

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010

AGENDA PUBLIC HEARING ITEM: #7- SU101101 – Specific Use Permit – 5103 Magna Carta Boulevard (City Council District 6).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit for a child daycare facility on approximately 0.3 acres. The site is currently zoned Planned Development District-114A (PD-114A) and is located north of W. Camp Wisdom Road on the west side of Magna Carta Boulevard. The owner is SAR Camp Wisdom Plaza L.P. and the applicant/agent is Marketta Nimo.

Mrs. Elliott stated this request is for a Specific Use Permit for a child daycare facility to locate in the suite of an existing 16,000 square foot building on 1.86 acres. The daycare will be located in Suite 110, which encompasses 5,800 square feet of the overall building area. The outdoor play area will include 1,500 square feet of what is currently parking area. The owner plans to leave the exterior of the building in its current condition. The property is vested to previous landscape requirements, since the applicant will not be enlarging the footprint of the building. The interior of the building will be improved to provide additional restroom hand washing sinks, and partitions. The suite was previously used as a child recreation center called Doogoo Land.

The proposed childcare use will require ten parking spaces and two accessible parking spaces. The Site Plan shows 79 total spaces for the site, excluding three spaces for the play area. The proposed use will leave 67 spaces for other retail uses. The other 10,000 square feet of retail space will require about 36 spaces.

According to the operational plan, the name of the facility will be Rising Stars Christian Academy. The hours of operation will be 6:00 a.m. to 7:00 p.m., Monday through Friday. The estimated capacity will be about 100 children in care. These children will range in age from 6 weeks to 12 years of age. There will be about 15 caregivers or more in the facility, depending on the number of children. The facility will also include before and after school care for school age children. Transportation will be provided to the students by trained and licensed staff. The applicant has contacted the Texas Department of Health and Humans Services and understands the state requirements for providing transportation services for children.

Food will be prepared on-site and the kitchen will meet state and local requirements for a commercial kitchen. Breakfast will be served at 7:00 am, lunch will begin at 11:00 am, and the afternoon snack will be served at 2:30 pm.

The outdoor play area in the back of the building will be fenced in with a six-foot wrought iron fence, which will have two entrances. Everyone will use the main entrance to enter the building. The back door will only be used for emergency purposes and for the kids to enter onto the playground from the inside. Entry and exit doors have been reviewed by the Fire Department and the floor plan reflects the alarm and other safety requirements.

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010

Mrs. Elliott stated no appeals are being requested by the applicant. The Development Review Committee (DRC) recommends full approval of this case as it is in full compliance with all applicable requirements of the Unified Development Code.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

The applicant Marketta Nimo, 5103 Magna Carta Boulevard, Grand Prairie, TX was present representing the case.

Chairman Garrett noted there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Koerth moved to close the public hearing and recommend approval of case SU101101 as presented by staff. The action and vote being recorded as follows:

Motion: Koerth

Second: Waggoner

Ayes: Garrett, Adams, Moss, Koerth, Motley, Waggoner, and Philipp.

Nays: None

Approved: **7-0**

Motion: **carried.**