



PLANNING AND ZONING COMMISSION MEETING

Thursday, May 18, 2023, at 5:30 PM

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

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

AGENDA

1. CALL TO ORDER

ZONING BOARD MEMBERS

Tanya Garcia
Pricilla Kelley
Heather McCulloch
Russell Roberts
Angie Torres

2. 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 Board. The Board may establish a time limit as necessary.

3. CONSENT ITEMS

The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Committee Member, in which event those items will be pulled from the consent agenda for separate consideration.

- A. Approval of March 13, 2023, Regular Session Minutes

4. BUSINESS

- A. Consideration of Approval of Application from property owner Eden Economic Development Corporation for a Zone Change from Zone "A" Single Family Residential to Zone "B" Multi-Family Residential District to create apartment-style residences inside of the old Methodist Church Building for the following property:

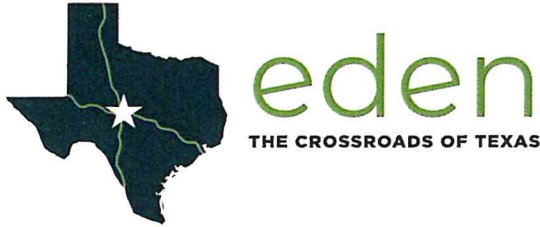
4 E. Bryan Street, .733 Acres in Lot 3, Block 4, Drinkard Addition, Eden, Concho County, TX

5. ADJOURN

Notice is posted in accordance with Chapter 551 Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted on the bulletin board located at City of Eden City Hall on or before May 11, 2023 by 1:00 pm.

Laura Beeson, City Administrator

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (325) 869-2211.



Eden Economic Development
120 Paint Rock St.
P.O. Box 1182 Eden, Tx 76837


TO: Eden City Council Members and the Eden Zoning Committee

From: Brent Frazier President Eden Economic Development

It is with great enthusiasm that the Eden Economic Development board present this application for a change in zoning for our property at 4 East Bryan St. in the City of Eden. A perspective buyer for the property has come forward with a proposal to bring much needed affordable housing to Eden, by converting the old Methodist Church into apartment style residences. This plan includes maintaining the exterior of the building as is and adding multiple 2 story residences on the interior of the building.

We submit this application and letter with the hope of bringing a great project forward that will hopefully encourage the Economic growth in Eden by allowing our City to become more marketable for prospective business to relocate in our great community.

Respectfully,


Brent Frazier 4/12/2023

Eden Economic Development Board President

APPLICATION FOR CHANGE OR AMENDMENT UNDER SECTION 20 OF THE ZONING ORDINANCE OF THE CITY OF EDEN, TEXAS

1. Name, address and telephone of Applicant: Eden Economic Development Corporation 325-454-6447

2. Street address and legal description of property ("Property") for which change or amendment is sought: 9 E Bryan St, Eden United Methodist Church .733 Acres Lot 3 BLK 4 Driskell Addn

3. Name, address of owner ("Owner") of Property as shown on tax roles of the Concho County Appraisal District: Eden Economic Development Corporation P.O. Box 1182 Eden Tx 76837

4. Telephone number of person identified in #3 above: 325-456-6447

5. Description of change or amendment requested: Change from single family residential to multi-family residential

6. Reason change or amendment requested: Sale of property to be converted into apartment style residences to promote growth in Eden.

7. If Applicant is not Owner, authority under which Applicant signs this application: N/A

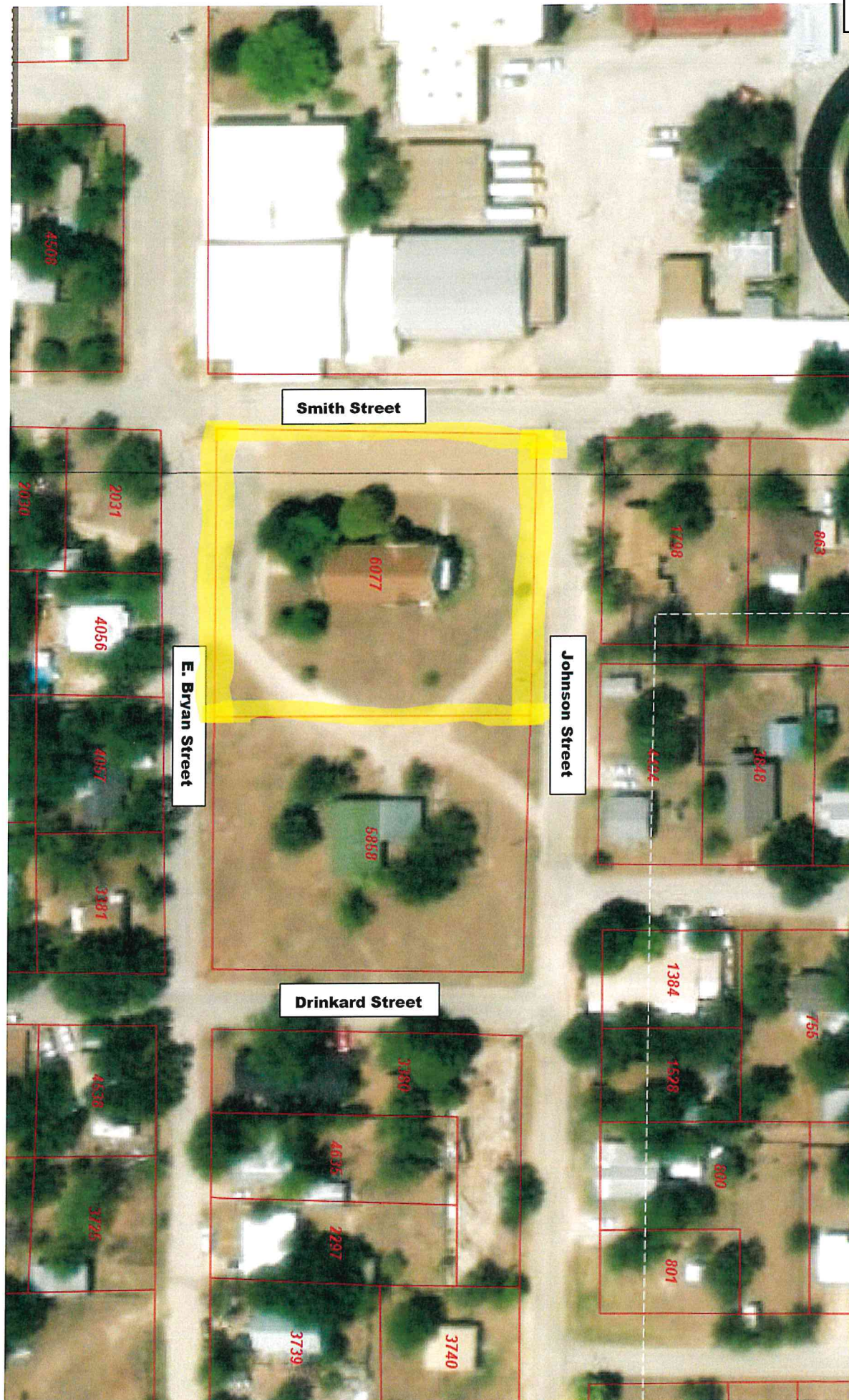
No further action on this application will be taken unless and until all fees required by the City in this matter are paid in full.

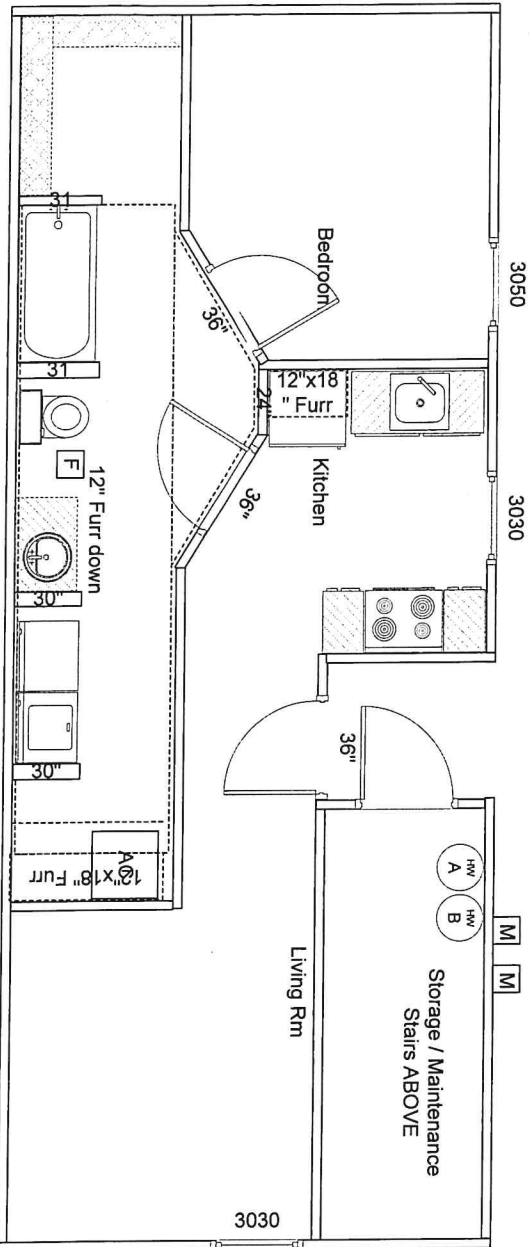
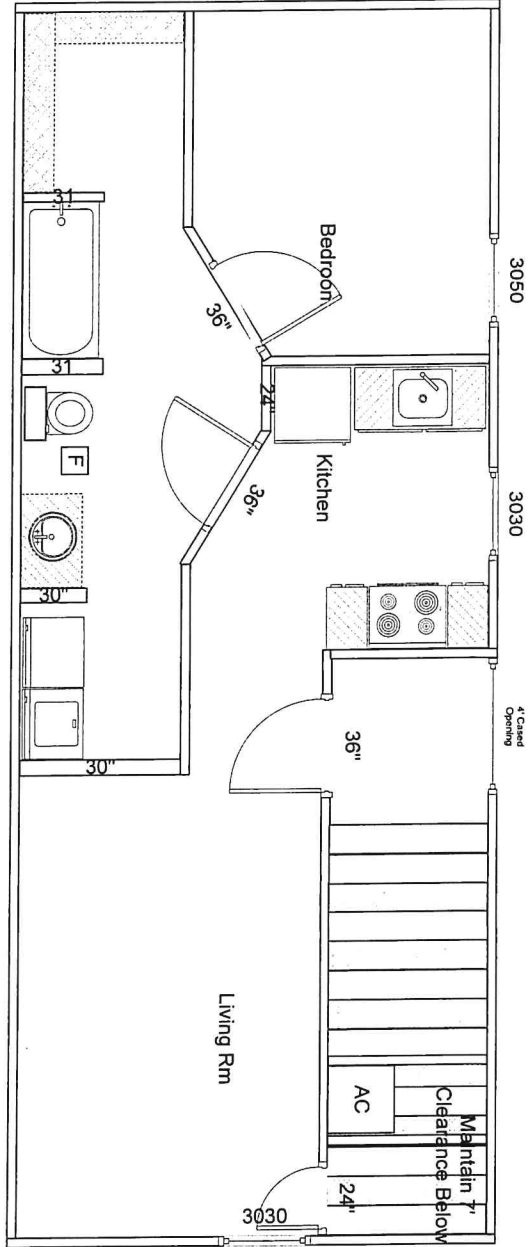
This application will be referred to the Planning and Zoning Commission ("PZC") of the City. The PZC will conduct a public hearing on this matter, and make a recommendation to the City Council regarding further action. The City Council, after its receipt of the PZC recommendation, will conduct a public hearing on the application, and then decide the issues raised in the application. In most cases, it will take at least 60 days from submission to obtain a final decision on this application. Failure to attend and present your case at any public hearing or duly noticed meeting of either the PZC or the City Council at which this application is considered, may be, at the option of the City Council, grounds for denial of the request made in this application.

Applicant requests the changes and/or amendments as set forth above.

[Signature]
Signature of Applicant

4/12/2023
Date of Signature:





Upper Level
 12 Units Total @
 640 sqft
 See Lot Site
 Plans
 For Qty / Lot

1 BR 2nd Fl Units
 Duplex Bldgs.
 16x40

Lower Level
 12 Units @
 640 sqft
 See Lot Site
 Plans
 For Qty / Lot

1 BR 1st FL
 Units
 Duplex Bldgs.
 16x40

General Notes

- 1) A wet system installed per NFPA130.
- 2) Hangers installed per NFPA standards.
- 3) Above ground sprinkler piping and fittings per listed Blazemaker specifications
- 4) Residential areas are designed with 18x18 pattern
- 5) Minimum 9' Head Spacing

Water Source Information

- Utility Distribution Rm:
- 6" Main COSA
- 2" water meter in Utility distribution Room
- 2" Distribution Header with 1" PVC Supply line 80' maximum for each dwelling unit.

Dwelling Unit:

- 1" Blazemaker Orange CPVC distribution piping inside each unit
- Static Pressure = 75 PSI
- 1" Flow Pressure = 57 PSI
- Q = 1/2" K
- G = GPM Available
- P = PSI (57)
- K = Factor of Sprinkler Head
- N₅₇ = 7.55
- Q = 7.55 * 4.9 = 36.995 GPM Available

Dwelling Unit Area

SIM	STYLE	MAX AREA OF COVERAGE (SQR FT)	MINIMUM PRESSURE (PSI) (57)	MINIMUM FLOW (GPM) (57)
GL-4906 <td>THE INCH® ADJUSTABLE CONCEALED PENDENT</td> <td>12 (0.7) x 12 (3.7)</td> <td>7.0 (4.8)</td> <td>13 (4.9)</td>	THE INCH® ADJUSTABLE CONCEALED PENDENT	12 (0.7) x 12 (3.7)	7.0 (4.8)	13 (4.9)
		14 (4.3) x 14 (4.3)	7.0 (4.8)	13 (4.9)
		16 (4.9) x 16 (4.9)	7.0 (4.8)	13 (4.9)
		18 (5.3) x 18 (5.3)	12.1 (8.3)	17 (6.4)
		20 (6.3) x 20 (6.3)	16.7 (11.9)	20 (7.6)

Dwelling Unit Area
 9 - Globe GL4906 (Pendant) K-4.9
 Pendant Spacing 16x16'
 2 Pendant (2*13GPM=26GPM) Min. Required



WARNING
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10/19/2020 REV'D
 Scale: 1/4" = 1'
 One Bedroom Floor Plans
 FP-1

Mickey Favre
 Duplex Units
 San Angelo, Texas 76904

Mickey Favre Design
 San Angelo Texas
 325-656-8275

City of Eden Administrator

From: Brent Frazier <brent.frazier@conchosherriff.com>
Sent: Wednesday, April 12, 2023 8:09 AM
To: Kit Hall; Ben Borrego; City of Eden Administrator; Julie Jones; Cecil Kelley; drdayln@hotmail.com
Subject: Fwd: Eden United Methodist Church Atlas Number 5095012350

Here is the response I got from the Historical Commission

----- Forwarded message -----
From: Trisha Norton <Trisha.Norton@thc.texas.gov>
Date: Wed, Apr 12, 2023 at 7:56 AM
Subject: RE: Eden United Methodist Church Atlas Number 5095012350
To: Brent Frazier <brent.frazier@conchosherriff.com>

Good morning,

The historical marker at the Eden United Methodist Church is a subject marker, which is more educational/informational and holds no historical designations over the property. There are no restrictions on the purchase/sale of the property. The only caveat is that the marker cannot be removed or relocated without written permission from the Texas Historical Commission.

If you have any questions, please let me know.

Trisha Norton



Trisha Norton
Office Manager/Historical Markers Program Specialist
History Programs Division
P.O. Box 12276, Austin, Texas 78711-2276
Phone: +1 512 463 6063
Fax: +1 512 475 3122

thc.texas.gov



From: Brent Frazier <brent.frazier@conchosherriff.com>
Sent: Tuesday, April 11, 2023 12:21 PM
To: history <history@thc.texas.gov>
Subject: Eden United Methodist Church Atlas Number 5095012350

CAUTION: External Email – This email originated from outside the THC email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon, I am the current Eden Economic Development Board President, and we have a party interested in purchasing this property that we now own. Our question is that since it has been dedicated as a historic site are there any restrictions on the purchase/sale of the property? The interested party wishes to keep the exterior of the church as is but plans to convert the interior into apartments. Any information you can provide would be greatly appreciated.

Thank you

--

Chief Deputy Brent Frazier

Concho County Sheriff's Office

P.O. Box 67 Paint Rock, Tx 76866

Office 325-869-2222

Cell 325-456-6447

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