



PLANNING AND ZONING COMMISSION MEETING

Monday, March 13, 2023 at 5:30 PM

CITY COUNCIL CHAMBERS - 120 Paint Rock Street, Eden, TX

Off: 325-869-2111 | Fax: 325-869-5075

MINUTES

1. CALL TO ORDER

ZONING BOARD MEMBERS PRESENT:

Russell Roberts, President
Heather McCulloch, Vice President
Tanya Garcia, Secretary/Treasurer
Pricilla Kelley
Angie Torres

2. PRESENTATION BY CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Mayor. The Mayor and City Council may establish a time limit as necessary.

There was no public comment, but citizen Darlene Aguirre sent the following questions: Will there be a fence? Will the employees be staying daily, weekly, monthly? Who will maintain the property; keep clean of trash and/or debris? What will happen to the homes if Core Civic closes? Will homes be available only to Core Civic employees? Who will citizens call if there are issues or complaints, the City or Core Civic?

3. BUSINESS

Consideration and Possible Action On:

A. Election of Officers for 2022-2023

Board Member Heather McCulloch made a motion to nominate Russell Roberts as President, seconded by Board Member Tanya Garcia. Motion carried 5-0.

Board Member Russell Roberts nominated Board Member Heather McCulloch as Vice President, seconded by Board Member Angie Torres. Motion carried 5-0.

Board Member Angie Torres nominated Tanya Garcia as Secretary-Treasurer, seconded by Board Member Priscilla Kelley. Motion carried 5-0.

B. Consideration of Approval of Application from Core Civic for Zone Change from Zone "C" Commercial to Zone "F" Mobile Home Park for placement of modular housing units for staff temporary living quarters and recommendation to City Council for the following property:

804 E. Broadway, 12.48 acres out of Abstract 1632, Survey 4, TB Drinkard, Eden, TX

Brad Wiggins from Core Civic presented a slide show of the proposed project, and he passed out a site map and pictures from similar Core Civic projects.

Board Member Kelley asked if the units would have skirting, and Mr. Wiggins answered affirmatively.

Mr. Wiggins explained his 25 years of history with Core Civic. He noted that Core Civic has identified housing for staff as the number one priority at this facility. He explained that some units are box units

which are set up on site. Core Civic has these same temporary facilities at two locations in Colorado, one in Oklahoma, and one in New Mexico, and they are operating successfully.

These units will be offered to a select group of staff at this facility. Core Civic has about 20,000 ICE and US Marshall's inmates, about 30,000 additional inmates in 20 different states, and they have about 10,000 staff. The population in Eden is around 1100.

These proposed units will consist of one 7X7 unit and two 1X1 units with an option for 10 to 15 additional beds. Core Civic intends to set these units in April, and have them filled by the summer. These units are needed to recruit and retain staff at the detention facility.

Core Civic intends to seek another zone change on the West Side for permanent housing, and will transition these units out once the permanent housing is established. Core Civic will landscape the area and include a patio area as well. These units will allow new recruits to get their feet on the ground during their first 120 days of employment. Each unit is about 110 square feet and is about 16x75. The FEMA units are about 120 square feet, and the Common Area is about 220 square feet.

Core Civic will have an agreement with staff for the use of these facilities, and all of the buildings themselves are manufactured here in Texas. With the 2nd zone change request on the west side for permanent housing, the benefits will be increased property taxes, water fees, and sewer fees.

Board Member Heather McCullough noted that the zone locations inside of the City were zoned that way for a reason. As a homeowner, she would be opposed to these units being located next to her residence. Mr. Wiggins explained that Core Civic will follow all of ordinances in place in regard to landscaping and zoning.

Darlene Aguirre asked about fencing on the front of this property to keep trash and debris from reaching neighboring homes. She asked who would be maintaining these units.

Mr. Wiggins explained that Core Civic will maintain this area with staff from the facility. Staff will pay to stay in these units, and it will be a fringe benefit. They will have to pay about \$90 per month. The Zoning Board or City Council can stipulate conditions as to how Core Civic staff have to maintain the property.

Board Member Angie Torres asked how long staff would be able to use this housing. Would it be 90 to 120 days? After that timeframe, where will the staff reside? Mr. Wiggins noted that Core Civic is trying to lay the foundation down for staff to ultimately be successful.

A citizen asked how long these units would last. Mr. Wiggins noted that these units have a 25-year life cycle. They are brought into the site, and Core Civic uses local contractors to finish the set up. Core Civic is willing to meet any requirements established, and the Warden will be managing these facilities. Core Civic is considering working with a national home builder to build the permanent structures, and Core Civic may be able to offer them to other residents as well.

Board Member Russell Roberts made a motion to approve and make a recommendation to the City Council for the Zone Change Request from "C" Commercial to Zone "F" Mobile Home Park for placement of modular housing units for staff temporary living quarters at 804 W. Broadway, specifically 12.48 acres out of Abstract 1632, Survey 4, TB Drinkard, Eden, TX, seconded by Board Member Tonya Garcia. Motion carried 3-2 with Board Members Heather McCullough and Angie Torres opposing.

4. ADJOURN

The meeting was adjourned at 7:02 PM.