Planning Commission
Work Session
Agenda Item 2.a.

Agenda Item: **SPECIAL EXCEPTION – SE #26-03, 310 Missouri Avenue, to consider a special exception to permit a home-based daycare use within the R-10, Residential Single-Family District.**

Meeting Date: June 8, 2026

Category: Public Hearings

Prepared by: Aaron Zoellick, Zoning Services Specialist

Description:
This is an application for a special exception to permit a home-based child daycare use within the R-10, residential single-family district. The proposed use will increase the maximum number of children enrolled per day from 7 to 12, and expand the hours of operation to 6:00 a.m. to 10:00 p.m. The 11,572 square-foot lot is located on Missouri Avenue between Stuart Court and Mississippi Drive.

Background/Timing Impact:
The applicant currently operates a home-based daycare for up to 7 children under Zoning Inspection Permits (ZIP) #26-008 and #26-013.

Fiscal Impact:
N/A

Legal Impact:
N/A

Staff Recommendation/Next Steps:
Withholding a recommendation pending additional information from the applicant and input from the Planning Commission.

Attachments:
1. SE #26-03 Staff Report
2. 310 Missouri Avenue, Barbara Lopez Otero - Daycare (4-23-26 Pre-Appl)
3. 310 Missouri Avenue-pre-application summary notes