
CITY OF PORT LAVACA

MEETING: March 07, 2022 **AGENDA ITEM** _____

DATE: 02.24.2022

TO: PLANNING BOARD

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a conceptual daycare. To be located to at 511 S. Virginia.

The applicant, Kimberly Riley, has owned and operated Ladybug Preschool for 14.5 years in Port Lavaca. This current daycare is located at 515 N. Virginia Street, and Kimberly is proposing to relocate to be an in-home daycare provider to be located at 511 S. Virginia Street. Kimberly intends to keep her current hours of operation which are from 7:00 am to 5:30 pm. The intent is to have a smaller in-home daycare with approximately seventeen (17) children instead of her commercial/retail space as her daycare in the retail/commercial corridor of Virginia. Her proposed new location is a single-family residential home. The home does have a long driveway to accommodate the drop-off and pick-up of the children in her care. She will schedule the drop-offs and pick-ups with the parents to not fill the driveway space. Kimberly is an experienced licensed childcare provider with a positive long-standing history as a business owner in childcare services in Port Lavaca. Her business is an in-demand service for Port Lavaca families.

Kimberly is currently state, and county licensed at her existing daycare. She will continue to maintain compliance with all state and local licensing criteria.

The following is Kimberly's narrative of her daycare business proposal:

I have a bachelor degree in Interdisciplinary Studies with specializations in early childhood and reading. I have over 30 years experience in the field of education. I ran my school at 1400 N. Virginia, presently Donut Palace for 4 years. I then moved to a home at the corner of Austin and Commerce streets for 8.5 years, 401 South Commerce. (Hurricane Harvey did several thousand dollars worth of damage to my business.). I am currently located at 515 N. Virginia Street, previously Sandy and Co.

I have been very successful as a business owner and have provided childcare to thousands of families in Port Lavaca.

I am seeking to relocate to a home again. I like the idea of a home environment for the children. I would like to have a smaller school of around 17 children, depending on state licensing permit. I am currently paying a rent of \$4000.00 per month. In order to provide parents with reasonable costs, I only charge \$100.00/week which includes breakfast, lunch, and snacks/milk. I also provide preschool for the children, ages 18 months to 5 years of age. I know it is a good investment to

CITY OF PORT LAVACA

purchase a home and would be much more affordable. I have found the perfect home at 511 S. Virginia. I plan to keep my current hours, 7 am to 530 pm.

I am providing a very important service to the working parents of our city. I need a place that I can afford, and a home environment is best for the children in a small group setting. Please approve my request for the children, working parents, and myself as a business owner who strives to help our community.

I already have a permit from the state of Texas licensing. I will just need to change my address and number of children in care.

The following are sites for daycare compliance:

Texas Health and Human Services - Minimum Standards for Child-Care Centers

<https://www.hhs.texas.gov/sites/default/files/documents/doing-business-with-hhs/provider-portal/protective-services/ccl/min-standards/chapter-746-center-s.pdf>

Texas Health and Human Services - Texas Childcare Licensing

https://www.dfps.state.tx.us/child_care/

Victoria County Health Department - Environmental Services for all of your food permitting regulations for your child care food program.

<https://www.vcphd.org/page/health.environmental.home>

The Fire Department will do an inspection to establish occupant load and fire protection measures.

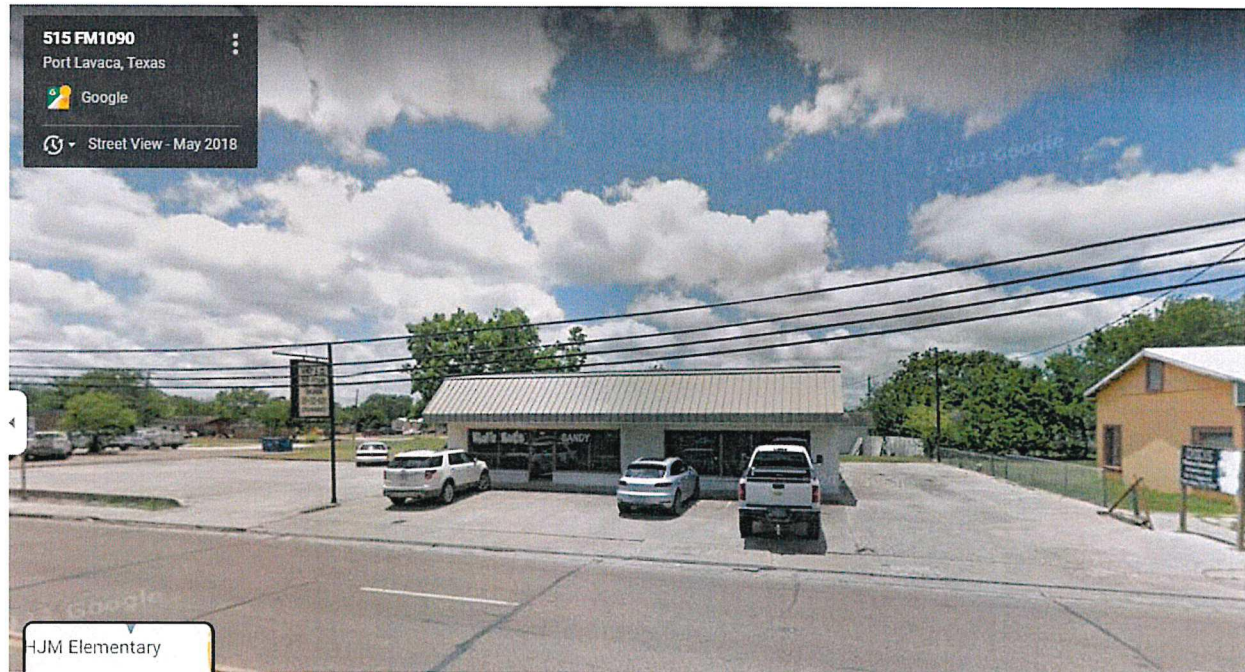
Staff Recommendation: APPROVAL

Approval of a conceptual daycare. To be located at 511 S. Virginia.

Attachments:

- Google Maps
- Emails

Current Location



Proposed New Location



Ladybug Preschool

Capacity 15-20 children (depending on state permit)
Open from 7:00 am to 5:30 pm.

Ages 18m. - 8 years old (according to permit)
I am a preschool so my students are
18 months to 5 years of age.

parking plan :

parents will park to the right of home.

Parents will complete a schedule of
drop-off + pick-up times. There will
only be 2-3 parents present at
certain, designated times.

Employees, myself + one aide will park
to right of home, closest to back fence.

I will have a driveway installed for
parking.

Kimberly Riley

K. Riley

2/8/14/2022
K

360 Property View

511 S Virginia Street, Port Lavaca, Texas 77979

MLS #: 457032

Listing

MLS #: 457032 (Active)

List Price: \$125,000

511 S Virginia Street Port Lavaca, TX 77979



Residential Single Family

List Price: \$125,000

Orig Price: \$135,000

Price/SQFT: \$139.51

County: Calhoun

Elem. School:

High School:

Style: A-Frame

Stories: One

Bedrooms: 2

Full Baths: 1

Half Baths: 0

Apx SqFt: 896

Source SqFt: Appraisal District

Construction Status: Complete Construction

Pool: None Pool Features:

Spa/Hot Tub Desc: No

First Right Refusal Option: N/A

Subdivision: Port Lavaca Original Townsite

School District: Calhoun County ISD

Middle School:

Waterfront: No

Apx Acreage: 0.185

Lot Dimensions:

Year Built: 1953

Year Built Src: Appraisal District

Zoning:

Appraisal District

Schedule a Showing

Recent: 01/31/2022 : PRC DECR : \$129,500->\$125,000

Legal Description: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 29, LOT 4 & PT 5

Property ID: 17260

Geo ID: S000100290000200

Lot/Block: 4/29

Res Flooded: No

Manufactured Allowed:

In City Limits:

ETJ:

Builder Name:

Access:

Estimated Completion Date:

FEMA Flood Plain: Unknown

Front Faces:

Horse Allowed:

Restrictions:

Horses Alwd:

Soil Type:

Sprinkler System:

Room

Level Dimensions

Bedroom

Owner(s) Legal Name: STONE GABLE INVESTMENTS LLC

ByrAgyComp: 2.5%

Sub Agy Comp: 1.5%

Earnest Money: \$1,350.00

Also For Rent:

Additional MLS#:

Currently Leased: No

HOA: None

HOA Management Co Name:

HOA Amount:

HOA Transfer \$:

HOA Phone:

HOA Term:

HOA Name:

HOA Website:

HOA Fees Incl:

Documents on File: Lead Based Paint Addendum, Seller's Disclosure

Sale Type: Resale

Acceptable Financing: Cash, Conventional, FHA, Owner Financing, VA

Possession: Closing, Funding

Short Sale:

Var Compensation: No

Prospects Exempt: No

Auction YN:

Intermediary: Yes

Agent Disclosure:

Commission Payable:

Community Web:

Exemptions:

Resale Certificate Fee:

Listing Type:

Exclusive Right to Sell

Multiple PID #'s:

Security Dep Amt:

Security Deposit Paid To:

Sale Type:

Resale

Tax Annl Amt: \$971

Tax Year: 2021

Taxed by Mult Counties:

Estimated Tax:

Tax Rate: 2.56

Water Access:

Interior Feat: None

Kitchen Feat: Solid Counter Tops

Master Bed Desc: Ceiling Fan

Appliance/Equip: Range-Electric

Constr Materials: Wood

Carport: None

Carport:

Garage: None

Roof: Shingle-Composition

Foundation: Pillar/Post/Pier

Gated Community YN: No

Laundry: Dryer Connection Elec, Washer Connection

Fireplace: None

Exit

(12x12)
Classroom #3

nap area +
diaper changing
area

Bathroom

Exit

896 ft²

(10x11)
Classroom #4

to be used for
7:00 am arrivals

Hall

Kitchen

Storage
area

(12x13)
Classroom #2
(ages 18m. - 2 yrs.)
(centers)

(14x16) #1
Classroom
(Ages 3+ 4 yr. olds)
(centers + classroom)

Exit

Relocation: Driveway
Brauer Community Center =

Victoria County Public Health Department

2805 N. Navarro Victoria TX 77901
(361) 578-6281



Public Health
Prevent. Promote. Protect.

ENVIRONMENTAL HEALTH SERVICES

Calhoun County

2022 Permit

**This is to Certify That
Ladybug Preschool**

PL-411

has complied with the rules and regulations of this Department and is hereby granted
this PERMIT which entitles named establishment to conduct operations as at: Calhoun Co. Day Care Facility

Street: **515 N. Virginia St**

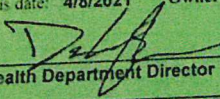
City: **Port Lavaca TX**

Zip: **77979**

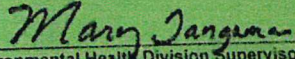
This PERMIT shall remain in full force until: **5/31/2022**

or unless revoked sooner for non-compliance of the rules and regulations of the County's Health Department.

Issued this date: **4/8/2021** Owner(s): **Kim Riley**



Health Department Director



Environmental Health Division Supervisor



220 KB

TEXAS HEALTH AND HUMAN SERVICES COMMISSION**CHILD CARE LICENSING**

This is to certify:

Kimberly Riley
22 REDFISH WAY
PORT LAVACA, TX 77979 -5338

has been issued a License to operate as a
Licensed Child Care Program
Under the provisions of Chapter 42, Human Resources Code.

Located at:

Ladybug Preschool
515 N VIRGINIA ST
A
PORT LAVACA, TX 77979

Ages:
Toddlers, Pre-Kindergarten, School

Total Capacity: 85
Infant Capacity: 0

License Number: 1708243**Issuance Date:** November 30, 2020

Cecile Erwin Young, Executive Commissioner**Attention:**

- . This permit must be posted in a prominent place on premises where parents and others may see it during operating hours.
- . This permit is non-transferable and shall remain in effect until it expires, the Texas Health and Human Services Commission revokes or suspends it, or the Holder surrenders it.

Parents:

To verify the status of this permit or to check the compliance history, please call your local licensing office or visit www.txchildcaresearch.org.

