

Memorandum



CITY OF DALLAS

DATE February 9, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **DCA223-002(SM) Development Code Amendment for Adult Day Care Facility, Child-Care Facility, and Day Home Uses**

Summary

This memo is an update on the proposed Code Amendment, item **DCA223-002(SM)**, for Adult Day Care Facilities, Child Care Facilities, and Day Home Uses. The item is a *public hearing to receive comments regarding consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b)(7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes, and an ordinance granting the amendments*

The item was moved from City Council on December 13, 2023, to the February 14, 2024, City Council meeting to allow time for more outreach to the community and any other interested stakeholders and to allow staff to gather more information about the demand for such facilities in Dallas.

Update on Outreach and Data

Since the City Council meeting on December 13, 2023, Planning and Urban Design (PUD) staff conducted the following actions to respond to City Council direction for more outreach and more information:

- Created a dedicated [webpage](#) with information regarding the code amendment;
- Created a [Fact Sheet](#), in both English and Spanish, and distributed to the general public via all PUD social media channels and in conjunction with City Council Member Offices;
- Briefed the Senior Affairs Commission on [January 29, 2024](#).
- Conducted two listening sessions on [January 30, and 31, 2024](#). [Staff presentation](#) and video recordings are on the dedicated website.
 - o Each session began with a presentation, transitioned to period for public comments, and concluded with a question and answer session.
 - o Approximately 80 people attended the listening sessions, evenly split between the two days and included perspectives in support and opposition to the proposed changes.

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- Those in support expressed a need for day care facilities and options in Dallas, and provided examples and testimonies.
- Those in opposition cited concerns about traffic, a general feeling that the SUP process was their only opportunity to stop a day care from opening in their neighborhood, and that day cares should be located near employment centers instead of in neighborhoods.
- Held meetings and discussions with experts and operators to gather more data about the operation, demand, and needs for such facilities.

Please contact Andrea Gilles, Director of the Department of Planning and Urban Design at (469) 918-4026 or Andrea.Gilles@dallas.gov if you have any questions or concerns.



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Assistant City Manager

c: Tammy Palomino, City Attorney
Mark Swann, City Auditor
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Preston Robinson, Administrative Judge
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