



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Marilyn Diaz, DDHFC, Inc. dba Little Guys and Gals Montessori

REQUESTED ACTION: Conditional Use Permit to allow a daycare

LOCATION: 1615 Oates Dr.

CASE NUMBER: Z1218-0079

COMMUNITY RESPONSES: One response in opposition, St. Pius X Early Care Center

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a new Conditional Use Permit (CUP) to allow daycare services. The subject property is a 7,400 square foot vacant lease space on a 1-acre tract zoned PD-GR. The surrounding uses are a multifamily residential development, gas station, undeveloped multifamily property, and daycare across Oates Dr.

The vacant daycare facility has previously operated as childcare centers under two different ownerships since 1992. A CUP for La Petite Academy was approved by City Council in 1991 and again for Mesquite Day Care in 2010. A CUP expires when the use is abandoned for longer than six months.

The proposed CUP to allow a daycare is consistent with the future land use designation of the Comprehensive Plan. The subject property already includes amenities to support a daycare facility.

RECOMMENDATION

At the January 14, 2019 meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of a Conditional Use Permit to allow a daycare.