

City of Alpine

Regular City Council Meeting

Tuesday, November 03, 2020

Notice is hereby given that the City Council of the City of Alpine, Texas will hold **a Regular Meeting at 5:30 P. M. on Tuesday, November 03, 2020 at Big Bend Telephone Conference Room at 808 N. 5th and via Zoom Conference, in the City of Alpine, Texas** for the purpose of considering the attached agenda. **Meeting login details may be found at www.cityofalpine.com**. This notice is posted pursuant to the Texas Open Meetings Act. (Section 551.043, Texas Government Code).

Members of the audience will be provided an opportunity to address the Council on any agenda item after determination of quorum and proof of notice of the meeting. Zoom meeting comment and question rules and procedures are listed on the City Website. Remarks will be limited to a total of 3 minutes per person. Please email your name to Geo Calderon (g.calderon@ci.alpine.tx.us). If you have a petition or other information pertaining to your subject, please email it to the City Secretary beforehand. All names wanting to make public comment for the meeting will be queued up and given to the Mayor at that section of the meeting. The Mayor will call on those individuals one at a time and our meeting moderator will take you off mute to make your comments. This will function the same as our existing sign-up sheet in Council Chambers. ***** Please note, you MUST include your full name (first and last) along with what Ward you reside in or have business interest in. If you do not live or own property in the City please state that in your email.** State law generally prohibits the Council from discussing or taking any action on any issue not included on the agenda, but, if appropriate, the Council may schedule the topic for future discussion or refer the matter to staff. **NO PERSONAL ATTACKS ON COUNCIL MEMBERS OR CITY STAFF WILL BE ALLOWED.** The Mayor and/or City Council Members may call a Point of Order to stop Personal Attacks. If an individual continues to personally attack an elected official or staff member in a meeting, they may be barred.

Agenda

1. Call to Order, and Pledge of Allegiance.
2. Determination of a Quorum and Proof of Notice of City Council Meeting.
3. Public Comments – (limited to 3 minutes per person)
4. Presentation, Recognitions and Proclamations – (A. Ramos, ,Mayor) – None

5. Reports -

City Mayor's Report – (A. Ramos, Mayor) – None

City Attorney's Report –

- Update on current matters

City Manager Report

- Coronavirus Update

City Staff Update - None

6. Public Hearings – None

7. Consent Agenda – (Minutes, Financial reports, Department written reports, board appointments, etc.) –

(Notice to the Public – The following items are of a routine and administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.)

1. Approval of minutes from City Council meeting on October 20, 2020. (E. Zimmer, City Manager)
2. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Taste & See). Property Identification/Address is 116 N. 5th, Alpine, TX 79830. Legal description Lot 7, Block 4, Addition OT. Property Owner is Loft Holding LLC. (E. Zimmer, City Manager)
3. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Century Bar & Grill). Property Identification/Address is 209 W. Holland Ave., Alpine, Tx 79830 Legal description is Lot 1, Block 6, Addition OT. Property Owner is Holland Investors LLC. (E. Zimmer, City Manager)

4. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for a Conditional Use Permit application for outside dining (Judy's Bread & Breakfast). Property Identification/Address 113 W. Holland Ave, Alpine, TX 7830. Legal description is Lot 2, Block 5. Property owner is Bill Ivey / Rod Ponton. (E. Zimmer, City Manager)
5. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Cedar Coffee). Property Identification/Address is 121 E. Holland Ave, Alpine, TX 79830. Legal description is IE/2 of Lot 14, Addition OT. Front Street Books. Property owner is Margaret Anne Callaway. (E. Zimmer, City Manager)
6. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Santanas). Property Identification/Address is 300 E. Holland Ave. Legal description is Block 122, Addition OT. Property ID 12340, Alpine, TX 79830. Property owner is Santana Celso Cruz. (E. Zimmer, City Manager)
7. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Scoops Creamery). Property Identification/Address is 106 Sul Ross Ave., Alpine, TX 79830. Legal description is Lot 7.6, Block 16 Addition FEE. Property owner is Sandra Koteland. (E. Zimmer, City Manager)
8. Discuss, consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Old Gringo Biker Bar and Grill). Property Identification/Address is 101 W. Ave. E., Alpine, TX 79830. Legal description is Lot 1, Block 16, Addition OT. Property owner is Dannica Investments LLC. (E. Zimmer, City Manager)

8. Information or Discussion items –making recommendations

1. Discussion on Order of meeting on November 17, 2020 to move up canvassing and swearing in to right after Public Comments. (E. Zimmer, City Manager)
2. Discussion on Resolution 2020-11-06, a request from Alpine Country Club for consideration of reducing water rates for their facility. (R. Stephens, City Council)

9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by the Mayor or Mayor Pro Tem. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or

property in the City. Individuals who do not live in, or own businesses or property in the City Limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action on the first reading of Ordinance 2020-11-01, an Ordinance of the Enterprise Zone for Big Bend Regional Medical Center. (E. Zimmer, City Manager)
2. Discuss, consider, and take appropriate action on Resolution 2020-11-03 for the renovation of the Old Schoolhouse. (E. Zimmer, City Manager)
3. Discuss, consider, and take appropriate action for approval of City Attorney's September 2020 invoice. (E. Zimmer, City Manager)
4. Discuss, consider making a recommendation to City Council concerning a Conditional Use Permit application for a rezoning from a C-1 to a R-4 for a mobile home. Property Identification/Address is 2607 West Hwy 90. Legal description is Block 9, Section 29 G.H. & S.A.R.R., Abstract 3991, Alpine, TX 79830. Property Owner is Arvind Gandhi Ang Texas. (E. Zimmer, City Manager)
5. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for a nonconforming use of structures and premises, and nonconforming characteristics of use. Property Identification/Address is 1107 N. 7th Alpine, TX 79830. Legal description North, Block 25, Lot 1-8. Property owner is Rhonda Cole. (E. Zimmer, City Manager)
6. Discuss and consider making a recommendation to City Council concerning a Special Use Permit application to add 25 machines to his game room business. Property Identification/Address 204 W. Murphy St. Alpine, TX 79830. Legal description OT Block 56, Lot 10 & 11, Little Mexico Café. Property owner is Travis Prausa. (E. Zimmer, City Manager)
7. Discuss, consider, and take appropriate action to approve Resolution 2020-11-07 the Region 19 Interlocal agreement for the Utility Department to utilize Region 19 as a Co-Op and utilize their cooperative purchasing agreements. (E. Zimmer, City Manager)
8. Discuss, consider, and take appropriate action on proposed projects and projected costs for improvement of facilities at Lujan Baseball Field (Part of Centennial Park) in Ward 2. (R. Olivas, City Council)
9. Discuss, consider, and take appropriate action amending the City of Alpine Ordinance, removing Chapter 10 Animals 10-41b, and adding it to Section 10-59, Animals in vehicles. (M. Curry, City Council)
10. Discuss, consider, and take appropriate action to determine whether or not to continue to engage Rod Ponton as the City Attorney for the City of Alpine. The engagements that Rod Ponton has as the City Attorney for other cities in West Texas is impacting Alpine's ability to take actions on key issues that required attorney action. (R. Stephens, City Council)

10. City Councilmember Comments and Answers – No discussion or action may take place.

11. Executive Session - - Pursuant to Texas Government Code 551.071 Consultation with Attorney on a matter for which it is the duty of the City Attorney under the Texas Disciplinary

Rules of Professional Conduct conflict with this Chapter and requires discussion of the item in closed session), and 551.071(consultation with attorney regarding potential or contemplated claims against the City) Pursuant to Texas Government Code 551.074 – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. – None

NOTICE: The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.086 (economic development.)

12. Action – Executive Session – None

I certify that this notice was posted at 5:00 P. M. on October 30, 2020, Pursuant to the Texas Open Meetings Act (Texas Government Code Section 51.043). This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (432)837-3301 or email city.secretary@ci.alpine.tx.us for further information.

Cynthia Salas, City Secretary
City of Alpine

5. Reports -

City Mayor's Report – (A. Ramos, Mayor) – None

City Attorney's Report –

- Update on current matters

City Manager Report

- Coronavirus Update

City Staff Update - None

6. Public Hearings – None

7. Consent Agenda – (Minutes, Financial reports, Department written reports, board appointments, etc.) –

(Notice to the Public – The following items are of a routine and administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.)

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1. Approval of minutes from City Council meeting on October 20, 2020. (E. Zimmer, City Manager)

City of Alpine
Regular City Council Meeting
Tuesday, October 20, 2020
5:30 P.M.
Minutes

1. Call to Order, and Pledge of allegiance to the flags – Mayor Ramos called the meeting to order. The meeting was held in the Civic Center and via Zoom Conference in the City of Alpine, Texas. Mayor Ramos led the pledge of allegiance to the flags.
2. Determination of a quorum and proof of notice of the meeting – Councilor Curry, Councilor Olivas, Councilor Betty Fitzgerald, Councilor Escovedo, Councilor Stephens and Mayor Ramos were present. City Secretary, Cynthia Salas reported that the agenda was posted at 5:00 P.M. on October 16, 2020. City Manager Erik Zimmer and City Attorney Rod Ponton attended at the Civic Center, City Secretary, Cynthia Salas, attended via zoom.
3. Public Comments (limited to 3 minutes per person) –
4. Presentations, Recognitions and Proclamations – (A. Ramos, Mayor) –
 - Proclamation and Recognition – Joe (Magoo) Torres.
5. Reports – Copies of the charts presented during the meeting are posted on the City website at <https://www.cityofalpine.com/Alpine%20City%20Council%20-%20CM%20Report%203-17-2020.pdf>
 - City Mayor's Report – (A. Ramos, Mayor) – None
 - City Attorney's Report –
 - Update on current matters
 - City Manager Report –
 - Coronavirus Update
 - Board and Commissions Update
 - Transportation Update
 - San Angelo Intermodal Announcement
 - Code Enforcement example
 - City Staff Updates –
 - Visitor Center/Tourism by Heather Yadon and Chris Ruggia
 - Environmental Services by Adelina Beall
6. Public Hearings –
 - Public Hearing on citizen's views and comments concerning the approved proposed changes of Chapter 10 – Animals, Section 10-186 Dangerous Dogs.
7. Consent Agenda – (Minutes, Financial reports, Department written reports, board appointments, etc.) –

(Notice to the Public – The following items are of a routine and administrative nature. The Council has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.)

1. Approval of minutes from City Council meeting on October 6, 2020. (E. Zimmer, City Manager)
2. Discuss, consider and take appropriate action on Resolution 2020-10-19, a Resolution for Big Bend Telephone Conference Room to be the location for the November 3, 2020 City Council meeting. (E. Zimmer, City Manager)

Motion was made by Councilor Stephens, by Resolution 2020-10-19 to approve the consent agenda as presented. Motion was seconded by Councilor Betty Fitzgerald. Motion unanimously carried.

8. Information or Discussion items –

1. Discussion on the Enterprise Zone for Big Bend Regional Medical Center by CEO Rick Flores. (E. Zimmer, City Manager)
2. Discussion on Meeting Rules and Procedures, Chapter 23, City of Alpine Code of Ordinances. (A. Ramos, Mayor)
3. Discussion on the output form a meeting between City Attorney, City Manager, Police Chief, Building Official, and Animal Control as requested from the City Council at the October 6th and 7th City Council meeting. (E. Zimmer, City Manager)

9. Action items to be accompanied by a brief statement of facts, including where funds are coming from, if applicable. (Action items limited to (up to 10 per meeting.) after being called upon by Mayor or Mayor Pro Term. Citizens are required to state their name and the Ward in which they reside. Priority will be given to citizens of Alpine and those who own businesses or property in the City. Individuals who do not live in, or own businesses or property in the City limits of Alpine, will be allowed to speak if there is time available.) –

1. Discuss, consider, and take appropriate action approving Resolution 2020-10-02, to allow for the expenditure of Municipal HOT revenue by the City for construction or improvements of/in municipal parks. (E. Zimmer, City Manager) – Motion was made by Councilor Stephens, by Resolution 2020-10-02, to allow for the expenditure of Municipal HOT revenue by the City for construction or improvements of/in municipal parks. Motion was seconded by Councilor Escovedo. Motion unanimously carried.
2. Discuss, consider, and take appropriate action on the second and final reading on the approved proposed changes of Chapter 10 – Animals, Section 10-186 Dangerous Dogs. (M. Curry, City Council)– Motion was made by Councilor Curry, by Resolution 2020-10-20, on the second and final reading on the approved proposed changes of Chapter 10, - Animals Section 10-186 Dangerous Dogs. Motion was seconded by Councilor Olivas. Motion unanimously carried.
3. Discuss, consider, and take appropriate action regarding the installation of night lights and other improvements to existing services at the Lujan Baseball Field (Centennial Park) located at S. 11th St. and West Ave I in Ward 2. (R. Olivas, City Council) – Motion was made by Councilor Olivas, by Resolution 2020-10-21, to table the action item. Motion was seconded by Councilor Escovedo. Motion passed 4 to 0.

10. City Councilmember Comments and Answers – No discussion or action may take place.

11. Executive Session - Pursuant to Texas Government Code 551.071 Consultation with Attorney on a matter for which it is the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct conflict with this

Chapter and requires discussion of the item in closed session), and 551.071(consultation with attorney regarding potential or contemplated claims against the City) Pursuant to Texas Government Code 551.074 – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. – None

NOTICE: The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Pursuant to Texas Government Code 551.071 (consultation with an attorney), 551.072(deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.086 (economic development)

12. Action – Executive Session – None

I certify that this notice was posted at 5:00 P.M. on October 16, 2020, pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil statutes, section 551.043 Texas Government Code.) This facility is wheelchair accessible and accessible parking space is available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary's office at (432) 837-3301 or fax (432) 837-2044 for further information.

Andres "Andy" Ramos, Mayor

Attest:

Cynthia Salas, City Secretary

I, Cynthia Salas, City Secretary, do certify that this notice was posted at 5:00 P.M. on October 16, 2020, and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Cynthia Salas, City Secretary

Conditional Use Permits - Outdoor Dining
City Council Meeting
November 3, 2020

Mayor and City Council,

Items two through eight on the Consent Agenda are all for Conditional Use Permits for outdoor dining in the downtown area. As you recall, we passed a Resolution in support of the expanded outdoor dining earlier this year to help facilitate more 'table options' for our local eateries. As you can see, many have taken advantage of this and we are excited to support them in this venture.

One of the housekeeping items David and I discussed was needing to make sure we had proper Conditional Use Permits on file in case someone from the State questioned. Although we do not have an active State Health Inspector in our area since Jeff Heinantz's retirement, we still get visits from folks out of San Angelo.

Our Planning and Zoning approved this past Monday and we now need Council support and approval. I put this on the Consent Agenda as Council had unanimously supported the Outdoor Dining Resolution earlier this year.

We did not charge any of the restaurants a fee for this filing, just simply took care of the work internally.

Please let me know if you have any questions.

Kind regards,
Erik Zimmer, City Manager

City of Alpine
Planning and Zoning Commission Meeting
Monday, October 26, 2020
5:30 pm
Minutes

Planning & Zoning Chair: Dick Zimmer*
Building Official: David Hale*

Members:	
Ward 1	Rawles Williams*
Ward 2	Time Pierce*
Ward 3	Eileen Rouke*
Ward 4	VACANT
Ward 5	Denis Foley*
At Large	Tom Kennedy – out of town
Guests:	
	Geo Calderon*
	Cathy Wright* & David Lee*
	Chris Ritzi*
	Eric Zimmer* - City Manager
	Mike Micallef* - with Reata Restaurant/Ft Worth

* In attendance

1. Call to order by Dick Zimmer at 5:30pm
2. Determination of Quorum and Proof of Notice of Meeting confirmed by Dick Zimmer
3. Approval of the minutes from the previous meetings - September 28, 2020 – Didn't have a quorum for the last meeting, so there are no minutes
4. Discussion -
 - a. Historic District Discussion.
 - Eric Zimmer suggestion to have Planning & Zoning Workshops on Districts
 - Denis Foley suggestion to utilize Tom Kennedy to continue updating Zoning map
 - b. Food Truck Discussion.
 - Denis Foley suggestion to utilize Food Truck inspector shared with other cities
 - David Hale suggestion to have Planning & Zoning Workshops on Food Trucks
5. Public Hearings -
 - a. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for a rezoning from a C-1 to a R-4 for a mobile home. Property Identification/ Address is 2607 West Hwy 90. Legal description is Block 9, Section 29 G.H. & S.A.R.R., Abstract 3991, Alpine, TX 79830. Property Owner is Arvind Gandhi Ang Texas Hospitality, LLC.
 - Would like to have property follow Dark Skies Ordinance

b. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for outside dining (Taste & See). Property Identification/ Address is 116 N. 5th, Alpine, TX 79830. Legal description Lot 7, Block 4, Addition OT. Property Owner is Loft Holding LLC.

- Would have to do inspection to make sure there is the proper amount of tables and chairs, ADA Compliance is followed, have to have adequate amount of egress, A-frame signs must be in compliance
- Question whether sidewalks should be widened and speed limit should be lowered

c. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for outside dining (Century Bar & Grill). Property Identification/ Address is 209 W. Holland Ave., Alpine, Tx 79830 Legal description is Lot 1, Block 6, Addition OT. Property Owner is Holland Investors LLC.

- No comments

d. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for a Conditional Use Permit application for outside dining (Judy's Bread & Breakfast). Property Identification/ Address 113 W. Holland Ave, Alpine, TX 7830. Legal description is Lot 2, Block 5. Property owner is Bill Ivey / Rod Ponton.

- No comments

e. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for outside dining (Cedar Coffee). Property Identification/ Address is 121 E. Holland Ave, Alpine, TX 79830. Legal description is IE/2 of Lot 14, Addition OT Front Street Books. Property owner is Margaret Anne Callaway.

- Make sure they don't place tables in nice alley way
- Already had to move tables that were in the right of way

f. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for outside dining (Santana's). Property Identification/ Address is 300 E. Holland Ave. Legal description is Block 122, Addition OT Property ID 12340, Alpine, TX 79830. Property owner is Santana Celso Cruz.

- Be careful where they set up due to Fire Department egress

g. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for outside dining (Scoops Creamery). Property Identification/ Address is 106 Sul Ross Ave., Alpine, TX 79830. Legal description is Lot 7.6, Block 16 Addition FEE. Property owner is Sandra Koteland.

- No comments

h. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for outside dining (Old Gringo Biker Bar and Grill). Property Identification/ Address is 101 W. Ave. E., Alpine, TX 79830. Legal description is Lot 1, Block 16, Addition OT. Property owner is Dannica Investments LLC.

- No comments

i. Public Hearing to obtain citizens views and comments concerning a Conditional Use Permit application for a nonconforming use of structures and premises, and nonconforming characteristics of use. Property Identification/ Address is 1107 N. 7th Alpine, TX 79830. Legal description North, Block 25, Lot 1-8. Property owner is Rhonda Cole.

- 11 mobile homes and two houses, they would like to continue to legally operate on one parcel
- If sold, must apply for new conditional use permit
- Dr. Chris Ritzi – live next door to the property; asked by Denis Foley about the traffic/dust/noise – some customers of park will park in street; fair amount of traffic from high density of population
- If committee didn't approve, owner would have to separate into separate lots, replat the property (multiple parcels)
- Committee would prefer to tabling this issue, and add to next month's agenda as an action item

j. Public Hearing to obtain citizens views and comments concerning a Special Use Permit application to add 25 machines to his game room business. Property Identification/ Address 204 W.Murphy St. Alpine, TX 79830. Legal description OT Block 56, Lot 10 & 11, Little Mexico Cafe. Property owner is Travis Prausa.

- David Hale read Ordinance reference
- Denis Foley concerned about noise in the area, answered by David Hale

6. Action Items –

a. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for a rezoning from a C-1 to a R-4 for a mobile home. Property Identification/ Address is 2607 West Hwy 90. Legal description is Block 9, Section 29 G.H. & S.A.R.R., Abstract 3991, Alpine, TX 79830. Property Owner is Arvind Gandhi Ang Texas.

- Eileen Rouke abstained as Mr Ang is a client of hers
- Motion to recommend two structures be permitted to enhance the current business property for employee housing with the requirement that the business modify or reduce their lighting to be more in compliance with Dark Skies Ordinance. Motion seconded. Motion passed.

b. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Taste & See). Property Identification/ Address is 116 N. 5th, Alpine, TX 79830. Legal description Lot 7, Block 4, Addition OT. Property Owner is Loft Holding LLC.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

c. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Century Bar & Grill). Property Identification/ Address is 209 W.Holland Ave., Alpine, Tx 79830 Legal description is Lot 1, Block 6, Addition OT. Property Owner is Holland Investors LLC.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

d. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for a Conditional Use Permit application for outside dining (Judy's Bread & Breakfast). Property Identification/ Address 113 W. Holland Ave, Alpine, TX 7830. Legal description is Lot 2, Block 5. Property owner is Bill Ivey/ Rod Ponton.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

e. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Cedar Coffee). Property Identification/ Address is 121 E. Holland Ave, Alpine, TX 79830. Legal description is IE/2 of Lot 14, Addition OT Front Street Books. Property owner is Margaret Anne Callaway.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

f. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Santana's). Property Identification/ Address is 300 E. Holland Ave. legal description is Block 122, Addition OT Property ID 12340, Alpine, TX 79830. Property owner is Santana Celso Cruz.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

g. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Scoops Creamery). Property Identification/ Address is 106 Sul Ross Ave., Alpine, TX 79830. Legal description is Lot 7.6, Block 16 Addition FEE. Property owner is Sandra Koteland.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

h. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Old Gringo Biker Bar and Grill). Property Identification/ Address is 101 W. Ave. E., Alpine, TX 79830. Legal description is Lot 1, Block 16, Addition OT. Property owner is Dannica Investments LLC.

- Motion to recommend Conditional Use permit. Motion seconded. Motion passed.

i. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for a nonconforming use of structures and premises, and nonconforming characteristics of use. Property Identification/ Address is 1107 N. 71h Alpine, TX 79830. Legal description North, Block 25, Lot 1-8. Property owner is Rhonda Cole.

- Motion to table issue for November 9, 2020, motion seconded. Motion passed to be tabled until November 9, 2020.

j. Discuss and consider making a recommendation to City Council concerning a Special Use Permit application to add 25 machines to his game room business. Property Identification/ Address 204 W. Murphy St. Alpine, TX 79830. Legal description OT Block 56, Lot 10 & 11, Little Mexico Cafe. Property owner is Travis Prausa.

- Motion to recommend Special Use permit. Motion seconded. Motion passed.

7. Citizen Comments

- David Lee would like the Committee to take into consideration where people have options to live

8. Board Member's Comments

- Denis Foley would like to remember that affordable housing has been an important item for the citizens of Alpine

9. Adjournment – Meeting was adjourned at 7:53 pm

I certify that this notice was posted at x:xx P.M. on Month day, 2020 pursuant to Texas Open Meetings Act. (Texas Vernon's Annotated Civil Statutes, Section 551.043 Government Code. This Facility is wheelchair accessible and accessible parking space is available. Requests for Accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact The city secretary's office at (432) 837T3301 or fax (432) 837-2044 for further information.

Dick Zimmer, Chair, Planning and Zoning Commission

Date

Planning & Zoning Minutes 10-26-2020
Approved: 11-xx-2020

2. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Taste & See). Property Identification/Address is 116 N. 5th, Alpine, TX 79830. Legal description Lot 7, Block 4, Addition OT. Property Owner is Loft Holding LLC. (E. Zimmer, City Manager)

SUP 20-_____

Applicant: Taste & See Bakery

Property Address: 116 N. 5th St. Alpine

Legal Description: Lot 7 Block 4 Addition : OT

Acres: Square footage: 5657.60

Zoning: C-2

Occupancy Classification: B

Proposed Special Use: Outside Dining

Property is platted and does not require a replat at this time.

Section VI. - "C-2"—Business district.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses: any use permitted in C-1

City of Alpine has allowed outside dining for Taste & See Bakery. A special Use Permit is required for all outside dining.

**CITY OF ALPINE
CONDITIONAL USE/SITE PLAN APPLICATION**

APPLICATION REVIEW REQUIREMENTS

- *Meet with building service staff to review application requirements for your specific development.*
- *Form "A" application with original / notarized signatures of owner and applicant.*
- *Form "B" application with original / notarized signatures of owner and applicant.*
- *Filing fee- \$ 350.00*
- *Address and / legal description (lot, block & subdivision) of property on 8 ½" x11".*
- *Signature of both owner and applicant on acknowledgement form.*
- *Verification with the City of Alpine's public Works and Utilities Department regarding platting information. Have the attached verification statement signed.*
- *Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12" (including grading, drainage, elevations, landscapes, etc.) Scale of no less than 1" = 50'.*
- *Three (3) 24" x 36 "copies of the site plan only individually folded by the applicant to 9" x 12"*
- *Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by the applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*

APPLICATIONS MUST BE COMPLETE AND MEET ALL ALPINE ORDINANCES REQUIREMENTS BEFORE A
CONDITIONAL USE REQUEST CAN BE SET FOR PUBLIC HEARING

Direct questions to Building Services Department at 432.837.3281

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

TASTE & SEE BAKERY

Street address of applicant/agent

116 N. 5th ST. ALPINE TX 79830

City/State/Zip Code of applicant / agent

Telephone number of applicant/agents

~~432. 822-1117~~

Fax number of applicant/agents

Email address of applicant /agent

432. 386 3772

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

116 N 5th ALPINE. TX. 79830

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet

Lot

7

Block

4

Addition

OT

Size of subject property

Year Built 1940 Square footage 5657.60

Acres . 1299

Present zoning classification

C-2 COMM.

Proposed use of the property

BAKERY WITH OUTSIDE DINING

Zoning ordinance provision requiring a conditional use

OUTSIDE DINING SECT. 4. CONDITIONAL USE.

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

LOFT Holdings LLC

Street address of property owner

P.O Box 1020

City/State/Zip code of property owner

MARFA TX. 79843

Telephone number of property owner

432-386-3772

Fax number of property owner

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

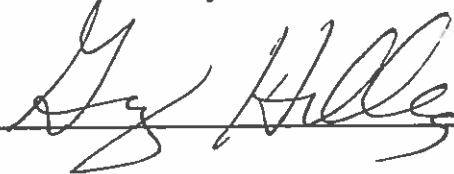
All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council, If after said period of four months an application has not been scheduled before the commission and city council said application, along with the required filing fee may be resubmitted any time thereafter for reconsideration, Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

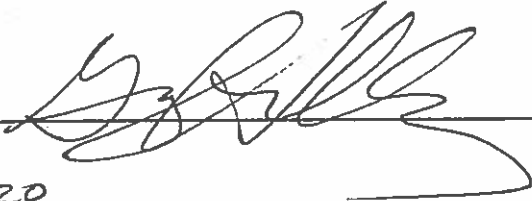
Signature of Applicant



Date:

9/18/20

Signature of Owner



Date:

9/18/20

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

_____ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

✓
_____ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property _____

Legal description of subject property _____

TDA
Building Services Department

9/10/2020
Date

This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood. Also describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 20, see attached Form "B")
- The site plan submission shall meet the requirements of Section 20.04 Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled at a later date.
- All public hearings will be opened, and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use permit can only be approved by city council the public hearing process.
- I have read and understood all requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Print Applicants Name

Applicant Signature

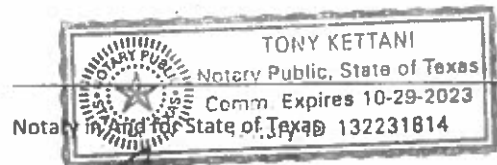
The State of _____

County Of _____

Before ME Tony KETTANI on this day personally appeared _____
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 14 day of SEPTEMBER, A.D. 2020



Ginger Hillery
Print Property Owners Name

[Signature]
Property Owners Signature

The State Of TEXAS

County Of BREWSTER

Before Me Tony KETTANI on this day personally appeared _____
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 14 day of SEPTEMBER, A.D. 2020

Notary in And for State of Texas

rewster County Appraisal District
PROPERTY 11818 R
Legal Description
T, BLOCK 4, LOT 7

OWNER ID
36878

LOFT HOLDINGS LLC
PO BOX 1020
MARFA, TX 79843

ENTITIES
11 100%
2 100%
21 100%
4 100%
CAD 100%

Ref ID: 1821

ACRES: .1299
EFF. ACRES:

VALUES
IMPROVEMENTS 181,398
LAND MARKET + 17,408
MARKET VALUE = 198,806
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 198,806
HS CAP LOSS - 0
ASSESSED VALUE = 198,806

TUS 116 N 5TH ST ALPINE, TX

APPR VAL METHOD: Cost

SKETCH for Improvement #1 (conv code C)

EXEMPTIONS

GENERAL
LAST APPR. Adela
LAST APPR. YR 2019
LAST INSP DATE 01/28/2019
NEXT INSP DATE 01/01/2022

ADDED MI AND REMODELED BLDG FOR 2018 VFV
ARB-1999 MADE NO CHANGE IN VALUE #73-99

COMMERCIAL MD36, MR7, R5, 13U0 42, R4, 11U6 84,
R4 79U0 08, R2, 81D7 42, R5 11, L1, 16U69 86,
L22 27, R1, 48D69 78
COMMERCIAL MU34, MR29, R21 95, D70, 24, L5 05, L3 62U,
L5, L3 24D6 8 L5, 15 R0 11U69 91
COMMERCIAL MU86, MR6, R32 D8, L10, D44, L22, U52

BUILDING PERMITS
PERMIT TYPE PERMIT AREA ST PERMIT VAL

DATE DT PRICE GRANTOR DEED INFO
6/24/2019 ***** GATES CARROLL & WD / 0379 / 0661
7/23/2018 ***** ELLISOR BRANNON GWD / 357 / 280
4/18/2016 ***** OHL FRANKLIN A WD VL / 322 / 246

SUBD: 1109 NBHD COMM CENTRD 0.00%

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
COMMERCIAL - CM	EMF/3				1,481.1	111.27	1	1940	1940	GD	164,802	40%	100%	100%	100%	100%	0.40	65,921
COMMERCIAL - CM	MR/4				1,483.3	102.81	1	1940	1940	GD	152,486	40%	100%	100%	100%	100%	0.40	60,959
COMMERCIAL - CM	EMF/3				1,224.0	111.27	1	1940	1940	GD	136,184	40%	100%	100%	100%	100%	0.40	54,478
COMMERCIAL - RETAIL	STCD: F1				4,188.4						453,494							181,398

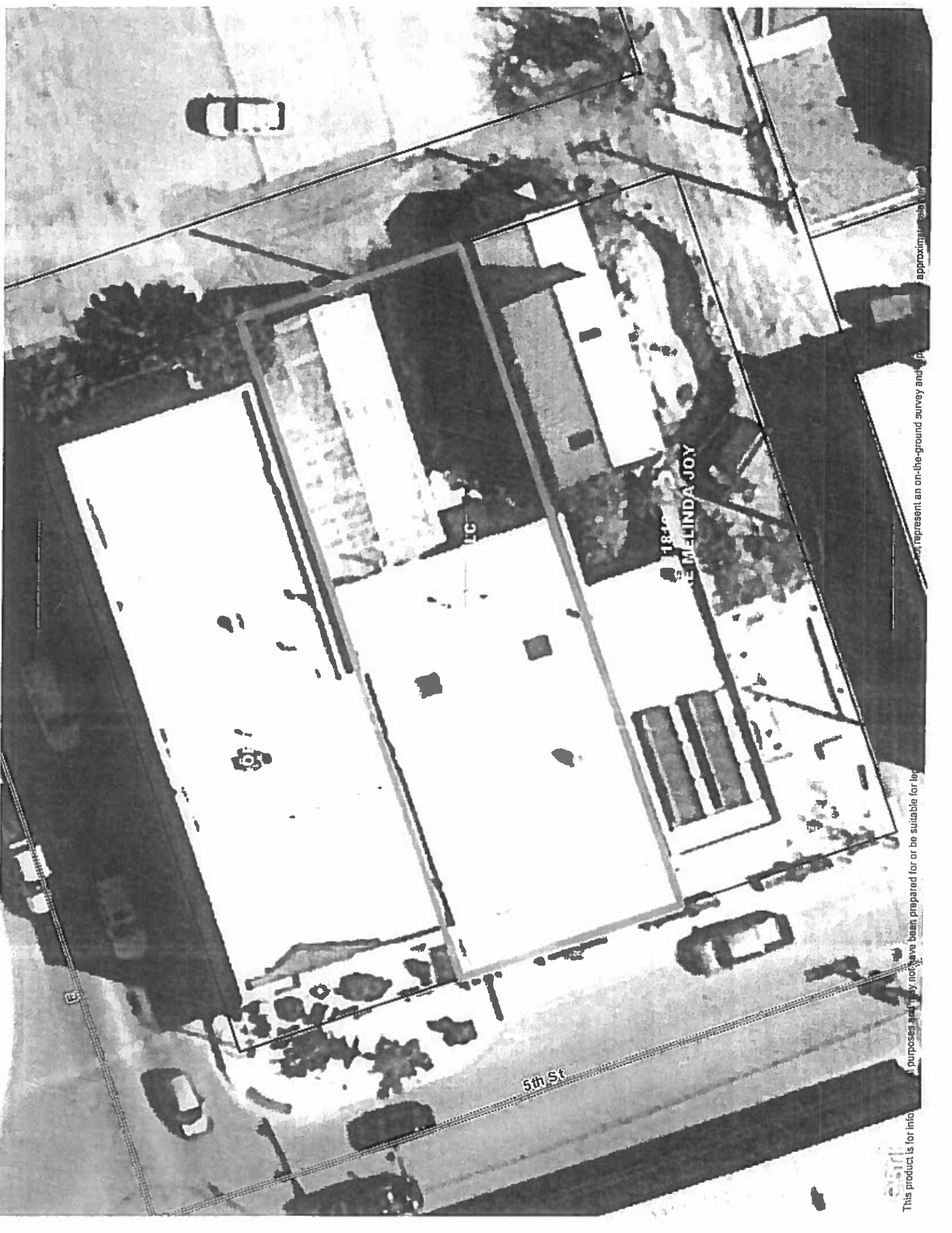
CHANGED TO CR-4 @50% FOR 2011 DF CHNAGED L1 FROM 45% TO 65% ANF L1 FROM 50% TO 65% FOR 2016 AG, BL ADDED MI AND LI TO GOOD-REMODELED BLDGS
REMOVED FUNC. 2018 VFV AG

IMPROVEMENT FEATURES

SUBD: 1109 NBHD COMM CENTRD 0.00%

DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Acres: 0 Oil Wells: 0

COMMERCIAL A175 F1 Y (100%) FF 43.52X130 400.00 17,408 1.00 1.00 A 17,408 NO AG CLASS AG TABLE AG UNIT PRG AG VALUE 0.00 0



This product is for informational purposes only and may not have been prepared for or be suitable for legal use. It does not represent an on-the-ground survey and is not a substitute for a professional survey. Approximate scale 1 inch = 100 feet.

3. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Century Bar & Grill). Property Identification/Address is 209 W. Holland Ave., Alpine, Tx 79830 Legal description is Lot 1, Block 6, Addition OT. Property Owner is Holland Investors LLC. (E. Zimmer, City Manager)

CITY OF ALPINE
CONDITIONAL USE/SITE PLAN APPLICATION

APPLICATION REVIEW REQUIREMENTS

- *Meet with building service staff to review application requirements for your specific development.*
- *Form "A" application with original / notarized signatures of owner and applicant.*
- *Form "B" application with original / notarized signatures of owner and applicant.*
- *Filing fee- \$ 350.00*
- *Address and / legal description (lot, block & subdivision) of property on 8 ½" x11".*
- *Signature of both owner and applicant on acknowledgement form.*
- *Verification with the City of Alpine's public Works and Utilities Department regarding platting information. Have the attached verification statement signed.*
- *Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12" (including grading, drainage, elevations, landscapes, etc.) Scale of no less than 1" = 50'.*
- *Three (3) 24" x 36 "copies of the site plan only individually folded by the applicant to 9" x 12"*
- *Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by the applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*

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CONDITIONAL USE REQUEST CAN BE SET FOR PUBLIC HEARING

Direct questions to Building Services Department at 432.837.3281

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

CENTURY BAR & GRILL

Street address of applicant/agent

209 W. HOLLAND

City/State/Zip Code of applicant / agent

ALPINE TX 79830

Telephone number of applicant/agents

432 837 1922

Fax number of applicant/agents

Email address of applicant/agent

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

HOLLAND INVESTORS LLC 209 W. HOLLAND

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet

Lot

Block

Addition

LOT 1

6

OT

CENTURY BAR & GRILL

Size of subject property

Year Built 1920

Square footage

1620.0

Acres .5015

Present zoning classification

C-2

COMM CENTRAL

Proposed use of the property

OUTSIDE DINING

Zoning ordinance provision requiring a conditional use

OUTSIDE DINING

Section 4

CONDITIONAL USE

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

HOLLAND INVESTORS LLC

Street address of property owner

209 W HOLLAND

City/State/Zip code of property owner

ALPINE TX 79830

Telephone number of property owner

432-837-1922

Fax number of property owner

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council, If after said period of four months an application has not been scheduled before the commission and city council said application, along with the required filing fee may be resubmitted any time thereafter for reconsideration, Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____



Date: _____

9/1/2020

Signature of Owner _____

Date: _____

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

_____ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

_____ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property _____

Legal description of subject property _____


_____ Building Services Department


_____ Date

This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

- o Submit a letter describing the proposed conditional use and note the request on the site plan document
- o In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- o In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood. Also describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- o Application of site plan approval (Section 20, see attached Form "B")
- o The site plan submission shall meet the requirements of Section 20.04 Site Plan Requirements.
- o All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled at a later date.
- o All public hearings will be opened, and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- o Any changes to a site plan (no matter how minor or major) approved with a conditional use permit can only be approved by city council the the public hearing process.
- o I have read and understood all requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGANTURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Sarah Davison

Print Applicants Name

[Signature]

Applicant Signature

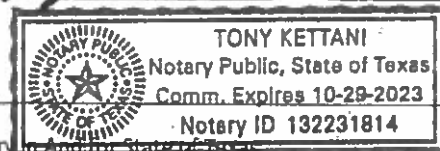
The State of Texas

County Of Brewster

Before ME Tony Kettani on this day personally appeared Sarah Davison
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this FIRST day of September A.D. 2020



Notary in And for State of Texas

Sarah Davison

Print Property Owners Name

[Signature]

Property Owners Signature

The State Of Texas

County Of BREWSTER COUNTY

Before Me Tony Kettani on this day personally appeared Sarah Davison
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this FIRST day of September A.D. 2020

Notary in And for State of Texas

Viewstat Viewing Appraisal Worksheet
PROPERTY 11836 R
Legal Description DBA HOLLAND HOTEL
LOT BLOCK 6, LOT 1 W/1 35' OF 1 AND ALL OF 2,3,4,
INCLUDING BPP
OWNER ID
30489
OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2021
HOLLAND INVESTORS LLC
209 W HOLLAND
ALPINE, TX 79830

Entities	Values
11 100%	IMPROVEMENTS
2 100%	LAND MARKET
21 100%	MARKET VALUE
4 100%	PRODUCTIVITY LOSS
CAD 100%	APPRAISED VALUE

Ref ID: 1839
373600060001000040

SITUS 209 W HOLLAND ALPINE, TX

ACRES: .5015
EFF. ACRES:
APPR VAL METHOD: Income
SKETCH for Improvement #1 (conv code C)

HS CAP LOSS	=	0
ASSESSED VALUE	=	2,103,707

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
BUILDER
NEXT REASON
REMARKS

LAST APPR. YR 2019
LAST INSP DATE 01/31/2019
NEXT INSP DATE 01/01/2019

EXEMPTIONS

PICTURE

COMMERCIAL MU45,MR119,L102,U84,R75,D67,R27,D17
SHED MU108,MR92,U21,R26,D21,L26
COMMERCIAL MR119,L36,U7,L16,D7,L43,U5,L7,D5,L6,U4
R108,D45
CNPY XSR11,MR83,RX167
CNPY XSR4,MR24,RX75
CNPY MU62,MR119,RX27/46
COMMERCIAL MDE,MR2,RX50/130

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO

09/28/2011 ***** TRANSPECOS BANKSWDVL / 274 / 413
05/05/2011 ***** SOUTH BRANCH HOTR/DEED / 269 / 618
08/04/2009 ***** TRANSPECOS BANKSWDVL / 249 / 476

SUBD. 1109 NBHD COMM CENTBD,00%

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	HOTEL	STCD F1				19,909.0	1	1970	1970	FA	14,950	35%	100%	100%	100%	100%	0.35	5,233
		RE-MEASURE BLDG FOR 2008. CHANGED TO MOT FROM SC FOR 2011 DF CHANGED FROM MOT_3 TO MOT_2 FOR 2016 BL, AG				19,909.0	1	1970	1970	FA	14,950	35%	100%	100%	100%	100%	0.35	5,233

IMPROVEMENT FEATURES

Interior Finish

INS 0

SUBD. 1109 NBHD COMM CENTBD,00%
L# DESCRIPTION
1. COMMERCIAL
Comment: plax F

CLAS TABLE
A197
SC HS
F1 Y (100%)
FF
DIMENSIONS
168 03X130
UNIT PRICE
325.00
GROSS VALUE
54,610
ADJ MASS
1.00
ADJ VAL SRC
A

LAND INFORMATION
IRR Wells: 0
Capacity: 0
MKT VAL
54,610
AG APPLY
NO
AG CLASS
AG TABLE
AG UNIT PRG
0.00
AG VALUE
0



esri

Information is provided for informational purposes only. It does not represent an offer of insurance or any other financial product. It is not intended to be used for legal, engineering, or surveying purposes. It does not represent an offer of insurance or any other financial product. It is not intended to be used for legal, engineering, or surveying purposes. It does not represent an offer of insurance or any other financial product. It is not intended to be used for legal, engineering, or surveying purposes.

4. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for a Conditional Use Permit application for outside dining (Judy's Bread & Breakfast). Property Identification/Address 113 W. Holland Ave, Alpine, TX 7830. Legal description is Lot 2, Block 5. Property owner is Bill Ivey / Rod Ponton. (E. Zimmer, City Manager)

SUP 20-_____

Applicant: Judy's Bed and Breakfast

Property Address: 113 W Holland Ave

Legal Description: Lot 2 Block 5

Acres: Square footage: 4972

Zoning: C-2

Occupancy Classification: B

Proposed Special Use: Outside Dining

Property is platted and does not require a replat at this time.

Section VI. - "C-2"—Business district.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses: any use permitted in C-1

City of Alpine has allowed outside dining for Judy's Bed and Breakfast. A special Use Permit is required for all outside dining.

CITY OF ALPINE
CONDITIONAL USE/SITE PLAN APPLICATION

APPLICATION REVIEW REQUIREMENTS

- *Meet with building service staff to review application requirements for your specific development.*
- *Form "A" application with original / notarized signatures of owner and applicant.*
- *Form "B" application with original / notarized signatures of owner and applicant.*
- *Filing fee- \$ 350.00*
- *Address and / legal description (lot, block & subdivision) of property on 8 ½" x11".*
- *Signature of both owner and applicant on acknowledgement form.*
- *Verification with the City of Alpine's public Works and Utilities Department regarding plotting information. Have the attached verification statement signed.*
- *Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12" (including grading, drainage, elevations, landscapes, etc.) Scale of no less than 1" = 50'.*
- *Three (3) 24" x 36 "copies of the site plan only individually folded by the applicant to 9" x 12"*
- *Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by the applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*

APPLICATIONS MUST BE COMPLETE AND MEET ALL ALPINE ORDINANCES REQUIREMENTS BEFORE A
CONDITIONAL USE REQUEST CAN BE SET FOR PUBLIC HEARING

Direct questions to Building Services Department at 432.837.3281

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

JUDY'S BED & BREAKFAST

Street address of applicant/agent

113 W. HOLLAND AVE

City/State/Zip Code of applicant / agent

ALPINE TX 79830

Telephone number of applicant/agents

432.837.9424

Fax number of applicant/agents

Email address of applicant/agent

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

113 W. HOLLAND AVE ALPINE TX 79830

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet)

Lot
2

Block
5

Addition

Size of subject property

Square footage

4972

Acres

Present zoning classification

C-2

Proposed use of the property

OUTSIDE DINING

Zoning ordinance provision requiring a conditional use

OUTSIDE DINING Section 4 Conditional Use Permit

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

IVEY Bill C / Rod Panton

Street address of property owner

123 NORTH 6TH ALPINE TX. 79830

City/State/Zip code of property owner

ALPINE TX 79830

Telephone number of property owner

432-837-9424

Fax number of property owner

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council, If after said period of four months an application has not been scheduled before the commission and city council said application, along with the required filing fee may be resubmitted any time thereafter for reconsideration, Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: _____

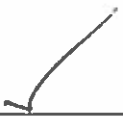
Signature of Owner _____

Date: _____

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

_____ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

_____ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property _____

Legal description of subject property _____


_____ Building Services Department


_____ Date

This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood. Also describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 20, see attached Form "B")
- The site plan submission shall meet the requirements of Section 20.04 Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled at a later date.
- All public hearings will be opened, and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use permit can only be approved by city council the the public hearing process.
- I have read and understood all requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submission.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Lacey Anderson

Print Applicants Name

[Signature]
Applicant Signature

The State of

Texas

County Of

Brewster

Before ME

Tony KETTANI

(notary)

on this day personally appeared

Lacey Anderson

(applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this

14

day of

September

A.D. 2020

Notary in And for State of Texas

Lacey Anderson

Print Property Owners Name

Property Owners

The State Of

Texas

County Of

BREWSTER

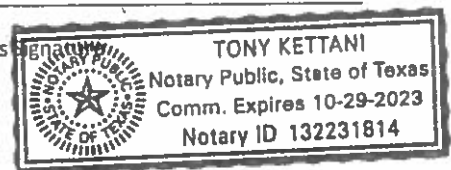
Before Me

Tony KETTANI

(notary)

on this day personally appeared

(applicant)



Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this

14

day of

September

A.D. 2020

Notary in And for State of Texas

Brewster County Appraisal District
 PROPERTY 11825 R
 Legal Description
 OT, BLOCK 5, LOT 2 : W/27.02-2 ALL OF 3.4 IVEY'S
 OWNER ID
 10508
 OWNERSHIP
 100.00%
 PROPERTY APPRAISAL INFORMATION 2021
 IVEY BILL C
 C/O ROD PONTON
 123 N 6TH ST
 ALPINE, TX 79830 US
 ACRES: .4123
 EFF. ACRES:
 APPR VAL METHOD: Cost
 SKETCH for Improvement #1 (conv code C)
 Ref ID2: 1828
 973600050002000040
 SITSU 109 W HOLLAND ALPINE, TX
 GENERAL
 LAST APPR. Adela
 LAST APPR. YR 2019
 LAST INSP. DATE 01/31/2019
 NEXT INSP. DATE 01/01/2022
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 NO CHANGE FOR 2016 AG & BL FRONT DOOR
 INSTALLATION -CHG LI TO 75% -VFV- JS 9/28/16

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO	
09/01/1999	*****	CAREN CORKINS	WD/VL / 120 / 18	
02/16/1998	*****	CAMILLE PETERSONSWD	/ 95 / 105	
08/11/1997	*****	CORKINS & GRAHAMSWD	/ 86 / 238	

#	TYPE	DESCRIPTION	MTD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	conv code C	COMMESHOPPING CEN	CM	MR/F2		4,972.0	57.06	1	1910	1910	GD	283,702	40%	100%	100%	100%	100%	0.40	113,481
		COMMSTORAGE	CM	ST/F2		2,080.0	14.25	1	1910	1910	GD	29,640	40%	100%	100%	100%	100%	0.40	11,856
		STCD. F1				7,052.0						313,342							125,337

SUBD: 1109
 NBHD COMM CENTB0.00%
 NO CHANGE FOR 2011 DF CHG LI TO 75% -VFV & JS

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	AG MASS	ADJ	VAL SRC	VAL SRC	AG UNIT	PRC	AG VALUE
1.	COMMERCIAL	A175	F1	Y (100%)	FF	138.14X130	400.00	55,256	1.00	A	1.00	A	55,256	NO	0.00	0

SUBD: 1109
 NBHD COMM CENTB0.00%
 Comment: ptax F

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	AG MASS	ADJ	VAL SRC	VAL SRC	AG UNIT	PRC	AG VALUE
1.	COMMERCIAL	A175	F1	Y (100%)	FF	138.14X130	400.00	55,256	1.00	A	1.00	A	55,256	NO	0.00	0

SUBD: 1109
 NBHD COMM CENTB0.00%
 Comment: ptax F

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	AG MASS	ADJ	VAL SRC	VAL SRC	AG UNIT	PRC	AG VALUE
1.	COMMERCIAL	A175	F1	Y (100%)	FF	138.14X130	400.00	55,256	1.00	A	1.00	A	55,256	NO	0.00	0

SUBD: 1109
 NBHD COMM CENTB0.00%
 Comment: ptax F

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	AG MASS	ADJ	VAL SRC	VAL SRC	AG UNIT	PRC	AG VALUE
1.	COMMERCIAL	A175	F1	Y (100%)	FF	138.14X130	400.00	55,256	1.00	A	1.00	A	55,256	NO	0.00	0

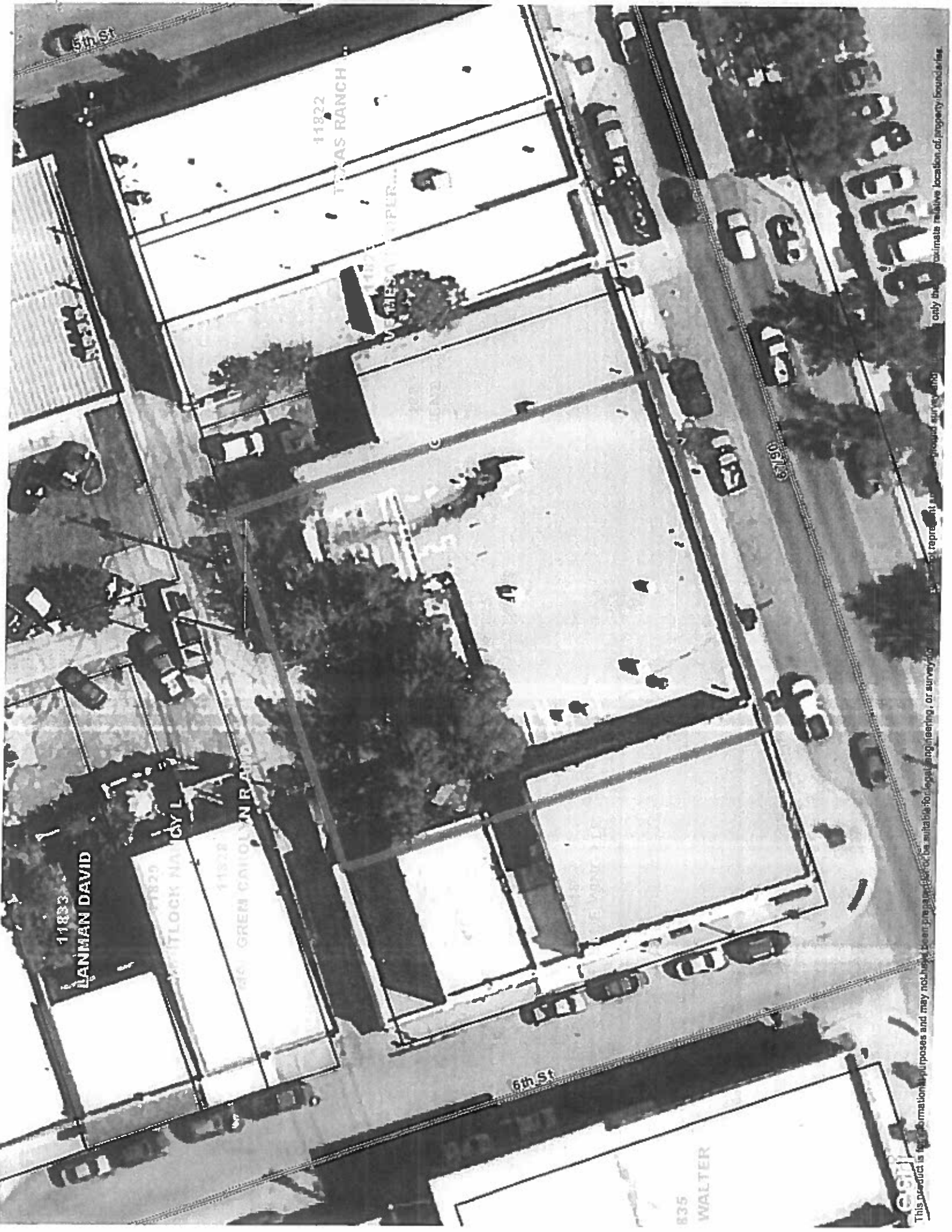
SUBD: 1109
 NBHD COMM CENTB0.00%
 Comment: ptax F

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	AG MASS	ADJ	VAL SRC	VAL SRC	AG UNIT	PRC	AG VALUE
1.	COMMERCIAL	A175	F1	Y (100%)	FF	138.14X130	400.00	55,256	1.00	A	1.00	A	55,256	NO	0.00	0

SUBD: 1109
 NBHD COMM CENTB0.00%
 Comment: ptax F

CLAS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	IRR Wells: 0	Capacity: 0	AG MASS	ADJ	VAL SRC	VAL SRC	AG UNIT	PRC	AG VALUE
1.	COMMERCIAL	A175	F1	Y (100%)	FF	138.14X130	400.00	55,256	1.00	A	1.00	A	55,256	NO	0.00	0

SUBD: 1109
 NBHD COMM CENTB0.00%
 Comment: ptax F



This product is for information purposes and may not have been prepared for legal, engineering, or surveying. It does not represent an official survey and is not to be used for legal purposes. Only the approximate location of property boundaries.

5. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Cedar Coffee). Property Identification/Address is 121 E. Holland Ave, Alpine, TX 79830. Legal description is IE/2 of Lot 14, Addition OT. Front Street Books. Property owner is Margaret Anne Callaway. (E. Zimmer, City Manager)

SUP 20-_____

Applicant: Cedar Coffee

Property Address: 121 E. Holland Ave

Legal Description: 1E/2 of Lot 14 OT Front Street Books

Acres: Square Foot: Square Footage: 1624

Zoning: C-2

Occupancy Classification: B

Proposed Special Use: Outside Dining

Property is platted and does not require a replat at this time.

Section VI. - "C-2"—Business district.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses: any use permitted in C-1

City of Alpine has allowed outside dining for Cedar Coffee. A special Use Permit is required for all outside dining.

CITY OF ALPINE
CONDITIONAL USE/SITE PLAN APPLICATION

APPLICATION REVIEW REQUIREMENTS

- *Meet with building service staff to review application requirements for your specific development.*
- *Form "A" application with original / notarized signatures of owner and applicant.*
- *Form "B" application with original / notarized signatures of owner and applicant.*
- *Filing fee- \$ 350.00*
- *Address and / legal description (lot, block & subdivision) of property on 8 ½" x11".*
- *Signature of both owner and applicant on acknowledgement form.*
- *Verification with the City of Alpine's public Works and Utilities Department regarding platting information. Have the attached verification statement signed.*
- *Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12" (including grading, drainage, elevations, landscapes, etc.) Scale of no less than 1" = 50'.*
- *Three (3) 24" x 36 "copies of the site plan only individually folded by the applicant to 9" x 12"*
- *Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by the applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*

APPLICATIONS MUST BE COMPLETE AND MEET ALL ALPINE ORDINANCES REQUIREMENTS BEFORE A
CONDITIONAL USE REQUEST CAN BE SET FOR PUBLIC HEARING

Direct questions to Building Services Department at 432.837.3281

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

CEDAR COFFEE

Street address of applicant/agent

121 E. HOLLAND

City/State/Zip Code of applicant / agent

ALPINE TX 79830

Telephone number of applicant/agents

Fax number of applicant/agents

Email address of applicant /agent

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet)

Lot

Block

Addition

1E/2 of LOT 14

OF

FRONT STREET BOOKS

Size of subject property

Square footage

1624.0

Acres

Present zoning classification

C-2

Proposed use of the property

OUTSIDE DINING

Zoning ordinance provision requiring a conditional use

SECTION 4 CONDITIONAL USE

OUTSIDE DINING

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

MARGARET ANNE CALAWAY

Street address of property owner

121 E. Holland

City/State/Zip code of property owner

ALPINE TX 79830

Telephone number of property owner

Fax number of property owner

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council, If after said period of four months an application has not been scheduled before the commission and city council said application, along with the required filing fee may be resubmitted any time thereafter for reconsideration, Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant *Ame Calaway*

Date: *Sept 1, 2020*

Signature of Owner *Ame Calaway*

Date: *Sept 1, 2020*

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

_____ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

✓_____ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property 121 G. HOLLAND ALPINE TX

Legal description of subject property 1 E / 2 OF LOT 1 Block 4
FRONT STREET BOOKS


Building Services Department

9.10.2020
Date

This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

- o Submit a letter describing the proposed conditional use and note the request on the site plan document
- o In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- o In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood. Also describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- o Application of site plan approval (Section 20, see attached Form "B")
- o The site plan submission shall meet the requirements of Section 20.04 Site Plan Requirements.
- o All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled at a later date.
- o All public hearings will be opened, and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- o Any changes to a site plan (no matter how minor or major) approved with a conditional use permit can only be approved by city council the the public hearing process.
- o I have read and understood all requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGANTURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

ANNE Calaway

Print Applicants Name

Anne Calaway

Applicant Signature

The State of TEXAS

County Of BREWSTER

Before ME Tony Kettani

(notary)

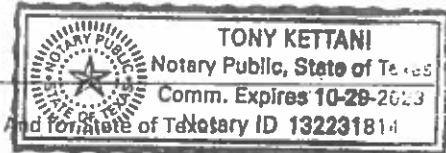
on this day personally appeared

ANNE Calaway

(applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 1 day of September, A.D. 2020



Notary in And for State of Texas

ANNE Calaway

Print Property Owners Name

Anne Calaway

Property Owners Signature

The State Of TEXAS

County Of BREWSTER

Before Me Tony KETTANI

(notary)

on this day personally appeared

ANNE Calaway

(applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 1 day of September, A.D. 2020

Notary in And for State of Texas

87,805
11,112.
98,817.

SKETCH for Improvement #1 (conv code C)

12	CMY	12
33	74	
37		
27		

6978 COMMERCIAL 79

249129

8 15	6 84	6 98	6 28
9 93			11 13

COMMERCIAL MU53,MR25,L0,03/D69.78,R5.76/D5.76,R11.13,U6.84,R6.98,D6.98,R11.13,U75.79,
L33.77/D0.11

CNPY MU65,MR29,R27,D12,L27,U12

BUILDING PERMITS

DEED INFO

NBHD: COMM CENT 80.00%

IMPROVEMENT INFORMATION

BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1920	1970	GD	201,339	40%	100%	100%	100%	100%	0.40	80,536
1920	1970	GD	11,029	65%	100%	100%	100%	100%	0.65	7,169
										87,705
Y (100%)										212,368
BL ADDED P1 @98% FOR 2018 VEV AG										

IMPROVEMENT FEATURES

Foundation	FD1
Roof Style	ROOF2
Flooring	FL1
Interior Finish	IN3
Heating/Cooling	HC4

CODE. 1103	L# DESCRIPTION
1103	1103

NBHD:COMM CENTER 00%

CLS TABLE SC HS METH
A175 F1 Y(100%) FF

LAND INFORMATION		IRR Wells: 0	Capacity: 0
DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ MASS ADJ VAL SRC
27 78X130	400.00	11,112.00	4,000.00

IRR Acres: 0
MKT VAL AG APPLY

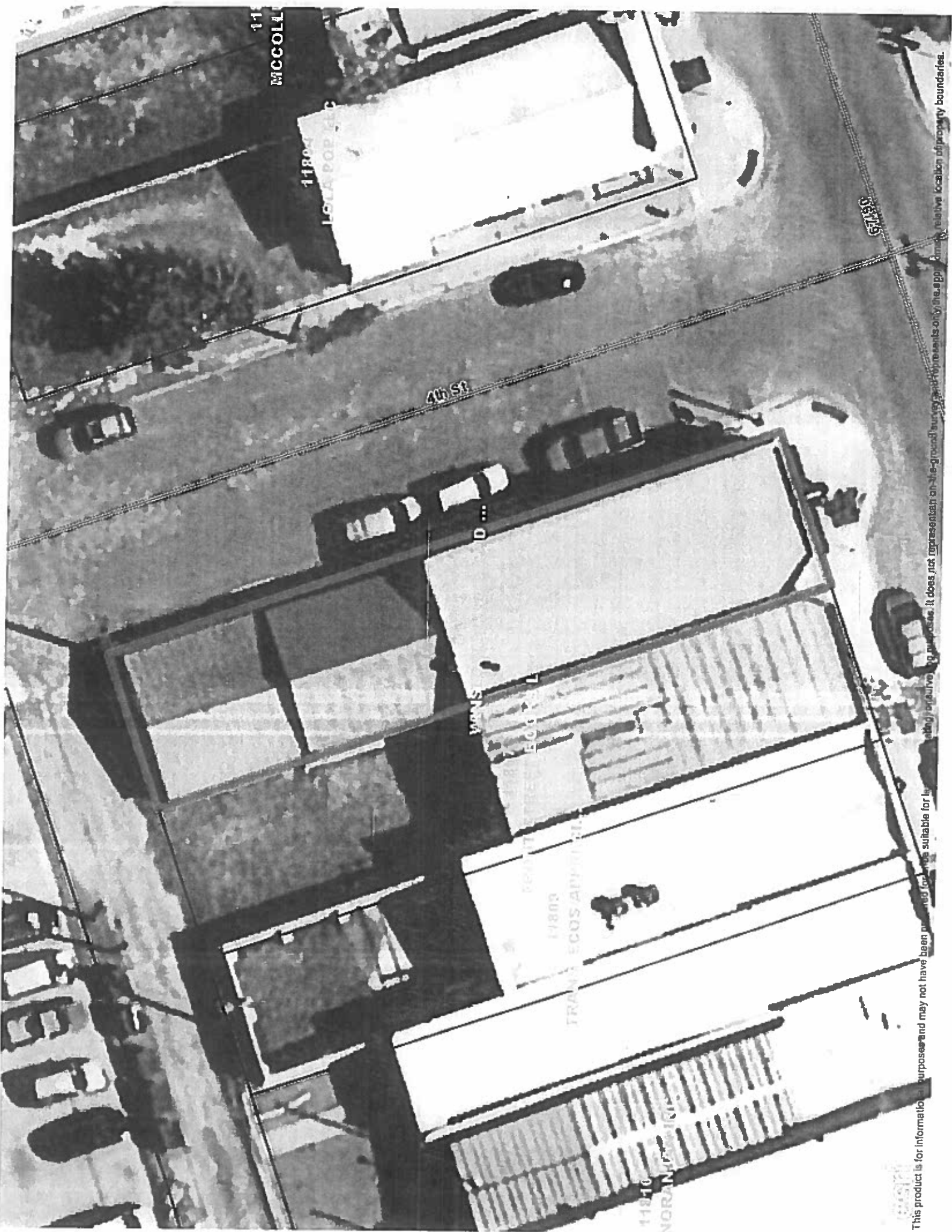
Oil Wells: 0

TABLE	UNIT PRICE	ADJ MASS	VAL SRC	AG CLASS	AG APPLY	AG UNIT	AG VALUE	
TABLE	DIMENSIONS	UNIT PRICE	ADJ MASS	VAL SRC	MKT VAL	AG CLASS	AG UNIT	AG VALUE
1. COMMERCIAL	27.78X130	400.00	1.00	A	11,112	NO	0	0.00
Comment: plax F								

Effective Date of Appraisal January 1

Date Printed: 09/01/2020 10:01:44AM

by adela



This product is for informational purposes and may not have been prepared for use suitable for legal, planning, engineering, or other purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

6. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Santanas). Property Identification/Address is 300 E. Holland Ave. Legal description is Block 122, Addition OT. Property ID 12340, Alpine, TX 79830. Property owner is Santana Celso Cruz. (E. Zimmer, City Manager)

SUP 20-_____

Applicant: Santanas

Property Address: ~~106 Sul Ross Ave~~ **300 E. HOLLAND AVENUE**

Legal Description: Block 122 OT Property ID: 12340

Acres:

Zoning: C-2

Occupancy Classification: B

Proposed Special Use: Outside Dining

Property is platted and does not require a replat at this time.

Section VI. - "C-2"—Business district.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses: any use permitted in C-1

City of Alpine has allowed outside dining for Santanas. A special Use Permit is required for all outside dining.



It is not intended that this document be used for engineering or surveying purposes, or as a basis for preparing or preparing for information and plans. It is not intended that this document be used for engineering or surveying purposes, or as a basis for preparing or preparing for information and plans.

**CITY OF ALPINE
CONDITIONAL USE/SITE PLAN APPLICATION**

APPLICATION REVIEW REQUIREMENTS

- *Meet with building service staff to review application requirements for your specific development.*
- *Form "A" application with original / notarized signatures of owner and applicant.*
- *Form "B" application with original / notarized signatures of owner and applicant.*
- *Filing fee- \$ 350.00*
- *Address and / legal description (lot, block & subdivision) of property on 8 ½" x11".*
- *Signature of both owner and applicant on acknowledgement form.*
- *Verification with the City of Alpine's public Works and Utilities Department regarding platting information. Have the attached verification statement signed.*
- *Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12" (including grading, drainage, elevations, landscapes, etc.) Scale of no less than 1" = 50'.*
- *Three (3) 24" x 36 "copies of the site plan only individually folded by the applicant to 9" x 12"*
- *Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by the applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*

APPLICATIONS MUST BE COMPLETE AND MEET ALL ALPINE ORDINANCES REQUIREMENTS BEFORE A
CONDITIONAL USE REQUEST CAN BE SET FOR PUBLIC HEARING

Direct questions to Building Services Department at 432.837.3281

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

SANTANAS

Street address of applicant/agent

300 E. HOLLAND AVE

City/State/Zip Code of applicant / agent

ALPINE TX

Telephone number of applicant/agents

Fax number of applicant/agents

Email address of applicant /agent

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet

Lot

Block

Addition

122

OT

PROPERTY F.D. 12340

Size of subject property

Year Built 1970

Square footage 2620

Acres .0601

Present zoning classification

C-2

Proposed use of the property

Outside Dining

Zoning ordinance provision requiring a conditional use

~~C-2~~ Section 4 Conditional use Permit

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

SANTANA CELSO CRUZ

Street address of property owner

906 S. CACTUS # A

City/State/Zip code of property owner

ALPINE TX 79830

Telephone number of property owner

432-2942953

Fax number of property owner

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

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I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____

Date: _____

Signature of Owner _____

Date: _____

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

_____ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

✓ _____ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property _____

Legal description of subject property _____

Building Services Department

Date

This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
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PART 4. SIGANTURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Print Applicants Name

Applicant Signature

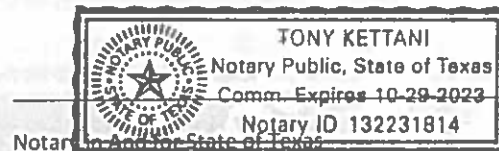
The State of TEXAS

County Of BREWSTER

Before ME Tony KETTANI on this day personally appeared _____
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this _____ day of _____, A.D. _____



Print Property Owners Name

Property Owners Signature

The State Of TEXAS

County Of BREWSTER

Before Me Tony KETTANI on this day personally appeared _____
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 14 day of SEPTEMBER, A.D. 2020

Notary in And for State of Texas

OWNER ID
33512
OWNERSHIP
100.00%

ENTITIES
11
2
21
4
CAD

VALUES
IMPROVEMENTS 150,663
LAND MARKET + 36,538
MARKET VALUE = 187,206
PRODUCTIVITY LOSS - 0
APPRAISED VALUE = 187,206
HS CAP LOSS - 0
ASSESSED VALUE = 187,206
EXEMPTIONS

Ref ID: 2343

973601220000000040

SITUS 300 E HOLLAND ALPINE, TX

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
BUILDER
NEXT REASON
REMARKS

LAST APPR. YR 2019

LAST INSP. DATE 01/30/2019

NEXT INSP. DATE 01/01/2022

APPR VAL METHOD: Cost

SKETCH for Improvement #1 (conv code C)

ACRES: .2556
EFF. ACRES:

BUILDING PERMITS

ISSUE DT 06/25/2013
PERMIT TYPE COM
PERMIT AREA 0 A
ST PERMIT VAL 0

SALE DT PRICE
09/04/2015 *****
10/01/2008 *****
01/01/2008 *****

GRANTOR
CORKINS GREGORYWD / 315 / 97
CORKINS ROBERT KSWD / 237 / 41
CORKINS VERA MAXAF/HRSH / 237 / 37

DEED INFO

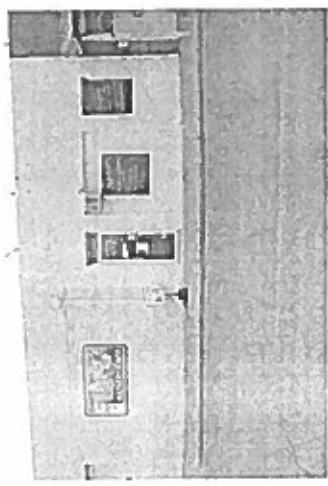
SUBD: 1109

NBHD: COMM CENT 00%
MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS
CM MRF/2 3,636.0 57.06 1
CM MRF/2 3,636.0 57.06 1
CM CNF/2 240.0 18.28 1
STCD: F1
7,512.0
Homesite: N

IMPROVEMENT INFORMATION

BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
1920 1920 AV 207,470 30% 100% 100% 100% 0.30 62,241
1920 1920 AV 207,470 30% 100% 100% 100% 0.30 62,241
1920 1920 FA 4,387 20% 95% 100% 100% 0.19 834
419,327
125,316

IMPROVEMENT FEATURES



PICTURE

SUBD: 1109

L# DESCRIPTION
1. COMMERCIAL
Comment: plat F
2. COMMERCIAL

NBHD: COMM CENT 00.00%

CLS TABLE SC HS METH
A190 F1 N FF
A190 F1 N FF

LAND INFORMATION

DIMENSIONS 212.88X40
UNIT PRICE 375.00
GROSS VALUE 79,830
ADJ MASS ADJ VAL SRC 1.00 A
Capacity 0
IRR Wells: 0
ADJ MASS ADJ VAL SRC 1.00 A

Oil Wells: 0

IRR Acres: 0
MKT VAL 27,941
AG APPLY NO
AG CLASS AG TABLE AG UNIT PRC AG VALUE
0.00 0.00 0
8,597
36,538

PROPERTY 12340 R
Legal Description
OT, BLOCK 122

OWNER ID
33512
OWNERSHIP
100.00%

SANTANA CELSO CRUZ
AND VALARIE ANN SANTANA
906 A SOUTH CACTUS
ALPINE, TX 79830

11 100%
2 100%
21 100%
4 100%
CAD

IMPROVEMENTS 150,663
LAND MARKET + 36,538
MARKET VALUE = 187,206
PRODUCTIVITY LOSS - 0
APPROAISED VALUE = 187,206
HS CAP LOSS - 0
ASSESSED VALUE = 187,206
EXEMPTIONS

Ref ID2: 2343

973601220000000040

SITUS 300 E HOLLAND ALPINE, TX

GENERAL

UTILITIES LAST APPR. Bobbie
TOPOGRAPHY LAST APPR. YR 2019
ROAD ACCESS LAST INSP. DATE 01/30/2019
ZONING NEXT INSP. DATE 01/01/2022
BUILDER
NEXT REASON
REMARKS

ACRES: .2556
EFF. ACRES:

APPR VAL METHOD: Cost
SKETCH for Improvement #2 (conv code C)



PICTURE

8 DI

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL
06/25/2013 COM 0 A 0

SALE DT PRICE GRANTOR DEED INFO
09/04/2015 CORKINS GREGORYWD / 315 / 97
10/01/2008 CORKINS ROBERT KSWD / 237 / 41
01/01/2008 CORKINS VERA MAXAF/HRSH / 237 / 37

SUBD: 1109 NBHD COMM CENTRD 00%

TYPE DESCRIPTION MTHD CLASS SUBCL AREA UNIT PRICE UNITS BUILT EFF.YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
2. COMMERCIAL - RETAIL CM MRF/2 1,481.0 57.06 1 1920 1920 AV 84,506 30% 100% 100% 100% 100% 0.30 25,352
ADDED NEW ROOF, FOR 2014, JS,SS 1,481.0

IMPROVEMENT INFORMATION

FOUNDATION
Roof Style
Roof Covering
Flooring
Interior Finish
Heating/Cooling

IMPROVEMENT FEATURES

FD1
ROOF2
ROOF5
FL1
IN2
HC4

SUBD: 1109
L# DESCRIPTION

CLS TABLE SC HS METH
NBHD COMM CENTRD 00%

DIMENSIONS UNIT PRICE GROSS VALUE
LAND INFORMATION

IRR Wells 0 Capacity 0
MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE

IRR Acres: 0
Oil Wells: 0

7. Discuss and consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Scoops Creamery). Property Identification/Address is 106 Sul Ross Ave., Alpine, TX 79830. Legal description is Lot 7.6, Block 16 Addition FEE. Property owner is Sandra Koteland. (E. Zimmer, City Manager)

SUP 20- _____

Applicant: Scoops Creamery

Property Address: 106 Sul Ross Ave

Legal Description: Lot 7.6 Block 16 Addition FEE

Acres:

Zoning: C-2

Occupancy Classification: B

Proposed Special Use: Outside Dining

Property is platted and does not require a replat at this time.

Section VI. - "C-2"—Business district.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses: any use permitted in C-1

City of Alpine has allowed outside dining for Scoops Creamery. A special Use Permit is required for all outside dining.

**CITY OF ALPINE
CONDITIONAL USE/SITE PLAN APPLICATION**

APPLICATION REVIEW REQUIREMENTS

- *Meet with building service staff to review application requirements for your specific development.*
- *Form "A" application with original / notarized signatures of owner and applicant.*
- *Form "B" application with original / notarized signatures of owner and applicant.*
- *Filing fee- \$ 350.00*
- *Address and / legal description (lot, block & subdivision) of property on 8 ½" x11".*
- *Signature of both owner and applicant on acknowledgement form.*
- *Verification with the City of Alpine's public Works and Utilities Department regarding platting information. Have the attached verification statement signed.*
- *Four (4) 24" x 36" blackline prints of complete site plan submittal individually folded by the applicant to 9" x 12" (including grading, drainage, elevations, landscapes, etc.) Scale of no less than 1" = 50'.*
- *Three (3) 24" x 36" copies of the site plan only individually folded by the applicant to 9" x 12"*
- *Submit a letter describing the proposed Conditional use and note the request on the site plan document, describe or show on the site plan, and special requirements or conditions imposed upon the particular conditional use by the applicable district regulations (example: buffer yards, distance between users), describe whether the proposed conditional use will , or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.*

**APPLICATIONS MUST BE COMPLETE AND MEET ALL ALPINE ORDINANCES REQUIREMENTS BEFORE A
CONDITIONAL USE REQUEST CAN BE SET FOR PUBLIC HEARING**

Direct questions to Building Services Department at 432.837.3281

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

SCOOPS CREAMERY

Street address of applicant/agent

106 SUL ROSS AVE

City/State/Zip Code of applicant / agent

ALPINE TX 79830

Telephone number of applicant/agents

361-815-6708

Fax number of applicant/agents

Email address of applicant /agent

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet)

Lot

7.6

Block

16

Addition

FEE

Size of subject property

Square footage

Acres

Present zoning classification

C-2

Proposed use of the property

OUTSIDE DINING

Zoning ordinance provision requiring a conditional use

SECTION 4 CONDITIONAL USE PERMIT.

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

SANARA KORTLAND

Street address of property owner

302 E TUNE

City/State/Zip code of property owner

ALPINE, TX. 79830

Telephone number of property owner

361-815-6708

Fax number of property owner

ACKNOWLEDGEMENT

All conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened, and testimony given by the applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan (no matter how minor or major) approved with a conditional use or special use permit can only be approved by city council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council, If after said period of four months an application has not been scheduled before the commission and city council said application, along with the required filing fee may be resubmitted any time thereafter for reconsideration, Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.

I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Gandra Karteland

Date: Sept 1, 2020

Signature of Owner Gandra Karteland

Date: Sept 1, 2020

PLATTING VERIFICATION

This verification statement must be signed prior to the submittal of this conditional use Application.

_____ It has been determined that the property described below does require platting or replatting and the applicant has been instructed on this procedure.

☒ It has been determined that the property described below is currently platted or does not require platting or replatting at this time.

Address of subject property 106 SUL ROSS AVE ALPINE

Legal description of subject property FEE


Building Services Department

9.10.2020
Date

This form is signed by the building services department and submitted along with a completed application to the planning and zoning department of building services.

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of the other property in the neighborhood. Also describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 20, see attached Form "B")
- The site plan submission shall meet the requirements of Section 20.04 Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled at a later date.
- All public hearings will be opened, and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use permit can only be approved by city council the the public hearing process.
- I have read and understood all requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Print Applicants Name

Applicant Signature

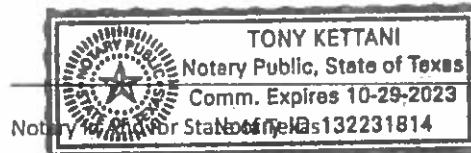
The State of Texas

County Of Brewster

Before ME Tony Kettani on this day personally appeared Sandra Korteland
(notary) (applicant)

Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 1 day of September A.D. 2020



Sandra Korteland

Sandra Korteland

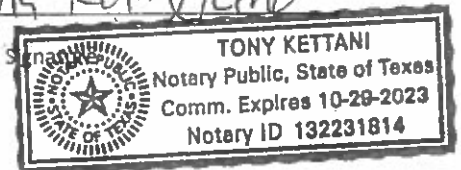
Print Property Owners Name

Property Owners Signature

The State Of Texas

County Of Brewster

Before Me Tony Kettani on this day personally appeared Sandra Korteland
(notary) (applicant)



Known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 1 day of September A.D. 2020

Notary in And for State of Texas

8. Discuss, consider making a recommendation to City Council concerning a Conditional Use Permit application for outside dining (Old Gringo Biker Bar and Grill). Property Identification/Address is 101 W. Ave. E., Alpine, TX 79830. Legal description is Lot 1, Block 16, Addition OT. Property owner is Dannica Investments LLC. (E. Zimmer, City Manager)

SUP 20-_____

Applicant: Old Gringo Biker Bar and Grill

Property Address: 101 W. Ave E.

Legal Description:

Acres:

Zoning: C-2

Occupancy Classification: B

Proposed Special Use: Outside Dining

Property is platted and does not require a replat at this time.

Section VI. - "C-2"—Business district.

Principal permitted uses. Building, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses: any use permitted in C-1

City of Alpine has allowed outside dining for Old Gringo Biker Bar and Grill . A special Use Permit is required for all outside dining.

CITY OF ALPINE CONDITIONAL USE PERMIT Form A

PART 1. APPLICANT INFORMATION

Name of applicant/agent/company/contact

OLD GRINGO BIKER BAR AND GRILL

Street address of applicant/agent

101 W. AVE E

City/State/Zip Code of applicant / agent

ALPINE TX 79830

Telephone number of applicant/agents

Fax number of applicant/agents

Email address of applicant /agent

Mobil phone of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of public property

Legal description of subject property (metes and bounds must be described on 8 1/2 x 11 sheet)

Lot	Block	Addition
1	16	OT

Size of subject property

Square footage	Acres
11,440	

Present zoning classification

Proposed use of the property

C-2

OUTSIDE DINING

Zoning ordinance provision requiring a conditional use

OUTSIDE DINING

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner

DANICA INVESTMENTS LLC

Street address of property owner

101 W. AVE E

City/State/Zip code of property owner

ALPINE TX

Telephone number of property owner

Fax number of property owner

11838
CF RANCH PROPERTIES INC

11836
DANIEL INVESTMENTS LLC

5th St

E



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or survey purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

8. Information or Discussion items –making recommendations

1. Discussion on Order of meeting on November 17, 2020 to move up canvassing and swearing in to right after Public Comments. (E. Zimmer, City Manager)
2. Discussion on Resolution 2020-11-06, a request from Alpine Country Club for consideration of reducing water rates for their facility. (R. Stephens, City Council)

8. Information or Discussion items –making recommendations

1. Discussion on Order of meeting on November 17, 2020 to move up canvassing and swearing in to right after Public Comments. (E. Zimmer, City Manager)

Meeting Order - November 17th City Council Meeting

Mayor and City Council,

This particular agenda item (information and discussion) is to review a slight change to the normal agenda flow for the November 17th meeting.

I was planning on moving the Canvass for the Election and the Swearing-In of the Mayor and Council until right after the Public Comments section.

That will allow for any person changes that happen with the elected positions to occur at the beginning of the meeting.

This is set up as an information and discussion item for Tuesday and we can visit in more detail at that juncture.

Kind regards,
Erik Zimmer, City Manager

2. Discussion on Resolution 2020-11-06, a request from Alpine Country Club for consideration of reducing water rates for their facility. (R. Stephens, City Council)



ALPINE COUNTRY CLUB

P.O. Box 985

Alpine, Texas 79831

October 23, 2020

Dear City Council Members:

Alpine Country Club would like to thank each council member for the 60% discount we have received the past few years.

This past year has really been a difficult year with what little rain we have received.

Without the 60% discount we received our course and greens would not be as beautiful as they are at this time of year.

I hope the council will extend the 60% from June 2020 to October 2020.

Alpine Country Club and Board of Directors would like to propose contract for Water November and December 2020. January – December 2021.

On our water meters account number 302680.00 water inside city limit and account 168430.00 locations Brown and Phelps we would like to offer a total of \$50.00 per month for both accounts. This would be a total of \$700.00 for total of 14 Months.

We currently we pay \$217.87 for garbage and sewer per month. We would like to pay half which would be \$108.93 for 14 months total of \$1525.02

We propose a prepayment for total amount of \$2225.02 for November and December 2020 and year of 2021.

Thank you so much,

Patricia Freudenrich

Board of Director – Treasurer

COUNTRY CLUB LOOP RD

GAR B RATE #5 / 3.0 CY 1XWEEK

BILL DATE	CHARGE TYPE	READING		CONSUMPTION	AMOUNT
1/30/2019	WATER INSIDE CITY LIMITS	13617	A	54000	\$206.62
1/30/2019	SEWER COMMERCIAL				\$123.90
1/30/2019	GARBAGE				\$105.31
1/30/2019	City Tax				\$1.58
1/30/2019	County Tax				\$0.53
1/30/2019	State Tax				\$6.58
2/14/2019	Payment				(\$444.52)
2/28/2019	WATER INSIDE CITY LIMITS	13630	A	13000	\$64.32
2/28/2019	State Tax				\$6.58
2/28/2019	County Tax				\$0.53
2/28/2019	City Tax				\$1.58
2/28/2019	SEWER COMMERCIAL				\$123.90
2/28/2019	GARBAGE				\$105.31
3/15/2019	Payment				(\$302.22)
3/28/2019	State Tax				\$6.92
3/28/2019	SEWER COMMERCIAL				\$123.90
3/28/2019	County Tax				\$0.55
3/28/2019	GARBAGE				\$110.79
3/28/2019	WATER INSIDE CITY LIMITS	13652	A	22000	\$94.92
3/28/2019	City Tax				\$1.66
4/26/2019	WATER INSIDE CITY LIMITS	13684	A	32000	\$129.62
4/26/2019	SEWER COMMERCIAL				\$123.90

4/26/2019	GARBAGE						\$110.79
4/26/2019	City Tax						\$1.66
4/26/2019	County Tax						\$0.55
4/26/2019	State Tax						\$6.92
4/29/2019	Payment						(\$338.74)
5/16/2019	Payment						(\$373.44)
5/30/2019	WATER INSIDE CITY LIMITS	13731	A		47000		\$182.12
5/30/2019	SEWER COMMERCIAL						\$123.90
5/30/2019	City Tax						\$1.66
5/30/2019	State Tax						\$6.92
5/30/2019	County Tax						\$0.55
5/30/2019	GARBAGE						\$110.79
6/17/2019	Payment						(\$425.94)
6/27/2019	WATER INSIDE CITY LIMITS	13772	A		41000		\$161.12
6/27/2019	SEWER COMMERCIAL						\$123.90
6/27/2019	GARBAGE						\$110.79
6/27/2019	City Tax						\$1.66
6/27/2019	County Tax						\$0.55
6/27/2019	State Tax						\$6.92
7/30/2019	City Tax						\$1.66
7/30/2019	State Tax						\$6.92
7/30/2019	County Tax						\$0.55
7/30/2019	GARBAGE						\$110.79
7/30/2019	SEWER COMMERCIAL						\$123.90

7/30/2019	WATER INSIDE CITY LIMITS	13888	A	116000	\$425.22
8/29/2019	GARBAGE				\$110.79
8/29/2019	State Tax				\$6.92
8/29/2019	City Tax				\$1.66
8/29/2019	County Tax				\$0.55
8/29/2019	SEWER COMMERCIAL				\$123.90
8/29/2019	WATER INSIDE CITY LIMITS	13954	A	66000	\$248.62
8/29/2019	Payment				(\$1,073.98)
9/30/2019	State Tax				\$6.92
9/30/2019	WATER INSIDE CITY LIMITS	13990	A	36000	\$143.62
9/30/2019	SEWER COMMERCIAL				\$123.90
9/30/2019	GARBAGE				\$110.79
9/30/2019	County Tax				\$0.55
9/30/2019	City Tax				\$1.66
10/25/2019	Payment				(\$879.88)
10/29/2019	SEWER COMMERCIAL				\$123.90
10/29/2019	WATER INSIDE CITY LIMITS	14008	A	18000	\$81.32
10/29/2019	GARBAGE				\$110.79
10/29/2019	City Tax				\$1.66
10/29/2019	County Tax				\$0.55
10/29/2019	State Tax				\$6.92
11/22/2019	Payment				(\$325.14)
12/2/2019	SEWER COMMERCIAL				\$72.00
12/2/2019	County Tax				\$0.55

12/2/2019	City Tax					\$1.66
12/2/2019	State Tax					\$6.92
12/2/2019	GARBAGE					\$110.79
12/2/2019	WATER INSIDE CITY LIMITS	14014	A	6000		\$40.82
12/16/2019	Payment					(\$232.74)
12/30/2019	County Tax					\$0.55
12/30/2019	City Tax					\$1.66
12/30/2019	GARBAGE					\$110.79
12/30/2019	SEWER COMMERCIAL					\$97.95
12/30/2019	WATER INSIDE CITY LIMITS	14028	A	14000		\$67.72
12/30/2019	State Tax					\$6.92
1/15/2020	Payment					(\$285.59)
1/30/2020	GARBAGE					\$110.79
1/30/2020	State Tax					\$6.92
1/30/2020	County Tax					\$0.55
1/30/2020	City Tax					\$1.66
1/30/2020	WATER INSIDE CITY LIMITS	14044	A	16000		\$74.52
1/30/2020	SEWER COMMERCIAL					\$97.95
2/27/2020	County Tax					\$0.55
2/27/2020	State Tax					\$6.92
2/27/2020	City Tax					\$1.66
2/27/2020	GARBAGE					\$110.79
2/27/2020	SEWER COMMERCIAL					\$97.95
2/27/2020	WATER INSIDE CITY LIMITS	14050	A	6000		\$40.82

6/29/2020	City Tax					\$1.74
6/29/2020	WATER INSIDE CITY LIMITS	14214	A	62000		\$234.62
6/29/2020	SEWER COMMERCIAL					\$97.95
6/29/2020	County Tax					\$0.58
6/29/2020	State Tax					\$7.27
7/20/2020	Payment					(\$458.44)
7/31/2020	State Tax					\$7.27
7/31/2020	WATER INSIDE CITY LIMITS	14335	A	121000		\$443.22
7/31/2020	SEWER COMMERCIAL					\$97.95
7/31/2020	GARBAGE					\$116.28
7/31/2020	County Tax					\$0.58
7/31/2020	City Tax					\$1.74
8/17/2020	Payment					(\$667.04)
8/28/2020	State Tax					\$7.27
8/28/2020	WATER INSIDE CITY LIMITS	14393	A	58000		\$220.62
8/28/2020	SEWER COMMERCIAL					\$97.95
8/28/2020	GARBAGE					\$116.28
8/28/2020	County Tax					\$0.58
8/28/2020	City Tax					\$1.74
9/15/2020	Payment					(\$444.44)
9/30/2020	SEWER COMMERCIAL					\$97.95
9/30/2020	WATER INSIDE CITY LIMITS	14434	A	41000		\$161.12
9/30/2020	City Tax					\$1.74
9/30/2020	County Tax					\$0.58

9/30/2020	State Tax					\$7.27
9/30/2020	GARBAGE					\$116.28
10/21/2020	Payment					(\$384.94)

COUNTRY CLUB BROWN & PHELPS ACCOUNT HISTORY

BILL DATE	CHARGES	READING		CONSUMPTION	Amount
1/30/2019	WATER INSIDE CITY LIMITS	11906	A	21000	\$91.52
1/31/2019	Credit			60% ADJ	(\$54.91)
2/14/2019	Payment				(\$36.61)
2/28/2019	WATER INSIDE CITY LIMITS	11653	A	47000	\$182.12
3/1/2019	Credit			60% ADJ	(\$109.27)
3/15/2019	Payment				(\$72.85)
3/28/2019	WATER INSIDE CITY LIMITS	11721	A	68000	\$255.62
4/2/2019	Credit			60% ADJ	(\$153.37)
4/29/2019	Payment				(\$102.25)
4/26/2019	WATER INSIDE CITY LIMITS	11856	A	135000	\$493.62
4/29/2019	Credit			60% ADJ	(\$296.17)
5/16/2019	Payment				(\$197.45)
5/30/2019	WATER INSIDE CITY LIMITS	12118	A	262000	\$950.82
5/31/2019	Credit			80% ADJ	(\$570.49)
6/17/2019	Payment				(\$380.33)
6/27/2019	WATER INSIDE CITY LIMITS	13774	A	X1656000 X	\$5,969.22
7/30/2019	WATER INSIDE CITY LIMITS	12656	A	153000	\$558.42
8/27/2019	Credit			ADJ W/60%	(\$5,380.99)
8/28/2019	Payment				(\$1,186.65)
8/29/2019	WATER INSIDE CITY LIMITS	12772	A	116000	\$425.22
8/29/2019	Credit			60% ADJ	(\$170.09)
9/30/2019	WATER INSIDE CITY LIMITS	12885	A	113000	\$414.42
10/1/2019	Credit			60 % ADJ	(\$165.77)
10/25/2019	Payment		P		(\$503.78)
10/29/2019	WATER INSIDE CITY LIMITS	12952	A	67000	\$252.12
11/4/2019	Credit			60% ADJ	(\$100.85)
11/22/2019	Payment				(\$151.27)
12/2/2019	WATER INSIDE CITY LIMITS	13041	A	89000	\$329.12
12/2/2019	Credit			60 % ADJ	(\$131.65)
12/16/2019	Payment				(\$197.47)
12/30/2019	WATER INSIDE CITY LIMITS	13071	A	30000	\$122.62
12/30/2019	Credit			60 % ADJ	(\$49.05)
1/15/2020	Payment				(\$73.57)
1/30/2020	WATER INSIDE CITY LIMITS	13106	A	35000	\$140.12
2/3/2020	Credit			60 % ADJ	(\$56.05)
2/20/2020	Credit			ADJ	(\$336.70)
2/27/2020	WATER INSIDE CITY LIMITS	13115	A	9000	\$50.87
2/27/2020	Credit			60 % ADJ	(\$30.52)
3/5/2020	PAYMENT				\$232.28
3/30/2020	WATER INSIDE CITY LIMITS	13165	A	50000	\$192.62
3/30/2020	Credit			80 % ADJ	(\$115.57)
4/16/2020	Payment				(\$77.05)
5/1/2020	WATER INSIDE CITY LIMITS	13294	A	129000	\$472.02
5/1/2020	Credit			80% ADJ	(\$283.21)
5/19/2020	Payment				(\$188.81)
6/1/2020	WATER INSIDE CITY LIMITS	13611	A	317000	\$1,148.82
6/1/2020	Credit			60% ADJ	(\$689.29)
6/11/2020	Payment				(\$459.53)
6/29/2020	WATER INSIDE CITY LIMITS	13828	A	217000	\$788.82
6/29/2020	Credit			60% ADJ	(\$473.29)
7/20/2020	Payment				(\$315.53)
7/31/2020	WATER INSIDE CITY LIMITS	14189	A	361000	\$1,307.22
8/17/2020	Payment				(\$522.89)
8/28/2020	WATER INSIDE CITY LIMITS	14537	A	348000	\$1,260.42
9/15/2020	Payment				(\$504.17)
9/30/2020	WATER INSIDE CITY LIMITS	14878	A	341000	\$1,235.22
10/21/2020	Payment				(\$494.08)

THIS WATER CONSUMPTION IS INCORRECT / ACCUAL CONSUMPTION IS 385000

THIS IS AN ADJUSTMENT ON THE INCORRECT CONSUMPTION AND 60% ADJ

MISS CALCULATED 60% / CREDIT ACCOUNT /ADJUSTMENT

RESOLUTION EXPIRED

CLUB SECURITY, UPGRADES AND FINANCIAL PROGRESS

Improvement's for 2019

- Locksmith replaced locks on all doors. Keys are security keys that can only be replaced by Locksmith
- Outside lights have all been replaced and are in good working condition to secure area after dark.
- New cabinet for liquor has been installed; security lock in place.
- Safe and liquor has been moved behind door with security lock no longer in view of Public.
- Trash being taken out in morning instead of at night at closing for safety and sanitation.
- Adjusted security cameras to alleviate blind spots.
- Balance of Bank Balance 2018-2019
- Amount we saved on Salary 2018-2019
- Touch screen monitor for bar – saves time
- Scanner for Pro Shop made bar codes – saves time
- Cleaned and organized inside of building
- Cleaned and organized “dungeon”
- Cleaned and organized store room
- Moved sink, ice bin, brace for bar to be able to install larger beer cooler
- Purchased 3-door beer cooler
- Purchase and installed new ceiling fans for bar, ballroom and patio
- Painted bar and refinished bar top.
- New toilet was installed in men’s restroom in pro shop.
- Purchased new table clothes and clear tablecloth protectors for ballroom
- Water tower was donated for Roy Dodson for 90th birthday. Cement was poured and shed was installed.
- We leased 21 new golf carts, utility cart and received beverage cart at no charge when lease is paid in 3 years.
- Purchased new John Deere greens mower in 2019 financed with 3-year note with John Deere
- Joe Torres was given credit on account 2018 \$1525.85 and 2019 \$2000.00 for exchange for bill of sale on fairway mower
- Paid Bank Note paid off 2019 which was started in November 21, 2016 borrowed \$18500. And borrowed again total was \$2,000.00. Currently renewed line of credit, but have not used.
- Renewed TABC license November 2019
- Property taxes paid in full January 2019 and 2020; no penalties and interest accrued
- Workman’s Comp insurance paid in single lump-sum, September 2019
- Audit and update books with email address and phone numbers
- Membership statements and newsletter is emailed monthly
- Enrolled several members in recurring Credit Card payments
- As of December 2019 we are able to receive ACH payments from members. Changing Credit Card payments to ACH if possible
- Installed new Credit Card chip readers in pro shop and bar.
- Resolved unpaid cart storage spaces.

Improvement's for 2020

- Property Taxes paid in full in January 2020
- Trees were pruned on course by board members and members.
- Property insurance paid in single lump-sum payment, March 2020
- New 50" TV is above bar and other TV moved added 3 more receivers. Now members and guests can watch 4 different channels
- Cleaned out chemical room. Chemical representative reviewed all chemicals in stock and wrote up plan to use in order of age/best usefulness.
- Greens and tee boxes have been fertilized.
- Maintenance shed has been cleaned and organized
- Aerification and sanded greens March 12.
- We have a plan for course and will be to implementing the plan.
- We were watering with effluent water 3 times a week
- Building and trim on building has been painted
- Painted car stops and all pipe around building,
- Ice Bin with cold plated installed along with bar gun. This will save time and money on throwing away open sodas.
- Purchased four sets of patio furniture for patio.
- Purchased John Deere greens mower to mow collars around greens This mower is same as Greens mower so everything is interchangeable. Paid cash at time of purchase.
- Workmen's Comp insurance was paid in full September 2020
- Changed oil and blew out filters in 21 rental carts
- Replaced signs on course with new ones, CART PATH ONLY with logo at top of each sign.
- Installed metal stalls, new vanity and sink and faucet in Women's restroom. Refinished mirrors in restroom.
- Paid Board of Directors insurance in full October 2020
- Membership is up 25% since 2019
- At this time we have no cart sheds available to rent.
- Put pedestal sink in Men's restroom in pro shop.
- Installed new toilet in men's restroom off ballroom.
- Replace door on men's restroom off ballroom with barn door.
- Paint men's restroom off ballroom.
- Paint pro shop, men's restroom in pro shop and office.
- Replace vanity in women's restroom at #5

Improvement's we will finish in 2020

- Install all new windows in building. This will be energy efficient. They will be measured this week and installed before end of the year.
- Replace some boards on Shirley Crossing Bridge.
- Redo bridge on #7
- Paint all pipe and screens on course green to match everything.

Even with bar being closed since June 26, 2020 our bank account has stayed about the same.

Annual Dues collect 2020

Family \$5001.04

Single \$7501.69

Cart Shed \$1667.05

Non-Resident \$1311.88

College Student \$433.00

Total Annual \$15,914.66

Monthly

Family \$4091.76

Single \$2435.75

LE \$194.86

Non-Resident \$297.70

Shed \$606.20

Social \$97.42

Total Monthly \$7723.69

Goals for 2020

- Pay Property Tax in full January. Completed
 - Pay Property insurance in full March. Completed
 - Pay Workman's Comp insurance in full September. Completed
 - Pay Board of Directors insurance in full October. Completed
 - New website designed and linked with Facebook page. Operational in March. Completed
 - Parking lot South side of building repaired. Completed
 - Bridge on #5 repaired
-
- Checking on cost to have pool opened this summer
 - Receive effluent water three times a week from city

Goals for future

- Perimeter fence need to be repaired in places or replaced
- Would like to start changing asphalt cart paths to concrete
- Sprinkler system on timers on all of course

RESOLUTION 2020-11-06

A RESOLUTION OF THE CITY OF ALPINE, TEXAS REGARDING COLLABORATIVE IMPROVEMENT EFFORTS FOR 2020 BETWEEN THE CITY OF ALPINE AND THE ALPINE COUNTRY CLUB TO ACCOMPANY THE 2016 LEASE AGREEMENT.

WHEREAS, the City of Alpine leases a significant portion of the land used for the golf course to the Alpine Country Club; and

WHEREAS, the City of Alpine would like to ensure that the property is properly maintained and provides aesthetic beauty to the community, which is found to be a valid public purpose; and

WHEREAS, the Alpine Country Club currently does not receive any other financial assistance from other governing entities; and

WHEREAS, the City of Alpine and Alpine Country Club will annually review the lease agreement and the progress of a capital improvement plan; and

WHEREAS, the City of Alpine provides water to the Alpine Country Club from three separate sources known as the clubhouse meter, effluent tank and the Brown/Phelps meter.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALPINE, TEXAS THAT:

Section 1. The City Council authorizes the City Manager to provide for a monthly discount of 60% for the water being provided to Alpine Country Club for account number 168430.00, known as the Brown/Phelps meter (ID 8145940).

Section 2. The City Council authorizes the City Manager to provide water from the effluent tank (ID 8221064), at no cost to the Alpine Country Club for use on the golf course.

Section 3. The City will continue to provide mulch for use on the golf course and clubhouse grounds to help minimize water usage and reduce dust in the area as available with no limit.

Section 4. Alpine Country Club is to continue to invest in the projects identified in the Capital Planning Document and report progress to City Council in January 2021.

Section 5. This policy takes effect November 1, 2020 upon approval and shall remain in effect through October 30, 2020.

PASSED BY A MAJORITY VOTE OF THE CITY COUNCIL on this 3rd day of November 2020.

Andres "Andy" Ramos, Mayor
City of Alpine

ATTEST:

Cynthia Salas, City Secretary
City of Alpine