



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

AGENDA

1. CALL TO ORDER

ZONING BOARD MEMBERS

Tanya Garcia
Pricilla Kelley
Heather McCulloch
Russell Roberts
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 Board. The Board may establish a time limit as necessary.

3. BUSINESS

Consideration and Possible Action On:

A. Election of Officers for 2022-2023

B. Consideration of Approval of Application from CoreCivic 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

4. 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 February 17, 2023 by 8:00 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.

**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: BRAD WIGGINS, CORECIVIC
5501 VIRGINIA WAY, BRENTWOOD, TN, STE. 110 37027 (615) 263-3073
2. Street address and legal description of property ("Property") for which change or amendment is sought: 804 E BROADWAY ST
AB 1632 SUR 4 TB DRINKARD 12.48 AC
3. Name, address of owner ("Owner") of Property as shown on tax roles of the Concho County Appraisal District: CORECIVIC C/O RYAN LLC, 1233 WEST LOOP
S, SUITE 1500, HOUSTON, TX 77027-9108
4. Telephone number of person identified in #3 above: (713) 460-4500
5. Description of change or amendment requested: CHANGE FROM "C"
COMMERCIAL DISTRICT TO "F" MOBILE HOME PARK DISTRICT
6. Reason change or amendment requested: USE OF OWNED PROPERTY
FOR PLACEMENT OF STAFF TEMPORARY LIVING FACILITIES (TLFs)
7. If Applicant is not Owner, authority under which Applicant signs this application:
CORECIVIC REPRESENTATIVE & SR. DIRECTOR SITE
ACQUISITION AND DEVELOPMENT

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.

Brad Wiggins
Signature of Applicant

1/12/23
Date of Signature:

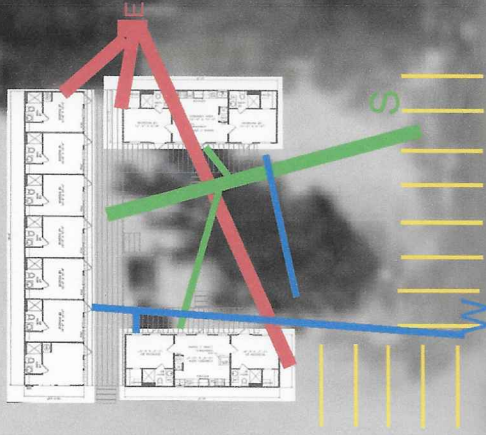
Eden Site Configuration
Option 1



804 E Broadway St
Eden, TX 76837

EDEN TLFs

804 E Broadway St
Eden, TX 76837



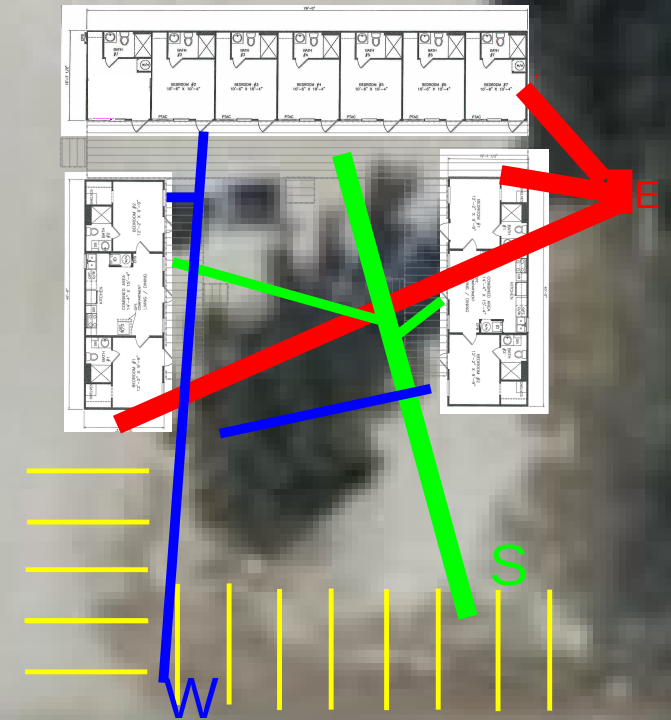
Section 3, ItemB.

EDEN TLFs

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Section 3, I

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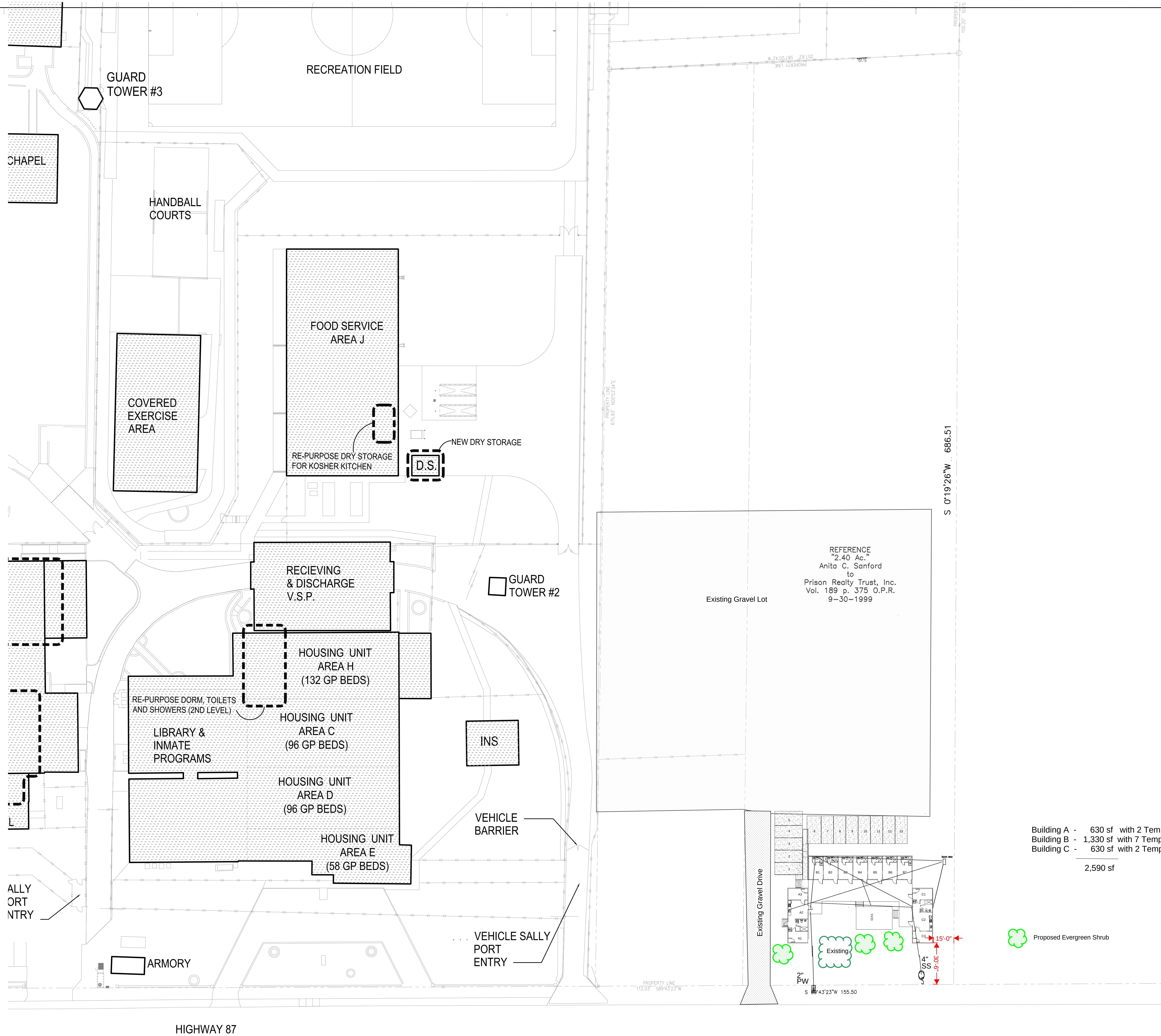
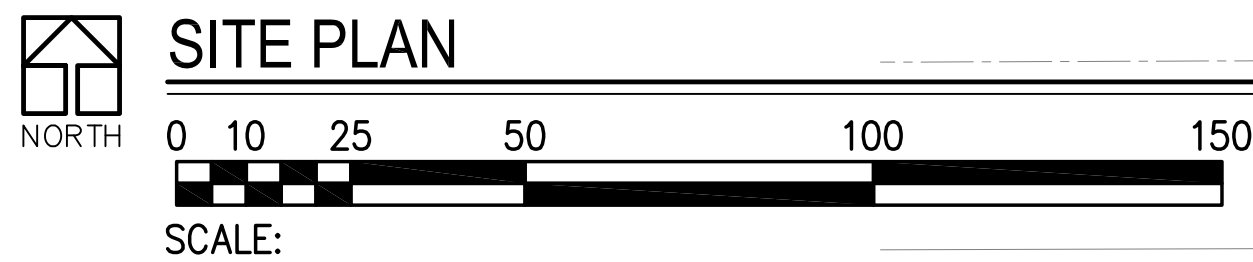


US Highway 87 E

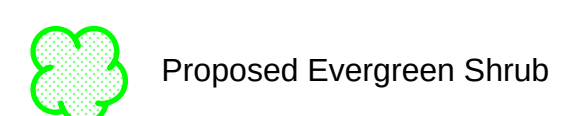
Eden Site Configuration
Option 1

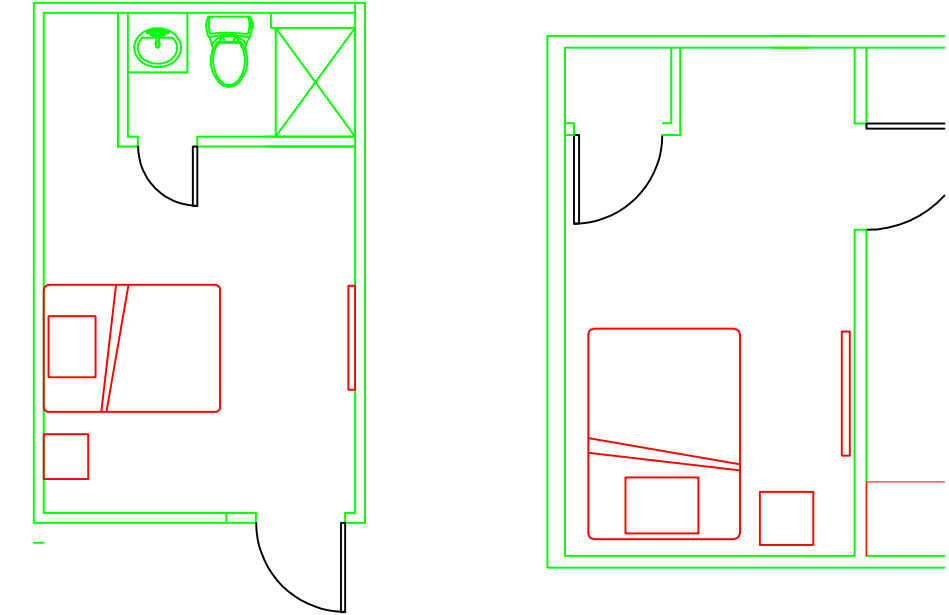
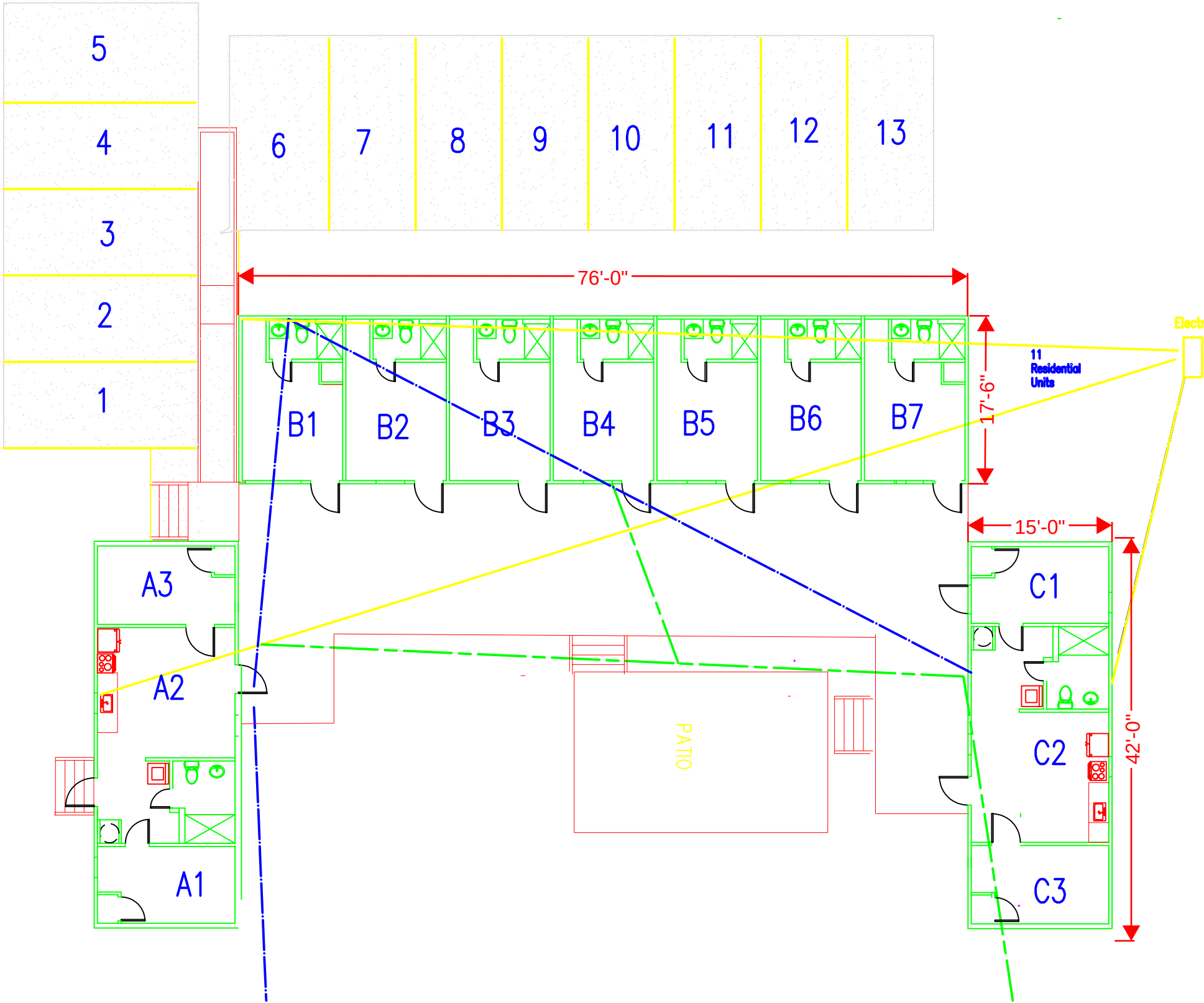


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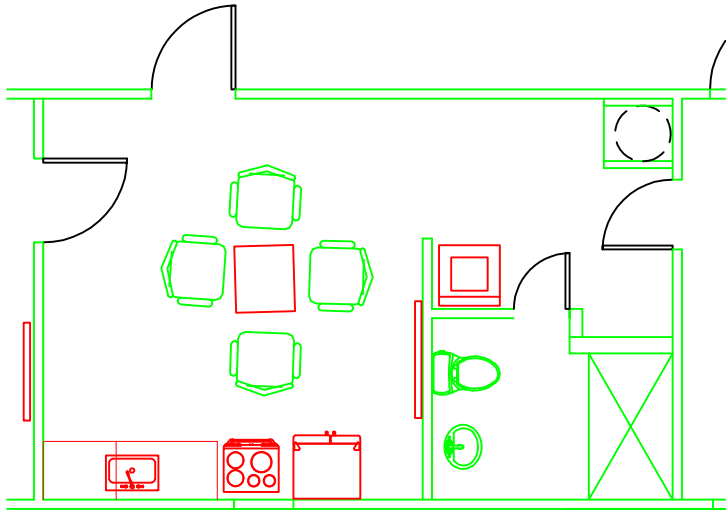


- Building A - 630 sf with 2 Temporary Housing units
Building B - 1,330 sf with 7 Temporary Housing units
Building C - 630 sf with 2 Temporary Housing units
- 2,590 sf





Typical B Unit Typical A&C Unit



Common Area

SCALE: 3/16" = 1'-0" 11"x17" SHEET



PROJECT: EDEN TLF		FIELD VERIFY ALL DIMENSIONS		DATE: 10/04/2022	
CRA PROJ. NO.:	-	SCALE:	-	SKETCH NO. 8	
REVISION: PICKUP					
SUPPLEMENT TO DRAWING NO.:					
DRAWN: -					

Section 3, Item B.

Eden Correctional
Institution

US Highway 87 E