

Hackett, Lindsay

From: Lakeisha Milstead <[REDACTED]>
Sent: Wednesday, March 13, 2019 10:53 PM
To: Planning Services Web
Subject: 1114 New York sole reason for buying property!!!!
Attachments: 20190313_224635.jpg; 20190313_224739.jpg

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!**

Hackett, Lindsay

From: Howard Hill <[REDACTED]>
Sent: Thursday, March 14, 2019 1:08 PM
To: Council Web; Planning Services Web
Subject: Rezoning (MU-1) to (RD-5)

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!**

I would like to protest the rezoning of MU-1 to
to RD-5.

The property owners in these areas could form a HOME OWNERS ASSN and prevent this. I
own a mobil home park in this area. if you (with your fat purses and wallets) pass this could I replace a mobil home in my
prark?

I mention your better economic standing because I don't think you understand that some people can do no better.

This seems to religate mobil homes to parks only.


Please do not pass this rezoing request!

Howard Hill

To whom it may concern:

1114 Newyork
3-10-2019

my name is Lakeisha Canoll and im the owner of 1114 Newyork. i'm currently in a mobile home park here in Bryan TX where ive been trapped for the last 14 years through the years ive searched for property and have come across some really nice lots, land and had to turn them down because of the weird zoning laws it made it impossible to find somewhere to go. Finnnally in 2016 i purchased my land on 1114 Newyork marked mobile home before i purchased this land as i had done many times before (Confirmed) From Zoning this was indeed mobile home i had to pay an outrageous amount for this property, but dud so out of Desperately This land has already started being prepared for my home the Driveway the City requires has already been poured, mail box been purchased and several other things my life my family's life and my finances are all tied up on this property my Taxes are Paid in full my property is kept because this will be my homes Final



resting place there are certain thing i
want done before i just bring my home
i don't wish to be rushed or made to
buy or ~~build~~ build another home The
sole purpose for this purchase was
for my home that i already have

Thank You

Lakeisha Carroll

1114 Newyork

Hackett, Lindsay

From: LaserficheForms@bryantx.gov
Sent: Wednesday, March 20, 2019 3:13 PM
To: Planning Services Web
Cc: Webmaster
Subject: Email the City of Bryan # 6884

Please Select Department to Contact Planning and Development Services

Subject of Your Inquiry "Mobile Homes"

Name Robin Rabinowitz

Address 100 Mortier #909, , College Station, Texas, 77845, USA

Phone Number 9798204269

Email 

Contact Options No_Contact_Needed

Tell Us How We Can Help You

If you ban "moblie homes" from Bryan, what kind of affordable housing are you planning to replace them? Not everyone is happy in an apartment. We learned in my Master's of Urban Planning classes at A&M (in 1999) that "manufactured homes" is the appropriate name, and that this type of low-cost housing is necessary in most communities. Poll the residents and you might find that they are washing dishes, painting houses, mowing yards, and otherwise contributing to our community. They need places to live within the community that they can afford on sub-sustainable incomes. Your proposal is wrong-headed.

I'd like to sign off as AICP, but I let my certification lapse.

Hackett, Lindsay

From: Dimple Suseberry [REDACTED]
Sent: Wednesday, March 20, 2019 5:24 PM
To: Planning Services Web
Subject: Zoning

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!**

I am totally against the plan for rezoning about Manufacturer housing. This would put a lot of families at great disadvantage. With the economy what it is today most families are unable to afford a brick and mortar home. A manufactured house might be the beginning stage for renters to own a home. Thank you for your consideration in this matter. D.W. Suseberry

Hackett, Lindsay

From: msgwade [REDACTED]
Sent: Thursday, March 21, 2019 6:13 PM
To: Planning Services Web
Subject: Castle Heights

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!**

Hello ,

I Was Writing to be heard ,I've live in castle Heights all my life ,my dad has Lots out here that he worked hard for ,to pass to his kids so we can have somewhere to call home , I work as a route supervisor at Brazos Transit District , and even with the money that I make I can't afford a stick home , i have a mobile Home right now, but my dream is to get a brand new one ,and even then I'll have to save my money for at least 7 years to be able to get one , if you stop us from having mobile homes out here ,what will we do ? We can't afford the stick and brick homes ! Its people out here that don't even make what I make and have worked to get they land just so they can use it as a down payment to get a mobile Home, it's the only way WE can afford a home, with out going and living off housing and getting government funding for a home , please take the time out to think about the people who will end up with nothing

MS.GWADE

Hackett, Lindsay

From: Jonathan Jaccson [REDACTED]
Sent: Thursday, March 21, 2019 6:27 PM
To: Planning Services Web

Follow Up Flag: Follow up
Flag Status: Flagged

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!**

Hi my name is Jonathan Jackson, I have lived in castle heights almost 5 yrs in a trailer house. Me and my fiancé was planning to get a new mobile home soon as we got married. The way things are looking it's gonna be even harder to get a new home with what's going on, how can't I get a choice to get a house or a mobile home we pay taxes what's up with our rights. I'm a black male who doesn't make a lot of money but wants a new home who ate y'all to tell us we can't get a mobile home.

Date: March 26, 2019

To: City of Bryan Planning and Zoning Commission

From: Charles Nelson/Hendrix Nelson - Property Owner at West Side PH 2 Lot 29 and West Side Ph2, Lot 30 & HLF of 31

Reason: Against proposal to Remove of Mixed Use Residential Residential District Zone (MU-1) Classification

Per my phone call, I am unable to attend the public hearing on 3/28/2019 at 6:00pm, so please use this document to reaffirm opposition to removal of the Mixed Used Classification for the zone and in particular the addresses indicated above. I respectfully request that I have the residential option to use my property as it necessitates and please me to do so. As a property tax paying owner, the ability for install manufactured homes is a right and a need in this community and would adversely affect those needing and/or desiring those residential options.

I once again restate opposition to the removal of mix use residential and ask that you allow those in need or interested in the option of choice and/or need allow property owners the residential rights of their property for the better of the community.

I you have any questions, please contact me.

Regards,

Charles Nelson/Hendrix Nelson

832-452-4390

Mailing address: 7931 Redland Woods Drive, Houston, Texas 77040.



President
Missy King

President Elect
Kathy Massey

Secretary-Treasurer
Rachel Carrabba

Directors
Randal Allison
Laura Lea Smith
Jana Grieve
Cindy Morris

MLS President
Katie Compian

Association Executive
Amy DuBose

March 27, 2019

Dear Bryan Planning & Zoning Commissioners,

On behalf of the Bryan-College Station Regional Association of REALTORS®, we would like to thank you each for your contributions to the community and your support of responsible development in Bryan.

Our main purpose as an organization is to help protect the greatest asset anyone will ever own, private property. We understand that the City of Bryan is looking to possibly do away with the Mixed Use Residential District zoning (MU-1). Our organization would like to express some concerns we have with possible changes to the list of available zoning options.

Over the last year, the average sales price of homes sold in Bryan increased 14%, increasing to \$224,115 at the end of 2018. This has helped to grow the tax base for the City of Bryan, but it has also caused issues for those looking for more affordable options for housing. With an estimated median household income of \$38,539 (2016), many families in Bryan have simply been priced out of housing.

With removal of the MU-1 zoning option, that will diminish further the available housing options in Bryan. Besides ownership, there are also considerations that must be made for those who need to lease. Leasing is an excellent way for families to work towards their end goals of ownership. Consideration should be made as to how all residents in Bryan may be impacted by this change.

Another concern is that reclassifying all 2,587 properties within the MU-1 to RD-5 may have other implications not yet identified or fully researched. Additionally, we would like additional information about how the approximate 950 non-conforming properties in the current MU-1 could be negatively impacted by this change.

Additionally, if there are possible incentives that could be established to encourage current owners to replace mobile/manufactured homes located on individual lots with site-built homes, the city should research this fully prior to completely removing the MU-1 zoning option. There will be budget impacts to the city and these should be explored on the front end, rather than the back end.

While we totally understand the concerns that citizens may have regarding rundown established manufactured homes, we do not feel that the elimination of MU-1 is the best option. Our organization feels that the city should reach out and try to identify other ways to accomplish the same end-goal of preserving the integrity and appeal of neighborhoods around Bryan.

Thank you,
Missy King, 2019 BCSRAOR President / Amy DuBose, BCSRAOR Association Exec.

Hackett, Lindsay

From: robert patten [REDACTED]
Sent: Wednesday, March 27, 2019 10:37 AM
To: Planning Services Web
Subject: Save our home!

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security.** **Is this a phishing email? – Look again!**

We pay for it. This is USA. We should always own it. I am for the American way. GOD BLESS THE USA.

From: robert patten <[REDACTED]>
Sent: Wednesday, March 27, 2019 11:18 AM
To: Planning Services Web
Subject: I would move to China, North Korea, Iran, Russia or some other such country...

Notice: EXTERNAL EMAIL! **Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!**

Americans use to have property rights. Americans use to have constitutional and other protections on their documents and properties. Now to prove my point. The haves live in their gated communities and restricted housing developments. They demand and get the new schools, roads, etc. They are now getting the "opportunity" to have the have-nots shoved off their properties. Hey they can then demand all the have-nots property taken from them. After-all they live in old houses and the dreaded trailers. The haves need the super-dupper mega rights to protect them and their properties from the have-nots. The live in their gated communities on their side of town The have-nots live in the other side of town. The fact that the have-nots can't move into their prim and proper housing developments. I understand it was said (I could be wrong) 85% rent. So if this is true the poor can not legally rent and be protected. Also the supposed 15% that actually own their homes lose their property because of the claim only 15% actually own their land and and home. The have-nots do not live in the gated and restricted communities so how does their homes across town affect the haves homes across town? I also understand they despise how dangerous those have-nots are that don't live near them. Perhaps watching the news would enlighten them how dangerous some upper middle class and even some of their peers (the rich and famous) can be. I have no interest to live in a corrupt and totalitarian country. The haves need to live in their gated communities and regulated housing developments and be "Happy the have-nots are barred from living near them. The They have the right to depise the have-nots and bar them from being their neighbors. In the USA they don't have the right to steal the homes of the poor.

They don't have to worry the city council will steal the homes, hotels, etc. the haves live and stay in and give them to the have-nots. The working poor and non-working poor they so despise desearve their proprty and rights be protected. Maybe some have could provide an acceptable home. Maybe pay the working havenots a worthwhile pay. Grannying in the poor (shoving them out of the way) is not acceptable.

Hackett, Lindsay

From: Hendrix Nelson <[REDACTED]>
Sent: Wednesday, March 27, 2019 6:17 PM
To: Planning Services Web
Cc: hendrix nelson
Subject: Against proposal to Remove of Mixed Use Residential District Zone (MU-1) Classification
Attachments: City of Bryant_Doc_Against the Removal of Mixes USE - Residential District Zoning (MU-1) Classification_3_26_2019.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

Please see attached document that states the information below. Please confirm that you received this email.

Date: March 26, 2019

To: City of Bryan Planning and Zoning Commission

From: Charles Nelson/Hendrix Nelson - Property Owner at West Side PH 2 Lot 29 and West Side Ph2, Lot 30 & HLF of 31

Reason: Against proposal to Remove of Mixed Use Residential District Zone (MU-1) Classification

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I once again restate opposition to the removal of mix use residential and ask that you allow those in need or interested in the option of choice and/or need allow property owners the residential rights of their property for the better of the community.

I you have any questions, please contact me.

Regards,

Charles Nelson/Hendrix Nelson
832-452-4390

Mailing address: 7931 Redland Woods Drive, Houston, Texas 77040.

I have brought a number of manufactured homes into Bryan over the past 5 years. I have never been able to understand why Bryan would allow manufactured houses to be brought into the city unless they are going to be in a mobile home park. There must be adequate affordable housing in Bryan. Manufactured home parks are the only form of affordable housing which does not require governmental support. With the M1 zoning regulations, manufactured houses can be brought in to areas which are residential neighborhoods. These homes reflect negatively on the surrounding stick-built homes. While manufactured home construction has improved significantly in the past decade, most of those improvements do not extend to the exterior appearance. Due to the need for skirting, singlewides tend to look like a box with skirting. Modern doublewide homes can be more visually appealing and look more like site-built homes.

We believe that M1 should be eliminated to preserve neighborhoods. We also believe that in areas that are not mobile home parks, if a manufactured home is going to be replaced by a new home that is a new manufactured home under the right to replace rule, that home should be a doublewide built to the highest HUD standards. These homes should be Wind Zone 3 with 6 inch walls and Climate Zone 3 with at least an R33 attic insulation and at least R13 in the walls and floor.

The city council for the past two months has had a proposal in front of them recommending that only manufactured homes 5 years of age or less be able to be brought into Bryan. To understand our position on both the proposal of eliminating M1 zoning and for the restriction on what manufactured houses requires an understanding of differences in how manufactured houses are built and how this compares with rules regarding homes built using more conventional construction.

Manufactured houses are built to differing levels in ability to withstand the effects of storms. They are either built to withstand winds of 70 mph (Wind Zone 1), winds of 100 MPH (Wind Zone 2) or winds of 110 MPH (Wind Zone 3). In addition, manufactured houses are built to widely varying levels of energy efficiency. Climate Zone 3 homes are almost 50% more efficient than homes built to Climate Zone 1 standards. Base manufactured houses have R22 insulation in the ceilings and R11 everywhere else. They may or may not have efficient windows.

Wind Zone 3 homes generally have 6-inch walls. They are tied to the ground differently than Wind Zone 1 houses and are significantly safer the home owners.

Site built homes must conform The International Energy Conservation Code, 2015 Edition. This mandates that new homes in Bryan require **a minimum of R38 (more is better) insulation in the ceiling and R13 in the walls.** That is because Brazos county is in Climate Zone 2a (a for humid). Just a few counties to the north, and homes are in Climate Zone 3. That requires an R19 in the walls instead of an R13. Other cities such as Austin require R19 insulation for walls.

Eliminating M1 from the zoning rules however is not going to eliminate the existence of manufactured houses from areas in Bryan where the city's city council and residents would not want them. That is because of the right to replace rule which is a state regulation that supersedes any local regulation. Any manufactured home owner has the right to replace their home on their land with a home of equal or larger size.

However, if the M1 zoning areas are eliminated, combined with a thoughtful approach as to what types of manufactured houses the city will allow into the city and where, the degradation of neighborhoods which results from putting low cost housing adjacent to more expensive stick built home could speed up

the process of improving neighborhood values and help make Bryan a more desirable place to build new homes.

The City of Bryan should not allow any NEW manufactured houses to enter the city limits that do not come close to meeting the insulation standards that every other home or building in that zoning district is required to meet. Manufactured homes brought into residential neighborhoods should have at least R33 (most usually offered) insulation in the attics and at least R13 walls just like stick-built houses because the cost of these improvements make financial sense for the homeowner. To maximize the insulation in a 1200 square foot manufactured home and take it from Wind Zone 1 to Wind zone 3 costs around \$3500/house. Our experience, which our manager can attest to, is that the payback in terms of lower utility bills is 2-4 years depending on how cool people keep their homes in the summer and how warm they keep it in the winter. Even at the same temperature, a better insulated home is going to be more comfortable to its occupants because those homes have less drafts related to convection caused by temperature differences between inside and outside the home.

All of the new homes which I have brought into Bryan have all had additional insulation to more approximate The International Energy Conservation Code, 2015 Edition. In addition, we only order homes that are at least Wind Zone 2. We do this because we realized early on that this give new homeowners in our parks better homes which overall cost them less money.

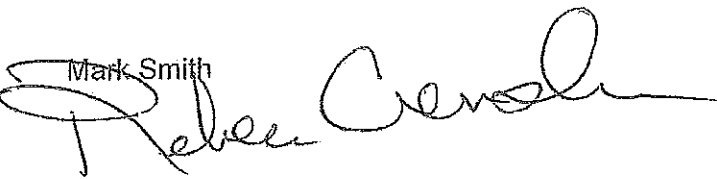
Elimination of M1 would stop the influx of manufactured homes in additional lots in residential neighborhoods. Making additional requirements to what would be a satisfactory manufactured home on a lot that already has an existing manufactured home would a) improve the safety and efficiency of any new manufactured home bought to replace an older manufactured home, b) would decrease the cost difference between a manufactured house and a site-built house making it more likely that the new home would be a site built home and c) decrease energy use in Bryan and decrease the strain on the areas electrical infrastructure. Everyone in town benefits from improving the efficiency of these house, either directly or indirectly.

Since singlewides are almost all guaranteed to be less than 1500 sq ft, in residential areas (not parks), a minimum size for a new home could be required as well as a higher wind zone requirement with 6-inch walls and maximal insulation.

The mobile home parks, since they are better options for affordable housing than apartments and, when properly managed, have less than half of crime of apartments with similar demographics, need to be kept affordable. There needs to be housing stock that fits everyone's budget. That does not mean that substandard housing of any type has any business being allowed in Bryan. It is the condition of the homes which matters. Used manufactured houses do not come with spec sheets and it is impossible to be certain of how well they are insulated. Many of our clients cannot afford a new manufactured house. However, we have had many who have started out in a used home, built equity and upgraded to a new home. The city inspectors have done an excellent job in determining if a used home is in an acceptable condition to be brought into Bryan. There is no reason to change any rule regarding used homes. Allowing used homes in Bryan in the parks, allows homes that park tenants buy to retain more of their value and for them to build equity so they can upgrade over time.

It is unlikely that not restricting used homes to being less than 5-10 years since construction would result in a lot of used homes being brought into Bryan. It is hard to find good used homes at a reasonable price now although they were relatively easy to find 8 years ago. Now almost all of the homes we bring in are new. If we find a great deal on a used home, we buy them and pass that savings on to our tenants. We feel that these new homes should be at least Wind Zone 2 and

be built as energy efficient as possible. It is the ethical approach. This approach brings a slightly higher price tag but saves the owners money and keeps them safer.

Mark Smith


Williams, Katie

From: Elaine [REDACTED]
Sent: Thursday, March 28, 2019 5:13 PM
To: Planning Services Web
Subject: Mobile Home

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

My husband and my self owns land out here in the Castle Heights subdivision. We have mobile homes on some of our properties. We bought the land to put mobile homes on them for our children. It's not right that the city of Bryan is trying to take our rights and decide what we can do with our own property. Not everyone can afford to build a house and some of these news houses y'all are building out here now are not even built very good. I vote to keep the rights of our choice to chose what type of house we can afford to have.

Elaine Washington

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Williams, Katie

From: Betty Hanks [REDACTED]
Sent: Thursday, March 28, 2019 5:19 PM
To: Planning Services Web
Subject: Zoning

Notice: EXTERNAL EMAIL! Phishing = #1 threat to Cyber Security. Is this a phishing email? – Look again!

I'm against not having mobile homes in Bryan city limits. This is usually the first home some people can afford.
<https://www.google.com/search?q=planning@bryantexas.gov&ie=UTF-8&oe=UTF-8&hl=en-us&client=safari>

Sent from my iPhone