

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 325-456-6447
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 Driskill 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.

Bt J  
Signature of Applicant

4/12/2023  
Date of Signature:



Smith Street

Johnson Street

Drinkard Street

E. Bryan Street



6077

5868

3280

4035

2297

3739

3740

4500

2031

2010

4056

4057

3301

4538

3725

1708

863

2648

4441

1384

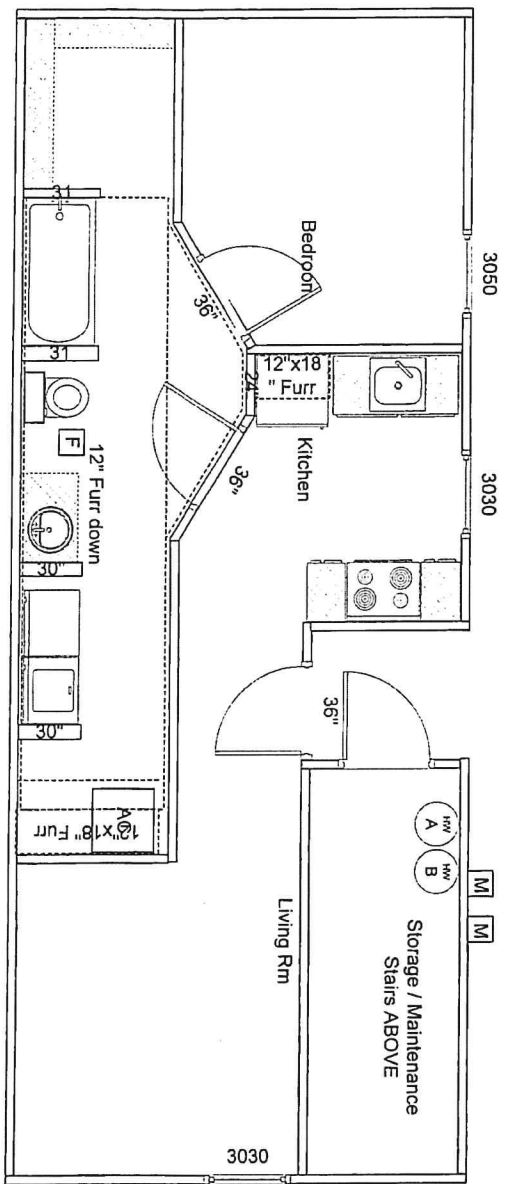
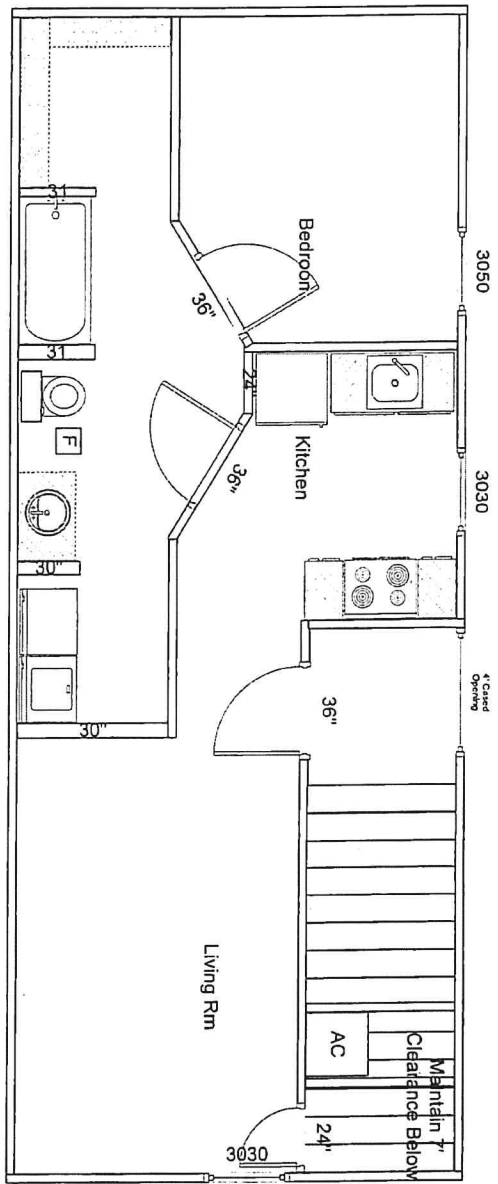
765

1522

600

804





**General Notes**

- 1) A wet system installed per NFPA13D.
- 2) Hangers installed per NFPA standards.
- 3) Above ground sprinkler piping and fittings per listed Blazemaster specifications
- 4) Residential areas are designed with 16x16 minimum @ Head Spacing

**Water Source Information**

- Utility Distribution From:
- 6" Main COSA
  - 2" water meter in Utility distribution Room
  - 2" Distribution Header with 1" PVC supply line 60' maximum for each dwelling unit.

**Dwelling Unit:**

- 1" Blazemaster Orange CPVC distribution piping inside each unit
- Static Pressure = 75 PSI
- 1" Flow Pressure = 57 PSI
- Q = 40 GPM
- Q = GPM Available
- P=PSI(57)
- K= Factor of Sprinkler Head
- Q<sup>2</sup> = 2.59
- Q<sup>2</sup> = 7.53 = 38,995 GPM Available

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

**1 BR 2<sup>nd</sup> Fl Units**  
 Duplex Bldgs.  
 16x40

| SN | STYLE | MAX AREA OF COVER (sq ft) | MINIMUM PIPING (ft) | MINIMUM CLEARANCE (ft) |
|----|-------|---------------------------|---------------------|------------------------|
| 1  | 1     | 14 (1.3) x 11 (1.3)       | 7.0 (1.4)           | 13 (1.9)               |
| 2  | 2     | 14 (1.3) x 11 (1.3)       | 7.0 (1.4)           | 13 (1.9)               |
| 3  | 3     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 4  | 4     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 5  | 5     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 6  | 6     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 7  | 7     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 8  | 8     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 9  | 9     | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 10 | 10    | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 11 | 11    | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |
| 12 | 12    | 16 (1.9) x 16 (1.9)       | 7.0 (1.4)           | 13 (1.9)               |

**Dwelling Unit Area**  
 9 - Globe GL4906 (Pendant) K-4.9  
 Pendant Spacing 18x18"  
 2 Pendant (2x13GPM=26GPM) Min. Required

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

1 BR 1<sup>st</sup> FL  
 Units  
 Duplex Bldgs.  
 16x40



16x40  
 10/20/20  
 No. 2

Scale:  
 1/8" = 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](http://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

--

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