great presentation. I, Melanie Ruben on 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 child care.

222 "Melanie Rubin" (1610079232)  
00:37:11.389 --> 00:37:31.389  
As we've all heard today, as we've read in the paper, and, as we know Dallas does indeed have an insufficient supply of childcare with too many childcare, deserts and inaccessibility for children, this limited children's developmental experiences as well as their parents work productivity, resulting in social and.

223 "Melanie Rubin" (1610079232)  
00:37:31.389 --> 00:37:37.109  
And the costs to children parents, their employers, and ultimately all taxpayers.

224 "Melanie Rubin" (1610079232)

00:37:37.109 --> 00:37:40.919

The good news is we know what kids and communities need to thrive.

225 "Melanie Rubin" (1610079232)

00:37:40.919 --> 00:37:56.159

The bad news is, we're not making these environments readily accessible. The pandemic made a disjointed childcare system deteriorate. Even further. Dallas parents struggled to find accessible, affordable quality childcare and employers feel the brunt of this loss.

226 "Melanie Rubin" (1610079232)

00:37:56.159 --> 00:38:16.159

On behalf of the North, Texas, early education alliance in the Dallas County Commission on childcare. I 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.

227 "Melanie Rubin" (1610079232)

00:38:16.159 --> 00:38:23.670

Love will significantly enhance neighborhoods, provide quality environments for children and help parents get to work.

228 "Melanie Rubin" (1610079232)

00:38:23.670 --> 00:38:33.270

I hope that we don't get caught up in an unsubstantiated narrative. This code amendment will not result in child care centers, popping up all over the city.

229 "Melanie Rubin" (1610079232)

00:38:33.270 --> 00:38:44.130

Sadly, and truthfully, unfortunately is not a lucrative business. Most providers, subsidize the costs by accepting inadequate salaries that they and barely can make ends meet.

230 "Melanie Rubin" (1610079232)

00:38:44.130 --> 00:39:04.130

They do this work out of a commitment to children and families no. Large capacity programs are enabled by this code change because it retains all the current restrictions, including minimum brand side and real yard setbacks. The prohibition of Austria parking in front yard setback, compliance with all state and federal licensing, annual inspections and.

231 "Melanie Rubin" (1610079232)

00:39:04.130 --> 00:39:14.910

Plans with the international business code in American, with disabilities disabilities, act, requirements, these restrictions ensure that this change will not result in large centers opening in neighborhoods.



232 "Melanie Rubin" (1610079232)

00:39:14.910 --> 00:39:31.740

Historically, childhood has not caused any issues in areas where that where the were already granted, we have a blueprint to work from and during the past fiscal year, all SEP, applications for child care facilities were approved with minimal or no opposition from nearby residents and property owners.

233 "Melanie Rubin" (1610079232)

00:39:31.740 --> 00:39:37.920

Childcare is not a disruptive oversized industry. It is a service that truly serves the community.

234 "Melanie Rubin" (1610079232)

00:39:37.920 --> 00:39:54.090

We appreciate the thoughtful and thorough analysis of the planning commission of city staff, and the city committees with this recommendation, which is a step in the right direction to better meet the needs of Dallas residents and employers by facilitating increased access to child care.

235 "Melanie Rubin" (1610079232)

00:39:54.090 --> 00:39:57.300

Thank you.

236 "Sarah May" (68274688)

00:40:02.037 --> 00:40:07.080

Mm, hmm.

237 "Sarah May" (68274688)

00:40:07.080 --> 00:40:10.380

Okay, yeah, I'm not seeing any other hands raised.

238 "Sarah May" (68274688)

00:40:10.380 --> 00:40:18.462

So, Megan, or Jennifer, would you mind, um, helping me out to see if there's any questions in the chat that.

239 "jenniffer.allgaier" (514972672)

00:40:18.462 --> 00:40:26.850

Yes, I I have, let's see going back. The 1st question is from.

240 "jenniffer.allgaier" (514972672)

00:40:26.850 --> 00:40:41.659

Trial is there going to be a study done of the specific street for each application even though people are only dropping off and picking up this to cause traffic concerns on some street, especially in residential areas.

241 "Sarah May" (68274688)

00:40:43.170 --> 00:41:03.170

Um, so that's not something that the planning and urban design department can do the transportation office. If you do witness some, uh, traffic issues on your street. They, um, they generally work off of a complaint based system. So, if there's a lot of complaints in your street about, um, people, parking illegally, or.

242 "Sarah May" (68274688)

00:41:03.170 --> 00:41:23.170

Streets being blocked that's a, it's a great, um, way to get those issues at least looked at by transportation professionals. If you can enter in a, um, a request on 301 and give them as many specifics as you can, and continue to do that as often as it, as it happens.

243 "jenniffer.allgaier" (514972672)

00:41:26.389 --> 00:41:30.960

Okay, next question.

244 "jenniffer.allgaier" (514972672)

00:41:30.960 --> 00:41:42.656

From my gender Davis, she is in home childcare and wants to know about having a childcare sign in the yard.

245 "Sarah May" (68274688)

00:41:42.656 --> 00:41:53.021

I I think there's a current provision for the accessory day homes that say they may not have signs, um, outside.

246 "Megan Wimer" (1058774528)

00:41:53.021 --> 00:42:01.790

I think that's what the regulations say. Yeah, Sarah, I do have it right here in front of me. Um, so, yes, a person who conducts a day home, you shall not use.

247 "Megan Wimer" (1058774528)

00:42:01.790 --> 00:42:09.120

Advertisement sign or display on or off the premises.

248 "Sarah May" (68274688)

00:42:09.120 --> 00:42:26.455

And so if that's something, I think that you would like to change I think that's something at this point that you need the request of counsel. Because if they are going to remove that, they'll need to ask for a motion to remove that requirement, which might be an uphill battle.

249 "Megan Wimer" (1058774528)

00:42:26.455 --> 00:42:44.810

At this point, and if I could just maybe offer something on this as well, that kind of addresses 1 of the other comments in the chat, um, there when talking about day homes, there was a comment about how, you know, currently they're limited to 10 or fewer kids, you know, we're hoping that.

250 "Megan Wimer" (1058774528)

00:42:44.810 --> 00:43:04.470

Through this amendment to change that 12 to align with the state. But then the comment said that are for larger facilities and that's true. To some extent. But also, if there is a small daycare that just can't meet the requirements or the conditions that are.

251 "Megan Wimer" (1058774528)

00:43:04.470 --> 00:43:08.910

For the day homes, the now would be.

252 "Megan Wimer" (1058774528)

00:43:08.910 --> 00:43:13.440

You know, a process to have a.

253 "Megan Wimer" (1058774528)

00:43:13.440 --> 00:43:19.320

Daycare that has advertising on site or off premise, or has.

254 "Megan Wimer" (1058774528)

00:43:19.320 --> 00:43:39.320

You know, something that, that can't be accomplished under the current condition. So I, I guess just to it, it doesn't a childcare facility that doesn't qualify as a day. Home is not necessarily a large, you know, completely out of scale business.

255 "Megan Wimer" (1058774528)

00:43:39.320 --> 00:43:44.736

It's just I'm rambling, but I just kind of wanted to put that out there.

256 "Sarah May" (68274688)

00:43:44.736 --> 00:43:51.900

Right and to reiterate, like the, um, part of the benefits of this code amendment.

257 "Sarah May" (68274688)

00:43:51.900 --> 00:44:03.390

Is to further wells to restrict these childcare facilities in residential district not exceed the height of a residential structure.

258 "Sarah May" (68274688)

00:44:03.390 --> 00:44:12.450

Right now they're allowed any legal height. Um, um, also it's to further restrict the, um, lot coverage.

259 "Sarah May" (68274688)

00:44:12.450 --> 00:44:15.570

For these childcare facilities.

260 "Sarah May" (68274688)

00:44:15.570 --> 00:44:25.590

Um, right now they're allowed 60% lot coverage and then a lot of our single family is owning districts. Um, residential structures are limited to 40 or 45%.

261 "Sarah May" (68274688)

00:44:25.590 --> 00:44:37.920

So this would bring that restriction, it would make it more restrictive on these childcare facilities or adult, take your facilities to bring that lot coverage to be that of a residential structure.

262 "Sarah May" (68274688)

00:44:37.920 --> 00:44:43.440

In those districts, so it's, it's to also make them compatible in scale.

263 "Sarah May" (68274688)

00:44:43.440 --> 00:44:46.716

In residential neighborhoods.

264 "jennifer.allgaier" (514972672)

00:44:46.716 --> 00:44:57.060

Okay, um, there was a question from Karen Robert Robert, about the options and process for an.

265 "jennifer.allgaier" (514972672)

00:44:57.060 --> 00:45:12.900

To be granted, automatic renewal I went ahead and answered that in the chat and also put some information about the costs associated with and then for the automatic renewal but MS Roberts had another question.

266 "jennifer.allgaier" (514972672)

00:45:12.900 --> 00:45:16.770

Um, please, please make it clear.

267 "jennifer.allgaier" (514972672)

00:45:16.770 --> 00:45:20.610

That the is not required in a residential homes.

268 "jennifer.allgaier" (514972672)

00:45:20.610 --> 00:45:27.193

When the owner cares for 10 or fewer children SAP is for larger facilities. Okay. I think.

269 "Sarah May" (68274688)

00:45:27.193 --> 00:45:29.559

We just address that. Sorry? Um.

270 "jennifer.allgaier" (514972672)

00:45:29.559 --> 00:45:40.610

And then Ken MS Rubin or other nonprofit related providers, please tell us what they estimate to be the increase in childcare with the elimination of the.

271 "Sarah May" (68274688)  
00:45:49.214 --> 00:45:54.630

Let me, let me we're going to try it on mute.

272 "Sarah May" (68274688)  
00:45:54.630 --> 00:46:00.018

Networking on mute there you go.

273 "Melanie Rubin" (1610079232)  
00:46:00.018 --> 00:46:12.540

So, unfortunately, we say, thank you for that question unfortunately, we don't have really hard and fast data on this. We don't expect it's going to.

274 "Melanie Rubin" (1610079232)  
00:46:12.540 --> 00:46:32.540

You know, again solve the childcare issue, and it's going to take care of childcare showing up in every neighborhood based on anecdotally. We have heard from several providers who have said they would be happy to do the service, but they, it's too cumbersome and, you know, they're doing all they can to stay in business where they are or to keep operating that. It's just really a cumbersome process.

275 "Melanie Rubin" (1610079232)  
00:46:32.540 --> 00:46:52.540

That takes a lot of time and and additional resources and they don't have the bandwidth to do it. So we don't think it's going to be an exponential increase, but we do think a few neighborhoods will benefit from some additional programs opening again. Unfortunately, what we've spoken to providers who started the process, and then kind of gave up or that they, it just seemed to daunting and they didn't want to.

276 "Melanie Rubin" (1610079232)  
00:46:52.540 --> 00:47:03.293

Do it we don't think it's going to be a game changer unfortunately, but I do think it's a step to start opening the door and start helping some neighborhoods with some smaller programs.

277 "Sarah May" (68274688)  
00:47:03.293 --> 00:47:10.590

Mr. do you know anything? Do you have any like, numbers associated with maybe? Um.

278 "Sarah May" (68274688)  
00:47:10.590 --> 00:47:19.827

How much like your typical childcare providers out of the tuition they receive from caregivers how much of that goes back in.

279 "Melanie Rubin" (1610079232)  
00:47:19.827 --> 00:47:28.470  
Into staff salary, so I can pull up some data but when you actually have a provider who, I think wanted to actually testify as well to buy the homes on.

280 "Melanie Rubin" (1610079232)  
00:47:28.470 --> 00:47:33.953  
On the call, if we can unmute her, she's way more the expert than I am. And and I would defer.

281 "Sarah May" (68274688)  
00:47:33.953 --> 00:47:41.791  
To her on that what was that name again to pica homes oh, okay. To London. Are you able to find her.

282 "Mangwiro-Johnson, Chalonda" (1703489792)  
00:47:41.791 --> 00:47:48.316  
Yes, I can meet her now.

283 "Melanie Rubin" (1610079232)  
00:47:48.316 --> 00:47:51.832  
And if not, I can certainly follow back up with.

284 "Tobitha Holmes" (3779300096)  
00:47:51.832 --> 00:47:55.170  
Yeah, I mean, okay. Hi. Good morning. Can you hear me.

285 "Tobitha Holmes" (3779300096)  
00:47:55.170 --> 00:48:00.720  
Yes, yes, I can I am to buy the homes on the, um.

286 "Tobitha Holmes" (3779300096)  
00:48:00.720 --> 00:48:08.520  
Actually, I'm the president for early education leaders coalition. We are about 87.

287 "Tobitha Holmes" (3779300096)  
00:48:08.520 --> 00:48:13.860  
Owners of childcare 87 members strong.

288 "Tobitha Holmes" (3779300096)  
00:48:13.860 --> 00:48:21.780  
For home base and center based providers in the DFW area. I'm also a childcare provider.

289 "Tobitha Holmes" (3779300096)  
00:48:21.780 --> 00:48:33.480  
As well, for this is my 2017 year, being a business owner of having a quality child care center. And so the number that you're looking at, technically.

290 "Tobitha Holmes" (3779300096)

00:48:33.480 --> 00:48:37.410

When you're speaking of how much our income needs to be.

291 "Tobitha Holmes" (3779300096)

00:48:37.410 --> 00:48:43.590

Um, it's for payroll, it's usually supposed to stay around 40%.

292 "Tobitha Holmes" (3779300096)

00:48:43.590 --> 00:48:57.870

However, with the broken system that we have currently, and the pandemic has exposed a lot of the needs in the childcare industry.

293 "Tobitha Holmes" (3779300096)

00:48:57.870 --> 00:49:01.950

Sometimes, the, the percentage for payroll.

294 "Tobitha Holmes" (3779300096)

00:49:01.950 --> 00:49:09.090

Is usually close to 60 per cent and that's because some providers are trying to be able to.

295 "Tobitha Holmes" (3779300096)

00:49:09.090 --> 00:49:13.800

Allow staff to have wages liveable wages.

296 "Tobitha Holmes" (3779300096)

00:49:13.800 --> 00:49:22.950

So, they will be able to meet their bills, and also to keep them employed at the facilities. So we're, we're struggling.

297 "Tobitha Holmes" (3779300096)

00:49:22.950 --> 00:49:26.190

But technically we want to keep that number and about.

298 "Tobitha Holmes" (3779300096)

00:49:26.190 --> 00:49:46.190

40% or below, however, I just want to also reiterate that this will allow a few providers to well, not a few but providers to open because we have thousands of children who actually need care. I do believe it is our responsibility to make sure.

299 "Tobitha Holmes" (3779300096)

00:49:46.190 --> 00:50:02.280

That our children have a foundation and that we allow them to attain a quality. We say preschool that affirms and expands them. We want to make sure that our children get the foundation.

300 "Tobitha Holmes" (3779300096)

00:50:02.280 --> 00:50:19.800

Uh, for what they need, because this stage is where they're developing and growing tremendously. So we know that there are certain

responsibilities that we have. We also know that when we have laid a good foundation, the increase school that these children Excel and.

301 "Tobitha Holmes" (3779300096)

00:50:19.800 --> 00:50:25.770

Um, do better in school the attendance is better. Their grades are better.

302 "Tobitha Holmes" (3779300096)

00:50:25.770 --> 00:50:40.950

Parents are able to work and not have to take off of school. I mean, take off of work because of negative impacts that are happening when children do not have that good foundation. We know that when they have the good foundation, these children.

303 "Tobitha Holmes" (3779300096)

00:50:40.950 --> 00:51:00.950

Graduate a lot of the children go on to college and become productive citizens, which is our responsibility to make sure that we reach back and teach our children. So they can become responsible. I know. You've kind of noticed that. We have a lot of issues since the pandemic.

304 "Tobitha Holmes" (3779300096)

00:51:00.950 --> 00:51:15.390

Well, with mental health, and so now in the childcare industry, there are some other additional needs that we we need to have as far as with the.

305 "Tobitha Holmes" (3779300096)

00:51:15.390 --> 00:51:23.940

Mental mental health, my apology, mental health for the children. So this would be a great advantage.

306 "Tobitha Holmes" (3779300096)

00:51:23.940 --> 00:51:28.530

Um, for allowing people to open up to provide quality care.

307 "Tobitha Holmes" (3779300096)

00:51:28.530 --> 00:51:36.315

That our children need in order to be productive citizen so appreciate your time. Thanks.

308 "Sarah May" (68274688)

00:51:36.315 --> 00:51:41.280

Thank you for those comments in that insight, appreciate it.

309 "Sarah May" (68274688)

00:51:41.280 --> 00:51:47.175

Oh, Jennifer if you're speaking, you're muted.

310 "jenniffer.allgaier" (514972672)

00:51:47.175 --> 00:51:54.390



Sorry about that from, uh, Christine Hopkins was any research done.

311 "jenniffer.allgaier" (514972672)

00:51:54.390 --> 00:52:14.227

On how many folks operate unlicensed childcare uses in their home, and has any consideration gone into whether in exchange for lifting the requirements. There could be some other rule put in place that would encourage registration and or licensure. I need to make sure monitoring is actually happening.

312 "Sarah May" (68274688)

00:52:14.227 --> 00:52:21.630

Um, so unfortunately, there's no way to gather data on out of compliance.

313 "Sarah May" (68274688)

00:52:21.630 --> 00:52:29.190

Um, people who are not operating in compliance with their code that, that I know of Megan. Are you raising your hand?

314 "Sarah May" (68274688)

00:52:29.190 --> 00:52:32.880

Oh, okay. Um, um, so.

315 "Sarah May" (68274688)

00:52:32.880 --> 00:52:52.880

Um, generally studies show that when, um, barriers, regulatory barriers are removed, and there is a path to comply, um, people normally come into compliance a lot easier. I think a lot of the times people, um, operate outside of.

316 "Sarah May" (68274688)

00:52:52.880 --> 00:52:59.340

Boundaries of compliance maybe because it's too difficult or they think it's to, um.

317 "Sarah May" (68274688)

00:52:59.340 --> 00:53:07.726

To onerous or impossible and so I think making it more possible is a way to get more, uh, compliant childcare facility.

318 "jenniffer.allgaier" (514972672)

00:53:07.726 --> 00:53:18.966

shawna, can you unmute miss Hopkins? I think she's raising her hand for a follow up to that.

319 "Mangwiro-Johnson, Chalonda" (1703489792)

00:53:18.966 --> 00:53:26.352

Yes, um, she should be able to speak now.

320 "jenniffer.allgaier" (514972672)

00:53:26.352 --> 00:53:35.550

Looks like she's still muted, I think.

321 "Mangwiro-Johnson, Chalonda" (1703489792)

00:53:35.550 --> 00:53:37.329

There we go hear me now.

322 "Christine Hopkins" (312575232)

00:53:37.329 --> 00:53:56.840

Yes, yes. Okay. So it seems like this requirement is going to save the city money, because the city is no longer going to be have to having to process all of these childcare. And I'm just wondering like, it has the city ever done, like an educational campaign bilingual, educational campaign.

323 "Christine Hopkins" (312575232)

00:53:56.840 --> 00:54:04.650

About, like, Here's how you get, like, licensed and registered with the state the state. Here's like.

324 "Christine Hopkins" (312575232)

00:54:04.650 --> 00:54:08.100

How you make sure you're in compliance because.

325 "Christine Hopkins" (312575232)

00:54:08.100 --> 00:54:28.100

I mean, it's when you were showing your numbers about the number of these facilities that are supposed to have now and don't it seems like there's a great deal of noncompliance in that area. I can only imagine the noncompliance in registration either being a listed family home or a licensed or registered home or.

326 "Christine Hopkins" (312575232)

00:54:28.100 --> 00:54:35.830

Having HS monitoring of any kind is is pretty significant as well and just, I guess.

327 "Sarah May" (68274688)

00:54:35.830 --> 00:54:38.771

Yes, yes.

328 "Christine Hopkins" (312575232)

00:54:38.771 --> 00:54:49.710

Thinking that, you know, it has some thought gone into whether if this lcp requirement is gonna be lifted could the does this come along with some kind of educational campaign or.

329 "Christine Hopkins" (312575232)

00:54:49.710 --> 00:54:56.790

I don't know what the limits are in zoning. It's 1 slide said you can't discriminate based on types of of.

330 "Christine Hopkins" (312575232)

00:54:56.790 --> 00:55:08.908

Uh, uses or, like, differences in uses, but maybe does that mean you can't say, like, well, this is allowed without an, if you're licensed or registered with the state, but not if you're not.

331 "Sarah May" (68274688)

00:55:08.908 --> 00:55:16.790

I don't know. Oh, yeah, you're you're correct is it can be very confusing and and difficult to understand. Um.

332 "Sarah May" (68274688)

00:55:16.790 --> 00:55:37.550

And about about the, um, the in that slide that showed, um, maybe like an average 25% of child care facilities, have an, I would just, uh, want to further clarify that that doesn't mean the other 75% are non compliant. It just means that the Dallas development code doesn't.

333 "Sarah May" (68274688)

00:55:37.550 --> 00:55:54.330

All those operators, child care facilities, and the only difference would be that maybe they are owned and operated by a religious institution, um, or they're owned and operated by a, um, a private school or a public school.

334 "Sarah May" (68274688)

00:55:54.330 --> 00:56:14.330

So, it's not that because to get it a license from the state, you have to let regularly show you have a certificate of occupancy to operate to care for children. And so it was just to demonstrate that we're caring for our children currently in this city. There are some loopholes.

335 "Sarah May" (68274688)

00:56:14.330 --> 00:56:17.550

With being either a school or a church.

336 "Sarah May" (68274688)

00:56:17.550 --> 00:56:21.510

That can get you out of the requirement.

337 "Sarah May" (68274688)

00:56:21.510 --> 00:56:24.720

So, it was really to demonstrate that.

338 "Sarah May" (68274688)

00:56:24.720 --> 00:56:29.580

The doesn't just flat out deny anybody from.

339 "Sarah May" (68274688)

00:56:29.580 --> 00:56:49.580

Uh, operating a child care facilities that there there are ways to come into compliance with that. And, um, about the saving as many,

unfortunately, um, we're an enterprise fund, meaning that, um, our staff is paid for the postage we send out in the mail or, um, newspaper ads.

340 "Sarah May" (68274688)  
00:56:49.580 --> 00:56:59.610

We have to put in required by law or all funded by application fees so it doesn't really save us any money. It really just saves, uh, a process.

341 "Sarah May" (68274688)  
00:56:59.610 --> 00:57:04.200

That, um, seems to be maybe over overkill.

342 "Sarah May" (68274688)  
00:57:04.200 --> 00:57:07.290

Or, for these providers that are desperately needed.

343 "jenniffer.allgaier" (514972672)  
00:57:10.767 --> 00:57:13.905

Okay, um.

344 "Sarah May" (68274688)  
00:57:13.905 --> 00:57:19.187

We also have Mr Morris handled.

345 "jenniffer.allgaier" (514972672)  
00:57:19.187 --> 00:57:25.470

I guess we still have some questions. Yeah, we've got I've got him in the queue. We've got a few more questions and then, um.

346 "jenniffer.allgaier" (514972672)  
00:57:25.470 --> 00:57:29.370

Mr. will be pretty soon um.

347 "jenniffer.allgaier" (514972672)  
00:57:29.370 --> 00:57:36.419

From Karen, Robert, we'll eliminating the and multi family, residential areas, help increase the amount of.

348 "Sarah May" (68274688)  
00:57:36.419 --> 00:57:42.960

Health care, so based on that map, you feel can remember where we had the brown.

349 "Sarah May" (68274688)  
00:57:42.960 --> 00:57:56.310

Centers and it also showed that we only have 4 child care centers in multi family, zoning districts. Um, it was our assessment that, uh, just allowing it in multi family is not a big enough.

350 "Sarah May" (68274688)

00:57:56.310 --> 00:58:00.330  
Door to actually remove many barriers.

351 "Sarah May" (68274688)  
00:58:00.330 --> 00:58:12.330  
Certainly, we need childcare in multi family zoning, but we also need childcare provided to, um, lower density neighborhoods. Um, usually, uh, or there's.

352 "Sarah May" (68274688)  
00:58:12.330 --> 00:58:24.270  
People often prefer maybe moving out to a single family neighborhood when once they start having kids and it's true. We'd be nice to allow, um, more child care facilities in both.

353 "Sarah May" (68274688)  
00:58:24.270 --> 00:58:28.907  
Lower density and multi family, zoning districts.

354 "jenniffer.allgaier" (514972672)  
00:58:28.907 --> 00:58:44.270  
Okay, there's a question from Dustin that I answered briefly in the chat, but I don't know if either you or Meghan would like to expand the question. Is is there a possibility.

355 "jenniffer.allgaier" (514972672)  
00:58:44.270 --> 00:58:52.365  
Building can have a CO license for both adult daycare and group home. Like I said, I answered it a bit in the chat, but if you want to expand on that.

356 "Sarah May" (68274688)  
00:58:52.365 --> 00:59:00.720  
At all, it'd be great when we talk to operators, um, of those 2 uses. None of them were aware of that.

357 "Sarah May" (68274688)  
00:59:00.720 --> 00:59:20.720  
Being a, a typical work product of, uh, for them to combine children and seniors all in the same facility. Um, certainly, they would have to meet all the state licensing requirements and ratios and, um, you know, all all the state licenses. And basically, if.

358 "Sarah May" (68274688)  
00:59:20.720 --> 00:59:36.180  
They did both, they would have licenses for both, but, um, it doesn't seem to be a trend um, anywhere in the States there have been. Um, so I've seen some articles on some Scandinavian countries that do like to, um.

359 "Sarah May" (68274688)  
00:59:36.180 --> 00:59:41.460

Put the 2 together and have shown how it, um, you know, children need.

360 "Sarah May" (68274688)

00:59:41.460 --> 00:59:46.260

Adults to spend time with them, read with them, you know um.

361 "Sarah May" (68274688)

00:59:46.260 --> 00:59:49.830

You know, mentor them and, um.

362 "Sarah May" (68274688)

00:59:49.830 --> 00:59:58.500

Uh, and and adults enjoy spending time on children, so there might be an opportunity to, um, make it better.

363 "Sarah May" (68274688)

00:59:58.500 --> 01:00:05.556

Community that way, but, um, it's not really a thing in the United States right now. So.

364 "jenniffer.allgaier" (514972672)

01:00:05.556 --> 01:00:09.360

Okay um, and then.

365 "jenniffer.allgaier" (514972672)

01:00:09.360 --> 01:00:15.390

Uh, we've got 1 more question and then Mr. Morrow with a hand raised and I think that that's.

366 "jenniffer.allgaier" (514972672)

01:00:15.390 --> 01:00:23.599

All I'm seeing at this point. So, um, for MS ROBERTS, uh, what other efforts is, the city of Dallas taking to increase the amount of childcare.

367 "Sarah May" (68274688)

01:00:23.599 --> 01:00:31.980

Um, I'm not an expert on that we have, uh, an office of community care. I know they have.

368 "Sarah May" (68274688)

01:00:31.980 --> 01:00:51.980

With services for children and women and need, um, I think that there's, um, the state changed some legislation to encourage, um, funds being offered to child care facilities. Um, but there's a lot of government programs out there that issue.

369 "Sarah May" (68274688)

01:00:51.980 --> 01:00:58.320

I don't know if miss Rubin or any of our other child care operators can answer some of that.

370 "jenniffer.allgaier" (514972672)  
01:01:02.102 --> 01:01:08.135  
Let's see. Yeah, I think Mr Ruben wants to if we can.

371 "Melanie Rubin" (1610079232)  
01:01:08.135 --> 01:01:25.430  
Here we go. Sure. So, um, there's, there's not as much money as you think. It's certainly not enough to to meet the need. Truthfully, um, the state does not really put in much money for child care. The federal government puts in money for the subsidy program, but it certainly does not need the need of Dallas, but the local.

372 "Melanie Rubin" (1610079232)  
01:01:25.430 --> 01:01:45.430  
For sport area right now, which is, you know, the Dallas County primarily I think the last I saw we had over 5,000 kids on a waitlist to get that money. So we're really not touching the need from that side. There is an opportunity coming in front of the city of your rights, or there was some legislation that was passed by Senator West.

373 "Melanie Rubin" (1610079232)  
01:01:45.430 --> 01:02:05.430  
That will be in front of the council in February that could allow for a tax abatement for childcare providers from municipal taxes. So, again, tiny, tiny, little, incremental steps. We are still not really addressing how to make this industry work to be able to meet the needs of children and families, but there's a little bit.

374 "Melanie Rubin" (1610079232)  
01:02:05.430 --> 01:02:19.908  
Of effort, and the city does also have a very small program that it runs to, to help subsidize some of the costs and support some of the providers, but definitely nothing touching on the need. Thank you.

375 "jenniffer.allgaier" (514972672)  
01:02:19.908 --> 01:02:29.880  
Also, before we get to Mr Morrow Dustin clarified in the chat that he was asking about coupon for seniors.

376 "jenniffer.allgaier" (514972672)  
01:02:29.880 --> 01:02:49.880  
And Nicole gain clarified or actually made a comment that Julia Juliet founder communities serves both populations and it's correct that there are not many. And so thank you for that clarification and the follow up and can someone.

377 "jenniffer.allgaier" (514972672)  
01:02:49.880 --> 01:02:53.184  
Mr. Morrow.

378 "John Morrow" (1256514304)  
01:02:57.386 --> 01:03:00.706

There we go there, I'm.

379 "Sarah May" (68274688)  
01:03:00.706 --> 01:03:03.208  
Thank you. So.

380 "John Morrow" (1256514304)  
01:03:03.208 --> 01:03:09.750  
Other than the 1170 dollars, initial application fee for a special.

381 "John Morrow" (1256514304)  
01:03:09.750 --> 01:03:14.190  
Uh, use permit, uh.

382 "John Morrow" (1256514304)  
01:03:14.190 --> 01:03:17.910  
And filling out the 2 page form.

383 "John Morrow" (1256514304)  
01:03:17.910 --> 01:03:21.960  
And addressing that quite those questions, what are the other.

384 "John Morrow" (1256514304)  
01:03:21.960 --> 01:03:25.248  
Limitations to having us.

385 "Sarah May" (68274688)  
01:03:25.248 --> 01:03:28.868  
Yeah oh, Jennifer she's in go.

386 "jenniffer.allgaier" (514972672)  
01:03:28.868 --> 01:03:46.910  
I, I'm someone that I'm 1 of the folks that works in the current planning side that processes these zoning applications. And so if I could just address that quickly, just from my own personal experience in working with daycare's childcare facilities that come through for an.

387 "jenniffer.allgaier" (514972672)  
01:03:46.910 --> 01:03:59.580  
And just generally for the process, there's the initial application fee there is, as you mentioned, there's an application that needs to be filled out. But there are a number of, um.

388 "jenniffer.allgaier" (514972672)  
01:03:59.580 --> 01:04:13.230  
Additional pieces of information that has to be obtained and submitted with that. 1 of the biggest ones that ends up being a hurdle for many childcare facilities is that we need a site plan.

389 "jenniffer.allgaier" (514972672)  
01:04:13.230 --> 01:04:33.230



To reflect what's actually occurring on site and we, we had a representative last night from Hart house that's in victory meadow, um, up in the north part of the city and she was actually that was actually 1 of the cases I worked on and they came through and they had, I mean, it's it's a.

390 "jenniffer.allgaier" (514972672)

01:04:33.230 --> 01:04:53.230

Big cost factor for them to hire someone to draft the site plan. They ended up having someone kind of do pro bono for them, because the funds sometimes just were not there, nor was the knowledge to the director of the daycare was trying to kind of go through the process with the city. And, you know, she, she.

391 "jenniffer.allgaier" (514972672)

01:04:53.230 --> 01:05:15.063

Takes care of kids, she doesn't do site plans and permits and all that kind of stuff. So it was really outside of her wheelhouse, but she didn't have the funds to necessarily hire someone. So, she was relying on the kindness of whoever to help her get through the process and it was significantly delayed because of the extra documentation. And.

392 "John Morrow" (1256514304)

01:05:15.063 --> 01:05:18.660

Associated with that so yeah, that 1 was tough because.

393 "John Morrow" (1256514304)

01:05:18.660 --> 01:05:24.510

Wouldn't the site plan include a lot of information that you're going to require?

394 "John Morrow" (1256514304)

01:05:24.510 --> 01:05:31.849

For them to have, um, in order to operate legally, I mean, you know.

395 "John Morrow" (1256514304)

01:05:31.849 --> 01:05:38.203

Fire abatement, et cetera, et cetera. They're gonna have to address that.

396 "jenniffer.allgaier" (514972672)

01:05:38.203 --> 01:05:55.200

Where are they not well, but this was this, this, for example, and what happens a lot of times is these are at existing. These are locations that have existing buildings that they were operating in this case within multi family complex.

397 "jenniffer.allgaier" (514972672)

01:05:55.200 --> 01:06:15.200

So there wasn't really any new building that needed to happen. There wasn't really permitting that needed to be gone through. Um, but the process requires its own site plan and it, it doesn't contain exactly

the same information that you would need for permitting cause. We're really just talking about is the land use appropriate for this.

398 "jenniffer.allgaier" (514972672)

01:06:15.200 --> 01:06:20.640

Your location that's really the extent of what we do at the zoning change process.

399 "jenniffer.allgaier" (514972672)

01:06:24.210 --> 01:06:31.369

Mr. Morrow is muted again. Mr. is muted again. Can someone.

400 "Sarah May" (68274688)

01:06:31.369 --> 01:06:38.048

Oh, I'm sorry, I just unmuted right when he got, let me see.

401 "John Morrow" (1256514304)

01:06:38.048 --> 01:06:43.800

Okay, she'll end it. I'd like to point out that the issue. These are.

402 "John Morrow" (1256514304)

01:06:43.800 --> 01:06:48.720

These are noble causes, but they are businesses in neighborhoods.

403 "John Morrow" (1256514304)

01:06:48.720 --> 01:06:52.500

And for an owner of a home.

404 "John Morrow" (1256514304)

01:06:52.500 --> 01:06:58.200

In a neighborhood, the only input we would have 1 way or the other.

405 "John Morrow" (1256514304)

01:06:58.200 --> 01:07:02.610

Either for or against, or to help form.

406 "John Morrow" (1256514304)

01:07:02.610 --> 01:07:08.160

The, uh, introduction of a childcare facility in the neighborhood.

407 "John Morrow" (1256514304)

01:07:08.160 --> 01:07:12.900

Is through the process otherwise we had no voice at all.

408 "John Morrow" (1256514304)

01:07:12.900 --> 01:07:17.070

And you're putting in commercial business.

409 "John Morrow" (1256514304)

01:07:17.070 --> 01:07:20.910

In a residential district, so, um.

410 "John Morrow" (1256514304)  
01:07:20.910 --> 01:07:24.690  
Like, I say, it's a noble calls, but to remove.

411 "John Morrow" (1256514304)  
01:07:24.690 --> 01:07:28.500  
I process, I think is, uh.

412 "John Morrow" (1256514304)  
01:07:28.500 --> 01:07:36.660  
Is is not really, um, let's put this way. It it is such an onerous  
process that none were turned down last year.

413 "John Morrow" (1256514304)  
01:07:36.660 --> 01:07:40.470  
According to the information you filed city council.

414 "John Morrow" (1256514304)  
01:07:40.470 --> 01:07:44.250  
Back on December the 13th all.

415 "John Morrow" (1256514304)  
01:07:44.250 --> 01:07:50.190  
Submissions were accepted there were probably some that were  
augmented.

416 "John Morrow" (1256514304)  
01:07:50.190 --> 01:07:53.760  
And changed, but they were accepted and if you're running.

417 "John Morrow" (1256514304)  
01:07:53.760 --> 01:07:58.020  
A business I, even though it's on shoe shrinks.

418 "John Morrow" (1256514304)  
01:07:58.020 --> 01:08:06.780  
It can be 24, 7 and even though the proposal is that you can't have  
anybody out playing between hours of 7. 0.

419 "John Morrow" (1256514304)  
01:08:06.780 --> 01:08:09.930  
7, only 10:00:p M and 7:00:00 a. M.

420 "John Morrow" (1256514304)  
01:08:09.930 --> 01:08:13.140  
You can have children come and going and screaming.

421 "John Morrow" (1256514304)  
01:08:13.140 --> 01:08:16.680  
Because I live next to the elementary school, and I know what that's  
like.

422 "John Morrow" (1256514304)  
01:08:16.680 --> 01:08:21.840  
All the way up to 10:00:p M, Monday through Sunday through Sunday.

423 "John Morrow" (1256514304)  
01:08:21.840 --> 01:08:25.860  
So, like I say, I think this is a noble thing.

424 "John Morrow" (1256514304)  
01:08:25.860 --> 01:08:32.370  
I think adding the 2 together and makes lots of sense for the city and for the administration thereof.

425 "John Morrow" (1256514304)  
01:08:32.370 --> 01:08:36.270  
Adding 10 to 12 people to homecare.

426 "John Morrow" (1256514304)  
01:08:36.270 --> 01:08:46.710  
Uh, I think this is what you call it for daycare, uh, without an seems to work fine, but when you get up to a larger size facility.

427 "John Morrow" (1256514304)  
01:08:46.710 --> 01:08:53.520  
Uh, then you've got, you've got issues that, uh, impact the neighborhood.

428 "John Morrow" (1256514304)  
01:08:53.520 --> 01:08:57.600  
And, uh, I think it's appropriate for.

429 "John Morrow" (1256514304)  
01:08:57.600 --> 01:09:03.300  
Resident of neighborhoods to have some kind of input if they want to have input.

430 "John Morrow" (1256514304)  
01:09:03.300 --> 01:09:09.120  
With regards to a commercial facility, even though it's not making any money.

431 "John Morrow" (1256514304)  
01:09:09.120 --> 01:09:15.870  
Uh, to be in their neighborhood, um, it may not affect any, or it may affect you.

432 "John Morrow" (1256514304)  
01:09:15.870 --> 01:09:20.460  
Hardly be there, um, but I am very much aware.

433 "John Morrow" (1256514304)  
01:09:20.460 --> 01:09:23.550

Of the daycare facility, um.

434 "John Morrow" (1256514304)

01:09:23.550 --> 01:09:29.820

Which was in Dallas and Hon park University School district.

435 "John Morrow" (1256514304)

01:09:29.820 --> 01:09:34.050

Run and a 2.25Million Dollar home.

436 "John Morrow" (1256514304)

01:09:34.050 --> 01:09:39.690

And these people charging were 1600 dollars a child per month.

437 "John Morrow" (1256514304)

01:09:39.690 --> 01:09:48.450

So, it may be designed to address perhaps a lower social economic, uh, area. So to speak.

438 "John Morrow" (1256514304)

01:09:48.450 --> 01:09:55.170

Because that's the kind of the banner I counted here, but that doesn't mean that that's necessarily what's going to happen.

439 "John Morrow" (1256514304)

01:09:55.170 --> 01:09:59.700

So, like I say, uh, it's a noble action.

440 "John Morrow" (1256514304)

01:09:59.700 --> 01:10:05.910

But I think we should keep the process and I know I'm, I'm, um.

441 "John Morrow" (1256514304)

01:10:05.910 --> 01:10:14.610

This is not the forum to bring this up, but, uh, it's the before city council members but, uh, anyway, I wanted to, um.

442 "John Morrow" (1256514304)

01:10:14.610 --> 01:10:19.064

To make my my my case. It's true. And.

443 "Sarah May" (68274688)

01:10:19.064 --> 01:10:25.386

Made her case, thank you. Thank you so much. And we do appreciate you coming, you know.

444 "jennifer.allgaier" (514972672)

01:10:25.386 --> 01:10:31.071

And hearing your planning session that's that's what we're here for. So yeah.

445 "Sarah May" (68274688)

01:10:31.071 --> 01:10:41.225

Absolutely, thank you for coming. And I think we have 2 other hands raised is what I heard from the moderators so I'll let Jennifer take it away.

446 "Mangwiro-Johnson, Chalonda" (1703489792)

01:10:41.225 --> 01:10:49.440

Who's name is Thomas buck um, and I'll take you off of mute.

447 "Thomas Buck" (1058281472)

01:10:56.880 --> 01:10:59.200

I can.

448 "Sarah May" (68274688)

01:10:59.200 --> 01:11:01.861

Can you hear me? Yes.

449 "Thomas Buck" (1058281472)

01:11:01.861 --> 01:11:20.330

I can hear you, I, thank you, Sarah and staff for I make ourselves available today and last night I hope it went well, last night. Um, I'm glad to see a lot of people in attendance at this meeting. Um, much more than Paul release meeting. That was held last week. Um, I have a question concerning the.

450 "Thomas Buck" (1058281472)

01:11:20.330 --> 01:11:29.610

Service and industrial zoning districts and why, uh, there's, uh, you want to continue using a special use permit is that to protect? Obviously.

451 "Thomas Buck" (1058281472)

01:11:29.610 --> 01:11:36.463

Family's children from going into these areas that pose a potential threat that could pose.

452 "Sarah May" (68274688)

01:11:36.463 --> 01:11:42.330

A potential for it yes, in a nutshell. That's correct. Uh, currently they're allowed by right?

453 "Sarah May" (68274688)

01:11:42.330 --> 01:11:51.180

In commercial services and industrial zoning districts, but, um, since those are the districts where a lot of, um, freight.

454 "Sarah May" (68274688)

01:11:51.180 --> 01:11:58.590

Trucks and industrial users are supposed to occur. We didn't think it was really the best.

455 "Sarah May" (68274688)

01:11:58.590 --> 01:12:18.590

Plan or that, you know, um, caring for these vulnerable populations really make the best neighbors. Um, so that's why, um, you know, the original recommendation was just to prohibit it because if it really is a good candidate for some other.

456 "Sarah May" (68274688)

01:12:18.590 --> 01:12:38.590

Zoning because we have lots of zoning in Dallas that are so that's zoned industrial, but they're full of neighborhoods. Um, then, obviously, they could change their zoning to a district. That allowed. That may be more appropriate. Um, but the idea was to, um, protect the vulnerable populations. And, um, encourage them to.

457 "Sarah May" (68274688)

01:12:38.590 --> 01:12:44.878

Not be surrounded by, um, a lot of air pollution and other, um.

458 "Thomas Buck" (1058281472)

01:12:44.878 --> 01:12:47.981

Possible dangers sure. So.

459 "Sarah May" (68274688)

01:12:47.981 --> 01:12:57.001

It seems that counsel maybe is not willing to apply the there. So they might they most likely will continue to be allowed by.

460 "Thomas Buck" (1058281472)

01:12:57.001 --> 01:13:01.890

Right. Got it. So it is it a housing.

461 "Thomas Buck" (1058281472)

01:13:01.890 --> 01:13:09.780

Could it be a housing initiative to incentivize businesses in industrial zones that do not pose a potential threat to.

462 "Thomas Buck" (1058281472)

01:13:09.780 --> 01:13:13.740

Um, to encourage.

463 "Thomas Buck" (1058281472)

01:13:13.740 --> 01:13:19.920

Their facilities to be placed next to them I asked because my limited research.

464 "Thomas Buck" (1058281472)

01:13:19.920 --> 01:13:26.040

Work workforce parents are the most affected by this right? Especially single workforce parents.

465 "Thomas Buck" (1058281472)

01:13:26.040 --> 01:13:29.520

And to have care facilities, closer to where they work.

466 "Thomas Buck" (1058281472)  
01:13:29.520 --> 01:13:32.610  
I think would be essential to them.

467 "Thomas Buck" (1058281472)  
01:13:32.610 --> 01:13:46.500  
And so that they can drop them off, it can be close to them or they could have lunch with them if they want. Um, I think it's, it's from what I've read. A lot of workforce families are not being able to work because.

468 "Thomas Buck" (1058281472)  
01:13:46.500 --> 01:13:56.010  
There's not enough care facilities and they have to stick they have to do it themselves. Right? So, anyway, any way to incentivize or encourage.

469 "Thomas Buck" (1058281472)  
01:13:56.010 --> 01:14:11.220  
You know, these, these care facilities to work in these zones in, in commercial service and industrial zones that do not pose a potential threat. So, I know that's probably, you know, there's some gray area there. Uh, I think would be essential.

470 "Thomas Buck" (1058281472)  
01:14:11.220 --> 01:14:15.120  
Um, my next question is, uh.

471 "Thomas Buck" (1058281472)  
01:14:15.120 --> 01:14:21.810  
In areas of Dallas county that are historical and mark.

472 "Thomas Buck" (1058281472)  
01:14:21.810 --> 01:14:25.200  
Districts conservation districts and.

473 "Thomas Buck" (1058281472)  
01:14:25.200 --> 01:14:33.001  
Those that are, uh, neighborhood stabilization that have neighborhood stabilization overlays. Are they exempt from these changes?

474 "Sarah May" (68274688)  
01:14:33.001 --> 01:14:44.490  
Code changes, um, it all depends on how each 1 of those are structured. Um, a lot of those have a specific lists of permitted uses in those.

475 "Sarah May" (68274688)  
01:14:44.490 --> 01:14:52.740



Essentially their own zoning district, so, um, if it just refers to our base code for the permitted uses.

476 "Sarah May" (68274688)

01:14:52.740 --> 01:15:04.197

It would the code amendments that are being proposed, would apply to them, but if it says, um, the only use is allowed here, single family in church, then those are the only uses that.

477 "Thomas Buck" (1058281472)

01:15:04.197 --> 01:15:12.090

Loud there got it, so mostly it's neighborhood associations in those areas not designated as a.

478 "Thomas Buck" (1058281472)

01:15:12.090 --> 01:15:17.479

District or or association that will be impacted by this.

479 "Sarah May" (68274688)

01:15:17.479 --> 01:15:26.250

I'm not sure about that. I'm sure there's also private deed restrictions in some neighborhoods of the city and, and they could.

480 "Sarah May" (68274688)

01:15:26.250 --> 01:15:39.240

Probably say in your private section, like, the only thing you can do here is have a house. Um, even though the zoning may allow more uses, but that would be a private civil matter between.

481 "Sarah May" (68274688)

01:15:39.240 --> 01:15:44.100

Those, uh, homeowners and and whoever that future.

482 "Thomas Buck" (1058281472)

01:15:44.100 --> 01:16:00.780

Property owner might be. Okay. And, you know, I know there's been a lot of conversation recently with overhauling developmental code to encourage a wide variety of housing and single family zones. Basically kind of eliminating single family zones.

483 "Thomas Buck" (1058281472)

01:16:00.780 --> 01:16:04.710

If approved, like, if this passes 2 years from now or whatever.

484 "Thomas Buck" (1058281472)

01:16:04.710 --> 01:16:09.420

You're 2 years from now, how does that retroactively affects.

485 "Thomas Buck" (1058281472)

01:16:09.420 --> 01:16:16.204

These care facilities working in single family zones. Well, but would not be single family zones.

486 "Sarah May" (68274688)  
01:16:16.204 --> 01:16:33.270  
I know that when I W, when we started the meeting, we, they hadn't even begun the, the briefing to council just to kind of throw out some ideas. Um, which is what I think you're referring to, which has been called.

487 "Sarah May" (68274688)  
01:16:33.270 --> 01:16:50.070  
Eliminating single family, zoning districts I don't think that's likely to happen in Dallas just for politics reasons they might encourage, or might add some other options within our single family districts, or they might create a whole new zoning district.

488 "Sarah May" (68274688)  
01:16:50.070 --> 01:16:53.820  
But, um, really that whole discussion.

489 "Sarah May" (68274688)  
01:16:53.820 --> 01:16:59.940  
Is like in phase 0 it it hasn't even started a process yet. So.

490 "Sarah May" (68274688)  
01:16:59.940 --> 01:17:06.135  
Um, right now we're just talking about these uses and the zoning districts we have right now.

491 "Mangwiro-Johnson, Chalonda" (1703489792)  
01:17:06.135 --> 01:17:11.850  
And our last question, or comment is from.

492 "Mangwiro-Johnson, Chalonda" (1703489792)  
01:17:11.850 --> 01:17:14.940  
Of it, I will, um.

493 "Mangwiro-Johnson, Chalonda" (1703489792)  
01:17:14.940 --> 01:17:21.390  
I'm mute, you.

494 "offutt" (899701760)  
01:17:21.390 --> 01:17:30.150  
Thank you, um, going back to 1 of the.

495 "offutt" (899701760)  
01:17:30.150 --> 01:17:35.250  
Issues that completed this tomorrow, brought up, um.

496 "offutt" (899701760)  
01:17:35.250 --> 01:17:41.700  
Those hours while they seem innocent enough, if you.

497 "offutt" (899701760)  
01:17:41.700 --> 01:17:47.820  
Within a single family neighborhood on a single family street. Those aren't.

498 "offutt" (899701760)  
01:17:47.820 --> 01:17:53.040  
Uh, hours that really work with.

499 "offutt" (899701760)  
01:17:53.040 --> 01:18:08.220  
People living, just living in their house. The other part of that is my concern about the classical lack of days ago attitude about the parking and traffic. That seems to be.

500 "offutt" (899701760)  
01:18:08.220 --> 01:18:21.090  
Yeah, you only have 10 kids, but that's 10 extra parking spaces. Um, and particularly in the inner city where our streets are Greenway narrow.

501 "offutt" (899701760)  
01:18:21.090 --> 01:18:29.940  
Um, so eliminating the requirement for single family.

502 "offutt" (899701760)  
01:18:29.940 --> 01:18:38.220  
Zoning it seems to me it to be just an additional attack. Um.

503 "offutt" (899701760)  
01:18:38.220 --> 01:18:47.091  
People who want who have chosen and invested to live in single family homes in Dallas.

504 "Sarah May" (68274688)  
01:18:47.091 --> 01:18:56.710  
Thank you for those comments. All right we are about 18 minutes overdue on our hour um, to London.

505 "jenniffer.allgaier" (514972672)  
01:18:56.710 --> 01:19:08.810  
Oh, okay. Hold on. I made a promise to someone in the chat that we've got 2 really quick questions. And that's the absolute end of the really quickly.

506 "jenniffer.allgaier" (514972672)  
01:19:08.810 --> 01:19:19.656  
From Christine Hopkins, what is the largest childcare facility that would be allowed in a residential neighborhood without an if the rules change as proposed.

507 "Sarah May" (68274688)

01:19:19.656 --> 01:19:27.960

Um, I would just say that that would be based on a lot of factors that, um.

508 "Sarah May" (68274688)

01:19:27.960 --> 01:19:44.760

You know, I can't even estimate. Um, so I think the interior space has to have at least, um, 30 square feet per child and that excludes your hallways your bathrooms. Um, whenever we have wall mounted furniture.

509 "Sarah May" (68274688)

01:19:44.760 --> 01:20:04.650

Um, and your exterior play areas have to be at least 80 square feet in that can exceed 25% I think, of the interior space. So there's a, there's a lot of ratio differences not to mention. Um, as we've heard from other speakers, it's really difficult to get qualified staff.

510 "Sarah May" (68274688)

01:20:04.650 --> 01:20:09.480

Um, and at the staffing ratios, which I want to say.

511 "Sarah May" (68274688)

01:20:09.480 --> 01:20:22.110

When my kids were infants, it was like, uh, 1 staff person for every 2 infants or something like that. And, um, and I was paying 1200 dollars a month in Dallas.

512 "Sarah May" (68274688)

01:20:22.110 --> 01:20:27.240

Um, for full time, childcare, um, I never saw anything that was opened pass.

513 "Sarah May" (68274688)

01:20:27.240 --> 01:20:37.484

7 o'clock to be honest. Um, but, um, I don't know if we have time to hear from miss Rubin. She turned on her camera. So, I mean, I, I think she might have.

514 "jenniffer.allgaier" (514972672)

01:20:37.484 --> 01:20:47.240

Have some answers I don't know. I was just going to add real quick too, while we get her unmuted, but there's also going to be restrictions about the number of of floor levels that you can have.

515 "jenniffer.allgaier" (514972672)

01:20:47.240 --> 01:21:07.240

Because certain age children need to be on the ground floor there's ADA requirements and then if you consider the fact that it's going to be within whatever, if it's in in our district, for example, it's going to be on a comparably sized lot and it's going to meet the same size and set back requirements, all the same development standards. So you'll be.

516 "jenniffer.allgaier" (514972672)  
01:21:07.240 --> 01:21:12.030  
To build basically single story, maybe to story.

517 "jenniffer.allgaier" (514972672)  
01:21:12.030 --> 01:21:28.140  
Within a certain limited portion of the property based on coverage, limitations, imposed by the, the code amendment. And then also based on the fact that the state and whatever requires certain limitations to.

518 "jenniffer.allgaier" (514972672)  
01:21:28.140 --> 01:21:46.170  
What floor certain ages can be on, but that's that doesn't necessarily but I think the follow up in the chat was, is there a cap on the number of children? There is not a cap on the number of children. That's part of the code amendment. It's just, it's going to be based on.

519 "jenniffer.allgaier" (514972672)  
01:21:46.170 --> 01:21:53.221  
Other factors that, you know, the, the size and development standards, and then whatever state regulations happen. And I've seen this.

520 "Melanie Rubin" (1610079232)  
01:21:53.221 --> 01:22:14.390  
Unmute it now no, I mean, you guys gave exactly accurate information. I mean, by state standards, that that is the square footage requirements so it does automatically limit you by numbers of children. But I actually would ask stop if, if it needed to have a upward limit seeing that the intention of this is not to.

521 "Melanie Rubin" (1610079232)  
01:22:14.390 --> 01:22:25.179  
Have any big programs that are disruptive to neighborhoods, but rather to meet the needs, would an amendment to the code amendment that limited it to under a certain number of children be possible.

522 "Sarah May" (68274688)  
01:22:25.179 --> 01:22:46.100  
Explain it couldn't come from staff, it has to come from counsel to do that, but, um, every time we're regulating the development code, um, kind of 1 of the earlier slides is we have to make sure that there's a land use rationale, uh, in any, um, restrictions. We put in zoning or else, it could be challenged in the courts.

523 "Sarah May" (68274688)  
01:22:46.100 --> 01:22:56.460  
So there has to be some strong, direct proportional, um, relationship to limiting the capacity.

524 "Sarah May" (68274688)  
01:22:56.460 --> 01:23:06.697  
Of childcare facilities in residential districts. Um, and so I, I  
can't think of any direct ladies rationale to do that when we have.

525 "Melanie Rubin" (1610079232)  
01:23:06.697 --> 01:23:16.460  
Ratio state mandated ratios and and that would just add to that. There  
are so many minimum standards. I mean, you're right it's, you know  
what, 4 you can be on how many exits.

526 "Melanie Rubin" (1610079232)  
01:23:16.460 --> 01:23:27.503  
Or how many thinks there are I mean, there's thousands of of standards  
that will very much limit what you can do in in these smaller  
operations.

527 "jenniffer.allgaier" (514972672)  
01:23:27.503 --> 01:23:49.310  
Thank you all very much. The last question I'm just going to go ahead  
and answer with a yes, it's from Karen. Robert if this change allows  
no and multi family areas with the challenge, be eliminated for  
hothouse. The answer to that is, yes, because they were in a multi  
family development already in a multi family zone.

528 "jenniffer.allgaier" (514972672)  
01:23:49.310 --> 01:24:00.690  
Area and so, if the requirement were eliminated in a multi family  
areas, then they would have avoided several months process with us and  
could have gone directly to.

529 "jenniffer.allgaier" (514972672)  
01:24:00.690 --> 01:24:13.860  
Whatever other city departments they needed to take care of business  
with so yes, and then we do see the rest of your comments and  
questions in the chat they're recorded and we will.

530 "jenniffer.allgaier" (514972672)  
01:24:13.860 --> 01:24:17.875  
Um, get to those as we timely can.

531 "Sarah May" (68274688)  
01:24:17.875 --> 01:24:37.460  
So, with that, I think we are wrapped up and, uh, again, if, if you  
also have the link to that, um, common form, we still would love to,  
um, gather as many comments as possible. We'll be sharing those with  
the council districts. Um.

532 "Sarah May" (68274688)  
01:24:37.460 --> 01:24:44.550  
And just we really appreciate your time and and your concern and, um,  
we really do.

533 "Sarah May" (68274688)  
01:24:44.550 --> 01:24:50.850  
Thank you all for all of your time and effort no matter where you fall  
in the spectrum. Um, so just.

534 "Sarah May" (68274688)  
01:24:50.850 --> 01:24:54.450  
Thank you all again. All right. Y'all have a great rest of your day.

535 "Sarah May" (68274688)  
01:24:54.450 --> 01:25:01.920  
Oh, and we will be posting this online on our website for that  
daycares. Um, a recording of this, and the presentation.

536 "Sarah May" (68274688)  
01:25:01.920 --> 01:25:06.779  
Thank you.

537 "Melanie Rubin" (1610079232)  
01:25:06.779 --> 01:25:11.670  
Okay.