



**CITY OF BRADY  
CITY COUNCIL WORK SESSION AGENDA  
APRIL 17, 2018 AT 4:00 PM**

NOTICE is hereby given of a meeting of the City Council of City of Brady, McCulloch County, State of Texas, to be held at 4:00 pm on April 17, 2018, at the City of Brady Municipal Court Building, located at 207 S. Elm Street, Brady, Texas, for the purpose of considering the following items. The City Council of the City of Brady, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**1. Call to Order, Roll Call and Certification of a Quorum**

Tony Groves  
Mayor

**2. Discussion regarding Dodge Heights Replat**

Jim Griffin  
Mayor Pro Tem, Place 5

**3. Discussion regarding zoning – Single Family (SF) and Manufactured Home (MH)**

Rey Garza  
Council Member, Place 1

**4. Discussion regarding existing or new lease transitions to selling lots**

Shelly Perkins  
Council Member, Place 2

**5. Discussion regarding lake maintenance**

Jeffery Sutton  
Council Member, Place 3

The City Council of the City of Brady will adjourn into Executive Session for the following:

Jane Huffman  
Council Member, Place 4

- A. Pursuant to Section 551.071 (Consultation with City Attorney), the City Council will conduct a private consultation with the City Attorney to seek advice regarding the TCEQ Lawsuit and Old Hospital.
- B. Pursuant to Section 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Manager Lenoir and City Attorney duties under the City Charter.

Kim Lenoir  
City Manager

Tina Keys  
City Secretary

Lisa Remini  
Director of Finance

Steve Miller  
Director of Public Works

Peter Lamont  
Director of Community  
Services

Steve Thomas  
Chief of Police

Brian Meroney  
Chief of Fire/EMS

Sarah Griffin  
City Attorney

**6. Adjournment**

*I certify that this is a true and correct copy of the City of Brady City Council Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on \_\_\_\_\_ by 4:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.*

\_\_\_\_\_  
Tina Keys, City Secretary

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or [citysec@bradytx.us](mailto:citysec@bradytx.us).



## MEMORANDUM

April 13, 2018

**To:** City Council

**From:** Kim Lenoir, City Manger

**Subject:** Work Session - Dodge Heights Subdivisions

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Please tour the Dodge Heights Subdivision before the meeting. I will be happy to take you out there if you would like to ride with me Monday or Tuesday morning.

In 2013, after a year of work on updating the City of Brady's Comprehensive Plan and Zoning Map, P&Z and the City Council chose the zone Dodge Heights (DH) as a Single Family (SF) Residential Subdivision and the Davee Addition Manufacturer Homes (MH). Attached are definitions on Manufacture Homes and Mobile Homes for review.

In 2013-2014, staff discovered the tangled web of non-compliance and billing with lake lot leases for Davee and Dodge Heights. In 2015, City Council increased the annual lease payments to \$1200 per year per lot, no lots have been leased since that increase. TCEQ rules also made it difficult for the city to continue to lease lots that were less than 1/2 acre for current septic tank requirements, especially in complying with the "clean pristine water quality" of the Brady Lake area.

In 2016, staff began surveying and prepared replat work to clear up the records, billing, property inspections and compliance with current TCEQ septic tank regulations. In February 2017, City Council put a moratorium on considering any new leases, until the lake lot leases and replats are in order. The Davee Addition replatting and appraisals are complete except for the final filing with the County Clerk. The Dodge Heights subdivision will go through the replatting rules process, requiring public hearings, P&Z approval and City Council approval. At this work session Council will review the new recommended lot lines for Dodge Heights.

Once the DH Addition replat has been approved by P&Z and City Council, the lots will be appraised. The surveyor will complete the final plat for the county records. The city is also researching clear title on both subdivisions. The goal is to have the DH replat before P&Z in July 2018.

Staff will review each lot with Council, to determine if the lot is active with a lease or assumed lease, expiration of the lease, if the personal property on the lot is in compliance with codes and zoning. Many people from DH and other citizens have expressed interest in purchasing property at DH.

Staff is recommending that the moratorium on new leases continues and that only leases be consider with limited terms to transition the property to the Single Family Residential zoning as desired. The overall goal is to have a SF lake subdivision over the next 5 to 10 years that Brady can be proud to showcase.

## The difference between Mobile homes vs. Manufactured homes vs. Modular homes

**Mobile homes** - The term *Mobile Home* is often used interchangeably with the term *Manufactured Home* but in fact they mean quite different things. "Mobile Home" refers to homes built PRIOR to 1976 when the HUD code governing building standards for factory-built homes was instituted, greatly improving quality standards.

**Manufactured homes** - Homes built AFTER 1976 should, technically, no longer be referred to as *Mobile Homes* but instead are *Manufactured Homes* and are built to a higher standard of quality than yesterday's "*Mobile Homes*".

Manufactured Homes are built entirely in a factory under the federal building code administered by the Department of Housing and Urban Development (HUD). These homes are constructed to meet the Federal Manufactured Home Construction and Safety Standard Act of June 15, 1976. The federal standards regulate manufactured housing design and construction, strength and durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also sets performance standards for the heating, plumbing, air conditioning, thermal and electrical systems. HUD is the only federally-regulated national building code. Each home or segment of a home is labeled with a red tag that is the manufacturer's guarantee the home was built to conform to the HUD code. On-site additions, such as garages, decks and porches, often add to the attractiveness of manufactured homes and must be built to local, state or regional building codes.

Manufactured homes generally come in single or two-section units and their dimensions range from 8 feet or more wide and 40 feet or more long. Manufactured homes can be placed on a basement and include multiwides and expandable manufactured homes. Excluded are travel trailers, motor homes, and modular housing.

**Modular homes** - A modular home is manufactured in a production facility and are built in two or more sections in a controlled factory setting that are then transported and assembled on location. The assemble process typically uses a traditional concrete foundation (permanent). Unlike a mobile home, a modular home cannot be moved once built. These homes are treated just like a traditional home you'd buy in a neighborhood. They offer outstanding features, a huge assortment of pre-designed homes, and their price per square foot are sometimes lower than the traditional stick built home.

Modular homes are homes assembled at the building site. Modular homes are built to either local or state building codes as opposed to manufactured homes (sometimes still erroneously referred to as mobile homes) which are also built in a factory but are governed by a federal building code.

Modular homes can be completely customized to meet the home-buyers needs and tastes.