



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 15-0158

Agenda Date: 3/10/2015

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Agenda Item

Title

Hold a public hearing on amendments to Chapter 125 of the Code of Ordinances of the City of League City, all related to the regulation of Group Residential Facilities (Director of Planning and Development)

..Background:

Staff receives routine inquiries related to various congregate living arrangements including assisted living facilities, continuing care facilities, and community homes. The City currently has limited standards on group homes. Group homes are presently categorized as Residential Care Facilities by three broadly defined uses, (1) small residential care facilities, (2) residential care rooming facilities, and (3) residential care apartments.

Late last year staff received a series of inquiries regarding residential care facilities, including halfway houses and “sober homes”. These inquiries illustrated that the current ordinance is broad with limited performance standards. This proposed amendment will provide for additional standards to better protect the residential character of neighborhoods.

Project Summary:

This amendment would remove the *Residential Care Facilities* category and replace it with a *Group Residential Facilities* category. This category includes several specific uses which better define the wide variety of configurations that group homes can take. State and Federal laws limit the regulations that can be placed on certain residential facilities, such as homes for disabled residents which include individuals recovering from chemical dependency. The *disabled group dwelling* use covers these protected classes and is permitted in most zoning districts with a separation requirement of one-half mile from another disabled group dwelling.

In contrast, other group residential facilities such as *homeless shelters and halfway houses* have limited legal protections. These uses would be limited to industrial districts and have separation requirements from parks and schools, as well as a separation requirement from each other. In order to preserve the residential character of neighborhoods, all group residential facilities in single-family residential zoning districts will be required to be designed, constructed, and maintained to uphold the single-family residential architectural character of the surrounding area. Furthermore, the location and screening of the parking for these facilities is regulated. Finally, as a matter of public safety, all group residential facilities will be required to prepare and provide an evacuation plan to the Fire Department prior to receipt of an Operations Permit.

On February 16, 2015, the Planning and Zoning Commission held a public hearing and recommended approval, 6-0-0. During the public hearing there were no speakers regarding this amendment. The Planning Department did receive one letter of concern from a resident, which is attached for Council's reference.

Attachments:

1. Data Sheet
2. Minutes from February 16, 2015 P&Z Meeting
3. Staff Report & Attachments
4. Letters of Support, Opposition and Concern

CONTRACT ORIGINATION:

Planning Department

Applicant: City of League City

FUNDING

☒ NOT APPLICABLE

☐ Funds are available from Account # _____

☐ Requires Budget Amendment to transfer from Account # _____ to Account # _____