

A. Hold a public hearing and take action on [Zoning Amendment – Group Residential Facilities](#), an amendment to Chapter 125 of the Code of Ordinances related to the regulation of group residential facilities.

Ryan Granata presented for the City of League City.

State and federal laws do give some opportunity to regulate uses, but there are limitations. The Americans with Disabilities Act (ADA) protects the use of residential structures that are classified as disabled group dwellings. Homeless shelters and half way houses are not protected by ADA. Also, emergency shelters (ex: violence shelters), are being recommended to be allowed in multi-family and commercial zones by right.

Marc Edelman voiced concerns with methadone centers for heroin addicts in residential areas. Also, Marc Edelman wants to make sure that homeless shelters are not being used for human trafficking.

A discussion was held.

Richard Werbiskis spoke for the City of League City regarding zoning issues, restricting areas where specific types of group homes will be allowable, and addressing concerns of the commission.

Ron Wicker commended the City's work on this Zoning Amendment.

Richard Werbiskis commented that Ryan Granata did the majority of the work on this Zoning Amendment.

Eric Froeschner opened the public hearing at 6:17PM.

There were no speakers for the public hearing.

Eric Froeschner closed the public hearing at 6:18 PM.

Marc Edelman moved to approve Zoning Amendment – Group Residential Facilities.

Kimberlee Prokhorov seconded the motion.

Motion passed 6-0-0.

B. Hold a public hearing and take action on [Zoning Amendment – Average Setback](#), an amendment to Chapter 125 of the Code of Ordinances related to the allowance of an average setback in developed blocks.

Ryan Granata presented for the City of League City.

This ordinance would add a new section to the ordinance that would allow for average setbacks on developed lots. Calculation would be determined by the average of improved lots on the blocks, using structures on the same side of the street, not to exceed 250 feet.

A discussion was held.

Eric Froeschner opened up the public hearing at 6:30 PM.

There were no speakers for the public hearing.

Eric Froeschner closed the public hearing at 6:30 PM.

It was noted by two commissioners that the current ordinance allows for variances to be issued for cases similar to what the ordinance is proposing and that the ordinance may be allowing new construction with unintended detrimental impacts.

Shane Hamilton motioned to approve Zoning Amendment – Average Setback.