

# Bryan Code of Ordinances, Chapter 130 - Zoning

Proposed Public hearing, presentation, and consideration of an ordinance to amend the text of the Bryan Code of Ordinances, Chapter 130 – Zoning by eliminating all of Section 130-29 - Mixed Use Residential District (MU-1); converting the depiction of all parcels of land currently described on the Official Zoning District Map as MU-1 to Residential District – 5000 (RD-5); and removing all references to the Mixed Use Residential District (MU-1) from other parts of the City of Bryan Code of Ordinances, specifically Chapters 38 – Environment; 62 – Land and Site Development; 98 – Signs; and 118 – Traffic and Vehicles.

# Manufactured Housing in Bryan

**The Comprehensive Plan, Blueprint 2040, identifies several factors that relate to standards of residential development in some areas of Bryan that merit review and possible action to produce positive change.**

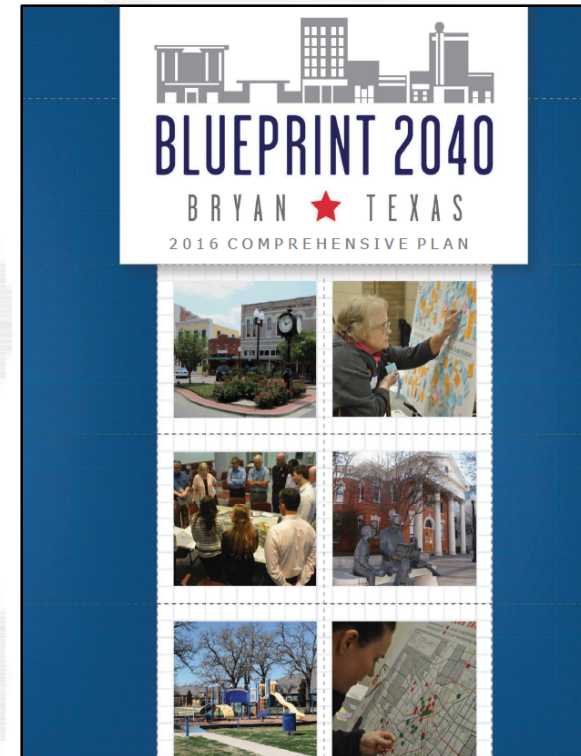
**Specifically addressed in the plan is the issue of Mixed Use - Residential District (MU-1) zoning and manufactured housing.**

# Blueprint 2040 - Manufactured Housing

- **Significant component of the local affordable housing market**
- The design life of a manufactured home is much shorter than that of a “site-built” house
- State law provides that owners of mobile/manufactured homes are allowed to replace an existing mobile or manufactured home with a newer, larger manufactured home.
- Given this policy, it will take many years to replace dilapidated units with site-built homes.
- **the City should consider establishing incentives to encourage owners to replace mobile/manufactured homes with site-built homes.**

## The following guidelines should be incorporated into

- **Rezone MU-1/MU-2 areas to single family, where possible.**
- All new manufactured homes should:
  - be attached to a permanent foundation,
  - comply with all standards that a site-built home must observe,
  - meet minimum exterior and roof pitch standards.
- **Review replacements on a lot by**
- **Limit manufactured homes to specific appropriate areas.**



## Sec. 130-29. - MU-1, mixed use residential district

### General purpose and description.

The MU-1, mixed use residential district is a special and unique zoning district which will be appropriate to smaller lots in relatively few areas of the city **The district is intended as an interim zoning classification to aid in transition of certain areas of the city to a permanent zoning district classification in the future.**

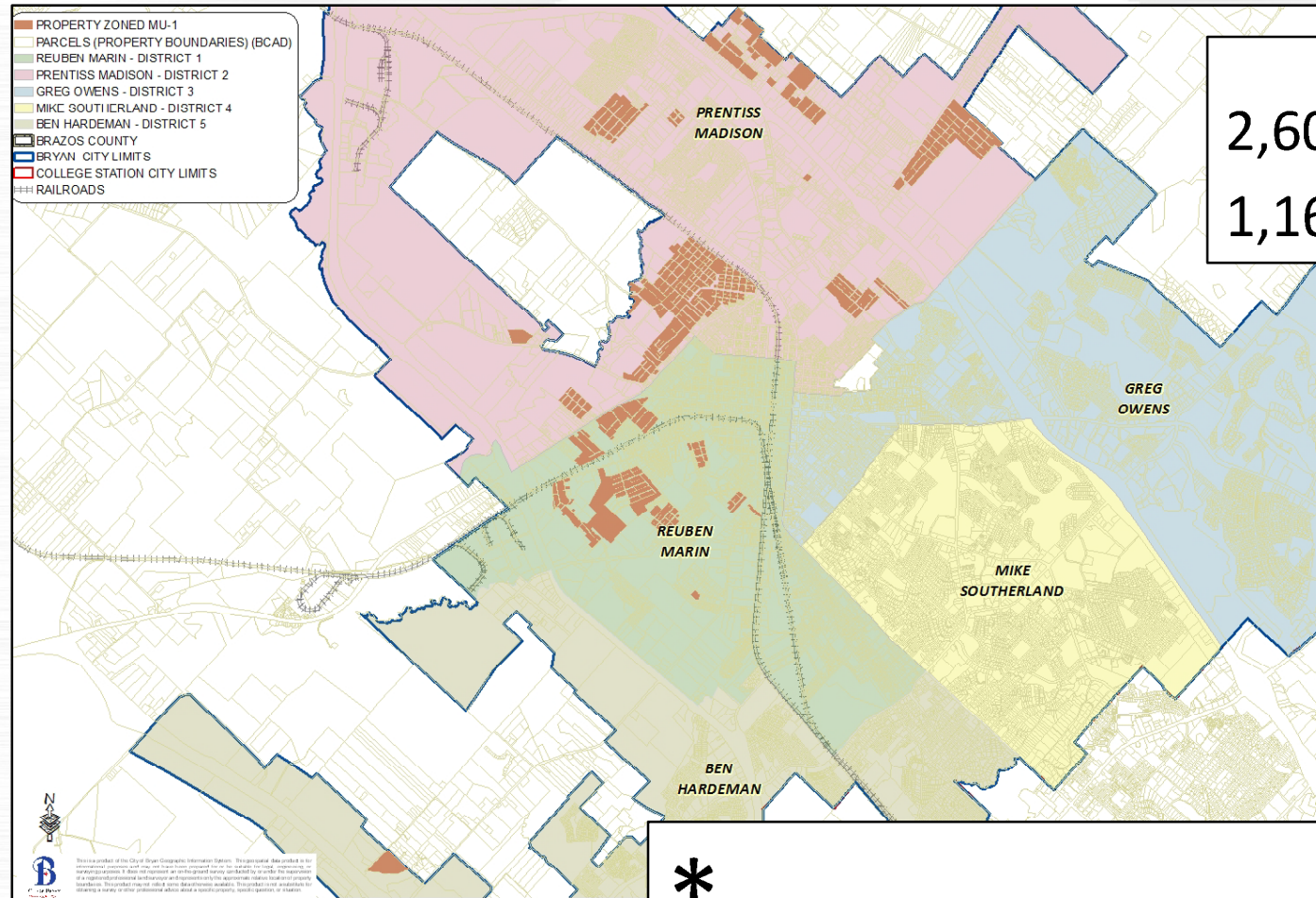
**Permitted uses** All uses permitted in a RD-5 district with the addition of:

- Manufactured homes on individual lots.

**Conditional uses** Any conditional use allowed in a RD-5 district with the addition of:

- Manufactured housing land lease communities.

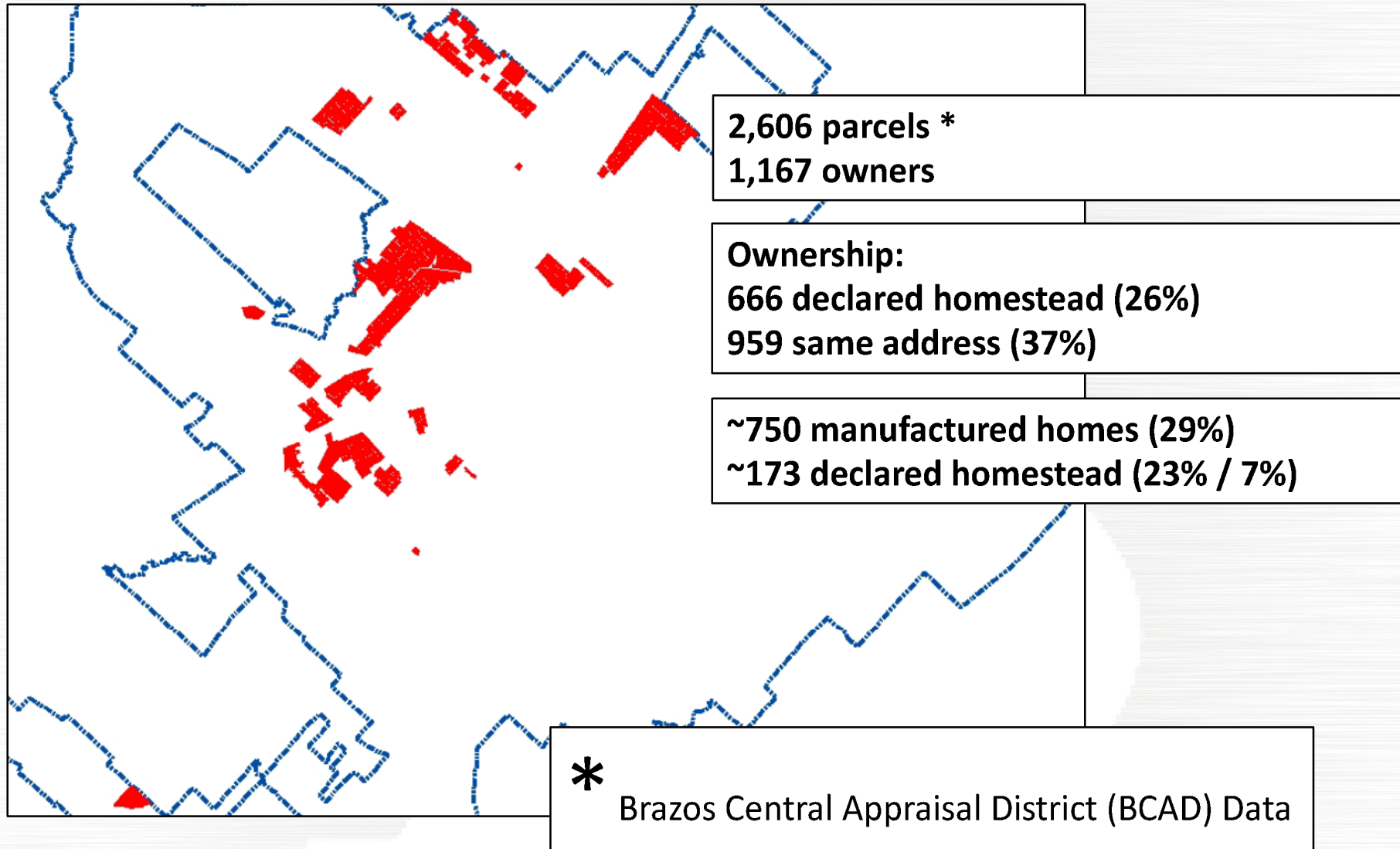
# Mixed Use Residential District (MU-1) Properties



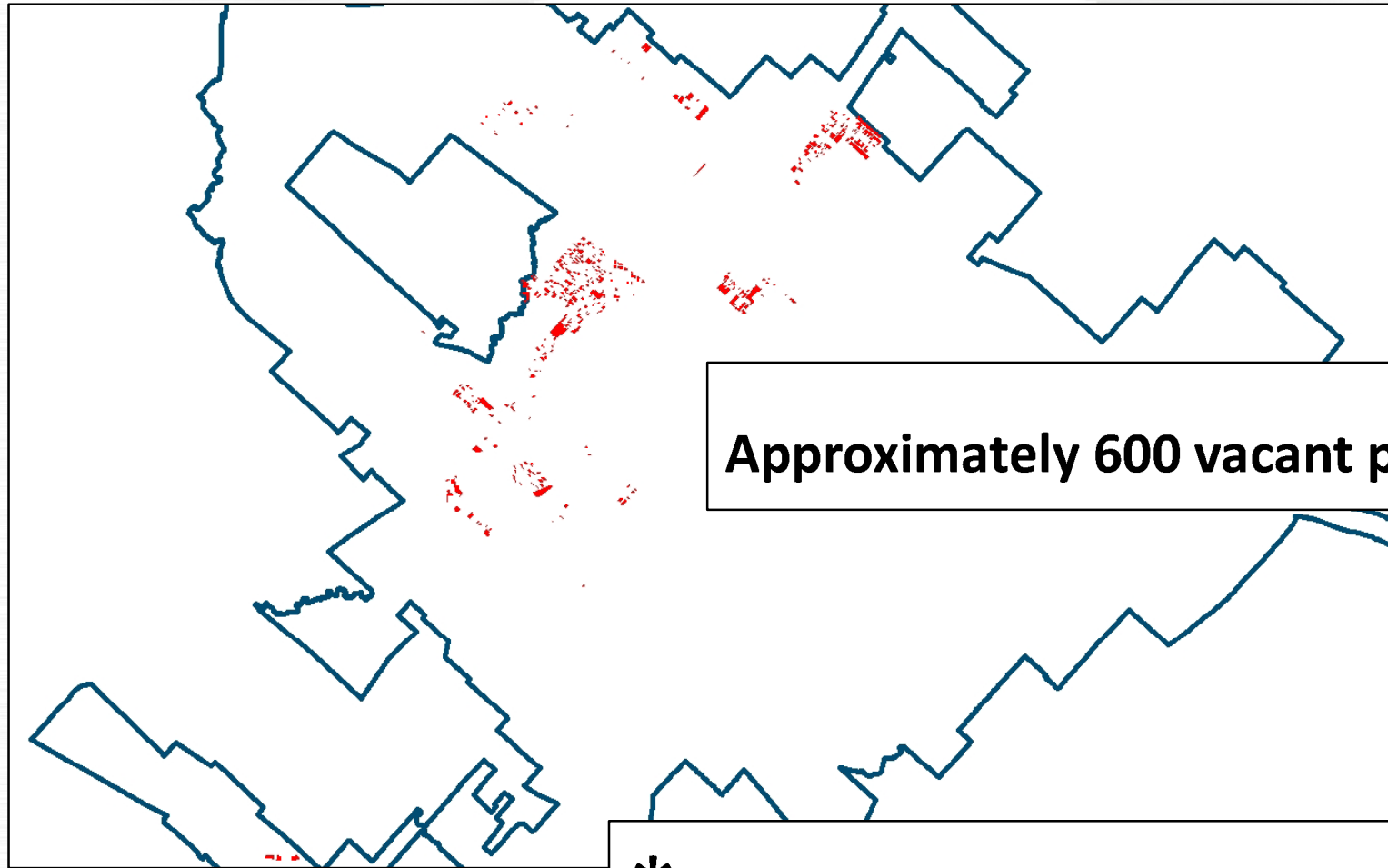
2,606 parcels \*  
1,167 owners

\* Brazos Central Appraisal District (BCAD) Data

# Mixed Use Residential District (MU-1) Properties



# Mixed Use Residential District (MU-1) Properties



**Approximately 600 vacant parcels \***

**\*** Brazos Central Appraisal District (BCAD) Data

# Subcommittee Findings

1. manufactured housing is a major **affordable housing** resource that must satisfy national construction and safety standards;
2. manufactured housing has been a **significant component** of the local affordable housing market;
3. there are common concerns about the quality, appearance, durability and lack of price appreciation of manufactured housing, and the perceived **negative impact** these factors have on neighboring property values;
4. such concerns are driven by the existence of dilapidated manufactured housing units that have, through normal wear and tear or lack of proper maintenance, **passed the end of their service life** but are still in use as dwellings;
5. continuing to allow the installation of manufactured homes on individual lots will create conditions having a **long-term negative effect** on the welfare of the public;
6. the Mixed Use - Residential District (MU-1), the only district which allows manufactured homes on individual lots by right, was **established 30 years** ago as a temporary district classification;



# Subcommittee Findings

7. the zoning ordinance should be amended by **eliminating the MU-1 District** and converting all existing properties so zoned to Residential District – 5000 (RD-5)
8. the conversion of MU-1 to RD-5 will effect approximately **2,606 properties**;
9. the conversion of MU-1 to RD-5 will render approximately 750 existing mobile / manufactured homes a legal nonconforming use (**grandfathered**);
10. Owners of currently vacant MU-1 properties should be offered a brief, (90-day) opportunity to request from the P&Z approval of installation of a manufactured home for purposes of **owner occupancy**. Approval of such requests should be based on individual circumstances;
11. the City should consider **establishing incentives** to encourage owners to replace mobile/manufactured homes located on individual lots with site-built homes.
12. the conversion of MU-1 to RD-5 may **reduce the availability** of a type of affordable housing;
13. manufactured housing **should be allowed in Bryan** within licensed manufactured home communities;

# Proposal

## Amend the text of the Bryan Code of Ordinances:

- Chapter 130 – Zoning by eliminating all of Section 130-29 - Mixed Use Residential District (MU-1);
- converting the depiction of all parcels of land currently described on the Official Zoning District Map as MU-1 to Residential District – 5000 (RD-5);
- removing all references to the Mixed Use - Residential District (MU-1) from other parts of the City of Bryan Code of Ordinances, specifically Chapters:
  - 38 – Environment;
  - 62 – Land and Site Development;
  - 98 – Signs, and;
  - 118 – Traffic and Vehicles.

# Recommendation

## Convert all MU-1 properties to RD-5:

- **Dilapidated** manufactured housing has negative impact on surrounding values.
- Allowing manufactured homes on individual lots will have a **long-term negative effect** on the welfare of the public.
- The initial impact will be to **currently undeveloped** (vacant) individual lots.
- No immediate effect upon **existing manufactured homes**.
- Existing manufactured homes **may remain**.

# Recommendation

## Convert all MU-1 properties to RD-5:

- owners of existing homes allowed a **one-time replacement**.
- The proposal will **diminish** the housing-type **options**; fewer options may reduce the availability of affordable housing.
- Individual manufactured houses remain **potentially** allowed by approval of a Conditional Use Permit (CUP) on lots in the A-O District.
- Manufactured housing **still allowed** in the 24 licensed manufactured housing communities.
- New manufactured **housing communities** potentially allowed by prior approval of a CUP in the A-O District, MU-2 District and the MF District.

# Public Notification

- The proposal has the effect of rezoning MU-1 properties.
- Staff treated the proposal in the same manner as a request for rezoning;
- specifically, by notifying all owners of property zoned MU-1 and owners of property located within 200 feet.

# Public Notification

## **Mailed Notification**

- posted March 7, 2019
- 2,603 to owners of property within MU-1 District
- 903 to owners of property within 200 feet of an MU-1 District
- \$2,134

## **Citizen Responses**

- 46 calls requesting information
- 11 written responses
- 3 in-office inquiries

# The Next Step

## **The duties of the P&Z include:**

- providing advice and recommendations to the city council on matters involving the comprehensive plan, zoning ordinance, and;
- holding public hearings concerning planning and zoning matters including ordinance revisions.

## **City Council:**

The City Council is tentatively scheduled to receive and consider the advice and recommendations of the P&Z regarding this proposal during their regular meeting April 9, 2019

# Bryan Code of Ordinances, Chapter 130 - Zoning

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Questions